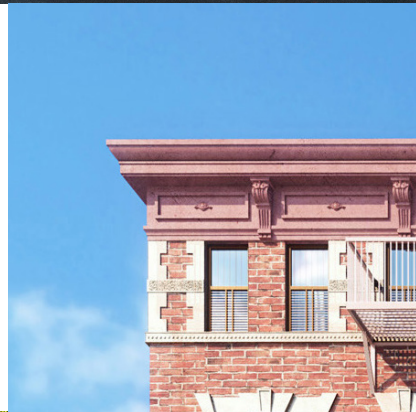
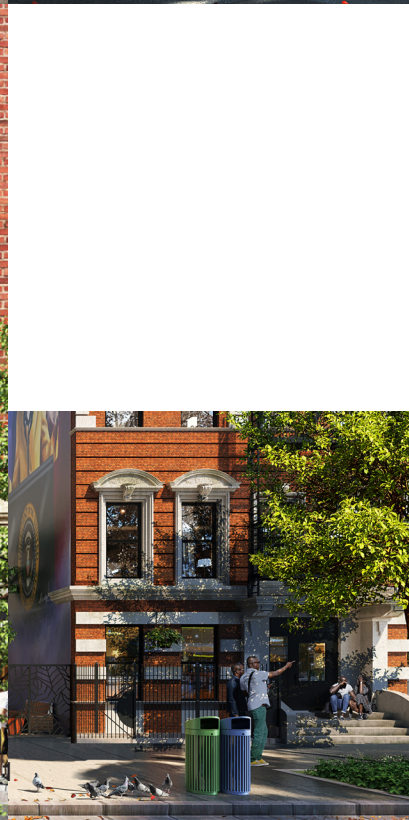


FREDERICK SAMUEL APARTMENTS

COMMUNITY PLAN
SEPTEMBER 2024



ABOUT THIS PLAN

In September 2024, the New York City Housing Authority (NYCHA) transitioned Frederick Samuel Apartments (Fred Sam) to Project-Based Section 8 through the Permanent Affordability Commitment Together (PACT) Program, which will provide the community with much-needed building and apartment improvements and enhanced property management, public safety, and social services. PACT represents a significant opportunity to improve the quality of life for Fred Sam residents, while keeping rents permanently affordable and preserving tenant protections.

NYCHA and the selected PACT partners – led by Genesis Companies and Lemor Development Group – have worked closely with residents over the past several years to design every aspect of Fred Sam's transformation. After many months of community engagement, the plans for the large-scale renovation have been completed and are described in this document.

PROJECT SUMMARY

The Frederick Samuel Apartments (Fred Sam) is a group of public housing developments located in Harlem, New York. It consists of 42 buildings with 664 apartments, accommodating over 1,300 residents. The developments are bordered by 145th Street to the north, Malcolm X Boulevard to the east, 139th Street to the south, and Adam Clayton Powell Jr. Boulevard to the west. Most buildings are four to six story walk-ups, with the exception of 2441 Adam Clayton Powell Jr. Blvd, which is seven stories with its own elevator. There are two non-residential buildings, 24 commercial spaces, and a vacant lot and two playgrounds.

The Fred Sam PACT partner team is led by Genesis Companies and Lemor Development Group, both black-owned Harlem-based firms with extensive experience in affordable housing. The team also consists of VPH Management Services as property manager and Monadnock Construction as general contractor. VPH manages over 700 affordable housing units, most in Harlem, while Monadnock Construction is a leading builder of affordable housing in NYC.

RENOVATIONS & UPGRADES

The planned renovations at Fred Sam will comprehensively address critical areas of need, from the apartments to the sites and grounds. The apartments will receive new windows, flooring, energy-efficient appliances, cabinets, lighting, free broadband service, lead-based paint removal, and mold and asbestos remediation. Common areas, including lobbies and hallways, will be repainted and upgraded with new lighting for better visibility and security. Critical building systems, such as plumbing and heating, will be upgraded to provide reliable heat and eliminate leaks. On the exterior, roofs and facades will be repaired and replaced. The PACT partners are developing a renewed plan for the existing open spaces that includes a combination of passive park spaces, actively programmed urban farms and community gardens from Harlem Grown, and a revamped playground. Details will be finalized with NYCHA and the Resident Association after conversion.

PROPERTY MANAGEMENT & SECURITY

VPH Management will be the new property manager once Fred Sam converts to Project-Based Section 8 through the PACT program. The VPH team will be responsive and attentive to detail when addressing work order requests from residents. VPH will also implement new pest and waste management approaches, such as installing new pest-proof garbage enclosures. A new security system that includes new intercoms, key fobs, cameras, and access control measures will be installed to prevent unauthorized access to buildings, roofs, or other areas.

SOCIAL SERVICES

The PACT partner team will hire two new dedicated social service staff to connect residents with the resources they need through the vast network of service partners, including the New York Urban League (NYUL), Youth On The Move (YOTM), Harlem Congregations for Community Improvement, Inc. (HCCI), The Boys and Girls Club of Harlem, Harlem Grown, and Goddard Riverside, among others. The team will introduce programs centered around senior care, health/wellness, education/training, employment, behavioral and primary health care referrals, housing stability support, social networking, legal assistance, financial counseling, and other needs.

PROJECT TIMELINE

In September 2024, the Fred Sam PACT partner team will assume management responsibilities from NYCHA and begin comprehensive renovations. The rehabilitation will take place over a three-year period. Construction, led by Monadnock Construction, will happen in phases and is expected to conclude in Fall 2027. The PACT partner team will coordinate with residents regarding the exact time their unit and building will be under construction.



VPH Pumpkin Picking Trip in October 2023



Frederick Samuel Apartments Resident Meeting in October 2021

KEY PRIORITIES & PLANNED INVESTMENTS

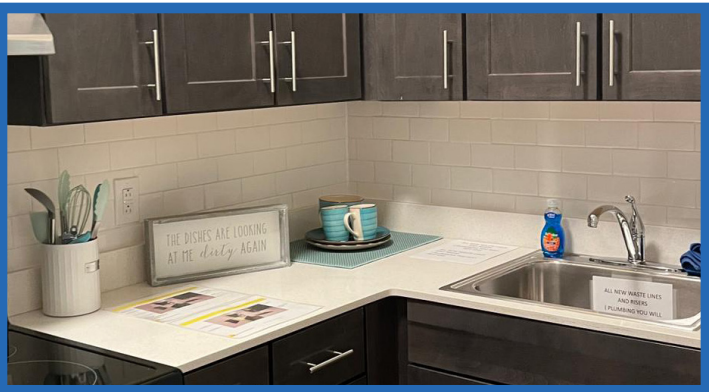
The Frederick Samuel Apartments Community Plan reflects key resident priorities, including:



SAFETY & SECURITY

The PACT partner team is gearing up for substantial upgrades to the security system at Fred Sam. This will include the installation of all-new high-definition security cameras throughout the development, a brand-new intercom system that will provide robust control over access in and out of the buildings, and new access controls and alarm systems to prevent unauthorized roof access, ensuring a heightened sense of security and control.

**Image from completed PACT project at Williamsburg Houses*



APARTMENT INTERIORS

New kitchens and bathrooms will be provided with modern cabinets and vanities, bathroom tile floors, kitchen backsplashes, new quartz countertops, energy-efficient appliances, and new plumbing fixtures. Apartments will be fully repainted, overhead lights will be provided, and new flooring will be installed.

**Photo of renovated kitchen in the model unit at Fred Sam*



PEST MANAGEMENT

Pest management, a recurring concern for Fred Sam residents, will be addressed with the full commitment of the PACT partner team. The team has contracted with an exterminating company that will be working tirelessly during and after construction to focus on pest control at Fred Sam. Their measures include sealing holes, applying treatments, placing bait stations, and addressing pest issues at the tree pits in front of the buildings, which are known breeding grounds for rodents.



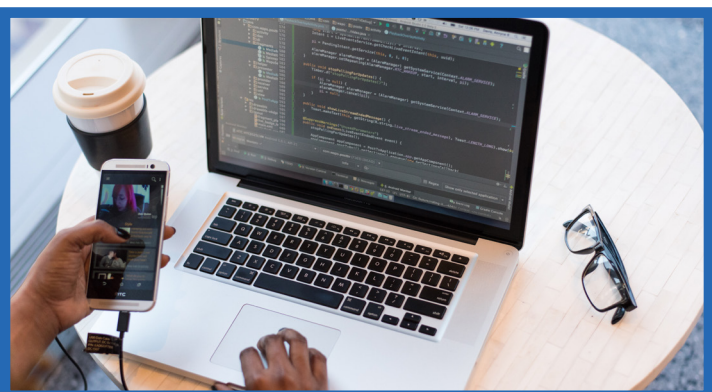
WASTE MANAGEMENT

Waste management goes hand in hand with pest management. As part of Fred Sam's new waste management plan, new trash compactors and pest-proof garbage enclosures will be installed. Maintenance staff from VPH will be dedicated to managing trash and ensuring it is appropriately stored between pickup days.



RELIABLE HEATING AND COOLING

The existing heating system will be entirely overhauled, with the current boiler system replaced with new high-efficiency boilers to ensure reliable heat. In addition, apartments will be equipped with in-window air conditioning units for cooling.



FREE COMPLEX-WIDE WI-FI

Wi-Fi access points will be installed throughout the buildings to ensure every resident can benefit from free wireless internet.



LEAK PREVENTION

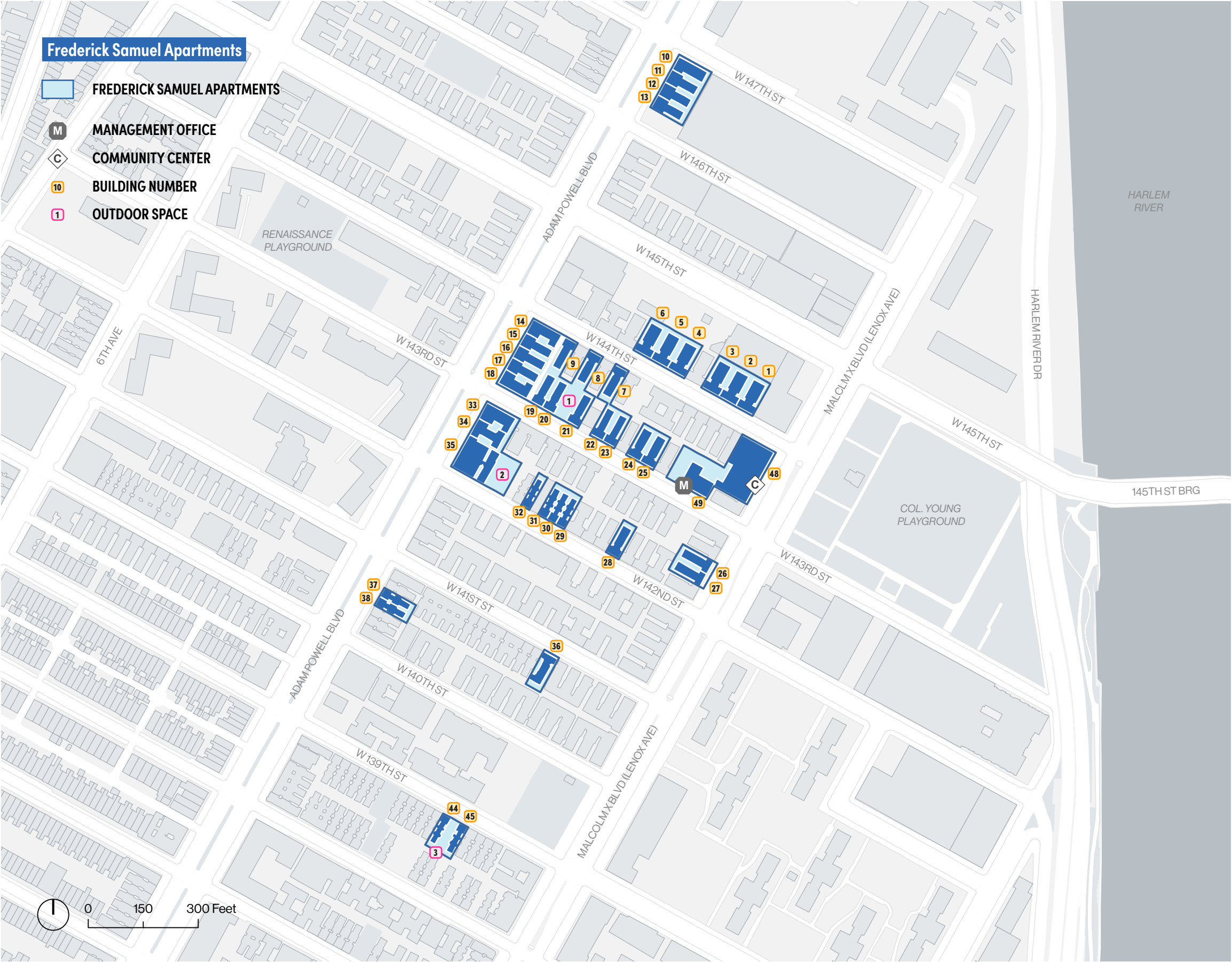
The existing faulty piping throughout the Fred Sam buildings will be comprehensively repaired and replaced to eliminate the leaking issues that plague many residents. The façades and roofs will also be upgraded to prevent leaks from the exterior.



ACTIVATED OPEN SPACE

The PACT partners are developing a renewed plan for the existing open spaces that includes a combination of passive park spaces, actively programmed urban farms and community gardens from Harlem Grown, and a revamped playground. Details of the plan will be finalized with NYCHA and the Resident Association after conversion. New murals will be painted at 155-157 West 143rd Street through a collaboration between Groundswell and Fred Sam residents.

SITE OVERVIEW



CONTEXT

Borough: Manhattan
Neighborhood: Central Harlem

BUILDINGS

- | | |
|--|---|
| 1 109 W 144th St | 23 143 W 143rd St |
| 2 113 W 144th St | 24 135 W 143rd St |
| 3 117 W 144th St | 25 131 W 143rd St |
| 4 125 W 144th St | 26 649 Malcolm X Blvd |
| 5 129 W 144th St | 27 645 Malcolm X Blvd |
| 6 133 W 144th St | 28 129 W 142nd St |
| 7 148 W 144th St | 29 141 W 142nd St |
| 8 158 W 144th St | 30 143 W 142nd St |
| 9 162 W 144th St | 31 145 W 142nd St |
| 10 164 W 144th St/
2537 A. C. Powell Blvd | 32 149 W 142nd St |
| 11 2533 A. C. Powell Blvd | 33 2453 A. C. Powell Blvd
Resident Association Office |
| 12 2529 A. C. Powell Blvd | 34 2449 A. C. Powell Blvd |
| 13 2625 A. C. Powell Blvd | 35 2441 A. C. Powell Blvd |
| 14 164 W 144th St/
2477 A. C. Powell Blvd | 36 144 W 141st St |
| 15 2473 A. C. Powell Blvd | 37 2409 A. C. Powell Blvd |
| 16 2469 A. C. Powell Blvd | 38 2407 A. C. Powell Blvd |
| 17 2465 A. C. Powell Blvd | 44 116 W 139th St |
| 18 167 W 143rd St/
2461 A. C. Powell Blvd | 45 112 W 139th St |
| 19 163 W 143rd St | 48 669 Malcolm X Blvd
Property Management Office
Community Center |
| 20 159 W 143rd St | 49 103 W 143rd St/
105 W 143rd St |
| 21 151 W 143rd St | |
| 22 145 W 143rd St | |

OPEN SPACES

- | | |
|----------------------|------------------|
| 1 155-157 W 143rd St | 3 114 W 139th St |
| 2 155-157 W 142nd St | |

APARTMENTS

KITCHEN RENOVATIONS

- 1 New stainless steel EnergyStar appliances to include:**
 - Stainless steel top freezer refrigerator
 - Stainless steel gas range
 - Recirculating range hood
- 2 New water-conserving fixtures:**
 - Single-handle stainless steel sink and faucet
- 3 Countertops:** New quartz countertops
- 4 Backsplash:** Daltile 3x6 semi-gloss white backsplash
- 5 Cabinets:** Solid-wood cabinetry

APARTMENT RENOVATIONS

- 6 Flooring:** Luxury Vinyl Tile (LVT) flooring that provides classic oak timber look
- 7 Painting:** All rooms will be patched and repainted

Other apartment renovations will include:

- **Lighting:** New energy-efficient LED lighting will be installed
- **Doors:** New doors will be installed based on condition
- **Windows:** All windows and window screenings will be replaced with high-quality, high-performance, custom-designed windows with panels for new, integrated air conditioners
- **Closets:** Renovated closets will include new shelving and hanging rods



Image of model unit kitchen

*Please note the scope of work will include gas ranges, pictured as #1 below.



APARTMENTS

BATHROOM RENOVATIONS

1 Fixtures:

- Shower Head: New single-function showerhead in polished chrome
- Shower Hand-Held: New handled shower with stretchable metal hose within specified accessible apartments*
- Shower Controls: New contemporary two-handle monitor in chrome
- Tub: New porcelain enameled bathtub
- Faucet: New chrome single-handle faucet
- Vanity Top: New cultured marble vanity top
- Toilet: New low-flow single flush toilets

*Within specified accessible apartments, fixtures will comply with the Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act (ADA) rules.

2 Bathroom Wall Tile: New 2"x8" linear white semi-gloss white tile

3 Cabinets: New solid-wood cabinets

4 Flooring: New white porcelain floor



Images of apartment model unit bathroom

Other bathroom renovations will include:

- **Painting:** All rooms will be patched and repainted
- **Lighting:** New energy-efficient LED lighting will be installed
- **Accessories:**
 - New towel bar and toilet paper holder
 - New aluminum shower rods



BUILDINGS

BUILDING SYSTEMS

■ Heating and Cooling:

- Existing boilers, piping, risers, and radiator equipment will be replaced to ensure consistent in-unit heat.
- New window air conditioning units will be installed to provide cooling.

■ Domestic Hot Water: New gas-fired domestic hot water heaters will be installed.

■ Plumbing: Plumbing will be replaced to prevent leakages, where necessary.

■ Building Envelope and Roof: Building envelopes and roofs will be repaired and patched to eliminate openings and leaks.

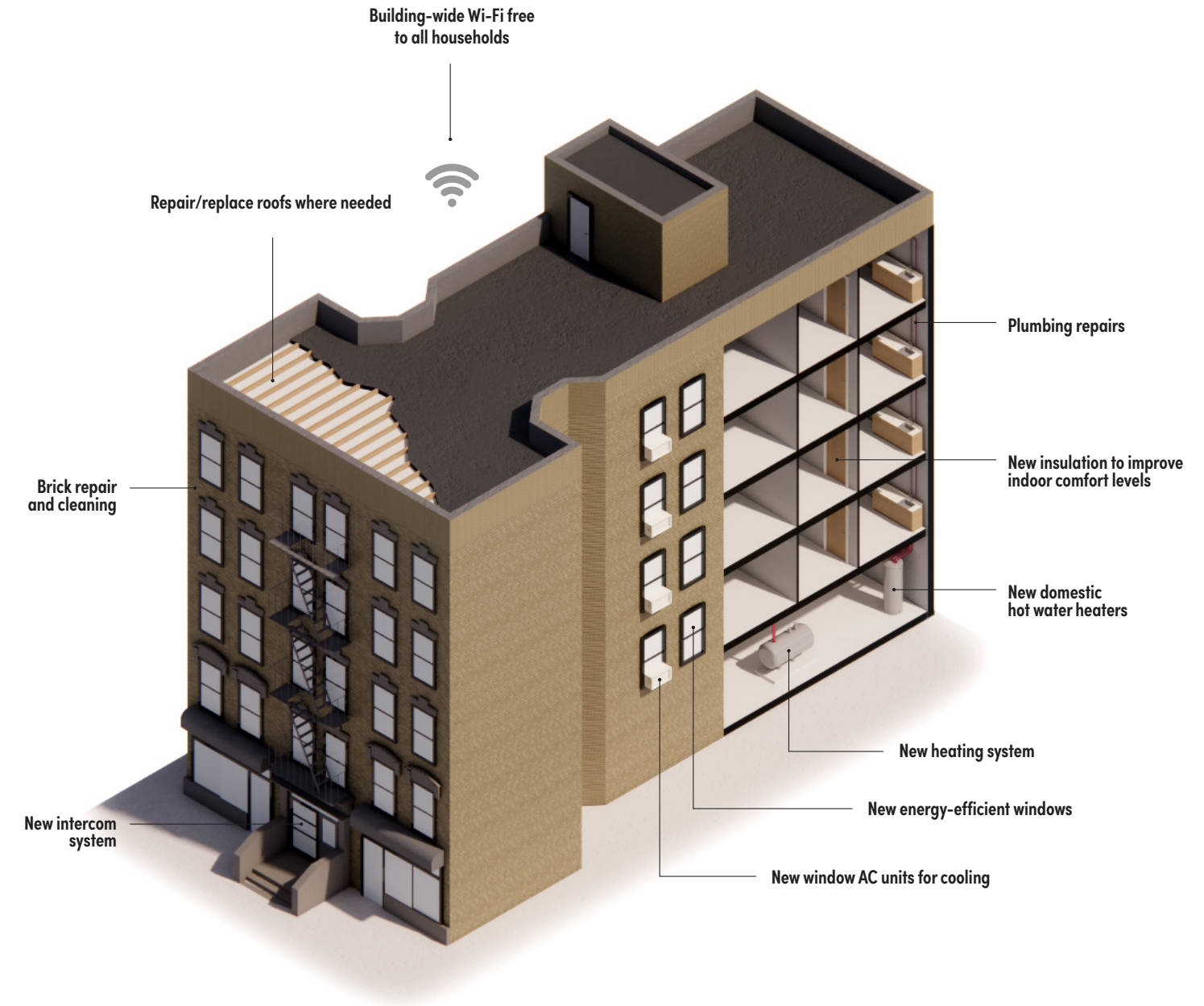
■ Façade Repairs:

- Façades and fire escapes will be cleaned and painted.
- Brick masonry, joints, and window sills will be repaired or replaced based on condition, and cracks will be eliminated to prevent leakage.
- Protective sidewalk sheds will be provided during construction to protect pedestrian traffic.

■ Improved Insulation: New thermal insulation will be provided at chase walls and below roof joists to prevent thermal leakage and improve heating and cooling.

■ Windows: All existing windows will be replaced with new energy-efficient windows.

■ Broadband: The PACT partner team will offer broadband internet free of charge to all residents. Residents will also have the opportunity to upgrade their services for a monthly fee.



ENVIRONMENTAL REMEDIATION

The PACT partner team and their environmental consultants have completed inspections for environmental hazards such as lead, asbestos, mold, and radon. Based on the results of these inspections, any hazards will be remediated during the project's construction phase.

In cases where apartments contain lead-based paint, temporary moves will be required to ensure resident health and safety during the remediation process. It's important to note that all households will have the right to return to their home following the renovation. The PACT partner team has enlisted a team of experts to assist in this process and ensure it is as seamless as possible. They will cover all associated costs, including packing supplies and movers.

COMMON AREAS & COMMUNITY SPACES

■ Lobbies and Entrances:

- Lobbies will be renovated with new tile flooring, wall tile wainscoting, and upgraded LED lighting to create a more inviting space.
- New ramps will be installed in the buildings with accessible apartments on the ground floor. The other buildings will receive patches and repairs to existing ramps as needed.

■ Mailboxes:

- New mailboxes will be installed in all buildings.
- Accessible mailboxes will be installed in the buildings that can accommodate them.
*Accessible mailboxes will comply with the Americans with Disabilities Act (ADA) rules.

■ Other community space improvements will include:

- **Security:** New security cameras will be installed in all common areas to ensure resident safety. A new access control system will be implemented through the provision of intercom system, key fobs, and all roof doors will be equipped with alarms.
- **Hallways:** Common areas will be repainted, and new flooring will be installed on upper-floor public hallways.
- **Trash Room:** New compactors will be installed, and trash chute hopper doors will be replaced or repaired, depending on their condition.
- **Community Center:** The Community Center will receive upgrades to the lobby, gymnasium, commercial kitchen, and repairs. The lobby and vestibule will be repainted, and new doors will be installed. The gymnasium floor will be repaired, and new basketball equipment will be installed.
- **Resident Association Office:** The Resident Association Office will remain at 2453 Adam Clayton Powell Jr. Blvd. The PACT partners will develop a plan for improving and repairing the current Resident Association office. The specifics of the plan will be decided in collaboration with NYCHA and the Resident Association after the conversion.



Conceptual rendering of lobby and entrance



Conceptual rendering of lobby with mailboxes

SITES & GROUNDS

The PACT partner team plans to create new green recreational spaces in the Fred Sam development, featuring an urban farm, community garden, and revamped playground. The initiative aims to offer programming for all ages, including volunteering opportunities, youth education, senior and intergenerational programs, family cooking classes, and a winter hydroponics program.

Site and ground improvements will include:

- **Urban Farm, Community Garden, and Playground:** The PACT partners are developing a renewed plan for the existing open spaces that includes a combination of passive park spaces, actively programmed urban farms and community gardens from Harlem Grown, and a revamped playground. Details of the plan will be finalized with NYCHA and the Resident Association after conversion.
- **Security:** The urban farm, community garden, and playground spaces will be open during the day and locked at night. These areas will also be monitored by the new security camera system.
- **Murals:** The PACT team will be partnering with Groundswell, a NYC-based non-profit organization that brings together youth, artists, and community organizations to use art as a tool for social change. Groundswell will engage with Fred Sam residents to design and paint new murals at 155-157 West 143rd Street. Groundswell will host several on-site workshops with residents to generate ideas, images, artworks, and themes for the murals.
- **Sidewalk:** Sidewalk curbs will be repaved, and tree pits will be replaced.
- **New exterior lighting** will be installed.



Conceptual image of Harlem Grown urban farm and community garden for 114 West 139th Street



Conceptual rendering of 151-159 West 143rd Street

PROPERTY MANAGEMENT & SECURITY

VPH Management Services will enhance property management. As Fred Sam converts to Project-Based Section8 through the PACT program, VPH will be responsible for all aspects of the property’s maintenance and operations. At this transition, NYCHA and VPH will distribute welcome packets with details on new management procedures, such as making rental payments or reporting maintenance and repair issues.

VPH will ensure that Fred Sam residents enjoy a safe, well-maintained place to live where staff are responsible for resident requests.

MANAGEMENT OFFICE

The VPH management office will be at 669 Malcolm X Boulevard, which residents are familiar with as a former NYCHA property management office. Hours of operation will be from 9 am to 5 pm, Monday through Friday.

Staff working out of the management office will include:

- Senior Property Manager (1)
- Associate Property Manager (1)
- Senior Leasing/Compliance Officer (1)
- Operations/Maintenance Manager (1)
- Tenant Coordinator (2)
- Inventory Manager (1)
- Receptionist (1)
- Senior Social Services Manager (1)
- Social Service Coordinator (1)

MAINTENANCE STAFF

Maintenance Staff includes the following personnel:

- **Superintendent (6):** Oversees their team and general apartment repairs.
- **Sanitation Crew (5):** Responsible for maintaining building cleanliness.
- **Porter (10):** Focuses specifically on managing waste and recycling across all buildings.

SECURITY

Safety and security are paramount to the PACT partners and residents. New high-definition CCTV cameras will be installed across the Fred Sam portfolio at all entry points. Magnetic key fob readers will be installed at all public access doors, and key fobs will be distributed to every verified household occupant who is 16 years of age or older. If a key fob is lost, there will be a process to obtain a new one with a replacement fee. Each apartment will be outfitted with an upgraded intercom, and every building in the Fred Sam portfolio will have the intercom system replaced.

WASTE & PEST MANAGEMENT

Metal receptacles designed to be pest-proof will be placed in front of each building to contain refuse and recycling waste. In partnership with Harlem Grown, the PACT partner team is exploring implementing a composting program at Fred Sam. The specific location of the composting sites will be determined and shared with residents interested in participating. If you wish to compost your household food waste, please contact property management to enroll in the program.

Each building will have a dedicated porter to manage waste removal and maintain the cleanliness of the common areas. A team of superintendents will also address any repairs as they arise.

The PACT partners will also work with a pest control company to provide dedicated extermination services to Fred Sam during the entire construction period. They will follow the construction teams to help address the pest issue as comprehensively as possible. Once construction is over, as part of an integrated pest management plan, extermination service will be offered to every resident on a monthly basis. Additional pest management services will be provided to residents on an as-needed basis. In the event of pest infestation, extermination service will be increased until the problem is eradicated.

SOCIAL SERVICES & COMMUNITY PROGRAMS

As part of Fred Sam’s transformation through the PACT program, new social services and community programs will be brought directly on-site and tailored to meet the diverse needs of the residents. The PACT partner team will hire an on-site social services director and social services coordinator who will be responsible for delivering programs for every member of the Fred Sam community. For residents in need of case management, the PACT partner team will facilitate connections with partner organizations.




Based on the social services needs assessments conducted by the Community League of the Heights (CLOTH), social services staff will partner with several local organizations including the New York Urban League (NYUL), Youth On The Move (YOTM), Harlem Congregations for Community Improvement, Inc. (HCCI), The Boys and Girls Club of Harlem, Harlem Grown, and Goddard Riverside, among others to bring new programs to address workforce development, financial empowerment, and health and well-being for all ages.

- **Resource Coordination:** The PACT partner team will provide two on-site social services staff daily to assess residents’ needs and connect them with appropriate resources and services.
- **Community Center:** Youth on the Move will continue to operate at the Community Center.
- **Additional Programming:** The PACT partners will work closely with resident leaders to bring more services on-site as construction nears completion. Plans for these programs include job training and workforce development, wellness and behavioral health, and more.



Conceptual rendering image of 2461-2465 Adam Clayton Powell Jr. Boulevard

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