

UNION AVENUE CONSOLIDATED COMMUNITY PLAN

SEPTEMBER 2023



PLANNING
FOR PACT



Conceptual rendering of Claremont Parkway - Franklin Avenue

ABOUT THIS PLAN

Union Avenue Consolidated (UAC) is a group of seven public housing developments located in the South Bronx. The properties consist of 983 apartments across 18 buildings that are home to more than 2,000 residents. They span a range of designs, from mid- and high-rise elevator buildings to three-story, garden-style homes.

In 2021, the New York City Housing Authority (NYCHA) included UAC in the Permanent Affordability Commitment Together (PACT) Program in order 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 lives of UAC residents by bolstering comfort, security, and pride of place – while keeping rents affordable and preserving tenant protections.

NYCHA and the selected PACT partners – The Arker Companies, Omni New York LLC, and Dabar Development Partners – worked closely with residents over the past several months to design every aspect of UAC’s transformation. Plans were developed through onsite community-wide meetings, individual development meetings, and resident leader meetings. Details of those plans are included in this document.

APARTMENTS & BUILDINGS UPGRADES

The renovation will include improvements to all apartment interiors and building systems, façade and roof repairs and upgrades, mechanical system modernization, new storefronts, enhanced security and access controls, full lobby and common area upgrades, and landscaping upgrades. Renovations will be done with tenants in place and will be overseen by Renewal Chateau JV LLC.

PROPERTY MANAGEMENT & SECURITY

Property management will be provided by Progressive Management, who will be responsible for all aspects of the property’s maintenance and operations. Progressive Management will respond immediately to all maintenance and repair requests; clean common areas and manage trash collection; provide regular extermination services; and be responsible for security at UAC.

SOCIAL SERVICES

Social services will be expanded through partnerships with the on-site social services providers. Expanded services will include senior programming, benefits assistance, after-school programs, and healthy food distribution. Progressive Management will employ a resident service coordinator to assist with service provision and coordination of new programming. The management team will also include a social worker to provide case management to residents in need of extra support.

PROJECT TIMELINE

Progressive Management is expected to take over duties from NYCHA in Fall 2023, 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 two years. However, the work in each apartment is only expected to require two to three weeks.



Union Ave Consolidated PACT Meeting #2, Property Management Introduction - December 13th, 2022



Union Ave Consolidated Meeting #3, Rehabilitation Plans - March 7th, 2023

KEY PRIORITIES & PLANNED INVESTMENTS

The Union Avenue Consolidated Community Plan reflects key resident priorities, including:



SAFETY & SECURITY

Systems upgrades will include over 1,000 new cameras installed in common areas, new lighting, and access controls at building entrances. Cameras will be monitored by a security team, which will liaise with the local police precincts to respond to any criminal activity and quality of life issues. All resident meetings will be regularly attended by the security team.



UNIT INTERIORS & FREE BROADBAND WI-FI

We will renovate all apartment interiors to improve apartment functionality, safety, and beauty. The plan includes installation of new fire rated apartment entry doors, kitchen cabinets and countertops, plumbing fixtures, flooring, finishes, appliances, apartment switches and outlets, windows, and doors. Bathrooms will be fully renovated, including repairs to plumbing behind the walls, and every home will be newly painted. Every apartment will also receive free broadband connection.



HEATING, COOLING & HOT WATER

All building hot water and heating systems will be updated, including new boilers, radiators, and control systems. The boiler management system will utilize multiple sensors strategically installed throughout each complex to monitor performance. It will also allow for remote control of the boiler system to ensure consistent heat and hot water temperatures.



BUILDING ENVELOPE, PLUMBING & LEAK MITIGATION

All buildings will undergo full roof repair and window replacements. Replacement of bathroom fixtures including tubs, shower bodies, drains, and toilets will address most common bathroom and kitchen leaks. Leaking pipes will be repaired or replaced depending on the expected remaining useful life of the pipe and its degree of deterioration. The UAC communities will also benefit from a leak detection system that will alert management of leaks in real time, helping to address less obvious leaks and water inefficiencies.



ENVIRONMENTAL REMEDIATION

All apartments have been tested for lead, 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.



HISTORIC PRESERVATION (DAVIDSON HOUSES)

Davidson is a historic building originally designed by the architect Paul Rudolph. Per the State Historic Preservation Office, the rehabilitation plan for Davidson must preserve the spirit of the original design. While the façade and building exterior will be restored, apartments, building systems, and common areas will receive the same level of repairs and upgrades as all other UAC developments.



ENERGY & SUSTAINABILITY

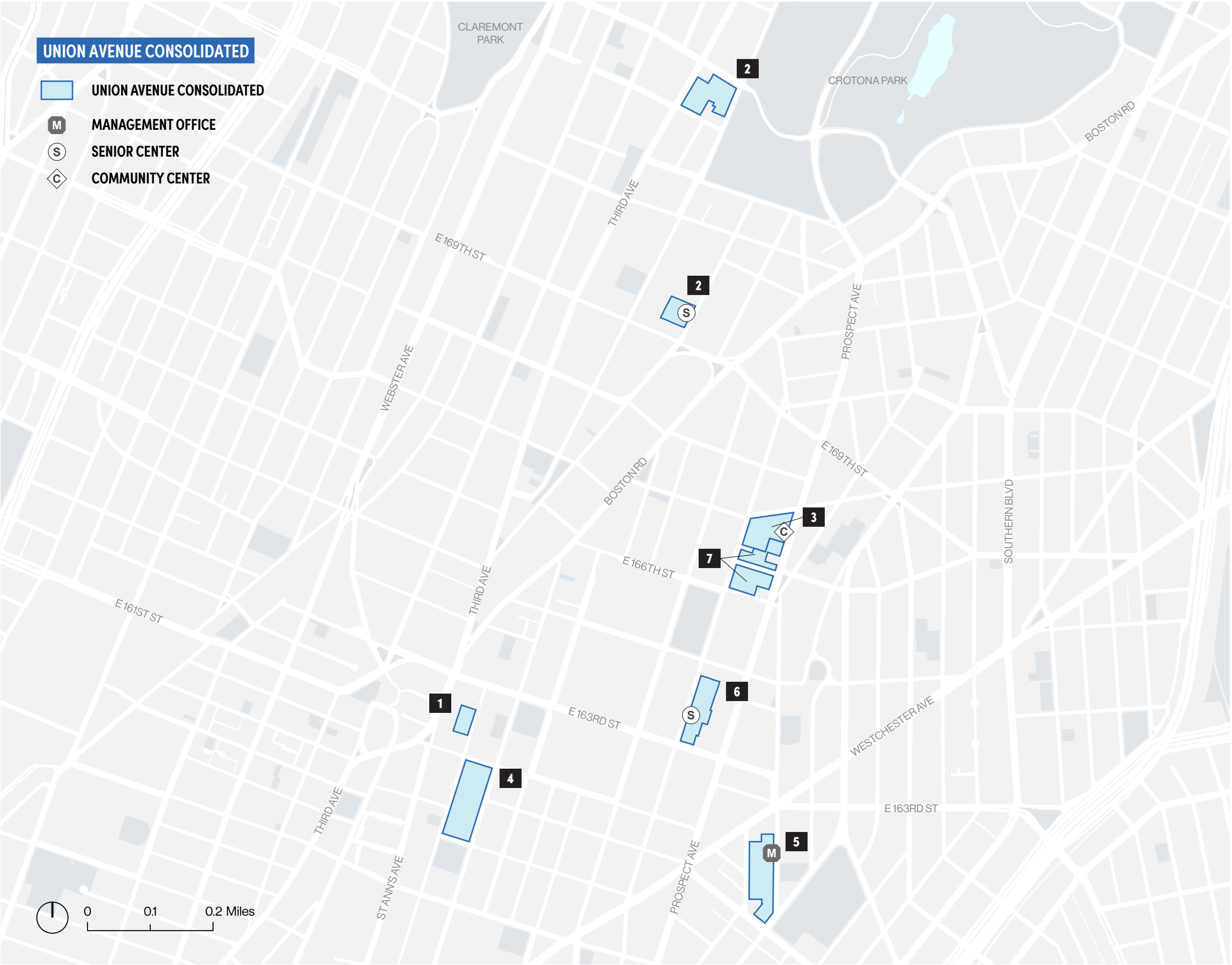
The rehab scope includes installation of solar panels at all developments, updating all boilers, high performance windows, replacement of all lighting with LED fixtures, improvements to building envelope performance, installing low flow sink fixtures, and a leak detection system. 905 Eagle Avenue and 1325 Franklin Avenue will be fully electrified, meaning building heat, hot water, and stoves will be provided via electric systems.



VENTILATION & AIR QUALITY

All buildings will receive upgrades to ventilation systems. These include repairing exhaust ducts, installing dampers at exhaust openings, replacing air fans, and improvements to meet code-compliant air flow rates at each building. 905 Eagle Avenue and 1325 Franklin Avenue will receive other enhancements to ventilation as they will undergo comprehensive electrification.

SITES OVERVIEW



- 1 Eagle Ave - East 163rd Street**
Buildings: 1, Stories: 6, Units: 66
- 2 Claremont Parkway - Franklin Ave**
Buildings: 3, Stories: 3-7, Units: 188
- 3 Davidson**
Buildings: 1, Stories: 8, Units: 175
- 4 South Bronx Area (Site 402)**
Buildings: 4, Stories: 3, Units: 114
- 5 Stebbins Ave - Hewitt Place**
Buildings: 2, Stories: 3, Units: 120
- 6 Union Ave - East 163rd Street**
Buildings: 1, Stories: 9, Units: 200
- 7 Union Ave - East 166th Street**
Buildings: 6, Stories: 3, Units: 120

APARTMENTS

KITCHEN RENOVATIONS

1 Appliances:

- New gas ranges with ovens at South Bronx Site 402, 950 Union Avenue, Claremont Parkway - Franklin Avenue, Union Avenue - E 166th, and Stebbins - Hewitt.
- New electric ranges with ovens at 905 Eagle Avenue and 1325 Franklin Avenue.
- New combination refrigerator/freezers.

All appliances will be stainless steel and ENERGY STAR certified

2 Fixtures:

- Single-handle pull-down kitchen faucet.
- Low-flow faucets in bathrooms and kitchens.
- Stainless steel under-mount single compartment sink.

3 Countertops: High quality and durable quartz countertops.

4 Backsplash: High quality and durable ceramic tile.

5 Cabinets: Wall-hung and base solid wood cabinets.

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

7 Flooring: All flooring will be replaced with durable laminate wood flooring.

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

Other apartment renovations will include:

- **Doors:** Apartments will receive new fire-rated entrance doors, and all interior doors will be replaced with solid core wood doors.
- **Closets:** Renovated closets will include new shelving, hanging rods, and swing doors.
- **Wall Paint:** Apartment walls will receive drywall repairs and a fresh coat of non-toxic paint with low/no volatile organic compounds (VOC).
- **Window Replacement:** All apartment windows will be replaced with new thermally-insulated and energy-efficient double-hung or casement window units.



Image of apartment kitchen model unit.



APARTMENTS

BATHROOM RENOVATIONS

- 1 Fixtures:**
 - New WaterSense-certified toilet.
 - Durable, high-quality vanity with integrated porcelain sink bowl and single handle polished chrome faucet.
 - Polished chrome shower arm, shower head, diverter tub spout, and drain trim.
- 2 Tub & Shower:**
 - New Bath Fitter tub enclosure.
 - All leaks will be repaired behind the walls before fixtures are installed.
- 3 Medicine Cabinet:** New medicine cabinet with mirror.
- 4 Flooring:** New ceramic tile floor with ceramic tile baseboard.
- 5 Walls:** Bathroom walls will be repainted with moisture-resistant paint.
- 6 Lighting:** New energy-efficient LED light fixtures will be installed above medicine cabinets.
- 7 Bathroom Accessories:** New polished chrome towel bar, toilet paper holder, and grab bars.



Image of apartment bathroom model unit.

BUILDINGS

SYSTEMS

■ Facade & Envelope Improvements:

- All building facades will be cleaned and restored, including Davidson, which cannot receive overcladding due to its historic status.
- Claremont Parkway - Franklin Ave and Eagle Ave - E 163rd Street will receive an insulated overcladding system.
- All other sites will receive partial uninsulated overcladding, except for South Bronx Area Site 402 due to recently completed facade upgrades.

■ Electrification: 1325 Franklin Avenue and 905 Eagle Avenue will be fully electrified and receive new electric ranges.

■ Heating & Cooling:

- New heating systems will be installed in all buildings.
- Apartments in buildings that will be fully electrified (1325 Franklin Ave and 905 Eagle Ave) will receive new electric heat pumps that will both heat and cool the units).
- All other apartments will receive new radiator and control valves.
- All other apartments can be cooled with air-conditioning window units.

■ Domestic Hot Water: All buildings will receive domestic hot water improvements to ensure consistent hot water delivery.

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

■ Ventilation: Improvements will include replacement of any non-functioning fans; replacement of dampers; system balancing to ensure efficiency; and cleaning and sealing of all ventilation shafts.

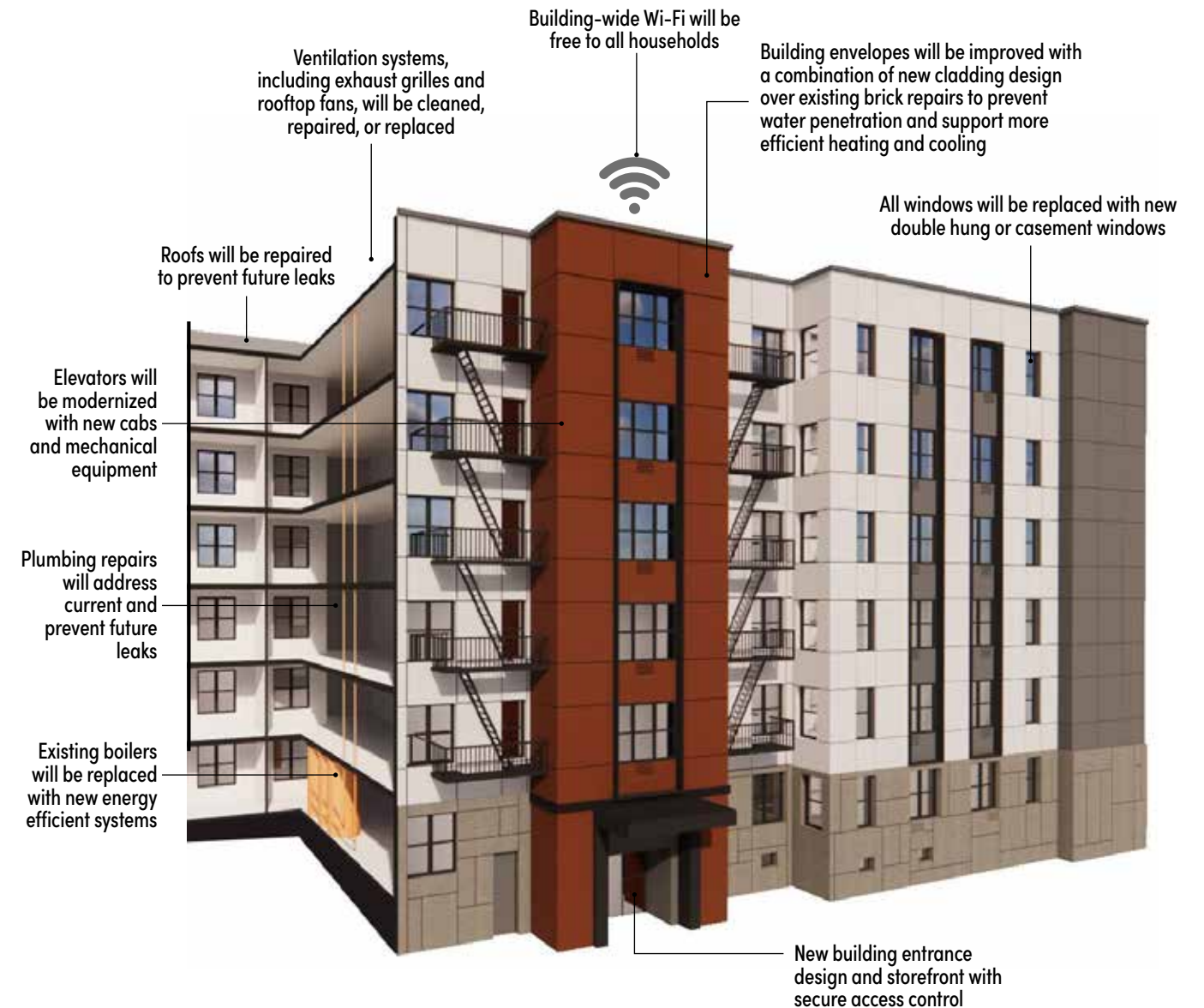
■ Security: All buildings will receive access and security upgrades, including cameras, new storefronts accessible by key fob, and new lighting in hallways and building exteriors.

■ Roofs: Roofs will be fully replaced to prevent leaks and improve energy efficiency.

■ Solar panels: Solar panels will be installed on all roof tops.

■ Wi-Fi: All buildings will be connected to free community-wide wireless broadband internet, and all units will receive a new Ethernet port to plug in a router for their own individual wifi.

■ Safety Improvements: Existing sprinkler systems will be repaired, and all sites will receive new hardwired smoke detectors, self-closing apartment entry doors, and limiting devices at windows for child safety.



The above diagram is based on Union Avenue - E 163rd Street, but will be universally applicable to all buildings with limited exceptions based upon building type (for example, elevator renovation will not be included in walk-up buildings).

ENVIRONMENTAL REMEDIATION

Where 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 facades. Improved ventilation will prevent the buildup of mold.

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.

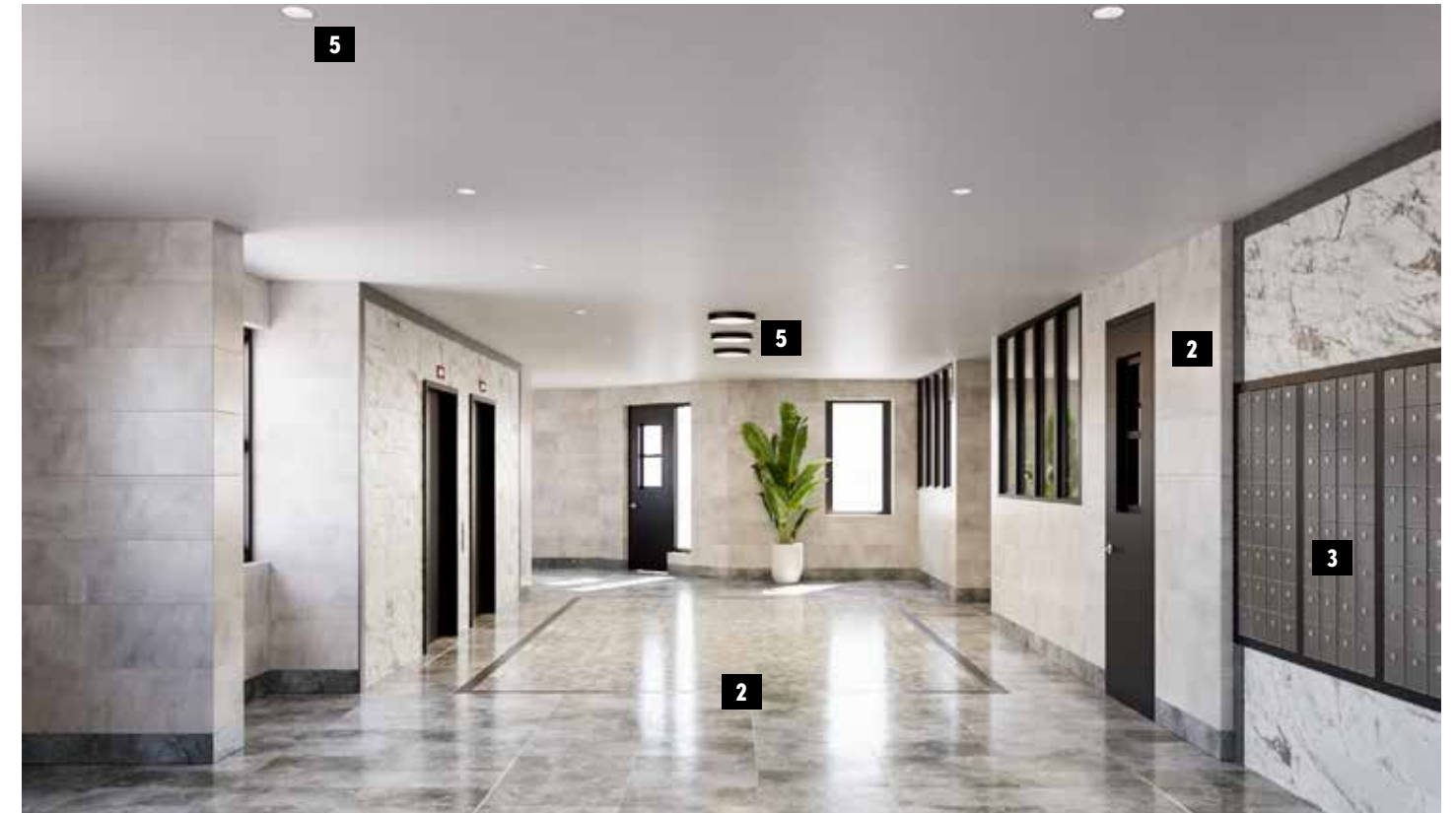
BUILDINGS

COMMON AREAS & COMMUNITY SPACES

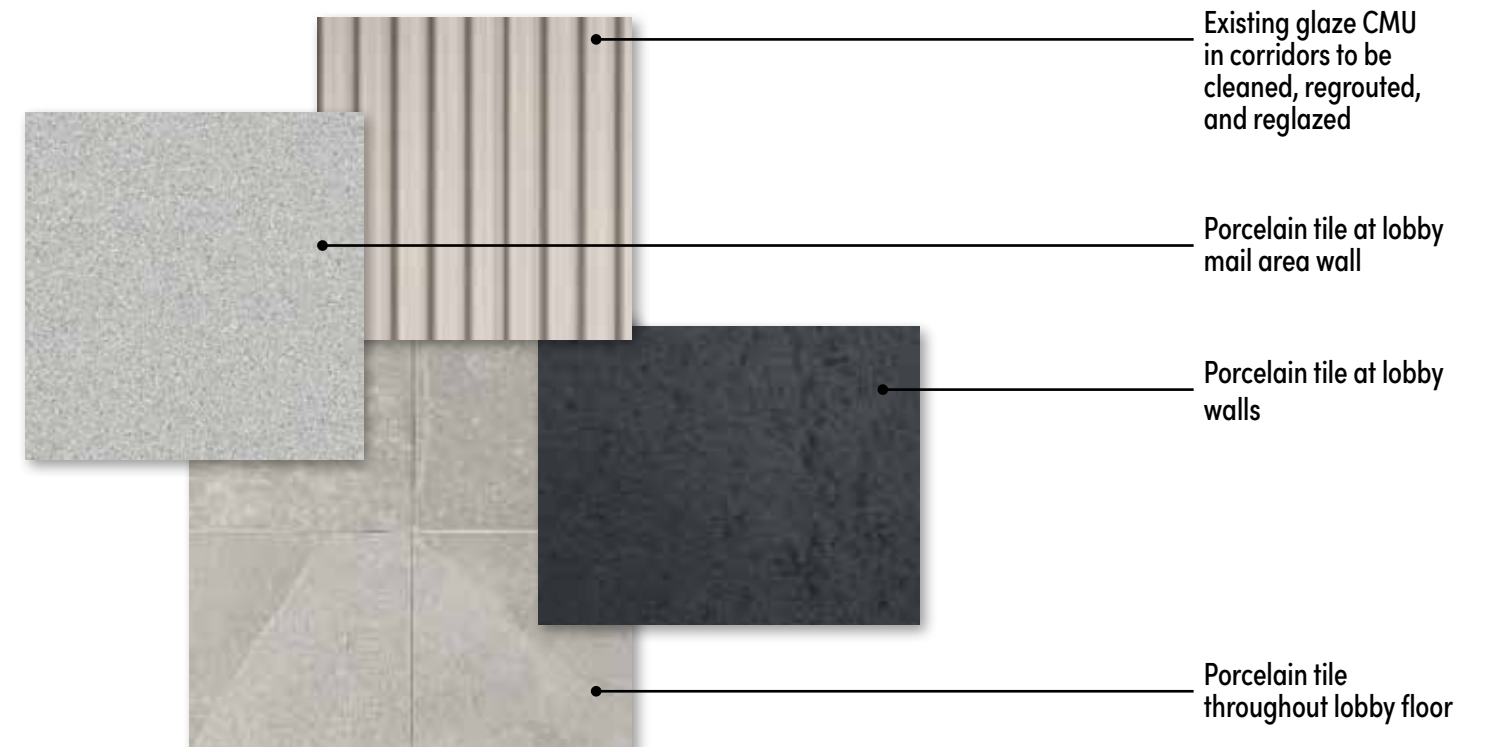
- 1 Building Entrances:** All building entrances will be completely renovated, with new floor-to-ceiling windows, vestibules, lighting, access controls, and accessibility upgrades.
- 2 Lobby Upgrades:** Lobby upgrades will include new tile flooring and wall finishes.
- 3 Mail Area:** Large accessible mail areas will be created in all building lobbies, with new mailboxes and parcel lockers.
- 4 Trash/Recycling Room:** Large, accessible, well-ventilated trash and recycling rooms will be provided on each floor of the elevator buildings (Eagle Avenue - E 163rd Street, Union Avenue - 163rd Street, Claremont Parkway - Franklin Avenue, and Davidson). Access will be controlled by a key fob. Trash chute openings will be expanded to accommodate a larger pull door.
- 5 Hallways:** All existing corridors will receive new energy-efficient LED light fixtures, new flooring, and repaired and painted wall finishes.
- 6 Stairwells:** Existing stairs will be repaired and repainted; sections of the stair beyond repair will be fully replaced, as needed.

Other community space improvements will include:

- **Laundry Rooms:** Existing laundry rooms at 1325 Franklin Avenue and 950 Union Avenue will be upgraded with new ceramic tile flooring, new entry doors with an updated access control system, cameras, lighting, and new commercial washers and dryers. A new laundry room with similar upgrades will be built at Davidson.
- **Resident Association Offices:** All existing resident association offices will be renovated and updated with new entrances, flooring, painting, kitchens, doors, windows, and lighting.
- **Community Centers:** The community centers at PSS Davidson Senior Center (Union Avenue - 163rd Street), the Arturo Schomburg Older Adult Center (Claremont Parkway - Franklin Avenue), and the SoBro Davidson Community Center (Davidson), will be updated to create comfortable and safe gathering spaces for residents, including new heating and cooling systems and emergency backup generators.



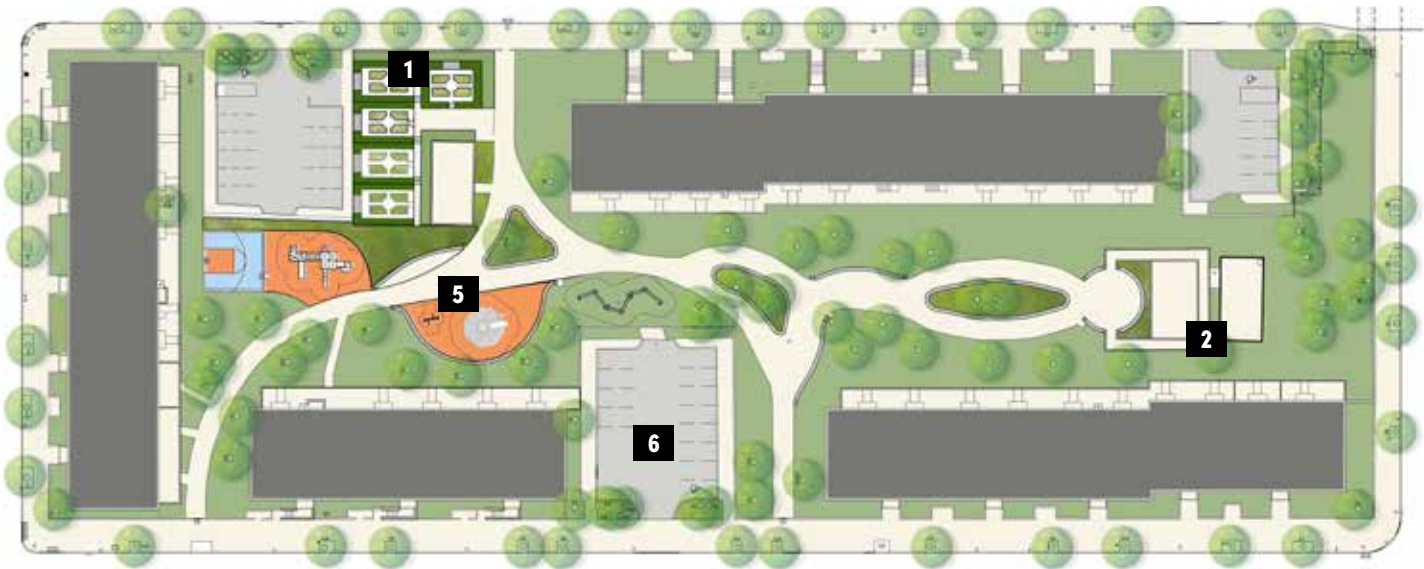
950 Union Ave - Lobby Rendering
All building lobbies will receive identical investments and finishes



SITES & GROUNDS

The Sites and Grounds plans shown at right were selected to represent the broad range of improvements that are planned for the Union Ave Consolidated portfolio. Planned improvements are unique to each development and may not be implemented at all sites. The site plans are still conceptual and will be finalized in collaboration with residents at each development.

- 1 Landscaping:** New native plantings will be installed across the campuses and along public streets, including shade trees, evergreen trees, small flowering trees, and grass.
- 2 New Site Furnishings, Seating & Tables:** New seating areas with benches will be created outside of buildings.
- 3 New Bike Racks:** New outdoor bike racks will be installed at Davidson.
- 4 Resurfaced Paths:** Walking paths will be repaved or created.
- 5 Playgrounds & Play Surfaces:** All existing play areas will be renovated, and basketball courts will be updated.
- 6 Parking Lots:** Existing surface parking lots will be repaved and re-striped.
- 7 ADA Accessibility:** New ramps, stairs, pathways, and grading across the site will provide greater accessibility for residents with mobility challenges.
- 8 Lighting:** New lighting located throughout campuses will provide improved security and safety.
- 9 Other public space improvements will include:**
 - **Signage:** Large building numbers and clear signage will improve the experience of navigating the campuses and buildings.
 - **Safety & Security:** Security personnel will patrol and monitor CCTV locations 24/7 at every building exterior and throughout the campuses.



South Bronx Area (Site 402) - Conceptual Site Plan



Claremont Parkway - Franklin Ave - Conceptual Site Plan

PROPERTY MANAGEMENT & SECURITY

Property management will be enhanced with a fully staffed and independent management team led by Progressive Management, who will be responsible for all aspects of the property’s maintenance and operations. Prior to the transition to new management, NYCHA and Progressive Management will distribute welcome packets to all UAC households with details on how to do things like pay rent or report maintenance and repair issues.

MANAGEMENT OFFICE

The management office will continue to be located at 881 Rev James A Polite Avenue and will be adequately staffed to ensure smooth day-to-day operations. Additional management offices will be created during the rehabilitation process. These satellite offices will be located at 950 Union Ave, 1325 Franklin Ave, and 905 Eagle Ave. Staff working out of the management offices will include:

- 7 superintendents
- 12-17 maintenance staff, including porters and handymen
- 7-10 administrative staff, including property manager(s) and a regional property manager

To submit a repair or maintenance request and for questions regarding your rent bill, you may contact the management office at uac@progressivemgmt.net or call **516-879-3001**.

MAINTENANCE

To best maintain the property, each development will have a dedicated superintendent and team of porters. Total maintenance staff includes:

- Superintendents responsible for oversight of their teams and general apartment repairs at their assigned development
- Porters responsible for upkeep of common areas and grounds, including trash removal

SECURITY

There are three key pieces to the security plan:

Security Cameras

Over 1,000 cameras will be installed throughout the developments, including in hallways, stairways, elevators, and outdoor areas. Cameras will be monitored by the security team 24/7.

Building Access

New doors at all building lobbies will have modern intercoms and key fob access technology, limiting access to authorized residents and their guests only.

Security Staff

There will be security personnel based in the management office. The security team will monitor the cameras and patrol the developments. They will also liaise with the local police precinct and respond to resident concerns.

WASTE & PEST MANAGEMENT

Elevator buildings will have indoor compactor machines for household garbage. Recycling can be deposited into bins near the lobby and the garbage rooms located on each floor of the elevator buildings. Low rise buildings will have garbage and recycling bins near building entries, easily accessible to residents.

The dedicated maintenance team will remove garbage on a daily basis from bins and will deposit all garbage into containerized outdoor compactor machines, which can be completely sealed to protect from rodents. Recycling will be stored in designated areas at each development for DSNY pickup. In addition to this waste management effort, which will help reduce pests, third-party exterminating services will be provided every month.

The smoke-free policy will be enforced by the management team.

SOCIAL SERVICES & COMMUNITY PROGRAMS

As part of UAC’s transformation through the PACT program, new social services and community programs will be brought directly on-site and tailored to meet the diverse needs of UAC residents. Progressive Management will have a dedicated Social Worker and Resident Service Coordinator to manage the provision of all services, events, and activities across the developments. In collaboration with resident leaders, they will partner with existing providers and other local organizations to bring new, engaging programs into the UAC community, with a focus on senior programming, including health and exercise classes, benefit support and financial literacy, computer classes, healthy produce distribution, and potentially community gardening.

Seniors Wellness – We will support the PSS Davidson Senior Center at 950 Union Ave and Arturo Schomburg Center at 1315 Franklin Ave with programming and services to promote the well-being of older adults through organized educational, recreational, and social activities.

Food Distribution – We will coordinate with resident associations to distribute healthy produce.

Computer & Technology Training – We will work with on-site providers to facilitate computer training for residents. The existing providers at 950 Union Avenue, 1315 Franklin Avenue, and 1221 Prospect Avenue each have a computer room available for residents.

Benefits Assistance & Financial Counseling – We will work with the existing providers to assist residents with applying for benefits. We will also provide on-site financial counseling. Residents will be able to apply for Rent to Build Credit with the Resident Service Coordinator, which will allow participants to use on-time rental payments to help build their credit score.

Community Gardening – We plan to build one or more community gardens at UAC where feasible. Residents will be able to apply for a limited number of secured individual plots.

Scholarship Fund – We will provide financial aid to qualified residents who are enrolled, or plan to enroll, in part-time and full-time undergraduate study. First-year awards are expected to total \$50,000. Residents will be able to apply by contacting the Resident Service Coordinator, who will be based in the management office at 881 Rev James A Polite Ave management.

If required, any significant change to the Union Avenue Consolidated Community Plan, including programming, design, rehabilitation scope, or staffing, will be communicated to residents in writing.



Conceptual rendering of Union Avenue - E 163rd Street

CONTACT US!

Website: unionaveconsolidated.com
Email: pactpartners@unionaveconsolidated.com
Phone: 646-734-8186

