

FROM **ASSESSMENT TO REHABILITATION** OCV HAS BEEN SOLICITED BY HUD FOR OUR EXPERTISE IN BOTH IDENTIFYING PROBLEMS + FIXING THEM

2010

PHIPPS PLAZA SOUTH
NEW YORK, NY

substantial rehab of a 33-story tower and a 14-story Section-8 building with tenants-in-occupancy throughout construction, including mold and asbestos abatement, and the complete replacement of the building's masonry facade; interior renovation with new bathrooms, kitchens, and floor and wall finishes; for Lemle and Wolff

2009

GREATER CENTENNIAL HOMES
MOUNT VERNON, NY

substantial rehabilitation of this 15 building, 157-unit HUD development; work included new kitchens and baths, structural repairs, windows, roofs, heating plants and masonry restoration

2008

HARRIET TUBMAN TERRACE
POUGHKEEPSIE, NY

substantial rehabilitation of a 200-unit, 20-building HUD Section 8 Development from the early 1970s; scope included structural repairs, pointing and masonry restoration, window/door/roof replacement, electrical upgrades, bathroom and kitchen fixture/finish replacement, apartment finishes, site improvements

2007

RBSCC 203K
BROOKLYN, NY

12-building rehabilitation in conjunction with the US Department of Housing and Urban Development 203K Program for the Ridgewood Bushwick Senior Citizens Council resulting in 51 new affordable apartments and three commercial spaces

2002

SOUTH WIND VILLAGE
BAYSHORE, NY

transformation of a blighted two-block area in downtown Bayshore into a community of 54 townhouses for first time home buyers and 16 rental units for seniors; funded jointly by the US Department of Housing and Urban Development and the NYS Division of Housing and Community Renewal, with OCV representing the town of Islip Housing Authority

needs assessment + rehabilitation

HUD
2002-2010



2000

MILL POND COMMONS
RIVERHEAD, NY

development of 96 townhouses in a site landscaped with ponds and plantings on a former duck farm on northern Long Island; for first time home buyers through a program financed by the US Department of Housing and Urban Development and sponsored by Day Star Ministries, a community based nonprofit group

1999

PARKHILL APARTMENTS
STATEN ISLAND, NY

\$7.1 million, 1,080-unit, eight-building rehabilitation project for Unithree Investments; rehabilitation involved inspection, cost analysis services, and renovation to conform to HUD minimum property standards

1992

BRIDGEVIEW I + II
QUEENS, NY

inspection and cost analysis of 236 units in two high-rise buildings for the HUD Preservation Loan Program

1990

BRIDGE HOUSE V
NEW YORK, NY

conversion of an existing old law tenement into an elevator building providing 16 units of transitional housing for formerly mentally disabled persons, including communal dining facilities, recreation rooms, social service offices, and meeting rooms; sponsored by the NYS Office of Mental Health and funded under the HUD 202 program

234 EAST 2nd STREET
NEW YORK, NY

gut rehab of a 15-unit group home in the Lower East Side managed by the Bridge, Inc; funded by HUD and the NY State Office of Mental Health

1990s

NURSING CARE FACILITIES
NEW YORK STATE

architectural and engineering review and cost estimating services for a variety of nursing home facilities in accordance with HUD guidelines under the Fast Track Program; projects located throughout NY State, including Peekskill, Jericho, East Meadow, Bohemia, Medford, Beacon

INSPECTION, NEEDS
ASSESSMENT + COST ANALYSIS
NEW YORK STATE

for more than 10 years OCV served as the exclusive consulting firm for needs assessment and cost analysis at existing HUD financed developments in the New York region; services performed for over 25 developments under the Preservation Loan Program