

PLANNING FOR PACT



Frederick Samuel Apartments is a project in Round 9 of NYCHA's PACT program.

This profile is intended to give an introduction to overall repair needs and the different community spaces and uses across the project.

October 2020



Frederick Samuel Apartments

Quick Facts

PLANNING
FOR PACT

Manhattan
Borough

Central Harlem
Neighborhood

1,379
Residents



648
Households



664
Apartments



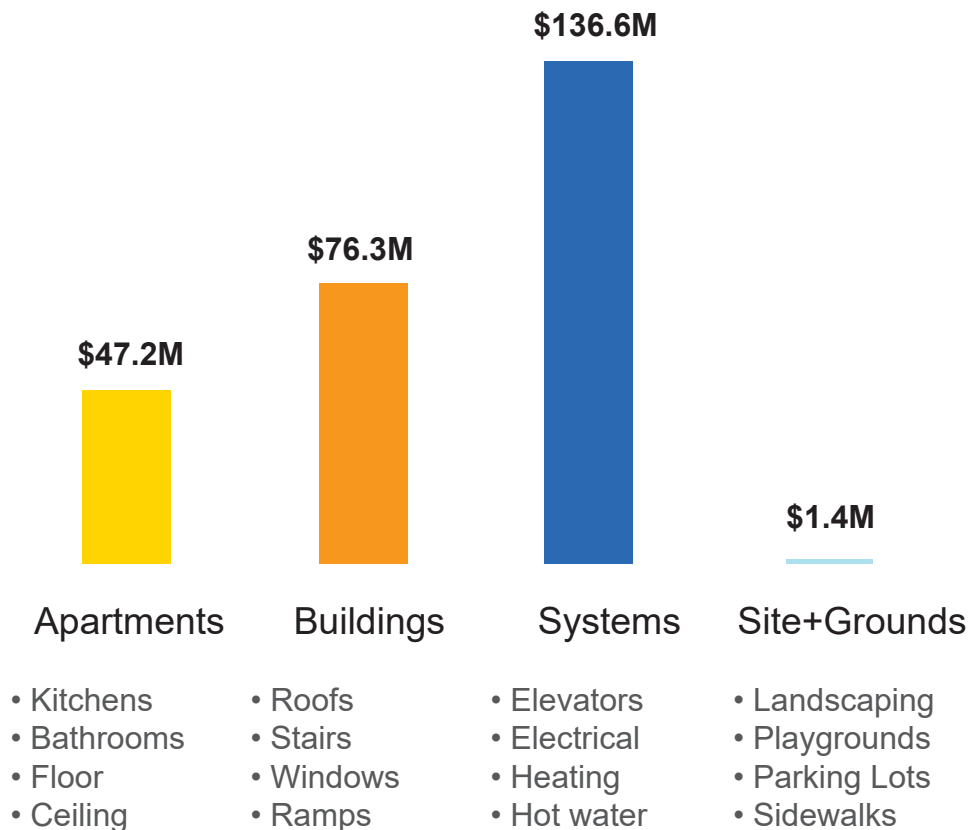
42
Buildings



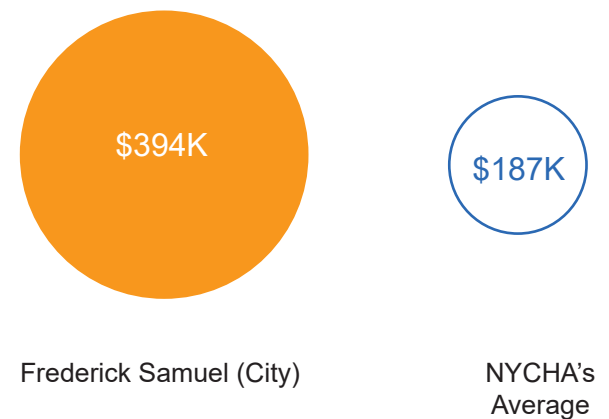
Frederick Samuel Apartments

Physical Needs Assessment

Total Repair Cost = \$261.5M



Total Repair Cost Per Unit



Lead Test: Depending on findings from PACT inspections, a lead abatement plan will be included as part of the PACT project at Frederick Samuel Apartments.

Frederick Samuel Apartments

Building Type

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Walkup Buildings



147 W 142nd St.



116 W 139th St.

*All images from Google Maps

Frederick Samuel Apartments

Spaces & Uses

Residential



87%

Residential Space
(778,592 SF)

Open Space



9%

Open Space
(75,828 SF)

Community Facilities



Commercial

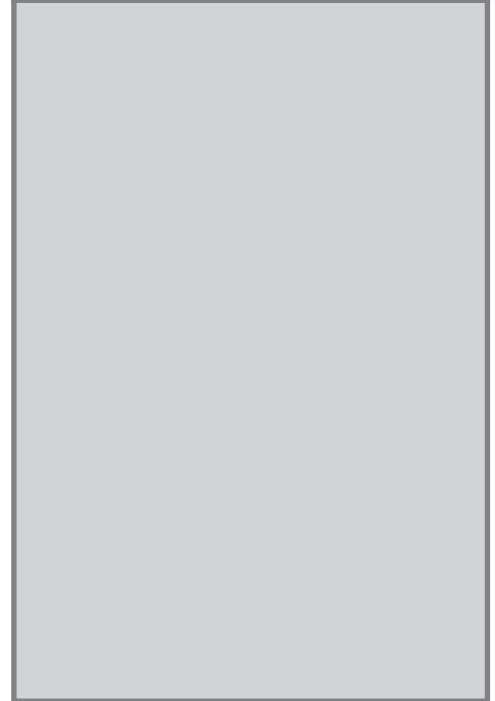


4%

Community Uses
(19,390 SF)

Commercial Uses
(17,714 SF)

Parking



0%

Parking Space
(0 SF)

*Data from NYCHA's Performance Tracking & Analytics Department

**All images from Google Maps

Frederick Samuel Apartments

Commercial & Community Spaces

NYCHA Commercial / Retail Spaces

No.	Uses	SF	No.	Uses	SF
1	Bakery	666	13	Resident Association	1,902
2	Beauty Salon	441	14	Restaurant	800
3	Beauty Salon	425	15	Restaurant	602
4	Beauty Supply Store	625	16	Tax Preparation Office	754
5	Community Uses	405	17	Tax Preparation Office	582
6	Deli / Grocery	1,838	18	Tax Preparation Office	649
7	Driving School	625	19	Variety Store	690
8	Hair Braiding Salon	625	20	Vacant	672
9	Hair Salon	672	21	Vacant	648
10	Hair Salon/ Beauty Supply	444	22	Vacant	602
11	Hardware Store	1,694	23	Vacant	602
12	Nail Salon	640	24	Vacant	478
			24	Vacant	1,309

NYCHA Community Spaces

No.	Uses	SF
1	Child Care	9,600
2	Community Center	8,114

