



ADDITIONAL INFORMATION ON BUILDING OUR FUTURE PROJECTS

Thank you for taking the time to read my newsletter and for your interest in learning more.

The 'Building our Future' map highlights several new housing development projects that have recently been created, are in construction, and/or are moving through the approval process to become a reality in our community. **As your local Council Member, I am advocating for every member of the household, from our young students to our seniors. Like my family, I want to keep Bronxites in the Bronx - these projects are one of my ways of ensuring that we do that.**



1. UPLIFT FAMILY RESIDENCE PET-FRIENDLY SHELTER: \$64 MILLION

This is the first-ever pet-inclusive homeless shelter in New York City, run by the [New York City Department of Homeless Services \(DHS\)](#) and the [Urban Resource Institute \(URI\)](#). This shelter has 161 purpose-built units and 587 beds to house New Yorkers in need of a home. In addition to shelter, URI provides comprehensive services to both survivors of domestic violence and homeless families, such as case management, mental health support, counseling, advocacy, transportation assistance, childcare, and access to food pantries. The URI Economic Empowerment Program equips residents with financial education, workforce training, and resources for economic recovery, reinforcing URI's commitment to ending cycles of violence and homelessness. These programmatic resources create a holistic continuum of care for URI residents.

In a 2021 study, the institute found that [50% of domestic violence victims indicated that they would not consider shelter for themselves without their pets](#). For unhoused individuals in New York City, pets are only allowed if they are considered emotional support or service animals. If neither, individuals must separate from their animals or seek shelter elsewhere. This program is helping families and individuals in dangerous situations finally seek the shelter they need where they can safely reside with their pets.

2. SOUNDVIEW PARK HOMES: \$36.9 MILLION

The 72 units of newly-constructed co-ops next to Soundview Park are providing families an opportunity to buy and own a home in our neighborhood. The [Soundview Park Homes](#) are 10 fully constructed four-story buildings, each containing four to eight units. The homes are now occupied and were chosen via a housing lottery. [See the affordability breakdown here.](#)

The development also includes a new 25-space parking lot for New York City Housing Authority (NYCHA) residents, who also received preference for 25 percent of the new units. The building was publicly financed through the New York City Department of Housing Preservation and Development's [Open Door Program](#), which funds the construction of new cooperative and condominium buildings that are affordable to moderate and middle-income households. As [Enterprise Green Communities certified buildings](#), the townhouses were constructed using sustainable materials and low-impact finishes and furnishes.



3. CASA CELINA: \$113 MILLION

These 204 units of affordable senior housing of the NYCHA Sonia Sotomayor Houses campus [opened this summer](#). It is a newly constructed 16-story building with 62 apartments reserved for seniors who formerly experienced homelessness; and 142 apartments for senior households earning 50 percent or less of the Area Median Income (AMI). NYCHA residents were given preference for 35 of the apartments.

This building features a 1,725-square-foot community senior space staffed by [JASA, the largest nonprofit manager of senior housing in New York City](#), a fitness room, laundry room, lounge spaces on each floor for residents, and a landscaped roof terrace for workshops. JASA will manage the property and provide comprehensive supportive services. These include on-site senior health and wellness programs designed to foster neighbor-to-neighbor relationships and reduce social isolation. JASA will also organize medical transportation, assist with obtaining SNAP EBT cards, and offer referrals to local food pantries, among other services.

This building is named after Justice Sonia Sotomayor's mother Celina Baez who lived at Bronxdale Houses and raised the Justice there. The building is open and currently housing residents.

4. STEVENSON SQUARE: \$1 BILLION

Stevenson Square is a multi-phase development, with 1,000 units amongst six separate buildings across the campus including senior housing, cooperative homeownership, and rentals. The project will include new recreation spaces including a sensory playground, state-of-the-art tennis courts, seating areas, and pedestrian walkways connecting Seward and Lafayette Avenues. Applications are expected to be available in October 2025.

The new amenities will be available to residents of the existing property, new developments, and the broader Soundview community. [You can read about the full project and its phases here](#).

This project is currently in phase one, building three buildings along Seward Avenue. The first will be a six-story, 117-unit rental building for New Yorkers 62+ with incomes at or below 50% of the Area Median Income, with 36 units set aside for formerly homeless households. The building will include an outdoor recreational space, a 5th-floor outdoor terrace, a community room, an office and social services, a nurse's office, a gym, a bike room, and a laundry room.



4. STEVENSON SQUARE (CONTD)

Funded by an award by HRA, [R.A.I.N. Total Care, Inc.](#) will provide social services to residents, including assessments, counseling, and referrals, alongside organizing recreational activities.

The project received 9% Low-Income Housing Tax Credits from HPD, subsidy from [HPD's SARA program](#), tax credit syndication from Hudson Housing Capital, and construction financing from Bank of New York Mellon. Permanent financing will be provided by Freddie Mac, originated by M&T Bank. Section 8 Project-Based Vouchers for all 116 rental units were provided by NYCHA, and social services are funded by the New York City Human Resources Administration.

Phase One of Stevenson Square is made possible through a public-private partnership, with financing from HPD, HDC, HCR, Borough President Gibson, Enterprise, Bank of New York Mellon, Freddie Mac, and my office. My office is proud to have also made the largest city allocation in this project with \$2 million from my local capital budget to ensure the project was fully funded and could start construction as soon as possible. [Read more about Phase One here.](#)

5. CASA DE LA FE: \$127 MILLION

Casa de la Fe is a low-income senior housing and church development planned for 1810 Randall Ave. The project is led by a long-standing community church on the project site, [Casa de la Fe](#) and [Vertical Community Development Group LLC](#).

This project includes a full rebuild of the church, a new community space, and affordable senior housing built on top of the center. The community space will include a community hall with a soup kitchen, recreation space, an administrative office, an audio-visual room, and four classrooms. The building will also hold 16 accessory parking spots accessible from Taylor Avenue.

The 8-story building is slated to have about 167 affordable studio and one-bedroom apartments for seniors with incomes ranging from 0% to 50% of the area median income, including formerly homeless seniors. I am the proud fiscal sponsor of this project, committing [\\$1.5 million in capital funding from my local budget.](#)

For the rest of the funding, developers are fully financing the project with the NYC Department of Housing Preservation and Development's (HPD) [Senior Affordable Rental Apartments Program \(SARA\)](#), as well as, using low-income housing tax credits. Construction is slated to begin in Winter 2024 and construction will take about two years.



6. 1880 EAST TREMONT AVE - METRO NORTH REDEVELOPMENT*


At 1880 East Tremont, the developers of the property committed to exploring affordable homeownership and senior housing programs. Features will include an open plaza concept, free 5,000 sq ft community space available for organizations for four days of each month for at least ten years, and a new community center at 5,000 sq ft. This project is proposed and will be managed by the Pinnacle Group.

7. 2000-2040 EAST TREMONT AVE - METRO NORTH REDEVELOPMENT*

For 2000 to 2040 East Tremont developers committed to provide an additional \$500,000 in capital upgrades to existing Parkchester North and South Condominiums, exploring on-site amenities for tenants, and a new full-service supermarket. Features will include a pathway to connect Parkchester residents to the station, redeveloping the current parking lot, and adding additional spaces. I have also made sure that the demolition of the current parking lot is in a phased plan with no interruption to Parkchester resident's current parking. This project is proposed and will be managed by the Parkchester Preservation Corporation.

***Projects 6 and 7 were approved by the New York City Council in August of this year as part of the [Bronx Metro North Rezoning](#).** These land use changes we approved to make the new housing projects a reality were in conjunction with our negotiations to improve the surrounding community. This new housing project will be supported by a capital commitment package totaling approximately \$500 million, including nearly \$119 million for renovations and upgrades to local parks and open space, \$12 million for school improvements, \$189 million for street improvements such as lighting, new sidewalks, crossing, and road reconstruction on multiple major corridors, \$170 million in sewer improvement and other related DEP investments.

Details regarding the height, number of units, and affordability rates have not been finalized for either project as this application is within its preliminary phases.

Both of these developments will have accountability measures through construction as I negotiated for the creation of a Community Advisory Board (CAB) for both sites. My office will convene the CAB meetings and will help with its formation. The CAB will contain fifteen members, with some appointments made by me personally, and others mutually agreed upon by myself and the developers of each site. The CAB will provide input on items like lighting and landscaping, determining uses for community space, designs, and more. 

8. SOUNDVIEW SKATEPARK: \$7.4 MILLION

In January 2024 Mayor Adams announced a \$24.8 million investment to build four skate parks in NYC, a major step towards transforming New York City into the skate capital of the East Coast in partnership with local elected officials and The Skatepark Project.

I worked with the Parks Department and local community members on potential locations and feedback to determine the currently selected location of the state-of-the-art skatepark. I held input sessions to ensure community members were included in the skatepark designs and park development. For example, [see a video here on the noise impacts of a skatepark](#). We will be redeveloping a dilapidated and underutilized [former roller rink next to the soccer field by the Morrison Avenue and Lafayette entrance](#) as its location.

This project will revitalize an unused dilapidated section of our park, fix decade-long ponding issues, bring a necessary outlet for young people, and create recreation alongside all our green space. Skateparks are a gathering place for dedicated, athletic youth, and provide a forum for visitors young and old, beginning and skilled, to meet and share experiences. More than anyone, young people need to feel recognized and appreciated by their communities. Every skatepark supports hundreds of kids who might otherwise have nowhere to go, pushes our kids to spend more time outside, and may even spark a lifelong passion like it did for our homegrown pro- [Thrasher's 2023 Skater of the Year Tyshawn Jones](#).

9. ROSEDALE GARDENS ROOF REVITALIZATION: \$3 MILLION

Everyone deserves a comfortable and safe home. Recognizing the need for a roof revitalization project at Rosedale Gardens, I secured the needed funding of \$3 million to ensure the completion of this vital improvement. This funding will also ensure that residents do not have to pay out of pocket for increased maintenance fees to get this done.



10. HARDING PARK: \$11.4 MILLION

This is the park's first renovation since it was created over 30 years ago and will bring a beautiful multi-use space for Bronxites of all ages. I secured \$6.5 million of the funding last budget in partnership with [New York City Council Speaker Adrienne Adams](#) and I worked with the Parks Department and the Administration to ensure the project is fully funded with an additional \$4.9 million.

The NYC Parks Department has already hosted two community input sessions for Harding Park and is currently working on finalizing the design. A date for the groundbreaking has not been confirmed, but completion is expected in 2028. For more details on the NYC Parks Capital process visit their website [here](#).

11. TOWER GARDENS MODERNIZATION: \$1.5 MILLION

In partnership with Speaker Adrienne Adams, I am proud to have provided the Tower Gardens Cooperatives with [\\$1.5 million](#) for essential maintenance projects, including upgrades to the boiler room and elevators.


My goal with this funding is to protect community residents, many of whom are on fixed incomes, from having to bear the cost of essential projects through rising maintenance fees. Every budget, I am diligently working on finding ways to invest in homeowners in the community, and this funding brings that to the forefront.

12. JAIME TOWERS MODERNIZATION: \$4 MILLION

Jaime Towers has been home to generations of Bronx residents, and I am committed to preserving that legacy. To alleviate the burden on residents and ensure they do not incur extra costs, I have allocated \$4 million over the last two fiscal years to modernize the Jaime Towers' building elevators.

13. WESTCHESTER SQUARE LIBRARY: \$6 MILLION RESTORED

[Since 2019](#), budget cuts from Mayoral administrations left this project on the back burner. I fought hard to secure the restoration of the last \$6 million needed to fully fund and jumpstart the project back into motion after years of inaction. Details regarding start time and expected completion are not finalized yet, my office will make that information public once the administration and agencies make it available.



14. METRO NORTH STATION IN PARKCHESTER/VAN NEST: \$194.5 MILLION

In August, the City Council passed the historic Bronx Metro North rezoning plan. I fought hard for important investments to ensure the plan was focused on building a brighter future for the Bronx. The final plan is informed by extensive input from Parkchester and Community Boards 9 and 10. I took that feedback directly with me to the negotiating table and I am happy to say that the majority of the feedback I received is a part of the plan today.

I am proud to announce that [I have secured nearly \\$195 million](#) for communities surrounding the Metro North Redevelopment. This investment is long overdue and will upgrade our local streets, schools, and parks, and improve our quality of life! See the funding breakdown by the City agency below.

The Department of Transportation will allocate \$50.5 million to revamp East Tremont Avenue, the intersection at White Plains and Unionport, and has dedicated resources to address future parking demand in the area. From the Parks Department, we can expect \$49.05 million, which includes \$19.5 million for Castle Hill Playground, \$18.4 million for Taylor Playground and public restroom, and \$10.9 million for Virginia Playground and public restroom.

Another vital part of the plan is the inclusion of our community's culture. I ensured that the MTA and the development team were exploring incorporating terracotta statues around the station. They will also dedicate space for regulated vending to ensure a balance of a clean and vibrant space. The city will also conduct a study in fiscal year 2026 for a potential pedestrian bridge over the Bronx River connecting Hunts Point and Soundview. Additionally, the Department of Environmental Protection is bringing in \$85 million for water, sewer, and stormwater upgrades to address flood-prone streets.

Schools are the heart of our neighborhoods and essential for building a strong future. With this plan, we worked to get the School Construction Authority to commit \$10 million in improvement to schools including; PS 106, PS 102, PS12X, MS 127, PS 128, Linden Tree, and Archer Elementary. Upgrades include security cameras, roof repairs, auditorium upgrades, and much more.