

MANHATTANVILLE HOUSES PACT COMMUNITY PLAN

DECEMBER 2024

PLANNING
FOR PACT



ABOUT PACT

The New York City Housing Authority (NYCHA) has included Manhattanville Houses in the Permanent Affordability Commitment Together (PACT) Program to 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 Manhattanville residents, while keeping rents permanently affordable and preserving tenant protections.

1470 AMSTERDAM AVE

PROJECT SUMMARY

Built in 1961, Manhattanville Houses is a 12-acre campus of six 20-story buildings in West Harlem. The development consists of 1,272 apartments that house over 2,600 residents, and features an on-site daycare facility, community center, and senior center.

NYCHA and the selected PACT partners – Gilbane Development Company, Apex Building Group (a Minority Owned Business Enterprise), and the non-profit organization West Harlem Group Assistance – have worked closely with residents to design every aspect of Manhattanville’s 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.

Landscaping upgrades will include renovated playgrounds and water play areas; restored concrete paths; a redesigned central ball field with basketball court, adult fitness area, running track and tree-lined walkway; and new LED lighting and security cameras.

PROPERTY MANAGEMENT & SECURITY

Property management will be provided by ELH Mgmt., who will be responsible for all aspects of the property’s maintenance and operations. ELH Mgmt. will respond immediately to all maintenance and repair requests; clean common areas and grounds; manage trash and recycling collections; provide regular extermination services; assist residents with annual recertifications; engage with and support the tenant association; and oversee security at Manhattanville.

SOCIAL SERVICES

Goddard Riverside will provide supportive services and workforce development programming from new offices at Manhattanville to supplement the on-site programs already offered by Citizens Care Day Care, Presbyterian Senior Services, and Graham Windham. Goddard Riverside will follow a case management model where, depending on a household’s specific needs, a dedicated case manager will either provide services directly or make a referral to an appropriate service provider who can address the need.

PROJECT TIMELINE

ELH Mgmt. will take over duties from NYCHA in Winter 2024, at which point the construction will also begin. The PACT partner team will distribute a detailed construction schedule prior to any work beginning on-site. Construction will take place in a phased manner across the campus and is expected to last approximately three years. However, the work in each apartment is expected to take approximately two weeks for major work, with a second one-day visit for new window installation.



Manhattanville Resident Meeting, November 2023



Living room of model unit at Manhattanville

*Please note the final scope of work will include a different flooring style consistent with National Park Service requirements for historic eligibility.

KEY PRIORITIES & PLANNED INVESTMENTS

The Manhattanville Community Plan reflects key resident priorities, including:



SAFETY & SECURITY

Systems upgrades will include the installation of over 1,000 new cameras in common areas, new lighting, and fob access controls at building front and back doors. Cameras will be monitored by an off-site security team, which will liaise with property management and the police precinct to respond to criminal activity and quality of life issues.

**Image from completed PACT project at Williamsburg Houses*



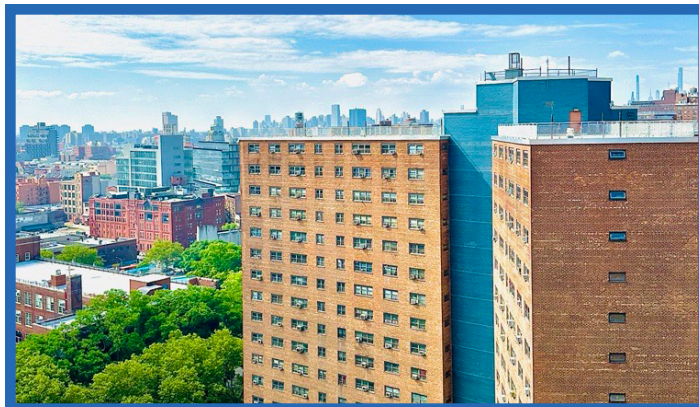
APARTMENT INTERIORS

Kitchen renovations will include new cabinets, solid surface countertops, tile backsplash, stainless steel appliances, and washing machine connections. Bathroom renovations will include new fixtures, medicine cabinets, and ceramic floors. Waste and plumbing lines will be replaced, and walls and ceilings in each apartment will be freshly painted.



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.



BUILDING ENVELOPE & BALCONIES

All buildings will undergo full window replacements. Brickwork will be repointed, and lintels and windowsills will be replaced as needed. The screens and decorative color panels of the exterior balconies will be restored; window-wall assemblies leading to the balconies will be replaced.



HEATING, COOLING & HOT WATER

The heating system will be updated, including new efficient boilers, radiators, and control systems. In apartments, convectors will be cleaned with new steam traps and thermostatic radiator valves, allowing residents to control the temperature in their homes.



HISTORIC PRESERVATION

Manhattanville has been listed on the United States Register of Historic Places based on its unique design by the modernist architect William Lescaze. The rehabilitation plan for Manhattanville will preserve the spirit of the original design and restore historic details while also modernizing building systems and bringing in new amenities.



COMMON AREAS & GROUNDS

In each building, pram rooms will be renovated to include a new laundry room, a new secure parcel room for Amazon and other non-USPS deliveries, and a recycling room. Lobbies will be redesigned and expanded. The campus will be beautified with new landscaping, lighting, furniture, and recreational activities.



SOCIAL SERVICES

Goddard Riverside will serve as Manhattanville's social service provider, ensuring residents have access to resources to enhance their well-being, focusing on family support, housing and financial stability, job training and placement, and other services.

APARTMENTS

KITCHEN RENOVATIONS

1 Appliances:

- New gas ranges (except where apartments already have electric ranges)
- New ENERGY STAR-certified refrigerators with extra space for compost storage
- Washing machine hookup (residents will not have to connect a hose to the sink to fill their washing machine)
- All appliances will be stainless steel

2 Fixtures:

- Low-flow, single-handle kitchen faucet
- Stainless steel, under-mount, single-compartment sink (8" deep)

3 Countertops: Solid, high-quality and durable quartz countertops

4 Backsplash: High-quality and durable ceramic tile

5 Cabinets: Solid wood boxes with Shaker fronts including 42" upper cabinets, counter depth pantry, and double can garbage drawer

6 Lighting: New energy-efficient ceiling-mounted LED light fixtures with diffused lens provide soft, smooth light throughout apartments

7 Flooring: All kitchen flooring will be ceramic tile

8 Baseboard: New wood baseboards will be provided in all rooms

9 Wall Paint: Apartment walls will receive drywall repairs, sanding, and priming before being painted with Benjamin Moore's Collingwood in eggshell finish; all ceilings will be painted with Super White in matte finish

10 Window Replacement: All apartment windows will be replaced with new, thermally-insulated and energy-efficient double-paned, double-hung windows.

Other apartment renovations will include:

- **Doors:** All interior apartment doors will be replaced with painted wood doors.
- **Closets:** Renovated closets will include new doors (sliding or swing based on existing conditions), shelving, hanging rods, and new fixtures.
- **Fire Safety:** All apartments will receive new hardwired CO/smoke detectors.



Rendering of model unit kitchen



APARTMENTS

BATHROOM RENOVATIONS

- 1 Fixtures:**
 - New toilet
 - New 21" wide, wall-hung sink with single-handle polished chrome faucet
 - Polished chrome shower head, diverter tub spout, and drain trim
- 2 Tub & Shower:**
 - New tub with white tile surround to ceiling
 - Any leaks behind the wall will be repaired before fixtures are installed, and all galvanized lateral piping and waste pipes will be replaced
- 3 Medicine Cabinet:** New 20" medicine cabinet with mirror
- 4 Flooring:** New ceramic tile floor with ceramic tile baseboard
- 5 Walls:** Bathroom walls will be repainted with mold-resistant paint
- 6 Lighting:** New energy-efficient LED light fixtures will be installed above the medicine cabinet
- 7 Bathroom Accessories:** New polished chrome towel bars, a toilet paper holder, and grab bars for accessible units or where residents request them
- 8 Wall Storage:** White, wall-mounted cabinet with doors and adjustable shelf



Rendering of model unit bathroom



BUILDINGS

SYSTEMS & INFRASTRUCTURE

■ Building Envelope:

- Facades will be cleaned and repointed, and brickwork will be replaced where needed.
- Roofs will be replaced with additional insulation to improve energy efficiency.
- Balconies will be refinished, and decorative enamel panels will be cleaned and restored.
- New balcony doors and windows will also be installed.
- Windows will be replaced with new, energy-efficient and historically compatible windows. Lintels and windowsills will also be replaced where needed.

■ **Electrical Upgrades:** New electrical panels and wiring will be installed in every apartment, and new electrical sockets will be added to kitchens, living rooms, and bedrooms. Solar panels will be installed on roofs to power common areas.

■ Heating, Hot Water & Cooling:

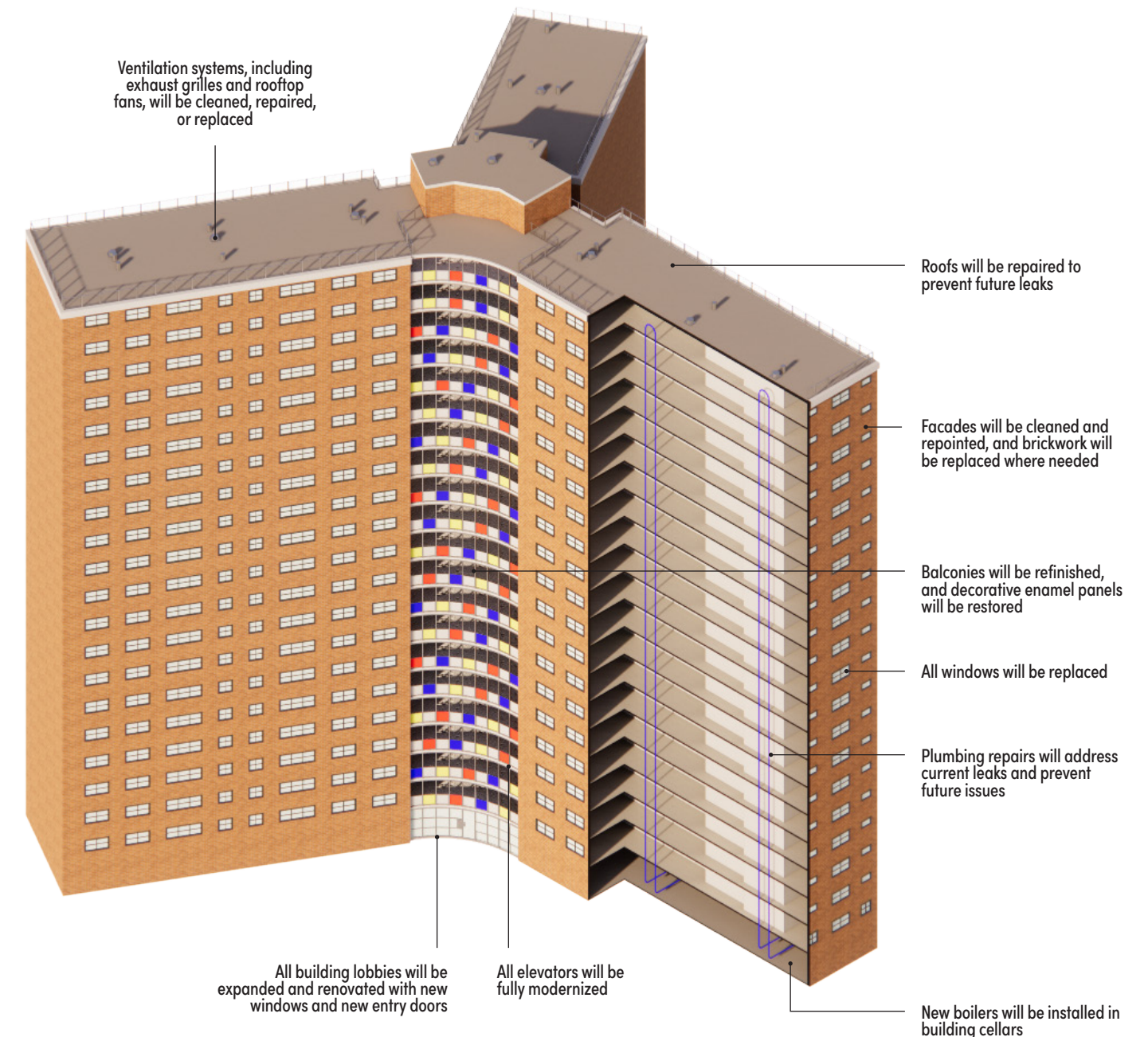
- New energy-efficient boilers and boiler controls will be installed in the central boiler room, and all heat and hot water distribution pipes will be insulated.
- Apartments will receive new radiator covers, steam traps and control valves, and radiant barriers. New window air conditioners will be added in living rooms and bedrooms at no cost to residents.

■ **Elevators:** Elevators will be fully modernized with new elevator cabs, mechanical equipment, cables, and directional lights with “up and down” call buttons.

■ **Ventilation:** Roof fans will be replaced, and all ductwork will be cleaned and sealed to improve air draw. Constant airflow regulators will be installed at each register to ensure energy efficiency, and energy recovery ventilators will help with fresh air circulation in existing ducts.

■ **Security:** A new video intercom system will be installed at all building entrances, and electronic key fob access controls will replace traditional keys at lobby doors (front and back), laundry rooms, and package and recycling rooms. Over 1,000 security cameras will be installed in stairwells, elevators, roofs, building entrances, hallways, and grounds. New LED lighting in hallways, building exteriors, and grounds will enhance visibility.

■ **Free Internet:** Ethernet ports will be installed in all apartments, where residents can plug in their router for access to free wireless Internet.



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.

BUILDINGS

COMMON AREAS & COMMUNITY SPACES

- **Building Lobbies:** All building lobbies will be expanded and renovated with new windows, new entry doors using wireless fob keys, video intercom systems, new floor tiles, paint, overhead lighting, security cameras, and modern, enlarged mailboxes and built-in parcel boxes.
- **Hallways:** New luxury vinyl tile flooring, LED lighting, and painting will be provided, while structural wall tiles will be repaired and cleaned. Where cabling is exposed, it will be covered in wire mold.
- **Stairwells:** All fire stairs will be repainted, new signage will be created, and new doors with self-closing hinges will be installed. All metalwork in Stairwell C across all buildings will be repaired or replaced. Actively monitored cameras will also be installed.
- **Parcel Rooms:** New parcel rooms for Amazon and other non-USPS deliveries will be built in the former pram rooms of each building. Parcel rooms will be secured with key fob access and connected to a notification system that alerts residents when their package has arrived.
- **Trash/Recycling Room:** Large, accessible, well-ventilated recycling rooms will be provided in the former pram room of each building, and access will be restricted with a key fob. In addition, hopper doors on the upper floors will be enlarged, and chutes will be regularly jet cleaned to control odors and pests.
- **Laundry Rooms:** The existing laundry room at 1420 Amsterdam Ave will be removed, and smaller, satellite laundries will be opened in all six building lobbies in the former pram rooms. New washing machines and electric dryers controlled with vending cards will be installed. Laundry rooms will be equipped with cameras, new epoxy flooring, LED lighting, televisions, folding tables, chairs, and carts.
- **Resident Association Office:** The Resident Association office will be relocated to the old laundry room space at 1420 Amsterdam Ave. It will be enlarged to include an office space, conference room, and larger meeting area, and will feature ceramic flooring, LED lighting, internet service, new furniture and computers, new bathrooms, and a waiting area. The resident association will also have access to a ground-floor multipurpose space currently under construction at the neighboring 1440 Amsterdam Avenue building.
- **Supportive Services Office:** A new space in the cellar of 3250 Broadway will be renovated as an office suite for Goddard Riverside to provide workforce and case management services for Manhattanville residents. Windows will be added, as well as a new door allowing for direct access from the campus. The facility will include a waiting room, reception area, conference room, eight offices to accommodate one-on-one consultations, bathrooms, a kitchenette, and storage.
- **Community Centers:** The heating and cooling system and elevator in the Manhattanville Community Center will be overhauled.



Conceptual rendering of building lobby



Conceptual rendering of new parcel room with storage lockers



Conceptual rendering of new laundry room in each building

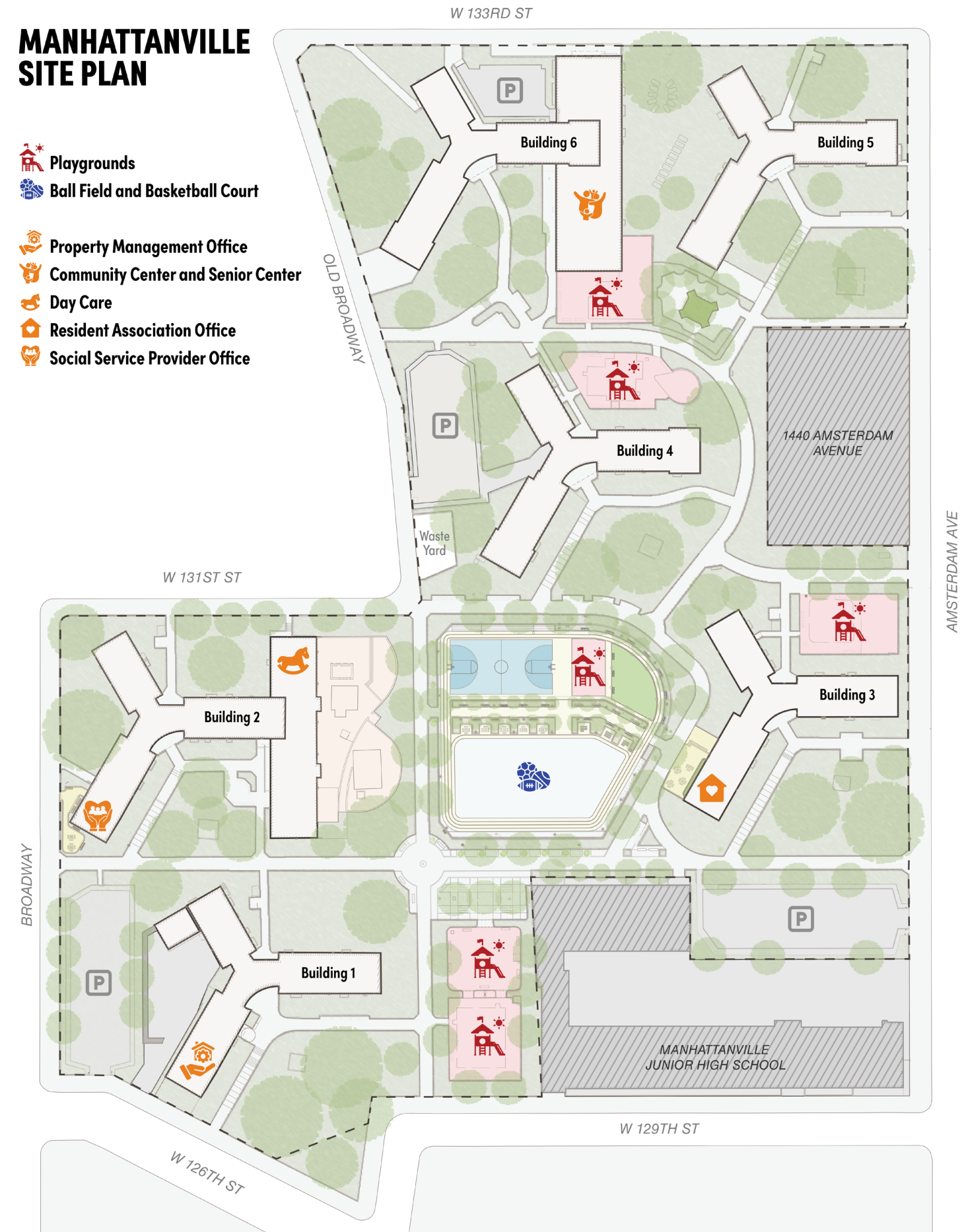
SITES & GROUNDS

The campus plan shown at right represents the broad range of improvements that are planned for Manhattanville's public spaces.

- **Landscaping:** Existing trees will be pruned and fertilized to ensure tree health; specimen trees will be labeled; and new trees and groupings of small flowering plants and shrubs will be planted at each building to beautify and bring seasonal color. Beds for annual plantings will be located at building entrances to complement the expanded lobbies.
- **New Site Furnishings, Seating & Tables:** New seating areas with tables and benches will be provided across the campus in locations prioritized by residents.
- **Bike Racks:** New outdoor bike racks will be installed.
- **Resurfaced Paths & Drainage:** Walking paths and curbs will be repaved to address trip hazards. Existing drains and catch basins will be cleared, and additional drains will be installed to prevent rain-driven site flooding.
- **Playgrounds, Water Play & Play Surfaces:** All existing play areas will be renovated with NYC Parks Department-quality equipment. Play surfaces will be replaced, and water play areas will be modified with new piping to ensure proper water pressure at fountains.
- **Central Ball Field:** The central ball field will be re-imagined to accommodate a range of activities and will include: a resurfaced and re-striped full basketball court with permanent hoops and bleachers; a perimeter walking/running path; new plantings to create shaded areas for summer months; additional adult and children play equipment for cross-generational use; a large open space for free-play; and seating.
- **Parking Lots:** Existing surface parking lots will be repaved and re-striped.
- **ADA Accessibility:** Existing ramps and pathways will be re-graded where necessary to ensure compliance with 2010 ADA accessibility requirements for building entrances, laundry rooms, and the management office.
- **Lighting:** Existing lighting will be upgraded with LED lamps, and additional lighting will be added to the building facades throughout the campus to improve security and safety.
- **Signage:** Large building numbers and clear directional signage for community facilities and building uses (e.g., laundry rooms, management office) will be added. Signage for an internal walking path will be added for residents counting steps.
- **1440 Amsterdam Avenue:** The privately owned and operated building at neighboring 1440 Amsterdam Avenue will include a new supermarket and community room exclusively for Manhattanville residents, with a door allowing for direct access from the campus.

MANHATTANVILLE SITE PLAN

-  Playgrounds
-  Ball Field and Basketball Court
-  Property Management Office
-  Community Center and Senior Center
-  Day Care
-  Resident Association Office
-  Social Service Provider Office



PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced with a fully staffed management team led by ELH Mgmt., who will be responsible for all aspects of the property's maintenance and operations. Prior to the transition to new management, the PACT partner will distribute welcome packets to all Manhattanville households with details on new procedures, such as paying rent and reporting maintenance and repair issues.

MANAGEMENT OFFICE

The management office will continue to be located at **549 West 126th Street**.

Staff working out of the management office will include:

- 1 Property Manager
- 1 Assistant Property Manager
- 3 Building Managers
- 4 Administrative Staffers

To submit a repair or maintenance request or for questions regarding rent bills, you may contact ELH Mgmt., the PACT property manager, at **646-658-7326**.

MAINTENANCE & REPAIRS

Total maintenance staff includes:

- 1 Live-in Superintendent: Responsible for oversight of the team and general apartment repairs.
- 5 Live-in Assistant Supers: Responsible for reviewing all maintenance and repair requests and assigning work to staff and outside contractors as appropriate.
- 3 Administrative Staff: Responsible for scheduling appointments and tracking all work orders.
- 18 Porters: Responsible for cleaning all building common areas, removing waste/recycling, and cleaning vacant apartments, among other responsibilities. Ground maintenance will be handled by a third party.
- 6 Handymen: Responsible for apartment repairs.

SECURITY

- **Security Cameras:** Over 1,000 cameras will be installed throughout the development, including in hallways, stairwells, lobbies, recycling rooms, parcel rooms, laundry rooms, elevators, roofs, parking lots, and outdoor areas. Cameras will be monitored by an off-site security team 24/7 that reports to property management. When criminal activity is identified, footage will be shared with the NYPD. If house rules violations are observed, property management will follow up with the appropriate household to address the issue.
- **Building Access:** New front and back doors will be installed in all building lobbies with modern intercoms and key fob access technology, limiting access to authorized residents and their guests only. Laundry, recycling, and parcel rooms will also have controlled access with key fobs to ensure only authorized residents and their guests can access these facilities.

WASTE & PEST MANAGEMENT

All hopper doors will be expanded to accommodate larger garbage bags, and chutes will be jet-cleaned to reduce odors and remove pests. Recycling rooms will be located on the ground floor of every building for residents to drop off paper/cardboard, glass, metal, plastic, electronic waste, and composting.

On a daily basis, porters will remove garbage from compactor rooms and recycling from recycling rooms and take waste to exterior compactors at the central collection area near 1430 Amsterdam Ave, where both waste and recycling will be removed by the Department of Sanitation or an approved third party.

Bulk materials can be collected by maintenance staff directly from apartments when appointments are made through the management office. Bulk disposal areas will also be available for residents' use in each building.

Property management will contract with a third-party exterminating service for regular grounds and apartment pest control.



Conceptual rendering of recycling room

SOCIAL SERVICES & COMMUNITY PROGRAMS

As part of Manhattanville’s transformation through the PACT program, Goddard Riverside will run a comprehensive social services program out of a new office to be constructed at 3250 Broadway. Goddard will provide case management services, workforce development and job training, benefits assistance, and other services that supplement the current programs operated by Graham Windham, Presbyterian Senior Services, and Citizens Care Day Care. These services have been developed based on resident priorities and will evolve over time as needs change.

CASE MANAGEMENT

Goddard Riverside will employ a case management model to ensure that residents have access to a wide range of resources that will enhance well-being, with an emphasis on family support services and housing and financial stability. Services will include conducting benefit screenings; making referrals to legal clinics, financial counseling and other resources; serving as an advocate between residents and community organizations and/or government agencies; and supporting tenant retention and rental assistance efforts.

During construction, case managers will also liaise with the temporary move coordinators to ensure households receive all the support needed during the renovations of their units.

WORKFORCE DEVELOPMENT

Residents will be offered employment services provided by West Harlem Group Assistance and the Goddard Riverside/Stanley-Isaacs Educational Workforce training program. Resume writing, interview preparation, job training, placement, and ongoing job coaching will be available to Manhattanville residents. Young adults will have the opportunity to enroll in summer youth employment and after-school paid internships funded by Goddard Riverside and other community-based organizations.

The PACT partner will also implement a Section 3 hiring plan focused on construction, property management, and maintenance job openings available on-site.

BENEFITS ASSISTANCE & FINANCIAL COUNSELING

For households finding it difficult to pay rent and bills on time, Goddard Riverside will work with residents to apply for benefits, emergency rental payment programs, and financial counseling. Goddard Riverside will also connect residents with NYCHA’s Family Self-Sufficiency Program for those interested in personal education, job training, and employment plans.



Goddard Riverside Holiday Meal Event



Goddard Riverside Event at Manhattanville



Conceptual rendering of Manhattanville campus

CONTACT US!

-  www.manhattanvillepreservation.com
-  info@manhattanvillepreservation.com
-  (929) 630-2807

