
NORTHWEST BRONX PACT COMMUNITY PLAN

JUNE 2025

1010 E

PLANNING
FOR PACT



ABOUT PACT

The New York City Housing Authority (NYCHA) has included a group of developments in the Northwest Bronx in the Permanent Affordability Commitment Together (PACT) Program to provide these communities 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 Northwest Bronx residents, while keeping rents permanently affordable and preserving tenant protections. The developments included in the Northwest Bronx PACT project are shown on pages 6-7.

3340 BAILEY AVENUE



PROJECT SUMMARY

The Northwest Bronx PACT project (“Northwest Bronx”) is a group of eight public housing developments. The properties consist of 1,669 apartments across 14 buildings that are home to more than 3,000 residents, and feature five on-site community and older adult centers. They include mid- and high-rise elevator buildings, as well as walk-up apartment buildings.

NYCHA and the selected PACT partners – The Arker Companies, SBV, and Dabar Development Partners – have worked closely with residents to design every aspect of Northwest Bronx’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 renovation will include improvements to all apartment interiors and building systems, facade 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 completed 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 Northwest Bronx.

SOCIAL SERVICES

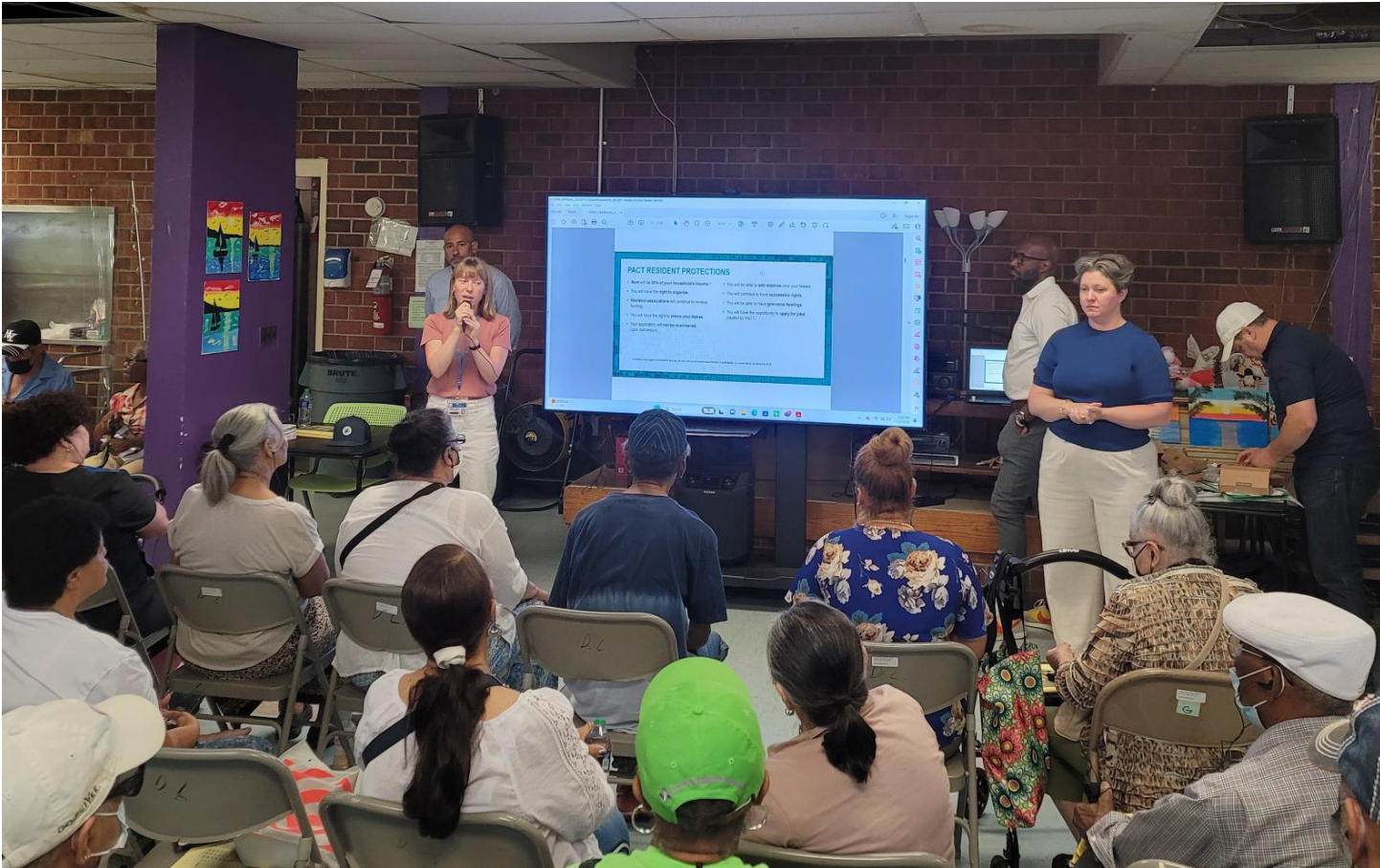
Social services will be expanded through partnerships with the on-site social services providers and will include senior programming, benefits assistance, after-school programs, and healthy food distribution. Progressive Management will employ a team of resident service coordinators to assist with service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

PROJECT TIMELINE

Progressive Management is expected to take over duties from NYCHA in Summer 2025, 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 developments and is expected to last approximately two years. However, the work in each apartment is only expected to require two to three weeks.



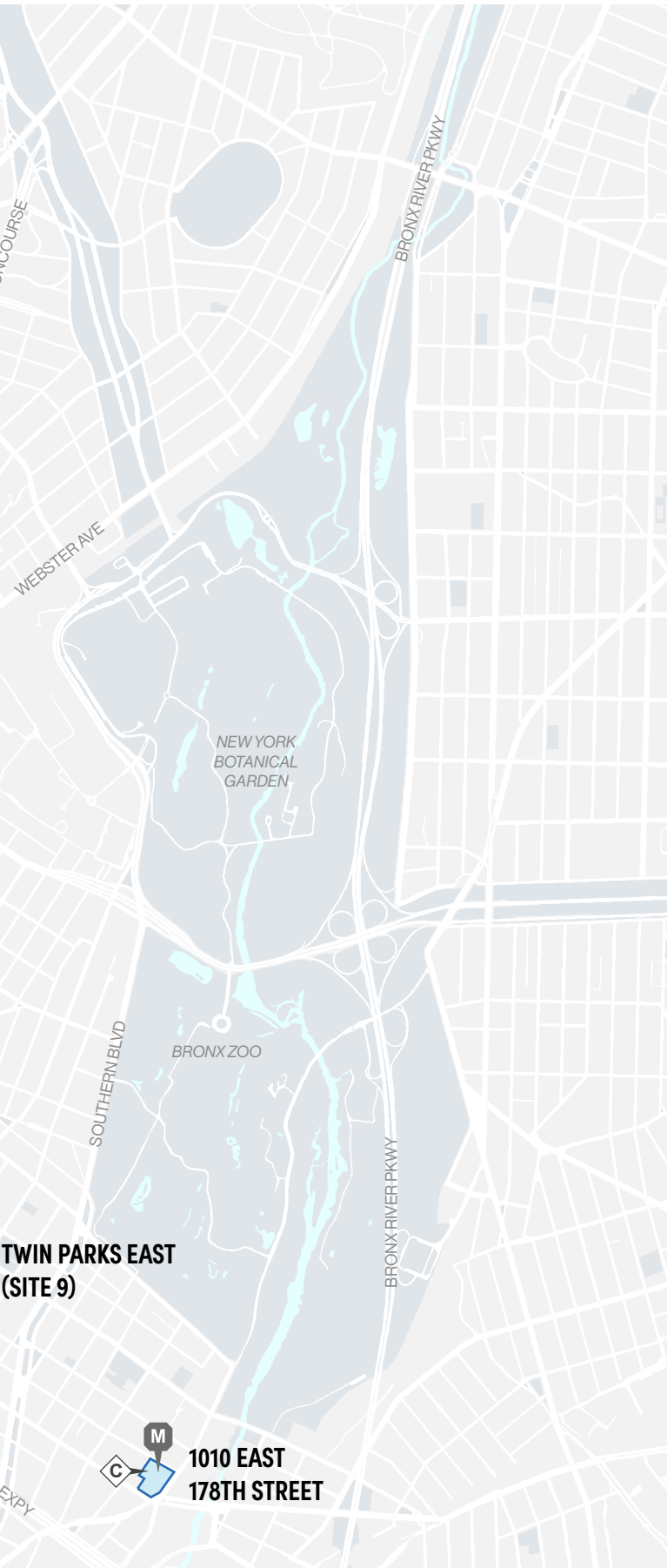
Conceptual rendering of Twin Parks East (Site 9)



Resident Meeting at Twin Parks East (Site 9), July 2023

SITES OVERVIEW





CONTEXT

Borough: Bronx

Neighborhood: Northwest Bronx

DEVELOPMENTS

- 1 Fort Independence Street-Heath Avenue**
 1 building, 344 apartments
Community Center (MMCC)
Property Management Office for:

 - Fort Independence Street-Heath Avenue
 - Bailey Avenue-West 193rd Street
- 2 Bailey Avenue-West 193rd Street**
 1 building, 233 apartments
Senior Center
- 3 University Avenue Rehab**
 4 buildings, 230 apartments
- 4 Harrison Avenue Rehab (Group A & B)**
 5 buildings, 184 apartments
Property Management Office for:

 - University Avenue Rehab
 - Harrison Avenue Rehab (Group A & B)
- 5 East 180th Street-Monterey Avenue**
 2 buildings, 239 apartments
Community Center (Good Shepherd Services)
- 6 Twin Parks East (Site 9)**
 1 building, 219 apartments
Senior Center (Neighborhood SHOPP)
- 7 1010 East 178th Street**
 1 building, 220 apartments
Community Center (Phipps Neighborhoods)
Property Management Office for:

 - East 180th Street-Monterey Avenue
 - Twin Parks East (Site 9)
 - 1010 East 178th Street

KEY PRIORITIES & PLANNED INVESTMENTS

The Northwest Bronx Community Plan reflects key resident priorities, including:



SAFETY & SECURITY

System upgrades will include over 1,900 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

The PACT partners 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 internet connection.



HISTORIC PRESERVATION

Fort Independence, Bailey Ave, and Monterey Ave are being listed on the National Register of Historic Places in recognition of their design legacy and lasting impact on public housing policy. 1010 East 178th Street is in the review process for historic designation. The rehabilitation plan for these properties will preserve the spirit of the original designs while also modernizing building systems and bringing in new amenities.



VENTILATION & AIR QUALITY

All buildings will receive upgrades to ventilation systems to improve air quality and prevent mold. Improvements include repairing exhaust ducts, installing dampers at exhaust openings, replacing air fans, and making modifications to meet code compliant air flow rates at each building, as needed. 1925 Harrison Ave will receive other enhancements to ventilation as part of the electrification of its heating and cooling system.



HEATING, COOLING & HOT WATER

All developments will receive upgrades to their heating, cooling, and hot water systems, which will be more reliable and provide greater comfort for residents. The new boilers will utilize sensors to optimize performance and allow for remote monitoring and control, ensuring consistent heat and hot water delivery. Cooling will largely be provided through window A/C units provided by the PACT partner team, and 1925 Harrison Ave will be fully electrified, with heating and cooling provided by an electric mini-split system.



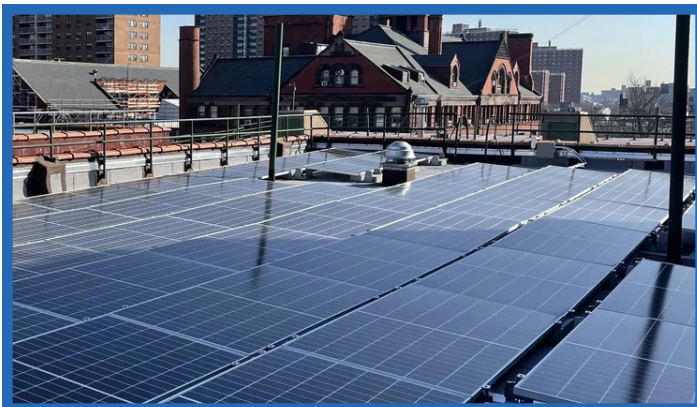
BUILDING ENVELOPE, PLUMBING & LEAKS

While a number of roofs were recently replaced by NYCHA and are in good working condition, all other buildings will undergo full roof repair or replacement. Additionally, the PACT partner will replace windows and repair facades to prevent moisture penetration. Replacement of bathroom and kitchen fixtures, tubs, shower bodies, drains, and toilets will address leaks inside apartments. Deteriorating plumbing lines will also be replaced as needed, and a leak detection system will alert management of leaks in real time.



ENVIRONMENTAL REMEDIATION

All 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. All abatement work will be conducted safely and with minimal disruptions to residents.



ENERGY & SUSTAINABILITY

Solar panels will be installed at 1010 East 178th Street, Harrison Ave Rehab (Group B), Monterey Ave, Twin Parks East, and University Ave. Boiler upgrades, high performance windows, LED fixtures, low flow sink fixtures, and a leak detection system will improve the buildings' energy performance. 1925 Harrison Ave will be fully electrified with an electric heat system, domestic hot water system, and cooking ranges.

APARTMENTS

KITCHEN RENOVATIONS

1 Appliances:

- New stainless steel gas ranges, except at 1925 Harrison Ave, which will receive new electric ranges.
- New stainless steel top freezer refrigerator.

All appliances will be stainless steel and ENERGY STAR certified

2 Fixtures:

- New single-handle pull-down kitchen faucet.
- New 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 tile.

5 Cabinets: Wall-hung and solid wood cabinets.

6 Flooring: Durable, non-toxic, PVC-free flooring.

7 Baseboard: New wood baseboards.

Other apartment renovations will include:

- **Lighting:** New energy-efficient LED light fixtures will be ceiling-mounted.
- **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 windows.



Model unit kitchen

*Please note: For buildings designated as historic, the final scope of work may include a different flooring style consistent with National Park Service requirements for historic eligibility.



APARTMENTS

BATHROOM RENOVATIONS

1 Fixtures:

- New floor-mounted, WaterSense-certified toilet.
- New solid wood 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, as needed.

3 Medicine Cabinet: New medicine cabinet with mirror.

4 Flooring: Ceramic floor with a marble saddle.

5 Walls: Repainted walls with moisture-resistant paint; walls will be repaired, as needed.

6 Lighting: New energy-efficient LED vanity light.

7 Bathroom Accessories: New polished chrome towel bar, toilet paper holder, and grab bars.



Model unit bathroom



BUILDINGS

SYSTEMS & INFRASTRUCTURE

■ **Facade & Envelope Improvements:**

- All building facades will be cleaned and restored. 1925 Harrison Ave will receive an insulated over-cladding system to maximize the electrified building's energy efficiency.
- Twin Parks East, University Ave, and the rest of Harrison Ave will receive uninsulated over-cladding for aesthetic improvements.

■ **Heating & Cooling:**

- All developments will receive boiler replacements or boiler upgrades with remote sensors and control equipment, and distribution pipes will be replaced as needed to prevent leaks.
- Inside apartments, new radiators and control valves will allow for better temperature control during the winter, and window air-conditioning units will be provided by the PACT partner for cooling in the summer.
- 1925 Harrison Ave will be fully electrified; all apartments will receive new electric heat pumps that provide both heating and cooling.

- **Domestic Hot Water:** All buildings will receive domestic hot water improvements, such as replacing distribution pipes, to ensure consistent hot water delivery and leak prevention.

- **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 in both apartments and corridors.

- **Security:** All buildings will receive access and security upgrades, including new lobby doors; new intercoms; cameras covering common interior and exterior common areas; new building entries accessible by key fob; and new lighting in hallways and building exteriors.

- **Roofs:** Roofs will be fully replaced or repaired where needed to prevent leaks and improve energy efficiency.

- **Solar Panels:** Solar panels will be installed at 1010 East 178th Street, Harrison Ave Rehab (Group B), Monterey Ave, Twin Parks East, and University Ave.

- **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 Wi-Fi.

- **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.

HIGH-RISE HISTORIC BUILDINGS

Based on East 180th Street–Monterey Avenue, this diagram shows upgrades for most historic buildings, excluding certain types and those recently renovated by NYCHA.



MID-RISE BUILDINGS

Based on Harrison Avenue Rehab (Groups A & B), this diagram shows an example of upgrades for buildings that have not been historically designated.



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 improved ventilation and the repair of old or damaged plumbing, roofs, and facades.

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. All households will have the right to return to their home following the renovation. The PACT partner team will coordinate the moving process and pay for all associated costs.

BUILDINGS

COMMON AREAS & COMMUNITY SPACES

- **Building Entrances:** All building entrances will be completely renovated, with new entry doors, new frames where needed, new intercoms, new key access control systems, and new lighting.
- **Lobby Upgrades:** Lobby upgrades will be modernized, including new tile flooring and wall finishes.
- **Mail Area:** Large accessible mail areas will be created in all building lobbies, with new mailboxes and parcel boxes and parcel lockers, where allowed.
- **Trash/Recycling Room:** Every building will have large, accessible, well-ventilated trash rooms. Trash chute openings will be expanded to accommodate a larger pull door. Recycling waste should be deposited into the designated receptacles in each building's recycling room.
- **Hallways:** All existing corridors will receive new energy-efficient LED light fixtures, new flooring, and repaired and painted wall finishes.
- **Stairwells:** Existing stairs will be repaired and repainted; sections of the stairs beyond repair will be fully replaced, as needed.
- **Laundry Rooms:** The existing laundry room at Twin Parks East will be upgraded with new flooring, a new entry door, an updated access control system, cameras, lighting, and new washers and dryers. 1010 East 178th Street, Bailey Ave, Fort Independence, and Monterey Ave will all receive new laundry rooms. Where possible, all laundry rooms will meet accessibility standards.
- **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 1010 East 178th Street, Bailey Ave, Fort Independence, Monterey Ave, and Twin Parks East will be updated to create comfortable and safe gathering spaces for residents, including new heating and cooling systems, new plumbing, light, electrical, and emergency backup generators.

* Due to the historic designation of 1010 East 178th Street, Bailey Ave, Fort Independence, and Monterey Ave, lobbies and hallways at these developments must maintain the original design of the building. All flooring and wall tiles will be cleaned and repaired or replaced as needed. Additionally, all walls will be painted, and updated mailbox systems will be installed.



Conceptual rendering of building lobby at Twin Park East (Site 9)



Conceptual rendering of lobby and mailbox at East 180th Street-Monterey Avenue

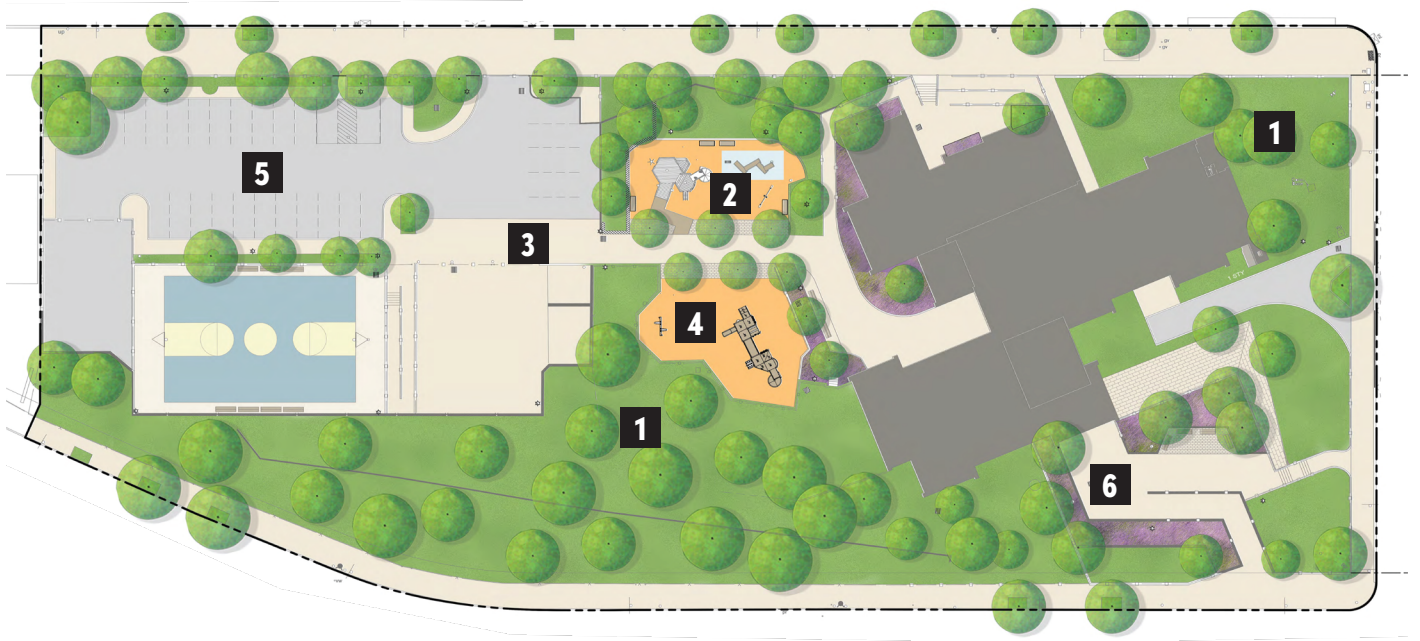
SITES & GROUNDS

The site plans shown at right were selected to represent the broad range of improvements that are planned for the Northwest Bronx portfolio. Because each development is unique, the full range of upgrades may not be implemented at all sites.

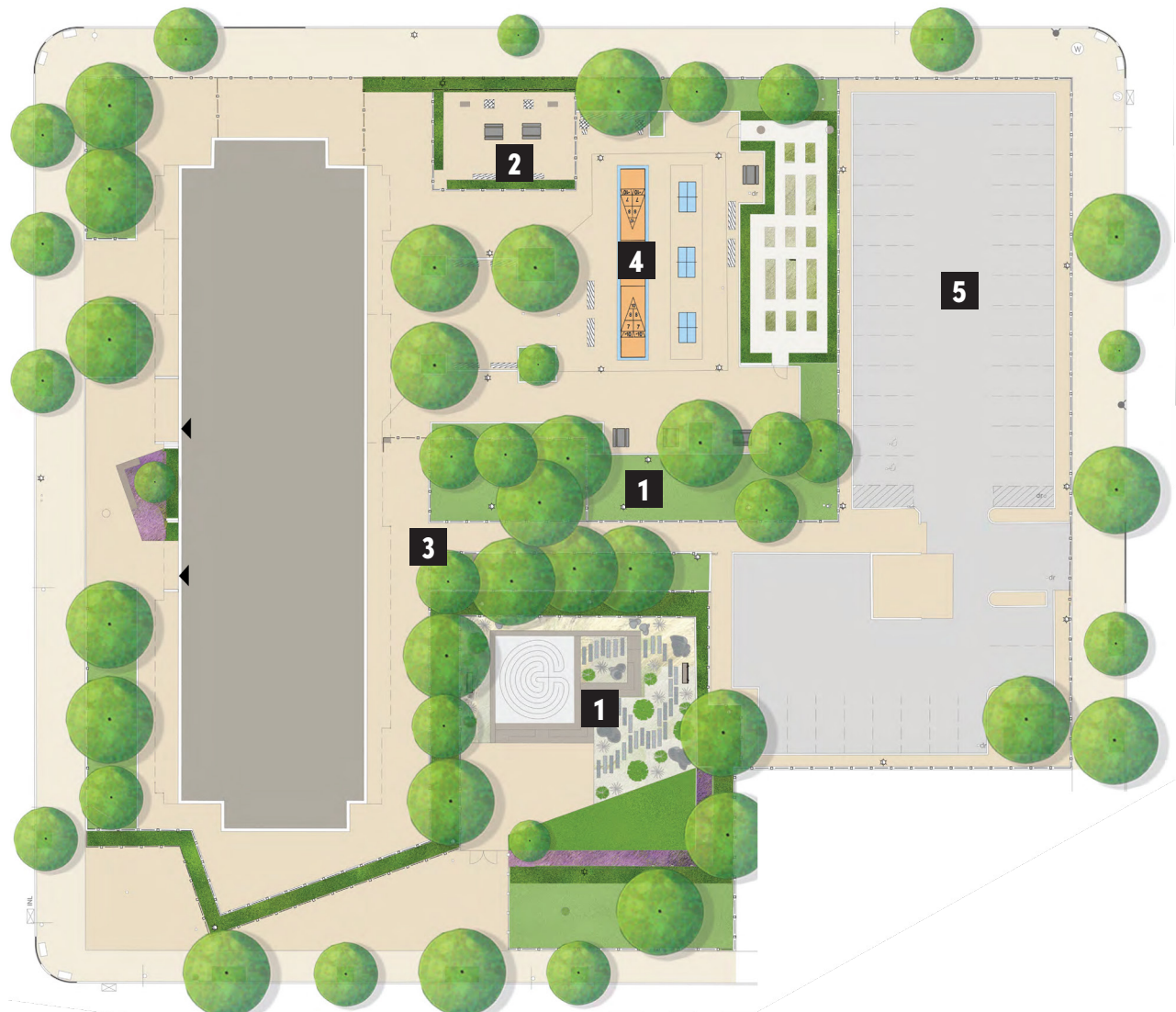
- 1 Landscaping:** New native plantings will be installed across the campuses and along public streets, including shade trees, evergreen trees, small flowering trees, and grass.
- 2 Site Furnishings, Seating & Tables:** All benches, tables, and site furnishings will be repaired or replaced as needed.
- 3 Resurfaced Paths:** Walking paths will be repaved or created.
- 4 Playgrounds & Play Surfaces:** All existing play areas will be renovated.
- 5 Parking Lots:** Existing surface parking lots will be repaved and re-striped.
- 6 ADA Accessibility:** New ramps, stairs, pathways, and grading across the site will provide greater accessibility for residents with mobility challenges.

Other public space improvements will include:

- **Lighting:** New lighting located throughout the campuses will improve security and safety.
- **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.



Conceptual Site Plan of Bailey Avenue-West 193rd Street Campus



Conceptual Site Plan of Twin Parks East (Site 9) Campus

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 Northwest Bronx households with details on how to do things like pay rent or report maintenance and repair issues.

MANAGEMENT OFFICE

Three management offices will be located throughout the Northwest Bronx PACT project. The management office at 3340 Bailey Avenue will manage Bailey Avenue and Fort Independence; the management office at 1010 East 178th Street will manage 1010 East 178th Street, Monterey Ave, and Twin Parks East; and the management office at 1925 Harrison Ave will manage the Harrison Ave and University Ave Rehabs. The offices will be adequately staffed to ensure smooth day-to-day operations. Staff working out of the management offices will include:

- **8 superintendents**
- **41 maintenance staff, including porters and handymen**
- **14 administrative staff, including the property manager(s) and a regional property manager**

To submit a repair or maintenance request, or for questions regarding your rent bill, you may contact the management office at nwb@progressivemgmt.net or **516-277-9421**.

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 1,900 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 that work closely with the management offices. 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 the designated recycling rooms for each development. Low rise buildings will have garbage and recycling bins near building entrances, easily accessible to residents.

The dedicated maintenance team will remove garbage daily 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. Equipment and infrastructure for waste will be upgraded at every development. 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.



Conceptual rendering of the lobby at Twin Parks East (Site 9)

SOCIAL SERVICES & COMMUNITY PROGRAMS

As part of Northwest Bronx'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 Northwest Bronx residents. Progressive Management employs a Social Services Team comprised of social workers and resident coordinators to manage the provision of social services, events, and activities across the developments. In collaboration with resident leadership, they will partner with existing providers and other local community-based organizations to bring new, engaging programs into the Northwest Bronx community, in addition to strengthening existing programs. Services will focus on senior programming, including health and exercise classes, benefit support, afterschool programs, food distribution, job training, and education.

SENIOR WELLNESS

Neighborhood SHOPP and Mosholu Montefiore Community Center (MMCC), which are located at Twin Parks East and Fort Independence, respectively, will offer programming and services to promote the well-being of older adults through organized educational, recreational, and social activities.

AFTERSCHOOL PROGRAMS

Good Shepherd Services, MMCC, and Phipps Neighborhoods, which are located at Monterey Ave, Fort Independence, and 1010 East 178th Street, respectively, will provide programs to a broad spectrum of children. The Cornerstone programs offer young people the opportunity to engage in STEM activities, the arts, and interpersonal skill development.

FOOD DISTRIBUTION

Phipps Neighborhoods will continue operating a monthly community food pantry.

JOB TRAINING & CAREER DEVELOPMENT

Good Shepherd Services' LifeLink Program will continue supporting young people transitioning to college at City University of New York (CUNY) schools. Phipps Neighborhoods' Summer Youth Employment Program will provide workforce training and project-based learning activities for young residents.

BENEFITS ASSISTANCE & FINANCIAL COUNSELING

Progressive Management's Social Services Team will work with resident association leadership to organize events and activities to assist residents in accessing benefits or managing their finances.

CASE MANAGEMENT

Progressive Management's Social Services Team will provide direct assistance to residents. For example, they can make referrals to third-party social service providers, connect residents with government programs, and work with residents during the construction process to ensure that all their needs are addressed. This team is bilingual, as many residents of Northwest Bronx are native Spanish speakers.






Family Day at Twin Parks East (Site 9), Summer 2023



Resident Meeting at Fort Independence Street-Heath Avenue and Bailey Avenue-West 193rd Street, October 2023

CONTACT US!

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THE ARKER COMPANIES
REAL ESTATE DEVELOPMENT

