

RANGEL
PACT COMMUNITY PLAN

OCTOBER 2026

PLANNING FOR PACT

NEW YORK CITY HOUSING AUTHORITY

ABOUT THIS PLAN

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

NYCHA and the selected PACT partners – Genesis Companies and the Community League of the Heights (CLOTH) - have worked closely with residents to design every aspect of the development's transformation. After years of extensive resident engagement, the plans for the large-scale renovation and ongoing property management have been completed and are described in this document.

Conceptual rendering of Rangel Playground

PROJECT SUMMARY

Built in 1951, Rangel Houses (originally named Colonial Park Houses, and re-named in 1977 to honor tenant association president Ralph J. Rangel) is an 11-acre campus in Harlem. The development includes 8 high-rise elevator buildings with 984 apartments that are home to over 1,800 residents, as well as playgrounds and open space, commercial properties, a senior center, a daycare center, and a youth center.

APARTMENTS & BUILDINGS

Renovations will include improvements to all apartment interiors and building systems. Apartments will receive new kitchens and bathrooms with modern cabinets and fixtures, new flooring and lighting, and Energy Star appliances, including new electric ranges with ovens in every kitchen. New window heat pump units will be installed which will provide reliable, electric heating and cooling and individual climate control. New windows and doors will be installed, and plumbing, heating, electrical, and ventilation systems will be upgraded to improve reliability and efficiency. Building facades, roofs, and common areas will be repaired and improved, including upgrades to laundry rooms and community spaces. Outdoor areas will be redesigned with new plantings, seating areas, play spaces, and improved lighting to create safer and more welcoming spaces for residents, and new flood hazard protections will be installed to protect Rangel in the event of coastal flooding. Commercial properties will be updated with new lighting, flooring, and exterior upgrades.

PROPERTY MANAGEMENT & SECURITY

Property management and security will be provided by Twin Pines Management, who will be responsible for all aspects of the development's maintenance and operations. Twin Pines will respond to maintenance and repair requests; regularly clean all common areas and grounds; manage trash and recycling collection; provide regular extermination services; assist residents with annual recertification; and enforce house rules. Security staff will monitor the property and respond to public safety concerns to help ensure a safe and well-maintained community.

SOCIAL SERVICES

Social services will be led by the CLOTH, a Harlem-based nonprofit that has supported affordable housing communities for more than 70 years. CLOTH will coordinate a range of services designed to support residents during the renovation process and to strengthen the community long after construction is complete. Based on feedback received directly from residents, key priorities will include mental health support, youth programming, workforce development, food access, and services for seniors.

PROJECT TIMELINE

Twin Pines Management will assume property management responsibilities following the PACT conversion in 2026. Renovations will take place in phases over approximately four years and will require all residents to temporarily relocate within the campus while renovations take place in their apartments. All temporary apartments will be clean and ready for residents' temporary stays, and will include essential utilities and Wi-Fi. Every household will have a guaranteed right to return to their newly renovated apartment once work is complete. The PACT partners will work closely with residents throughout construction and will communicate directly with households about the specific timing of all work to be completed in their homes.



Rangel Resident Meeting, May 2025



PACT Partners at Rangel Family Day, August 2025

KEY PRIORITIES & PLANNED INVESTMENTS

The Rangel Community Plan reflects key resident priorities:



SAFETY & SECURITY UPGRADES

Improving safety and security across the development is a key priority of the PACT renovation. Planned improvements will include upgraded building entrances, improved exterior lighting, new access control systems, security cameras in key locations, and new video intercom systems in apartments. Renovations to building lobbies and common areas will also improve visibility and safety. On-site security personnel will monitor the property and respond to public safety concerns.



APARTMENT INTERIOR RENOVATIONS

Improving the condition of apartment interiors is a central focus of the renovation. Every apartment will receive comprehensive upgrades, including new kitchens and bathrooms with modern cabinets, counter tops, fixtures, and Energy Star appliances. Apartments will also receive new flooring, lighting, doors, and intercom systems, along with repairs to walls and ceilings. Behind-the-walls upgrades to plumbing, heating, and electrical systems will improve reliability and overall apartment quality.



LANDSCAPE & GROUNDS

Enhancing the outdoor environment across the campus is another major priority. Planned landscape improvements will include new plantings, trees, lighting, seating areas, and walking paths throughout the grounds. An upgraded playground, new dog park area, and flexible gathering spaces for residents of all ages will create safer and more welcoming outdoor areas.



ENHANCED SOCIAL SERVICES

Expanded social services and community programming will be provided as part of the PACT transformation. The PACT partners will work with experienced service providers to offer programs that support youth development, workforce training, health and wellness, and services for seniors. On-site staff will connect residents to programs and resources that help support individual and community well-being.



HISTORIC PRESERVATION

The PACT renovation will include historic preservation improvements designed to restore and maintain key architectural features of the development while improving energy efficiency and resident comfort. A major component of this work will include replacing existing non-historic double-hung apartment windows with new energy-efficient casement windows designed to reflect the original 1951 window configuration and appearance.



BUILDING ENVELOPE

Work will include masonry restoration, selective brick replacement, mortar repairs, exterior concrete repairs, and replacement of damaged stone window sills. All apartment windows will be replaced with new energy-efficient aluminum windows. Roof repairs, waterproofing improvements, and additional resiliency measures will be implemented to help protect buildings from future storm events, water infiltration, and mold.



WIFI & DIGITAL ACCESS

Reliable internet access will be provided throughout the development. Free basic broadband internet service will be available in every apartment as well as in shared community spaces. This service will help residents stay connected for work, school, healthcare, and everyday communication. Residents will also have the option to upgrade their service if they choose.



ENVIRONMENTAL REMEDIATION

Environmental remediation will be completed as part of the renovation to address existing environmental conditions. Work may include the safe removal or treatment of materials such as lead-based paint or asbestos where present. All work will be performed in accordance with federal and local safety standards to help ensure apartments and common areas are healthy and safe for residents.

APARTMENTS

KITCHEN RENOVATIONS

1 **Appliances:**
- New electric range with oven
- New range hood
- New stainless steel Energy Star refrigerator

2 **Fixtures:**
- Stainless steel sink with single handle faucet
- Fixtures will comply with the Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act (ADA) rules in UFAS designated units

3 **Countertops:** New engineered quartz counter tops

4 **Backsplash:** New ceramic tile backsplash

5 **Cabinets:** New solid wood cabinets with soft-close hardware

6 **Lighting:** New energy-efficient LED light fixtures

7 **Flooring:** New resilient tile flooring

8 **Baseboard:** New wood baseboards





Rendering of renovated kitchen

APARTMENTS

BATHROOM RENOVATIONS

1 **Fixtures:**
- Floor mounted toilets
- New vanity with sink and single-handle faucet

2 **Tub & Shower:**
- New bathtub and shower body
- New ceramic tiles tub surround and wall finishes at plumbing fixtures
- New shower fixtures and controls
- Bathroom plumbing pipes and connections will be replaced as required

3 **Medicine Cabinet**: New mirrored medicine cabinet above vanity

4 **Flooring:** New ceramic tile bathroom flooring

5 **Walls:** All new paint at walls and ceilings, and new tile at the wainscoting

6 **Lighting:** New energy-efficient LED lighting fixtures

7 **Bathroom Accessories:** New towel bars, toilet paper holder and shower curtain rod

Other Apartment Renovations Include:
- **Flooring:** New flooring throughout apartments
- **Walls & Ceilings:** Walls and ceilings patched, repaired, and fully repainted
- **Doors:** Apartment entry doors and interior doors replaced as needed, with new hardware
- **Closets:** New shelving and hanging rods
- **Video Intercom:** New video intercom system installed in each apartment





Rendering of renovated bathroom

BUILDINGS

SYSTEMS & INFRASTRUCTURE

- **Electrical Upgrades:** New electrical service, sub-panel boxes, wiring, outlets, and switches in apartments, along with upgraded energy-efficient lighting and safety devices.

- **Heating & Cooling:** Residents will be receiving new state of the art Midea window heat pump units in every living room and bedroom, providing energy-efficient heating and cooling-year round. These units will replace the old steam radiators and will provide both heating and cooling year-round. Each unit will be equipped with individual temperature controls, which will dramatically improve resident comfort.

- **Domestic Hot Water:** Upgrades to domestic hot water systems, including replacement of aging piping, valves, and related equipment to improve reliability.

- **Plumbing and Sanitary Risers:** Replacement and repair of plumbing and sanitary piping as required, including new shut-off valves and upgraded plumbing connections

- **Ventilation:** Replacement and upgrades to ventilation equipment, including bathroom exhaust systems, to improve air circulation and indoor air quality.

- **Security:** New access control systems, security cameras, video intercoms, and on-site security personnel to improve building safety.

- **Roofs:** Roof repairs and waterproofing improvements to address aging conditions and help prevent water infiltration.

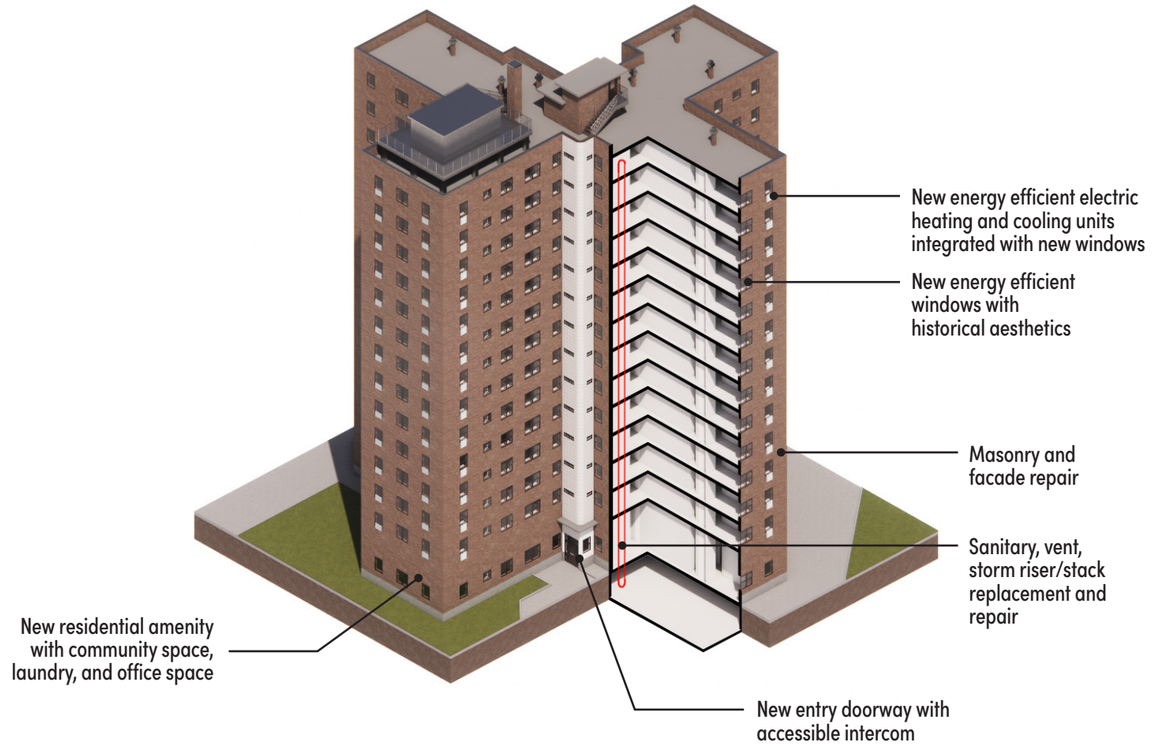
- **Building Envelope:** Repair and restoration of the building exteriors, including brick and mortar repairs, roof work, and weatherproofing, to prevent water damage and keep the buildings safe and secure.

- **Building Access & Intercoms:** New video intercoms will be installed and all building doors will transition to a secure key fob access system.

- **Windows:** All apartment windows will be replaced with new, energy-efficient, double-glazed windows designed to match the buildings' historic character.

- **New Residential Amenities:** The laundry room will be renovated, new on-site management offices will be constructed, and upgrades will be made to the community center, senior center, day care, and tenant association spaces.

- **Flood Protection & Stormwater Retention Systems:** Upgraded flood barriers and flood-rated doors at the buildings closest to the Harlem River will be installed, along with a new stormwater management system across the site to better handle heavy rain and reduce flood risk.



ENVIRONMENTAL REMEDIATION

Where found, all environmental health hazards within apartments and buildings will be remediated and monitored during construction. Lead-based paint and mold will be fully abated. If asbestos must be disturbed during renovations, it will be removed, while asbestos-containing materials that are not disturbed will be encapsulated. Mold prevention will be addressed through improved ventilation; the repair of old or damaged plumbing, roofs, and façades; and the use of mold-resistant paint in bathrooms.

If apartments contain hazardous materials or require extensive construction, or where a resident with a documented health concern requests a reasonable accommodation, temporary moves will be required to ensure resident health and safety during the renovation. All households will have the right to return to their home following the renovation. Households that require temporary moves will coordinate directly with the PACT partner team, who will assist in the process and ensure it is as seamless as possible. The PACT partner will pay for all associated costs, including packing supplies and movers.

BUILDINGS

COMMON AREAS

Renovations to common spaces (lobbies, cellar level, hallways) to include the following:

- **Building Entrances:** All building entrances will be renovated with vestibule, lighting, access controls, and accessibility upgrades.
- **Lobby Upgrades:** Repairs and upgrades to lobby finishes and lighting to improve visibility, safety, and overall building conditions.
- **Mail & Package Areas:** Existing mail areas will be repaired and improved with upgraded lighting and finishes.
- **Trash/Recycling Areas:** Waste collection areas and operations will be organized to improve cleanliness, accessibility, and overall waste management throughout the development.
- **Hallways and Corridors:** New energy-efficient lighting, resilient floor tile and vinyl cove base, plaster repairs, and repainting throughout corridors.
- **Stairwells:** New lighting, plaster repairs to walls and ceilings, and repainting to improve safety and visibility.
- **Laundry Rooms:** Laundry facilities will be upgraded with new washers and dryers, improved lighting, ventilation, and updated finishes.

COMMUNITY FACILITIES & COMMERCIAL SPACES

Renovations to community facilities and commercial spaces including the following:

- **Building 8 (daycare, senior center, youth center, and tenant association offices):** New flooring, ceilings, lighting, doors, windows, and interior finish upgrades to improve accessibility, flexibility, and overall building conditions.
- **Commercial Spaces:** Existing commercial spaces will be updated with new lighting, flooring, and exterior upgrades and the PACT Partner will work with the resident body to ensure commercial tenants are best serving the Rangel community.



Conceptual rendering of Rangel laundry room

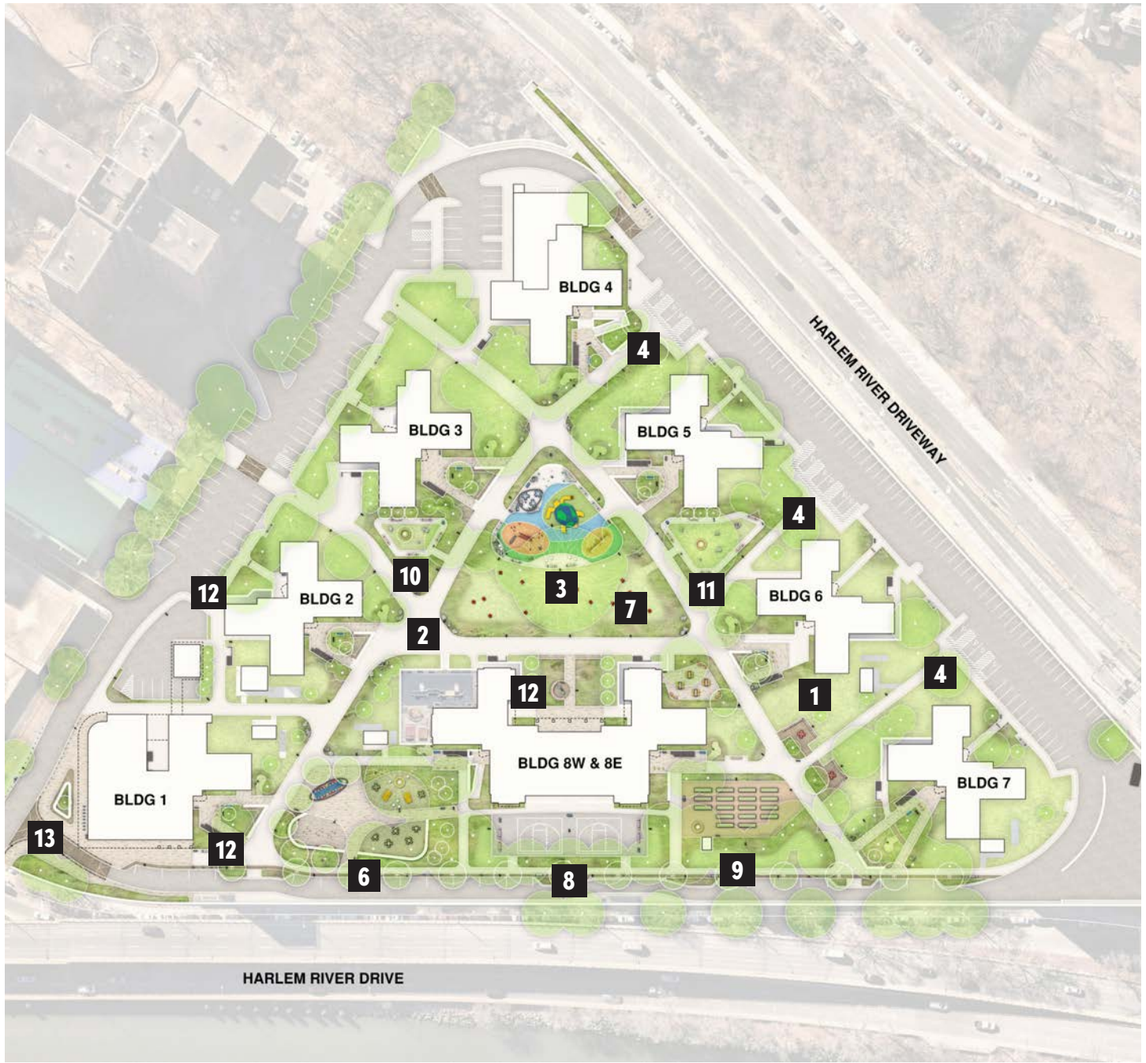


Conceptual rendering of Rangel lobby

SITES & GROUNDS

The campus plans shown at right represent the broad range of improvements that are planned for the development's public spaces.

1. **Landscaping:** New landscaping throughout the campus including trees, planting beds, lawns, and improved green spaces.
2. **Pavement Improvements:** Repairs and replacement of walkways and paved areas to improve accessibility, circulation, and site conditions.
3. **Resurfaced Play Surface & New Playground Equipment:** New all-ages playground and resurfaced recreation areas with improved safety surfaces and play equipment.
4. **Improvements to ADA Access:** Upgrades to pathways, entrances, and site circulation to improve accessibility for residents and visitors.
5. **New Exterior Lighting:** Energy-efficient exterior lighting installed throughout the campus to improve safety and visibility.
6. **New Rangel Community Plaza:** A community plaza space designed for resident gatherings, events, and everyday use.
7. **Refurbished and Accessible Great Lawn:** New lawn area providing open green space for relaxation and informal recreation.
8. **New Recreation Yard:** Designed for active play and outdoor activities.
9. **New Urban Farm:** Community urban farm space supporting gardening and resident programming.
10. **New Dog Parks:** Dedicated dog park areas with separate spaces for small and large dogs.
11. **New Senior Seating Areas:** Outdoor seating areas designed to support social gathering and relaxation for seniors.
12. **Flood Protections:** New flood barriers and stormwater management systems to be installed.
13. **Campus Entry Plaza:** New seating, landscaping and paving.



Rangel Site Plan with Sites & Grounds Improvements

PROPERTY MANAGEMENT & SECURITY

Twin Pines Management will assume responsibility for all aspects of the maintenance and operations at the property. The management team will be established to address resident inquiries, perform maintenance tasks, and manage security measures. Residents will be able to make rent payments and submit maintenance issues either online through the resident portal via the Sightplan app or by contacting the management office directly.

PROPERTY MANAGEMENT OFFICE

The management team will operate from the dedicated management office at 159-14 Harlem River Drive, open Monday through Friday from 9:00 AM to 5:00 PM. Staff will be available to assist residents in person, by phone, or through the online portal, ensuring prompt and professional service.

On-site management office staff will include:

- **1 Property Manager**
- **1 Assistant Property Manager – Facilities and Legal Coordinator**
- **1 Assistant Property Manager – Leasing and Compliance**
- **1 Resident Services Coordinator – Customer Service Specialist**
- **2 Resident Managers**

Please contact us with any questions or concerns at the Rangel Houses hotlines below:

- **Phone & Voicemail:** (347) 817-1004
- **Text:** (347) 817-1004
- **Email:** rangelhouses@twinpinesmgt.com
- **Website:** www.rangelpact.com

SECURITY PLAN

A strong sense of security and well-being is paramount for all residents. To ensure this, we have established a multi-layered approach to address all potential safety concerns. There will be two security personnel as part of the on-site management team who will conduct regular site tours , patrol buildings and grounds in assigned zones, document and report security incidents, and coordinate with the local precinct as necessary. Security systems will be upgraded across Rangel, including installation of comprehensive security cameras to ensure all-encompassing visibility throughout the property. Additionally, adequate lighting in common spaces and outside areas will act as a primary deterrent. Access control systems, such as new secure key fob-controlled doors and video intercoms, will be maintained to guarantee that only authorized individuals have access.

MAINTENANCE PROTOCOLS

Maintenance and repairs will be managed by on-site staff using a centralized work order system to ensure all resident requests are addressed promptly. Residents can submit work orders online via the Sightplan resident portal, by calling property management's 24/7 phone number, or by visiting the management team at the office. The maintenance team will handle daily inspections, emergency repairs, and routine upkeep of common areas, ensuring a high standard of living. Confirmation of requests will be automatic, and appointments will be set to suit resident convenience. Satisfaction checks will be completed before closing any work order.

WASTE & PEST MANAGEMENT

Waste management will prioritize environmental sustainability and cleanliness, featuring secure containers for trash and recycling outside all buildings and regular trash removal to prevent buildup. Porters will transport waste from resident drop-off points to a central pick-up location, with daily collections to keep the property clean. Pest management will utilize an Integrated Pest Management approach, emphasizing prevention by sealing entry points, removing food sources, and reducing hiding spots. Regular inspections and prompt responses to pest complaints will guarantee that common areas remain pristine and free of pests, ensuring a comfortable living environment.



Conceptual rendering of Rangel TA Office

SOCIAL SERVICES & COMMUNITY PROGRAMS

Social services and community programming at Rangel Houses will be led by the Community League of the Heights (CLOTH), a Harlem-based nonprofit with more than 70 years of experience supporting affordable housing communities. CLOTH will coordinate a range of on-site programs and services designed to support residents during the renovation process and strengthen the community long after construction is complete.

Programs will focus on workforce development, health and wellness, youth programming, food access, and services for seniors. Residents will be connected to job training and career advancement opportunities through partnerships with Workforce1 Career Center, SUNY MEOC, and SUNY ATTAIN. Additional partners will provide mental health counseling, nutrition education, youth arts and recreation programs, and family support services.

A dedicated on-site social services team will coordinate these programs and connect residents to resources, referrals, and community activities and programs.

CASE MANAGEMENT

Case management services will be available to all households, including assistance with tenancy issues and arrears, obtaining public benefits, economic empowerment, health and wellness, as well as access to in-house programming and support and external referrals as needed.

WORKFORCE DEVELOPMENT & JOB TRAINING

Residents will have access to workforce development programs through partnerships with Workforce1 Career Center, SUNY MEOC, and SUNY ATTAIN. These programs will provide job readiness training, digital literacy support, certification opportunities, and pathways to employment and career advancement.

HEALTH & WELLNESS SERVICES

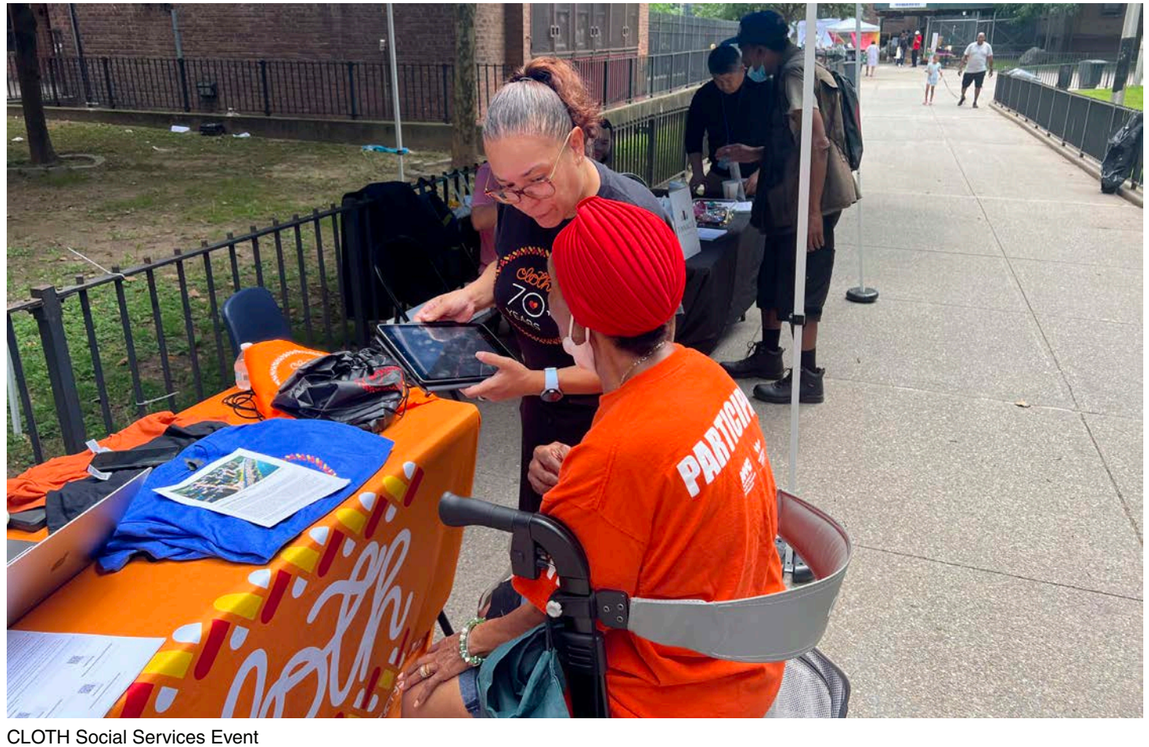
Health and wellness programming will include nutrition education through Cornell Cooperative Extension, maternal and family support through Northern Manhattan Perinatal Partnership, and access to mental health counseling through an on-site Licensed Clinical Social Worker.

YOUTH & COMMUNITY PROGRAMMING

Youth and family programming will include arts, mentorship, and recreational opportunities through partnerships with organizations such as Lincoln Center Theater, the Fresh Air Fund, and Harlem Free Fight Academy.



CLOTH Social Services Event



CLOTH Social Services Event

Conceptual rendering of Rangel Community Plaza

CONTACT US!

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(347) 817-1004

NEW YORK CITY HOUSING AUTHORITY

TWIN PINES MANAGEMENT

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80th 70+ YEARS