



Unithree celebrates completion of \$12 million improvement program at Parkhill Housing Complex in Staten Island

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The Parkhill Affordable Housing Complex recently celebrated the completion of a \$12 million improvement program with a ribbon-cutting at the new Barack Obama Computer Center at 260 Park Hill Ave.

Parkhill, located on Park Hill Ave. between Osgood Ave. and Palma Dr., comprises eight buildings and is one of the largest affordable housing complexes in the borough. It is home to over 3,000 low-income residents. From 1998 to 2002, with funding from HUD and Freddie Mac's affordable housing program, the owners completed a \$10 million capital improvements program to the property. Property owner Unithree then invested \$12 million in a second round of renovations undertaken in two phases. Phase 1 ended in 2005 and phase 2, which was delayed due to financing issues resulting from the recession, was just finished with the support of Freddie Mac and Berkadia Commercial Mortgage LLC.

"Improving the quality of life at Parkhill is of paramount importance to us," said Rishi Pande, manager at Unithree. "The upgrading of the common areas, renovating the apartments and improving the energy efficiency of all the buildings have been well received by our tenants."

The ribbon-cutting, at which the Parkhill Tenant Association and other community groups presented Unithree with acknowledgement of their thanks, was attended by U.S. congressman Michael Grimm, state senator Diane Savino, state assemblyman Matt Titone and councilwoman Debi Rose. The computer center has 20 computers and will be used for after-school studies and job training.

Unithree's involvement in Parkhill has resulted in a significant decline in crime and vandalism on the property and in the surrounding neighborhoods. The community has benefited and been strengthened as a direct result of the physical upgrades. The renovations include:

Electrical rewiring of kitchens, with upgrading to GFI outlets

Installation of new kitchens and stainless steel sinks

Hardwired smoke detectors installed in each apartment

Numerous upgrades to the apartment interiors and common areas

New boiler/burner system with digitized electronic control system for complex

Complete modernization of 18 elevators including new controllers

Replacement of 4,800 single pane windows with double pane insulated windows, which was a complete replacement of every window across the 8 building complex

Installation of a complete intercom system

Heat riser, water riser and gas riser work

New roof exhaust fans

New storm drains exterior lobbies of all 8 buildings

Extensive brick pointing

New Lobby layouts and entrances

Installation of a closed circuit security monitoring system

Purchased Energy Star refrigerators throughout the complex

Replacement of lighting throughout the complex with energy efficient and or motion sensor fixtures

Complete insulation of the buildings' roof cavities and crawl-spaces

Installation of low-flow shower heads and aerators in bathroom and kitchen sinks

Shown (from left) are: Diane Savino, state senator; Marjorie Garvin, board member (treasurer), Empowerment Zone Inc.; Minnie Graham, director of Empowerment Zone; Michael Grimm, U.S. congressmen; Dr. Shah, Unithree; Debi Rose, councilwoman; Michael Shah, Unithree; and Matt Titone, state assemblyman.

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