

CAMPOS PLAZA II

PACT COMMUNITY PLAN

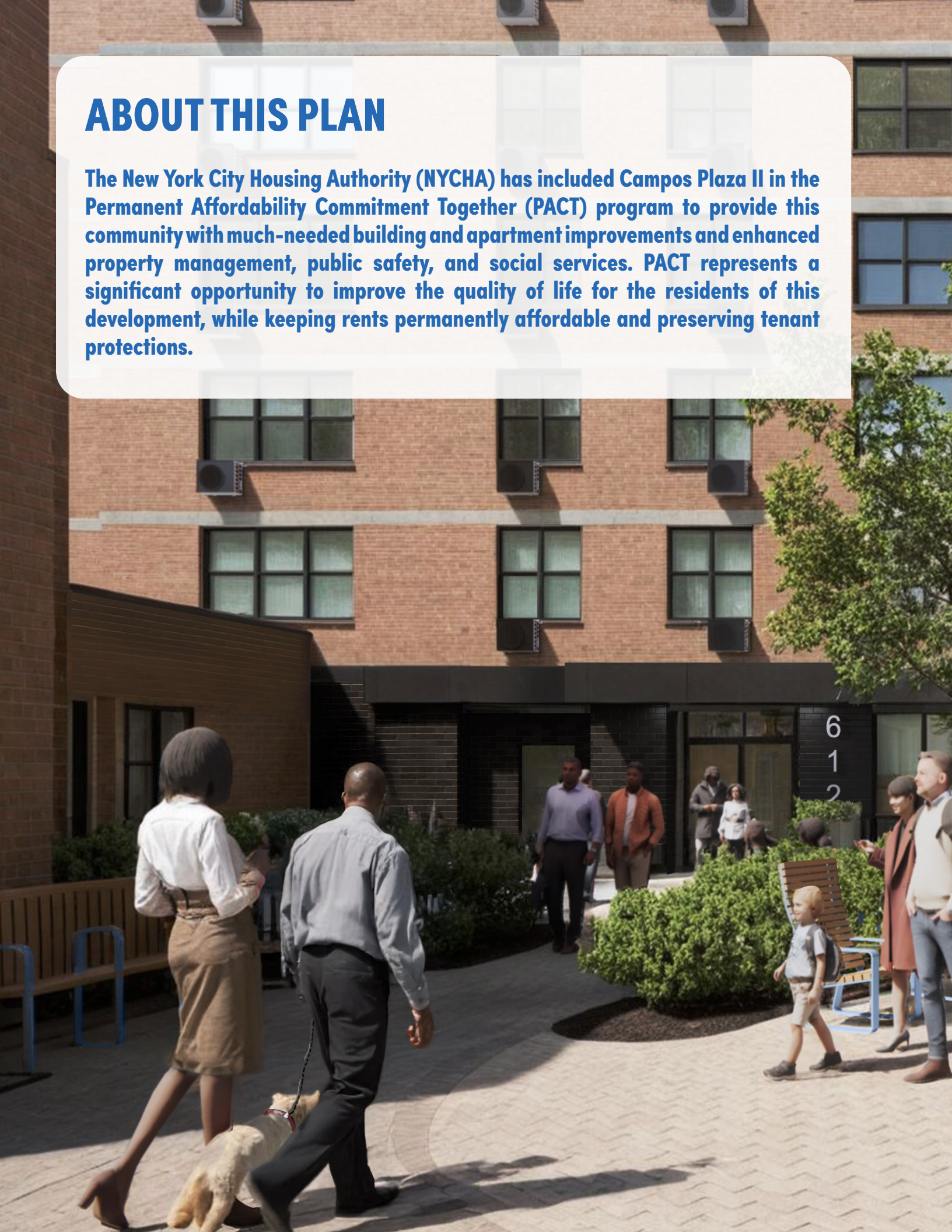
FEBRUARY 2026



REAL ESTATE DEVELOPMENT
REINVEST - RESTORE - REBUILD

ABOUT THIS PLAN

The New York City Housing Authority (NYCHA) has included Campos Plaza II 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.





Conceptual rendering of building and seating areas on East 14th Street

PROJECT SUMMARY

Campos Plaza II is home to more than 400 residents in 224 apartments across 2 buildings, as well as a community center. NYCHA and the selected PACT partners – L+M Development Partners and Type A Projects – have worked closely with residents to design every aspect of the development’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, including window heat pump units that will provide reliable, electric heating and cooling in every apartment. Facades and roofs will be repaired, new windows will be installed, and elevators will be overhauled. Building lobbies will be expanded and updated with modern mailboxes and new recycling, laundry, and fitness rooms will be created. The tenant association and management offices will be upgraded and a new Active Resident Center will be built to house programming for seniors and older adults. Landscaping will be re-designed and upgraded, and will include new plantings, safety improvements, outdoor seating areas, a play area for young children, a sidewalk art installation on the 13th Street courtyard, restored walkways, and new exterior lighting and security cameras.

PROPERTY MANAGEMENT & SECURITY

Property management and security will be provided by C+C Apartment Management, who will be responsible for all aspects of the site’s maintenance and operations. C+C will respond to all maintenance and repair requests; regularly clean all common areas and grounds; manage trash and recycling collection; provide regular extermination services; assist residents with annual recertifications; and enforce house rules. C+C will employ security staff who will be responsible for actively monitoring the property through the use of on-site security guards and the monitoring of more than 200 cameras, and will promptly respond to public safety concerns.

SOCIAL SERVICES

Residents will continue to receive support at the existing on-site community center, where University Settlement will continue to provide a range of youth-focused programming. Social services will be expanded through a partnership with Henry Street Settlement, which will offer counseling and case management services to all households, including assistance with obtaining public benefits, economic empowerment, health and wellness, as well as creative and other leisure activities. Henry Street Settlement will tailor programming to the older adults, and a new Active Resident Center will be constructed to house this programming. C+C will also have a Social Service Liaison on staff and available to all residents for benefits assistance, household support, case management services, and tenant advocacy.

PROJECT TIMELINE

C+C Apartment Management will assume all maintenance, security and operational duties from NYCHA in Winter 2026, at which point construction will also begin. Urgent repairs will begin immediately, while the larger renovations will take place in a phased manner over two years. The PACT partners will work with residents directly on the specific timing of all work to be completed in their homes.



Resident meeting at Campos Plaza II, November 2025



Henry Street Settlement older adult programming

KEY PRIORITIES & PLANNED INVESTMENTS

The Campos Plaza II Community Plan reflects key resident priorities:



SAFETY & SECURITY

More than 200 security cameras, monitored by C+C's security team, will be installed throughout the buildings and campus. These upgrades will be complemented by improved interior and exterior lighting; key fob and intercom access at all entrances; a staffed security office at 641 and 643 East 13th Street; and secure, modern mailboxes to help limit package theft.

*Image from completed PACT project at Williamsburg Houses



APARTMENT INTERIORS

New kitchens and bathrooms will be provided with modern cabinets and vanities, new bathroom tile floors, new tiled kitchen backsplashes, quartz 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. Every apartment will receive electric window heat pump units that deliver reliable electric heating and cooling.



LANDSCAPE & SITE BEAUTIFICATION

Open spaces will be re-imagined with new planted areas, dedicated seating and game table areas, and a new children's play space. A vibrant street mural will be installed in the courtyard area between Campos Plaza I and Campos Plaza II. Existing trees will be maintained for shading, and new trees will be planted around the campus. New fencing and a gate will be installed along 14th Street and bollards will be installed along the 13th Street corridor.



SOCIAL SERVICES

Henry Street Settlement will oversee and implement resident support services and programs, bringing new activities into the community and providing daily programming at the newly constructed Active Resident Center with a focus on older adult residents. University Settlement will continue to offer programming to youth and young adults, and the community center will be renovated. C+C Management will have an on-staff Social Service Liaison to support all households through benefit referrals, case management, and holistic services.



FREE BUILDING- WIDE WI-FI

To bridge the digital divide, Wi-Fi access points will be installed in all units and common areas throughout the buildings to ensure every resident can benefit from free wireless internet.



ENVIRONMENTAL REMEDIATION

Apartments have been 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 mold, asbestos, or other hazards are found, households will be temporarily relocated during abatement at the PACT partner's expense.

APARTMENTS

KITCHEN RENOVATIONS

1 Appliances:

- 5 burner range with oven
- Under-cabinet range hood
- Stainless steel refrigerator with top freezer

* All appliances will be stainless steel and ENERGY STAR certified and dedicated electric lines for each appliance will be installed

2 Fixtures:

- Single-handle pull-down chrome kitchen sink faucet
- Stainless steel under-mount double bowl sink
- Fixtures will comply with the Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act (ADA) rules in UFAS designated units

3 Countertops: Engineered quartz countertops

4 Backsplashes: Glazed ceramic matte white tile

5 Cabinets: Durable solid wood with soft-close hinges

6 Lighting: Energy-efficient LED light fixtures

7 Flooring: Durable, waterproof flooring with an integrated underlayment

8 Baseboard: Durable rubber baseboards

9 Windows: High-performance, custom-designed windows with panels for new, integrated heat pump units and insect screens

Other apartment renovations will include:

- Apartment entry doors will be replaced and new hardware installed
- Apartment interior doors will be replaced as needed and have new hardware installed
- New shelving and hanging rods will be installed in all closets
- Blinds will be provided for all windows



Photograph of model unit kitchen at Campos Plaza II



APARTMENTS

BATHROOM RENOVATIONS

1 Fixtures:

- Floor-mounted toilet(s)
- Single-handle chrome bathroom sink faucet
- Stainless steel shower arm, diverter tub spout, and drain trim
- Stainless steel grab-bars, where requested
- Fixtures will comply with the Uniform Federal Accessibility Standards (UFAS) and Americans with Disabilities Act (ADA) rules in UFAS designated units and will conserve water

2 Tub & Shower Surround:

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

3 Bathroom Vanities: Durable engineered wood complete with new sinks

4 Medicine Cabinet: Medicine cabinet with frameless mirror

5 Bathroom Flooring: Large-format porcelain tile with 6-inch porcelain tile baseboard and marble door saddle

6 Walls: Moisture-resistant paint will be utilized

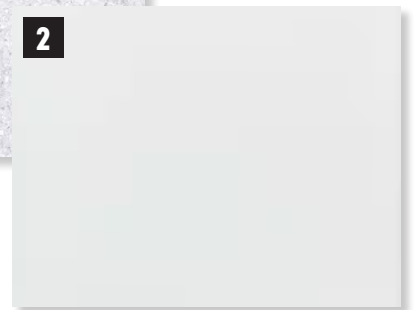
7 Lighting: Energy-efficient LED sconce above medicine cabinet

8 Bathroom accessories: Towel bar, toilet paper holder, grab bars (where requested)

9 Bathroom Ventilation repaired: Rooftop exhaust fan will be replaced and ventilation shafts will be rebuilt to ensure proper ventilation



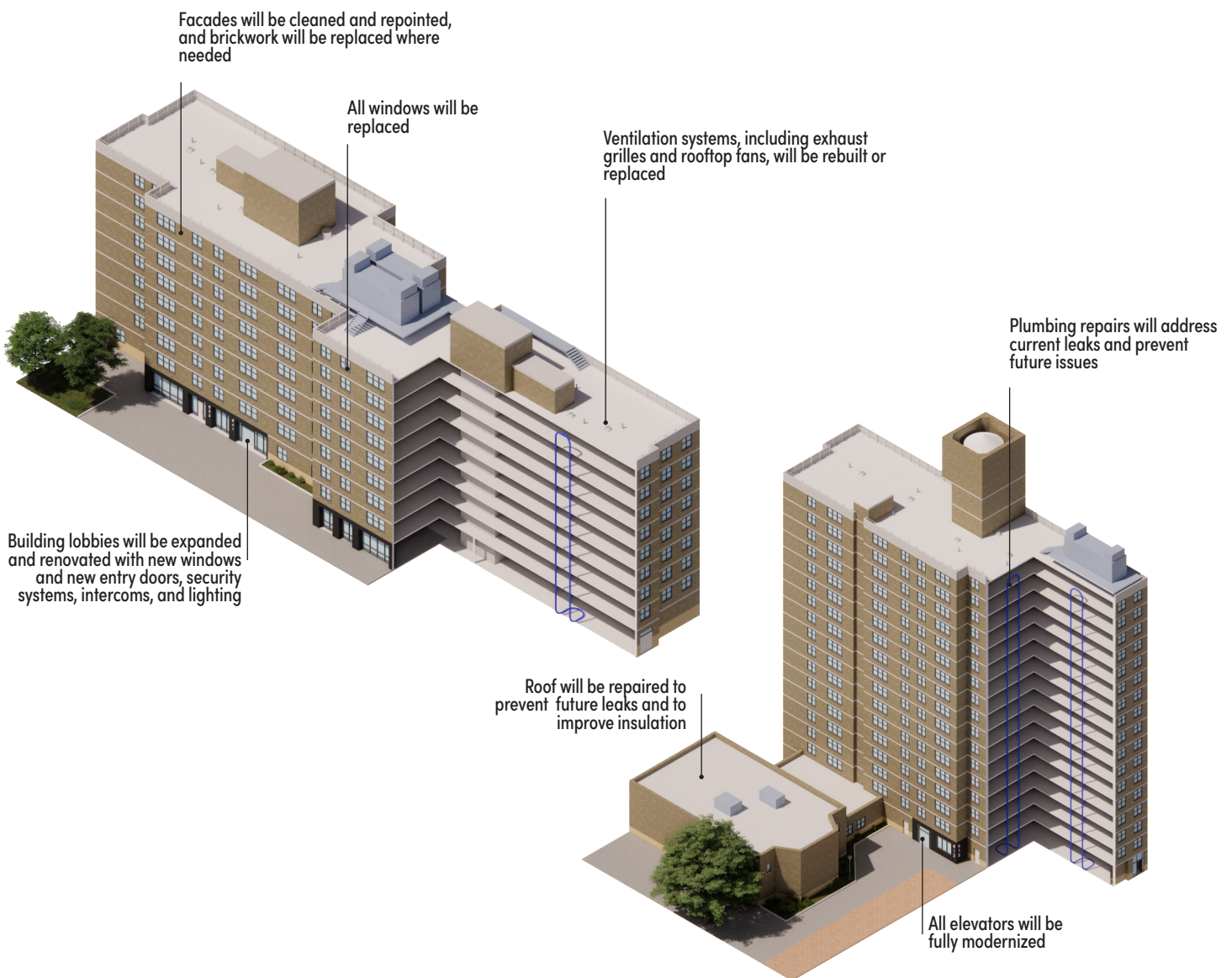
Conceptual rendering of renovated bathroom at Campos Plaza II.



BUILDINGS

SYSTEMS & INFRASTRUCTURE

- **Heating & Cooling:** Residents will receive innovative Midea window heat pump units in every living room and bedroom, delivering energy-efficient heating and cooling year-round. Residents will have individual climate control in their apartments.
- **Hot Water:** Existing steam systems will be repaired to ensure reliable delivery of hot water to every apartment.
- **Electrical:** Dedicated circuits will be installed in the kitchens, bathrooms, and in each living space for the electric window heat pump units. Additionally, new light fixtures, smoke, carbon dioxide, and gas detectors will be installed. Upgrades will be made to the existing electrical panels.
- **Plumbing:** All sanitary risers will be replaced. Domestic hot and cold water piping and valves will be replaced as needed.
- **Elevators:** Elevators will be fully modernized with new elevator cabs and mechanical equipment. Cameras will also be installed in each cab.
- **Ventilation:** Improvements will include rebuilding ventilation shafts; installation of new blade and fire dampers; replacing rooftop exhaust fans; and air-sealing building facades and sealing A/C sleeves. 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. A new security office will be constructed in the shared lobby of 641 and 643 East 13th Street.
- **Windows:** All existing windows will be replaced with new windows with integrated panels for heat pump units. Insect screens and blinds will be provided.
- **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. Existing A/C sleeves will be filled in and sealed with brick masonry. Isolated brick staining and coating will address discoloration and improve durability.
- **Wi-Fi:** Building-wide Wi-Fi will be available for free to all households.
- **Sewer & Storm Water:** Sewer lines will be jetted. Damaged sewer pipes in the Community Center will be replaced to prevent future backups. All storm risers will be replaced.



ENVIRONMENTAL REMEDIATION

If found, all environmental health hazards within apartments and buildings, including asbestos and mold, 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.

In apartments where the construction scope will disturb any health hazards, 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 homes following the renovation. The PACT partner team has hired an experienced Relocation Specialist to assist in this process and ensure it is as seamless as possible for residents. The PACT partner will pay for all associated costs, including packing supplies and movers.

BUILDINGS

COMMON AREAS & COMMUNITY SPACES

- **Building Entrances & Lobbies:** All building entries will be completely renovated, with new glass storefront, new entry doors with key fob access control and intercoms, new vestibules, new lighting, security cameras, and accessibility upgrades. Existing lobbies will be expanded, creating more space for amenities and improving safety and circulation. A new security office will be created. New porcelain tile flooring and wall finishes will be installed.
- **Hallways:** All existing corridors will receive new energy-efficient LED light fixtures and new LVT flooring. All residential corridors walls will be re-surfaced and painted to create a modern and sleek finish.
- **Stairwells:** Existing stairs will be repaired and repainted, and sections beyond repair will be fully replaced, as needed; security cameras and new LED lighting will be added to stairwells.
- **Trash/Recycling Areas:** Large, accessible, well-ventilated trash and recycling rooms will be created in each building, with access controlled by a key fob. Trash chute openings will be expanded to accommodate a larger pull door.
- **Mailboxes & Packages:** Installation of new, ADA mailboxes in building lobbies with secure parcel boxes.
- **Laundry Rooms:** New laundry rooms will be constructed on the ground floor of each building. They will be accessible to residents only, with access controlled by key fob, and will have commercial washers, dryers, folding tables, and seating.
- **Fitness Room:** A new workout room will be constructed on the ground floor of 641 East 13th Street and will be accessible to all residents of Campos Plaza II.
- **Resident Association Office:** The Resident Association office will be renovated to include a meeting space, pantry storage, and seating area.
- **Community Center:** The Campos Plaza II Community Center, operated by University Settlement, will receive upgrades including a new roof; new windows; upgrades to the mechanical systems; new painting and flooring as necessary; a new ADA compliant bathroom; and the removal of the current stage in order to expand the basketball court and gymnasium.
- **Active Resident Center:** A new Active Resident Center for older adults, to be operated by Henry Street Settlement, will be constructed with space for meetings and programming, a warming kitchen, and two new restrooms.



Conceptual rendering of expanded lobby at 641 and 643 East 13th Street



Conceptual rendering of new laundry facility

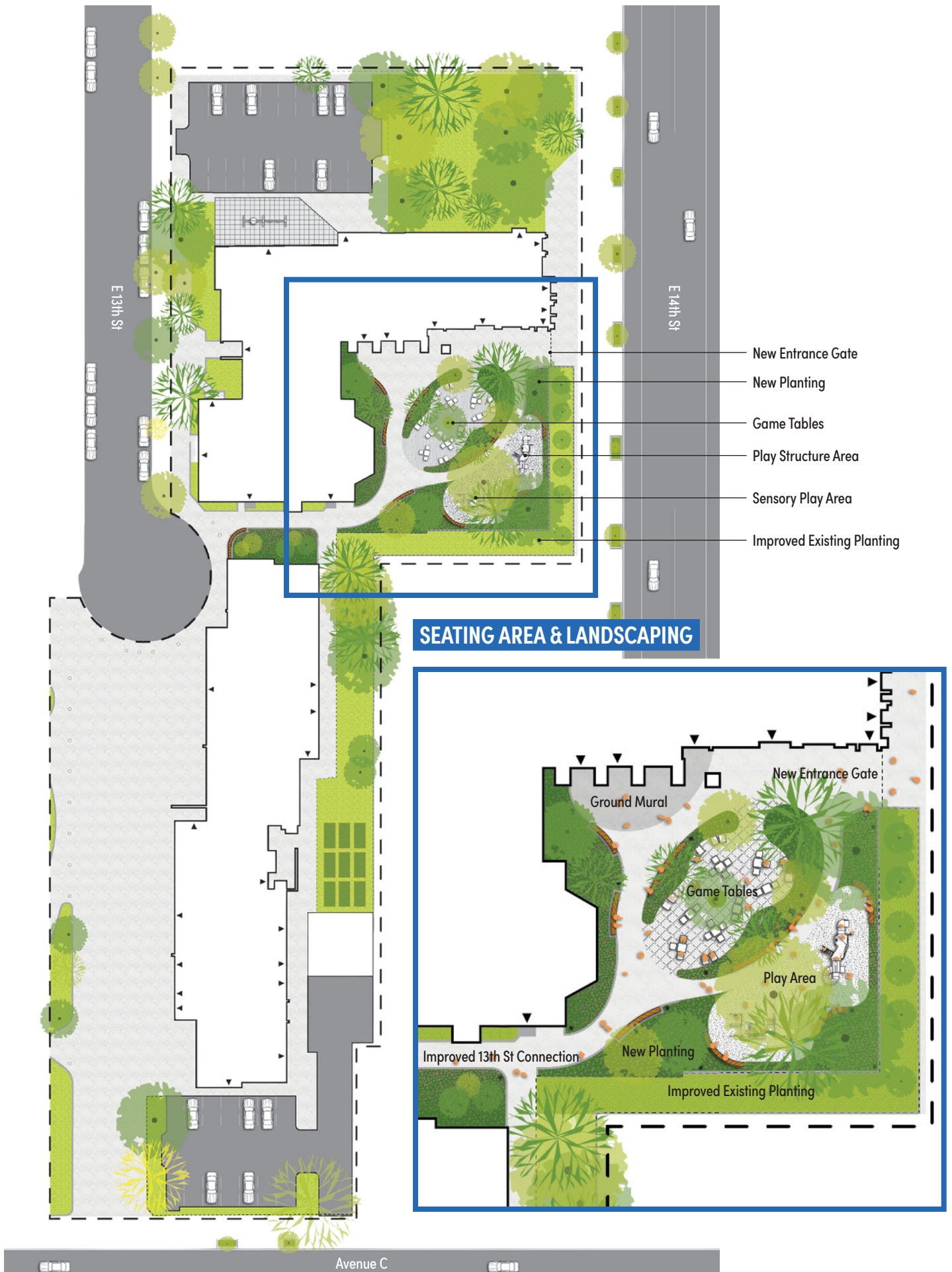


Conceptual rendering of new fitness room

SITES & GROUNDS

The campus plan shown at right represent the broad range of improvements that are planned for Campos Plaza II.

- **Pathways:** New walking paths will be created and any existing walking paths or damaged concrete will be repaired and repaved.
- **Landscaping:** Existing trees will be preserved and new plantings, including trees, bushes, and flowers will be added across the development.
- **Fencing:** A new exterior fence will be installed along 14th Street and unnecessary fences on the interior of the property will be removed to allow residents to enjoy new recreation and landscaped areas.
- **Seating Areas:** New outdoor seating areas with benches, game tables, and other outdoor furniture will be created.
- **Playgrounds:** A new play area for children, with safety surfaces and playground equipment designed for 2-5 year olds and 5-12 year olds, will be built on the 14th Street side of the property.
- **Accessible Ramps & Stairs:** New ramps, stairs, pathways, and grading across all sites will provide greater accessibility for residents with mobility challenges.
- **Parking Areas:** Existing parking lots will be repaved and restriped.
- **Safety & Security:** Security personnel will monitor CCTV locations 24/7 at every building exterior and throughout the grounds.
- **Lighting:** New site lighting will be installed throughout the campus to create a welcoming and safe environment.
- **Signage:** Large, illuminated building address numbers and clear signage will be. Campus maps will be located at key points throughout the site to help direct visitors and deliveries.
- **13th Street Corridor:** A street mural will be painted on the pavement and bollards for traffic control and pedestrian safety will be installed.



PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced by C+C Apartment Management, which will be responsible for all aspects of the property's maintenance and operations. C+C understands the PACT program and manages several other PACT sites. C+C will distribute welcome packets to every household detailing management procedures, such as making rental payments or reporting maintenance and repair issues.

PROPERTY MANAGEMENT OFFICE

The management office will be renovated and located at 633 East 13th Street. Operations staff will include:

- 1 General Manager
- 1 Compliance Specialist
- 1 Administrative Assistant
- 1 Social Service Liaison
- 1 Director of Security

MAINTENANCE & REPAIRS

The property maintenance plan includes dedicated staff for Campos Plaza II responsible for maintaining the site and keeping apartments, buildings, and common spaces clean and in good working order.

Maintenance staff will include:

- 1 Live-In Superintendent
- 4 Maintenance Porters
- 2 Maintenance Handypersons

SECURITY

The security plan will revolve around three key components:

- **New Security Cameras:** Over 200 cameras will be installed throughout the site and within each building, including in hallways, stairways, elevators, and resident amenity spaces. Cameras will be actively monitored by the security team in addition to regularly conducted vertical tours of all buildings by security staff.
- **Building Access Control:** 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:** A new security office will be built in the shared lobby of 641 and 643 East 13th Street. There will be 2 dedicated security staff members on-site, supervised by the Director of Security:
 - **1 Director of Security:** Supervises all security operations at the property; works with residents to resolve disputes.
 - **2 Tour Commanders:** Patrol buildings and grounds in assigned zones; document and report security incidents; staff the new security office once it is constructed.

WASTE & PEST MANAGEMENT

In all building lobbies, large, accessible, and well-ventilated waste and recycling rooms will be created. These rooms will be equipped with new waste and recycling bins for residents to dispose of household trash. In addition, all existing trash chute doors will be upgraded to accommodate standard household trash bags. The maintenance team will be responsible for site cleanup, curbside collection, and transportation of trash to the designated waste yards within the development, which will be redesigned with new equipment. Curbside collection will take place once in the morning and once in the afternoon. The team will also be responsible for maintaining the exterior compactors and any additional equipment in each waste yard. In addition to these waste management efforts, which will help reduce pests, third-party exterminating services will be provided regularly.



Conceptual rendering of renovated management office waiting area



Conceptual rendering of renovated building lobby and security office

SOCIAL SERVICES & COMMUNITY PROGRAMS

Social services and community programs will be brought directly on-site to complement the existing services and programming providing by University Settlement, who will continue to operate the Cornerstone community center and provide youth and young adult-oriented programming.

Henry Street Settlement will manage the provision of social services, events, and other activities at the development. Henry Street Settlement will also operate the newly created Active Resident Center at Campos Plaza II, with targeted on-site programming for older adults. Residents will also be provided direct access and transportation to an array of Henry Street Settlement services and programming provided off-site including mental health resources, career readiness programs, education/occupational training, and tailored social spaces and activities.

Additionally, C+C Management will employ a Social Services Liaison to provide direct case management and benefits assistance to all households.

HENRY STREET SETTLEMENT OFFICE

Henry Street Settlement social service staff will Monday- Friday 8:30 am - 4:30 pm in the management office located at 633 East 13th Street. After the construction of the new Active Resident Center is complete, Henry Street Settlement will be located on the first floor of 612 East 14th Street.

CASE MANAGEMENT

C+C Apartment Management and Henry Street Settlement will provide 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 AND OLDER ADULT PROGRAMMING

Henry Street Settlement will manage the newly constructed Active Resident Center which will focus on promoting the well-being of older adults through organized educational, recreational, and social activities. They will provide arts and creative activities, leisure activities, food services, technology assistance, and physical health programs tailored to older adults, as well as provide access to an array of additional off-site services, events, and support resources as needed.



Henry Street Settlement programming






Resident meeting at the Campos Plaza II community center gymnasium



Conceptual rendering of building entrances on East 13th Street



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Type A Projects