



*For illustrative purposes only. Actual designs will be developed with input from residents, resident leaders, NYCHA and the Development Team.*

Dear Residents,

We are honored to have been selected by your resident leaders and NYCHA to renovate, upgrade, and manage your NYCHA developments. Our team is led by three organizations with a track record of fixing, managing, and maintaining affordable housing. On behalf of our organizations, we look forward to working together to make comprehensive improvements to your home and community.

Our goal is to work with you and NYCHA to restore your development to high-quality housing. We will do this by creating and implementing a comprehensive plan for renovations and ongoing tenant services. These services will include new property management, maintenance, social services, and security systems. We will support residents' needs while renovating the property, relying on our experience from similar projects, and listening to your feedback. We will also develop new amenities, create jobs, and share job opportunities with you as work moves forward.

In the coming months, we will hold information sessions to keep you up to date about these efforts and allow us to hear from you about your needs and priorities. We hope that these upgrades make you excited to come home and proud to show your updated home to friends and family.

Sincerely,

*Eugene Schneur*  
OMNI NEW YORK LLC

*Daniel Moritz*  
THE ARKER COMPANIES

*Dawanna Williams*  
DABAR DEVELOPMENT PARTNERS



Additional designs and renderings will be available for all Union Avenue Consolidated developments at future resident engagement meetings.

## WHO WE ARE

### Development Team

The development team will create and implement a project plan for your developments based your feedback. Our team is led by three partners:



Omni New York LLC

#### Omni New York LLC

Founded in 2004 by former baseball All-Star Mo Vaughn and Eugene Schneur, Omni has earned a reputation as one of New York City’s most capable and trusted affordable housing developers, with more than 17,729 units across New York and the United States.



#### The Arker Companies

is one of the leading developers of affordable housing in New York having developed more than 11,200 affordable housing units for very low and low-income residents, including the acquisition and preservation of more than 6,250 units.



#### Dabar Development Partners

is a developer and Minority- and Woman-Owned Business Enterprise (MWBE) with more than 15 years of experience in real estate investment and development, and a commitment to social impact and high-quality, carefully designed affordable housing. To date, Dabar has developed over 3,000 apartment units.

### General Contractor

#### Renewal Chateau LLC

The General Contractor will oversee and complete all construction activities.

### Property Management

#### Progressive Management of NY LLC

Progressive Management will be responsible for the day-to-day operations and management of the properties.

### WE LOOK FORWARD TO SERVING THE FOLLOWING NYCHA PORTFOLIO PROPERTIES:

- CLAREMONT PARKWAY - FRANKLIN AVENUE
- STEBBINS AVENUE - HEWITT PLACE
- DAVIDSON
- UNION AVENUE - 163RD STREET
- EAGLE AVENUE - EAST 163RD STREET
- UNION AVENUE - 166RD STREET
- SOUTH BRONX AREA (SITE 402)

## PROPOSED UPGRADE SUMMARY

This scope of work is just a summary and will be further refined with input and coordination from residents, resident leaders, NYCHA and the Development Team.

### Apartments

#### GENERAL

- New flooring, light fixtures, paint, and doors
- Lead and mold abatement

#### KITCHEN

- New cabinets and solid surface countertops
- New appliances and plumbing fixtures

#### BATHROOMS

- New plumbing fixtures
- New vanities and medicine cabinets
- New ceramic tile flooring

### Building Systems and Exterior

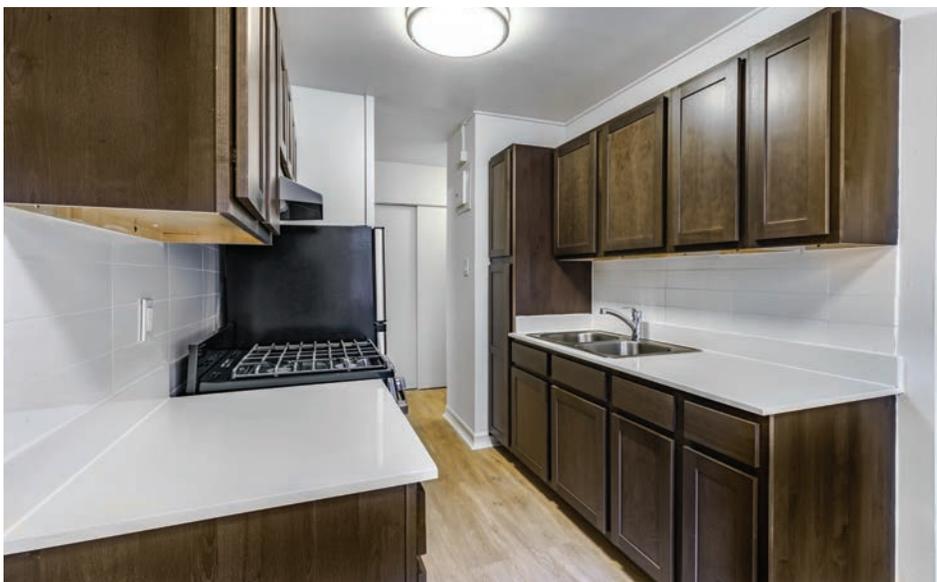
- Overhaul of security, intercom, and access control systems
- Modernized heating and cooling systems
- Roof replacement and repairs
- New Windows
- Upgrade existing elevators, including updating cabs (if applicable)

### Common Areas

- Lobby and common area beautification
- New mailboxes
- Repairs to community spaces, including enhanced services

### Site and Grounds

- New landscaping, planters, benches, and play equipment
- Repaired sidewalks and fences



Example of a completed unit at the NYCHA PACT Brooklyn Bundle II

## MEETINGS

We will be working with NYCHA and resident leadership to coordinate meetings with residents in the coming months. Please stay tuned for more information about upcoming meetings.

## BUILDING STUDIES

We are planning in-unit inspections with our architect and contractors and will need your assistance to access your unit. We will also be performing the necessary inspections in common areas, maintenance areas, and exteriors of the buildings. We will provide as much notice as possible and want to be respectful of your time. You will see members of our team around the building often in the coming months.

For more information, visit: [unionaveconsolidated.com](https://www.unionaveconsolidated.com)