

JACKIE ROBINSON & HARLEM SCATTERED SITES PACT COMMUNITY PLAN

DECEMBER 2025

PLANNING
FOR
PACT



ABOUT PACT

The New York City Housing Authority (NYCHA) has included a group of developments in Central and East Harlem in the Permanent Affordability Commitment Together (PACT) program to provide these communities 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 the residents of these developments, while keeping rents permanently affordable and preserving tenant protections.





Conceptual rendering of 131 Saint Nicholas Avenue

PROJECT SUMMARY

The Jackie Robinson and Harlem Scattered Sites PACT project is a group of seven public housing developments, including 131 Saint Nicholas Avenue, Corsi Houses, Jackie Robinson, Morris Park Senior Citizens Home, Taft Rehabs, UPACA 5, and UPACA 6. The properties include 1,063 apartments across 10 buildings that are home to more than 1,500 residents, and feature a day care and two community centers. They include mid- and high-rise elevator buildings, as well as pre-war apartment buildings.

NYCHA and the selected PACT partners – Vaya Development, Ascendant Neighborhood Development, McCormack Baron Salazar, and L&M Development – have worked closely with residents to design every aspect of the developments' transformation. After many months of community engagement, the plans for the large-scale renovation and ongoing property management have been completed and are described in this document.

APARTMENTS, BUILDINGS & GROUNDS

The renovations will include improvements to all apartment interiors and building systems; façade and roof repairs and upgrades; new windows; elevator overhauls; heating and ventilation upgrades; new recycling, laundry, and secure package rooms added to every building; a new tenant association office; a new supportive services center; and a renovated management office.

Upgrades to exterior areas will include restored concrete paths, new LED lighting, wayfinding signage, and security cameras. Sites with exterior landscaped areas will be redesigned and include new seating areas and plantings; renovated playgrounds, water feature/play areas, and adult fitness areas; designated waste management enclosures; and repaved parking lots with Americans with Disabilities Act (ADA) accessible parking.

PROPERTY MANAGEMENT & SECURITY

A robust property management team led by C+C Apartment Management will respond immediately to all maintenance and repair requests; regularly clean all common areas; manage trash collection; provide regular extermination services; and employ security staff who will be responsible for actively monitoring each property through the use of on-site security guards and cameras and promptly responding to public safety concerns.

SOCIAL SERVICES

Social services will be expanded through a partnership with LSA Family Health Service (LSA) and Asian Americans for Equality (AAFE), which will offer counseling and case management services to all households, with a particular focus on assistance with obtaining public benefits, economic empowerment, health and wellness, and financial literacy. In addition, the PACT partners will open new on-site community rooms where the social service providers will host workshops and activities, including arts and creative activities, leisure activities, and physical health programming tailored for the resident population at each development.

PROJECT TIMELINE

The PACT partner team is expected to assume management responsibilities from NYCHA in the fall of 2025, at which point the construction will also begin. Urgent repairs will begin immediately, while the larger renovations will take place in a phased manner over three years. Building construction will occur in clusters of five to six buildings. The PACT partners will work with residents directly on the specific timing of all work to be completed in their homes.



Corsi Houses resident meeting, February 2023



Jackie Robinson resident meeting, June 2023

KEY PRIORITIES & PLANNED INVESTMENTS

The Jackie Robinson and Harlem Scattered Sites Community Plan reflects key resident priorities:



SAFETY & SECURITY

The new property management team will include eight individuals dedicated to ensuring the safety of all residents. Over 2,000 security cameras will be installed throughout the sites and buildings. Building and site lighting will provide a warm and welcoming feeling throughout the property for all residents coming home after sundown. Access control measures including new key fob systems and new intercom systems will be installed, allowing only residents and their authorized guests to enter buildings. Secure package hubs and mailboxes will be added to each building to limit package theft.



APARTMENT INTERIORS

New kitchens and bathrooms will be provided with modern cabinets and vanities, bathroom tile floors, kitchen backsplashes, stone countertops, energy-efficient appliances, and new plumbing fixtures. Plumbing and other upgrades will address current and prevent future leaks. Apartments will be fully painted, overhead lights will be provided in all rooms, and new flooring will be installed.



LANDSCAPE & SITE BEAUTIFICATION

Public spaces will be redesigned with new planted areas, sitting areas, workout equipment, gardening beds, and playgrounds.

*Conceptual rendering of Jackie Robinson exterior upgrades.



FREE BUILDING-WIDE WIFI

To bridge the digital divide, Wi-Fi access points will be installed throughout the buildings to ensure every resident can benefit from free wireless Internet.



ENVIRONMENTAL REMEDIATION

Apartments have been tested for lead-based paint and inspected for mold and asbestos-containing materials. Where found, these hazards will be remediated to ensure healthy and safe living spaces. All abatement work will be conducted safely and with minimal disruptions to residents. Where lead or other hazards are found, households will be temporarily relocated during abatement at the PACT partner's expense.

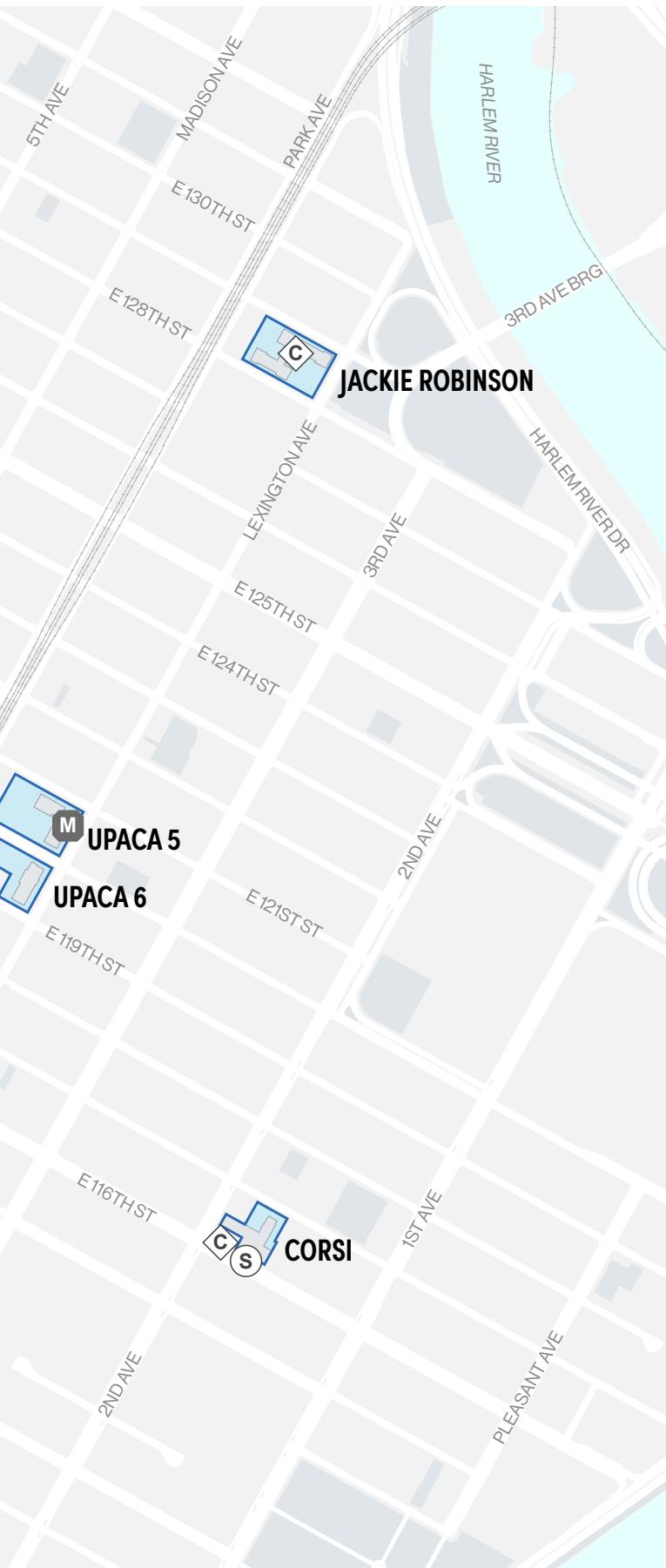


SOCIAL SERVICES

LSA Family Health Services (LSA) will be responsible for overseeing all resident support services and programs, as well as bringing a range of new activities into each community. In addition, Asian Americans for Equality (AAFE) will work closely with LSA to provide support to Asian American seniors to ensure that the on-site social service staff can offer holistic services to all households in need. These enhanced on-site services will complement existing partners such as Union Settlement, SCAN-Harbor, and Citizen's Care Day Care.

SITES OVERVIEW





CONTEXT

Borough: Manhattan

Neighborhoods: Central Harlem and East Harlem

DEVELOPMENTS

1 131 Saint Nicholas Avenue

1 building, 99 apartments

Citizen's Care Day Care Center
(131 St. Nicholas Ave)

2 Taft Rehabs

4 buildings, 156 apartments

Property Management Office (1946 ACP Blvd) for:

- 131 Saint Nicholas Avenue
- Taft Rehabs

3 Morris Park Senior Citizens Home

1 building, 97 apartments

4 Jackie Robinson

1 building, 188 apartments

SCAN-Harbor Cornerstone Community Center
(307 E 116th St)

5 UPACA 5

1 building, 197 apartments

Property Management Office (1980 Lexington Ave) for:

- Corsi
- Jackie Robinson
- UPACA 5
- UPACA 6

6 UPACA 6

1 buildings, 150 apartments

7 Corsi

1 building, 171 apartments

Community Center (307 E 116th St)
Union Settlement Senior Center
(307 E 116th St)

APARTMENTS

KITCHEN RENOVATIONS

1 Appliances:

- New stainless steel range with oven
- New under-cabinet range hood
- New stainless steel combination refrigerator-freezer

*All appliances will be stainless steel and ENERGY STAR certified

2 Fixtures:

- New single-handle pull-down kitchen faucet
- New stainless steel under-mount bowl sink

*Fixtures will comply with the Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act (ADA) rules

3 Countertops: New engineered granite countertops

4 Backsplash: Glazed ceramic matte white tile

5 Cabinets: New durable solid wood and plywood cabinetry with soft-close hinges

6 Lighting: New energy-efficient LED light fixtures will be ceiling-mounted throughout apartments

7 Flooring: All flooring will be replaced with durable, waterproof flooring with an integrated underlayment

8 Baseboard: New baseboards will be provided in all rooms

Other apartment renovations will include:

- **Doors:** Doors will be replaced as needed and include new doorknobs
- **Windows:** All windows and window screens will be replaced with high-quality, high-performance, custom-designed windows
- **Window Treatments:** Blinds will be provided for all windows
- **Closets:** Renovated closets will include new shelving and hanging rods



Photos of model unit kitchen. (Left) The gray cabinet finishes will be installed at Jackie Robinson, Taft Rehabs, UPACA 5, and UPACA 6. (Right) The brown cabinet finishes will be installed at 131 Saint Nicholas Ave, Corsi, and Morris Park Senior Citizens Home.



APARTMENTS

BATHROOM RENOVATIONS

1 Fixtures:

- New floor-mounted toilet
- New single-handle stainless steel faucet
- New stainless steel shower arm, diverter tub spout, and drain trim
- New stainless steel hand shower (senior developments and UFAS apartments)

*Fixtures will comply with UFAS and ADA rules and conserve water

2 Tub & Shower:

- New porcelain enamel white bathtub
- New fiberglass tub surrounds with waterproof, mold-resistant backer board
- All leaks will be repaired behind the walls before new tubs and tub surrounds are installed

3 Medicine Cabinet: Medicine cabinet with frameless mirror

4 Flooring: New large-format porcelain tile with 6-inch porcelain tile baseboard

5 Walls: Bathroom walls will be repainted with moisture-resistant paint

6 Lighting: New energy-efficient LED sconce above medicine cabinet

7 Bathroom Accessories: New towel bar, toilet paper holder, grab bars (in senior buildings, UFAS units, and upon request), and curtain rod





Photo of model unit bathroom

BUILDINGS

SYSTEMS & INFRASTRUCTURE

■ Heating, Hot Water & Cooling:

- Building-wide and in-unit improvements will be made to the space heating systems to repair leaks, improve efficiency, add in-unit temperature control, and ensure consistent heat. All radiators will be replaced.
- At Morris Park Senior Citizens Home, Taft Rehabs, and UPACA 6, where existing boilers are at the end of their useful life, they will be replaced with modern, efficient boilers. At other locations, boilers will be refurbished to provide sufficient heating and hot water.
- Cooling will be provided through air conditioners in living spaces utilizing window sleeves or windows as available; new energy-efficient air conditioners for every room will be provided to all households as part of the renovation.

■ Domestic Hot Water:

New domestic hot water heaters and storage tanks will be installed with pressure boosters to regulate water pressure and ensure consistent hot water delivery.

■ Plumbing & Sanitary Risers:

All plumbing will be repaired or replaced where needed, and sanitary risers will be replaced.

■ Elevators:

Elevators will be fully modernized with new elevator cabs and mechanical equipment.

■ Ventilation:

Improvements will include cleaning and air-sealing of all ducts; air-sealing building facades and apartments; cleaning, repair, and replacement of all exhaust grills; and repair or replacement of rooftop exhaust fans. These upgrades will contribute to improved indoor air quality, mold prevention, and reduced air transfer between apartments and hallways.

■ Security:

New security infrastructure will be installed in and around all buildings, including cameras, lighting upgrades, and access controls with key fobs and intercoms. Security booths will be installed at senior building entrances.

■ Roofs:

Roofs will be fully replaced, preventing future leaks and providing enhanced insulation.*

*Except at UPACA 5 and 218 West 112th Street (Taft Rehabs), where NYCHA recently replaced the roofs.

■ Windows:

All windows will be replaced with new, operable windows.

■ Facades:

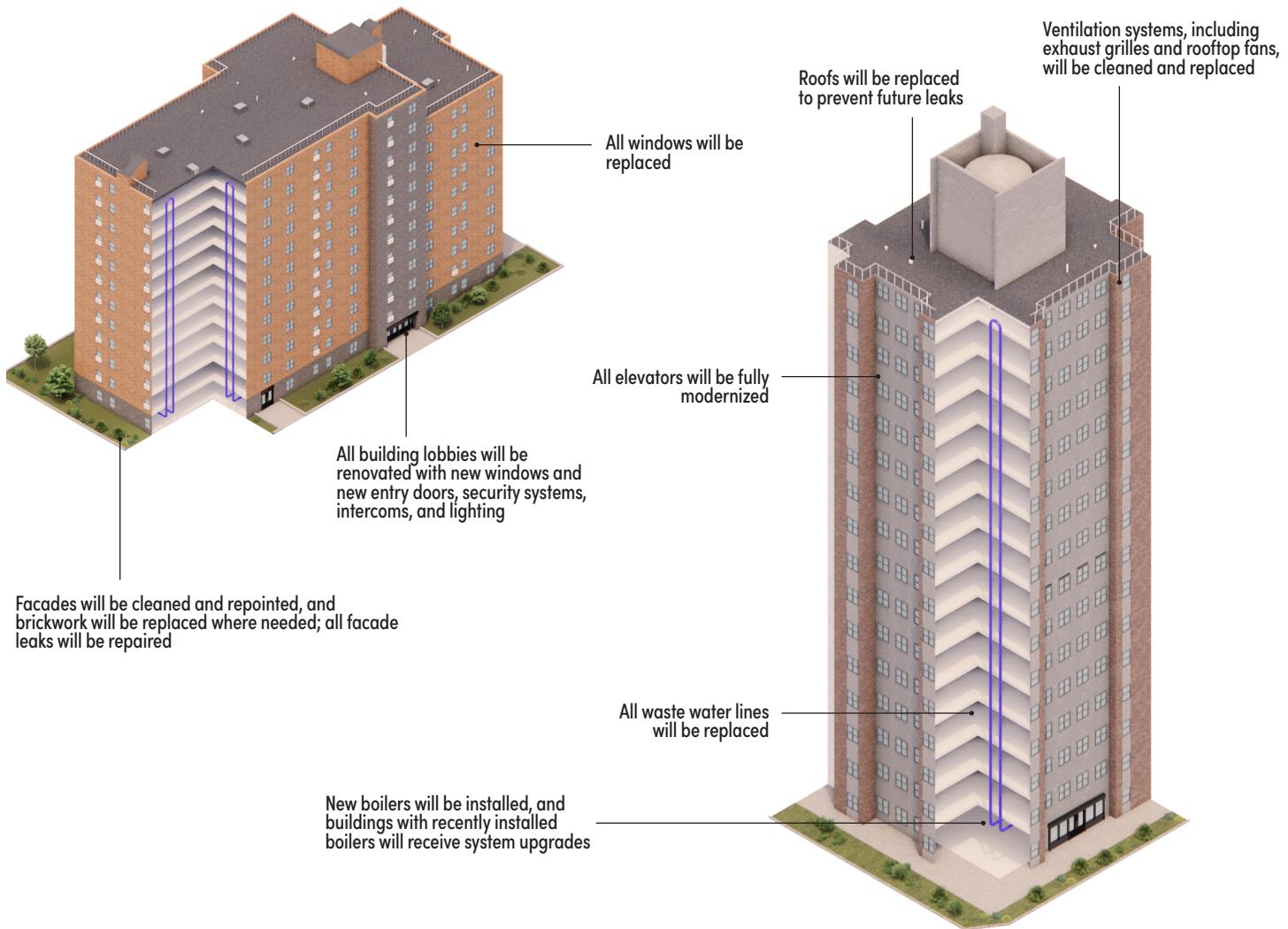
Brick facades will be cleaned and repaired to prevent water infiltration and seal the building to allow for more efficient heating and cooling; repairs will include new color-matched brick and mortar.

■ Wi-Fi:

Building-wide Wi-Fi will be available for free to all households.

UPACA 6

131 SAINT NICHOLAS AVENUE



ENVIRONMENTAL REMEDIATION

If found, all environmental health hazards within apartments and buildings, including lead, radon, and asbestos, will be remediated and monitored during construction. Mold prevention will be addressed through the repair of old or damaged plumbing, roofs, and façades. Improved ventilation will prevent the buildup of mold.

Where apartments contain lead-based paint, temporary moves will be required to ensure resident health and safety during the remediation process. 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. The PACT partner team will pay for all associated costs, including packing supplies and movers.

BUILDINGS

COMMON AREAS & COMMUNITY SPACES

- **Building Lobbies:** All building entries will be completely renovated, with new windows, entry doors vestibules, mailboxes, package lockers, lighting, security measures, and accessibility upgrades.
- **Trash/Recycling Areas:** Where possible, spaces will be converted into large, accessible, well-ventilated trash and recycling rooms. In addition, trash chute openings will be expanded to accommodate a larger pull door.
- **Hallways:** All existing corridors will receive new energy-efficient LED light fixtures, new flooring, cleaned and repaired wall finishes, and security cameras.
- **Stairwells:** Existing stairs will be repaired and repainted, and sections beyond repair will be fully replaced, as needed; security cameras will be added to stairwells.
- **Laundry Rooms:** Laundry rooms will be added to each building and will include commercial washers, dryers, folding tables, and seating areas. In buildings where laundry rooms currently exist, they will be refurbished with the same modern washers, dryers, tables, and seating.
- **Resident Association Offices:** Each resident association will receive a new space for meetings and storage.
- **Community Rooms:** Each development will have access to a new community room to be used for resident activities and meetings.



Conceptual rendering of UPACA 5 lobby, a senior development



Conceptual rendering of lobby at Jackie Robinson



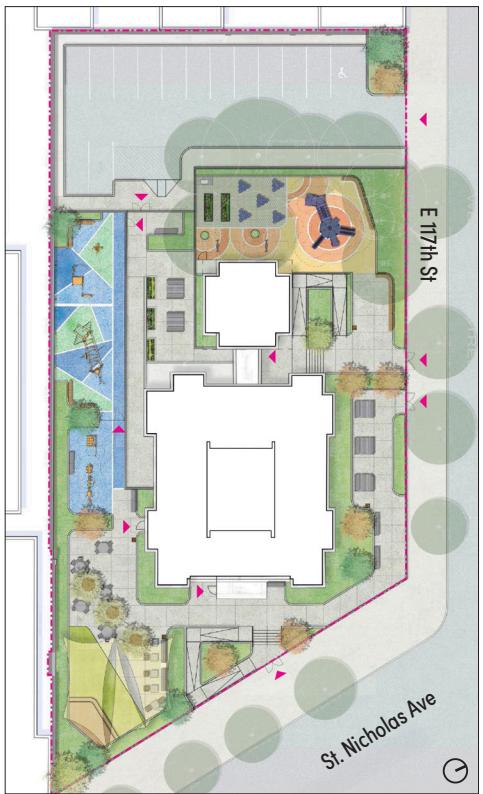
Conceptual rendering of lobby at Morris Park Senior Citizens Home

SITES & GROUNDS

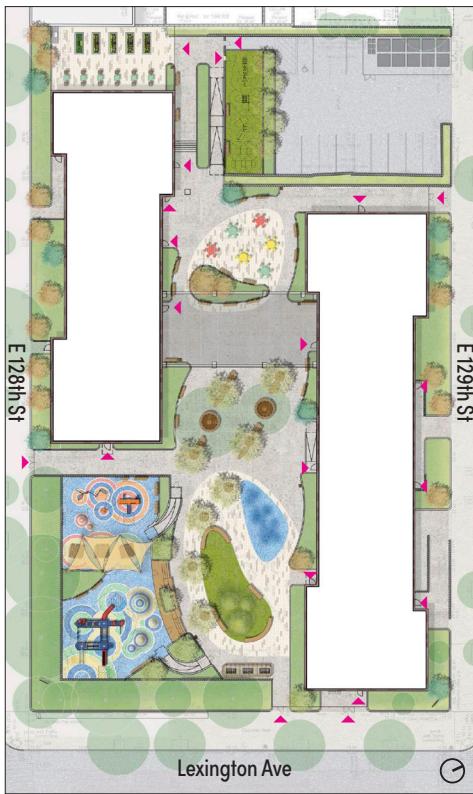
The campus plans shown at right represent the broad range of improvements that are planned for public spaces at the Jackie Robinson and Harlem Scattered Sites developments.

- **Pathways:** Walking paths will be repaved.
- **Landscaping:** New native plantings will be installed across all outdoor areas, including shade trees, evergreen trees, small flowering trees, and grass.
- **Fencing:** Unnecessary fences will be removed to allow residents to enjoy landscaped areas. High quality, tall fences will be installed at property perimeters to allow access by building residents only.
- **Seating Areas:** New seating areas with benches will be created throughout outdoor areas.
- **Playgrounds:** Existing play areas will be renovated.
- **Accessible Ramps & Stairs:** New ramps, stairs, pathways, and grading across all sites will provide greater accessibility for residents with mobility challenges.
- **Parking Lots:** Existing parking lots will be repaved and restriped. At UPACA 5, number of parking spaces will be reduced to accommodate resident priorities including more open space and ADA accessibility upgrades.
- **Safety & Security:** Security personnel will monitor CCTV locations 24/7 at every building exterior and throughout the grounds. Tour commanders will make regular patrol rounds at every building, and senior buildings will have staffed security personnel on-site at all times.
- **Lighting:** New lighting located at each development will provide improved security and safety.
- **Additional Programmed Areas:** Other amenity spaces will include adult fitness areas, community gardens, and gaming tables.

131 Saint Nicholas Avenue



Jackie Robinson



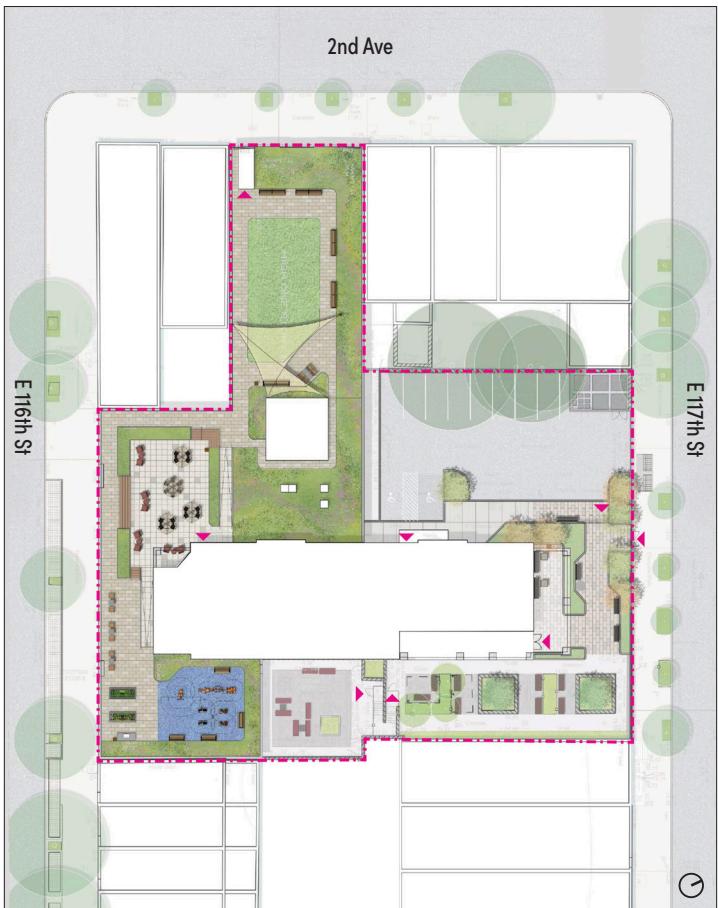
UPACA 6



UPACA 5



Corsi



PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced by C+C Apartment Management, which will be responsible for all aspects of the properties' maintenance and operations. C+C understands the PACT program and manages several other PACT sites. Prior to the transition, NYCHA and C+C will distribute welcome packets with details on new management procedures, such as making rental payments and reporting maintenance and repair issues.

The staffing plan below includes all personnel who will be on-site and responsible for management, maintenance, and security.

MANAGEMENT OFFICE

Operations will be managed from two primary locations, centrally located for ease of access at **1980 Lexington Avenue (UPACA 5)** and **1946 Adam Clayton Powell Boulevard (Taft Rehabs)**.

The staff will include:

- **1 Regional Manager**
- **1 General Manager**
- **2 Assistant Property Managers**
- **1 Maintenance Manager**
- **1 Leasing/Compliance Manager**
- **2 Leasing/Compliance Specialists**
- **4 Administrative Assistants**
- **1 Director of Security**
- **1 Assistant Director of Security**

MAINTENANCE & REPAIRS

The property maintenance plan includes staff dedicated to each building. Each building will have a dedicated superintendent, handymen, and porters.

Total maintenance staff includes:

- **6 Superintendents:** Oversee facility teams and general apartment repairs.
- **11 Handymen:** Provide general apartment repairs and upkeep.
- **22 Porters:** Clean common areas and grounds, and handle trash removal.

SECURITY

The security plan revolves around three key components:

- **Security Cameras:** Hundreds of cameras will be installed throughout each building, including in hallways, stairways, elevators, lobbies, and building exteriors. Cameras will be actively monitored by the security team.
- **Building Access:** New doors at all building lobbies will have modern intercoms and key fob systems, limiting access to authorized residents and their guests only.
- **Security Team:** There will be nine staff members dedicated to security at the properties, including:
 - **1 Director of Security:** Supervises all security operations at the property; works with residents to resolve disputes.
 - **2 Tour Commanders:** Work with Director of Security to oversee all security guards.
 - **6 Security Guards:** Provide 24-hour coverage monitoring building entrances and grounds at senior buildings.

WASTE & PEST MANAGEMENT

In available building lobbies, spaces will be converted into waste and recycling rooms. These rooms will be equipped with new waste and recycling bins for residents to dispose of household trash. Access will be controlled by a key fob. In addition, all existing trash chute openings will be upgraded to accommodate standard household trash bags.

The dedicated maintenance team at each property will be responsible for cleanup, curbside collection, and transportation of trash to the designated waste yards, which will be redesigned with new equipment. The team will also be responsible for maintaining the exterior compactors and any additional equipment in each waste yard or where applicable, placing waste at curbside for pick up.

In addition to these waste management efforts, which will help reduce pests, third-party exterminating services will be provided and available to all residents every two weeks.



Conceptual rendering of lobby at UPACA 6, a senior development

SOCIAL SERVICES & COMMUNITY PROGRAMS

Social services and community programs will be brought directly on-site to complement the existing services offered by Union Settlement, SCAN-Harbor, and Citizen's Care Day Care. These new services will be tailored to meet the diverse needs of each development's residents. LSA Family Health Service (LSA) will manage the provision of all services, events, and activities across the development. In collaboration with resident leaders, LSA will partner with local organizations to bring new, engaging programs to community rooms, with a focus on programs such as workforce development, health and well-being, and safety.

LSA will also work with Asian Americans for Equality (AAFE) to provide direct assistance to families and individuals. Case managers will support residents with a range of services, including support for those who may have fallen behind on rent, who may be struggling with a health condition, or who require connections to outside services.

The social service providers will have permanent offices located alongside property management at UPACA 5 (1980 Lexington Avenue) and Taft Rehabs (1946 Adam Clayton Powell Boulevard). These offices will be open Monday through Friday from 9:00 am to 5:00 pm. Additionally, there will be satellite offices at every building for dedicated resident outreach, services, and open office hours.

CASE MANAGEMENT

LSA and AAFE will provide daily on-site case management services to residents, such as assistance with administrative processes, obtaining public benefits, connecting with material assistance (e.g., food, clothing), and other individual or family needs.

SENIOR WELLNESS

At all developments, LSA will focus on promoting the well-being of older adults through organized educational, recreational, and social activities at new on-site community rooms and lounges.

ECONOMIC EMPOWERMENT

C+C will partner with Esusu Financial, to provide residents with the opportunity to participate in a credit-building program. Residents can enroll with Esusu free of charge as a means of establishing and building their credit. On-site programming will also promote training in financial literacy and wealth building.

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 may include job training and workforce development, wellness and behavioral health, and more.



LSA Family Health Service



Asian Americans for Equality



Conceptual rendering of Taft Rehabs (95 West 119th Street)



Conceptual rendering of Taft Rehabs (201 West 117th St)



Conceptual rendering of Taft Rehabs (218 West 112th Street)



Conceptual rendering of UPACA 5





Conceptual rendering of Corsi

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