

# SINCE ITS NASCENCE, OCV HAS PLACED **AN EMPHASIS ON BUILDING HIGH QUALITY HOUSING**

## 2013

GRAND STREET  
BROOKLYN, NY

this new construction in the heart of the Williamsburg neighborhood of Brooklyn combines classic materials for the envelope with contemporary interiors, offering an attractive, robust building with 123 rentals; the one and two bedroom apartments offer high end fixtures and finishes, building amenities include on-site parking, laundry, fitness room

LISBON PLACE  
BRONX, NY

this 9-story new construction provides 27 market rate rentals in 30,000 sf of residential floor area on its own triangular lot on Mosholu Parkway; building amenities include on-site laundry, secured bicycle parking and a common roof deck

TIEBOUT GREEN  
BRONX, NY

new 7-story, 20-unit, green affordable housing with tenant amenities such as a 7th floor roof terrace, ground level community room, rear yard patio and bike storage; sustainability features include rainwater collection for use in toilets

CORNERSTONE II RESIDENCES  
NEW YORK, NY

this project for four buildings within a few square blocks will bring 31 units of affordable, green, studio, one and two-bedroom rentals to Central Harlem

DEAN STREET  
BROOKLYN, NY

sponsored by Habitat for Humanity-NYC, this project will create 15 affordable, green, two-bedroom condominiums in a set of four buildings; residents will benefit from sustainable features such as efficient lighting, fixtures, and appliances, on-site laundry facilities and a shared rear yard with native plantings

FORT INDEPENDENCE  
BRONX, NY

new construction with 23 one to three-bedroom market rate rental units with on-site amenities such as bicycle storage, community room and laundry

PROMESA WEST TREMONT  
BRONX, NY

currently in production this green, five-story new construction for the Acacia Network will feature 60 apartments for seniors units with on-site amenities such as a library, community room, laundry facility and outdoor gathering spaces as well as offices for support services

## 2012

55 WARREN  
NEW YORK, NY

OCV converted the historic buildings at 55 Warren and 55 Murray Streets into a single address that redefines luxury living in Tribeca through a renovation that addressed the historic preservation of the two facades, a completely gutted, fully appointed contemporary interior, and a new full depth courtyard in the center of the unified building

PLEASANT AVE APARTMENTS  
NEW YORK, NY

this 7-story, 34-unit building near the East River Plaza Mall in East Harlem offers rentals with high quality fixtures and finishes, individually controlled heating and cooling units, and balconies for street-facing one and two-bedroom units; building amenities include on-site laundry, a roof terrace and multi-purpose room for tenant entertaining

## 2011

330 RIVERDALE AVE  
YONKERS, NY

new 11-story mixed-income development with 137 rental units within walking distance to downtown Yonkers and public transportation; features include 219 parking spaces, on-site laundry facilities, a club/recreational room, two rooftop terraces; 148,000 gross square feet of residential space offer studio, one- and two-bedroom apartments with energy efficient lighting, appliances, and fixtures, as well as rapidly renewable materials such as bamboo flooring

new construction

HOUSING

2011-2013



**2010**

THE KNICK  
BROOKLYN, NY

this 38-unit, LEED-certified condominium is a conversion of seven individual four-story walk-ups into a unified complex with communal facilities and ground floor retail; apartments feature solid hardwood oak floors, high-efficiency central heating and air conditioning, low-E highly insulated windows, dual flush toilets, Energy Star appliances and contemporary finishes; building amenities include rooftop lounge, fitness center, on-site bike storage and parking, remote door answering service, delivery storage, and ground-floor retail

SERVIAM GARDENS  
BRONX, NY

240-unit residence for the elderly combining new construction and renovation of an existing convent on the Mt. Saint Ursula campus in the Bronx; developed by the Fordham Bedford Housing Corporation and the Ursuline Community, combining the HUD 202 program with tax credit financing

**2009**

WEST BROADWAY LOFTS  
NEW YORK, NY

renovation and addition which converted a commercial manufacturing building in New York's Tribeca neighborhood into four lofts and a duplex penthouse; exposed brick, preserved wood beams and lacquered steel columns contrast with highly polished details making these lofts fresh and light; 11 foot ceilings, radiant heated bathroom floors, recessed halogen lighting, custom hardwood details and roof decks round out these high-end rentals

FABRIA HOUSES  
NEW YORK, NY

two new, six-story buildings on vacant land yielded 37 units and common rear yard gathering space in an innovative mix of affordable and market rate housing in the East Village; jointly sponsored by Phipps Houses and the NYC Housing Authority's HOPE Program

NEW HOPE WALTON  
BRONX, NY

63-unit affordable housing rentals sponsored by the Mount New Hope Housing Company featuring open kitchens, recessed lighting and large, functional closets and bathrooms, energy efficient appliances, lighting and heating systems, a highly insulated building envelope, and a common room with rear yard terrace and garden beds for native plants

NEW HOPE MORRIS  
BRONX, NY

new 10-story affordable housing condominium sponsored by the Mount New Hope Housing Company; the 39 units range from one to three bedrooms and feature open kitchens, recessed lighting and large, functional closets and bathrooms, energy efficient appliances, lighting and heating systems, a highly insulated building envelope, and tenant's community and laundry room

**2007**

WATER STREET  
BROOKLYN, NY

restoration, conversion and expansion of a landmarked 19th century warehouse at the foot of the Brooklyn Bridge into 13 luxury terraced condos with ground floor parking and commercial space; hidden from the street the addition expands the living space while maintaining the building's appearance as a historic structure

DECATUR GREEN  
BRONX, NY

built with Enterprise Green Communities criteria featuring rain water harvesting for water closets and irrigation, permeable/native landscaping, bi-level lighting on motion sensors, high efficiency lights and boiler, low-E/argon high efficiency windows, and sustainable finishes

JACOB'S PLACE  
BRONX, NY

new 8-story building combining 63 affordable apartments with a ground floor day care center; built for the Fordham Bedford Housing Corporation

new construction

HOUSING  
2007-2010



**2004**

BUSHWICK CENTRAL II  
PARTNERSHIP HOMES  
BROOKLYN, NY

30 two-family houses constructed on scattered vacant sites throughout the Bushwick neighborhood in Brooklyn, financed through the New York Housing Partnership; row houses are for first time home buyers and feature a duplex apartment for the owner with a rental unit for income

BELMONT AVENUE / EAST NY  
PARTNERSHIP HOMES  
BROOKLYN, NY

another scattered site development of 48 two-family houses for first time home buyers, sponsored by the New York Housing Partnership, part of an effort to transform vacant lots from a public nuisance to much needed housing

**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

**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 non-profit group

**1994**

MARCY GREEN HOUSES  
NEW YORK, NY

full-time site supervision services for this new 110-unit low-rise housing development

**1992**

HOWARD PARK APARTMENTS  
NEW YORK, NY

full-time site supervision services for this new 180-unit low-rise housing development

**1988**

LOWER EAST SIDE II  
NEW YORK, NY

200 one, two, and three bedroom apartments in the Lower East Side of Manhattan; through this project and the renovation of 23 other buildings in the surrounding blocks OCV Architects has had a hand in the transformation of this neighborhood from a dangerous and drug-infested area to one of the city's most vibrant areas

**1985**

CLAREMONT AVENUE HOUSING  
BRONX, NY

88-unit NYCHA Turnkey Project of low-rise walk-up row housing with interior gardens and play spaces, and a 3,500 sf community youth facility

new construction

HOUSING  
1985-2004





OCV EMPHASIZES THE IMPORTANCE OF **SUSTAINABILITY BY**  
**MAINTAINING + UPGRADING** THE STOCK OF AFFORDABLE  
HOUSING THROUGH REHABILITATIONS AND RENOVATIONS

2013

ACADEMY STREET  
NEW YORK, NY

this Enterprise Green Communities full gut rehab of a 5-story building with basement and reintroduces 72 brand new units including a new elevator, installation of new high-efficiency windows and heating system, new roof, masonry restoration; for the Community League of the Heights

BRONX LANDMARK RESTORATIONS  
BRONX, NY

rehabilitation of two Landmark buildings in the South Bronx with at total of 24 units and a commercial storefront; that work will include facade restoration, structural reinforcements, new finishes and fixtures, and mechanical systems; for Lemle & Wolff

KELLY STREET  
BRONX, NY

84-unit gut rehab of five buildings, including structural repairs, new bathrooms, kitchens, floor and wall finishes, masonry restoration, installation of new high-efficiency windows, two green roofs and rainwater harvesting for use on new tenant vegetable gardens; for Workforce Housing Advisors, Banana Kelly, and Monadnock Construction

LONGFELLOW AVE  
BRONX, NY

tenant-in-occupancy renovation of 97 units in two buildings, including new kitchens and bathrooms with efficient fixtures and appliances, new interior finishes in apartments, public halls and lobbies, ground floor commercial spaces opened up with bigger storefronts, window and roof replacement, structural and facade repairs, improved building efficiency

HOE-LONGWOOD  
BRONX, NY

substantial rehab of 80 units in three 5-story buildings with tenants in occupancy; includes new bathrooms, kitchens, floor and wall finishes, masonry cleaning and pointing, new high-efficiency windows, new high albedo roof complete with solar thermal hot water heating system complementing a new high efficiency boiler

CARMEL COURT  
STATEN ISLAND, NY

currently in production is this rehabilitation of a 10-building, 100-unit senior housing development with a separate community building for the Institute for Human Development

EAST 147th STREET  
BRONX, NY

2-building, 22-unit rehab with structural repairs and layout modification currently in design stage; for Workforce Housing Advisors

MOUNT SHARON  
BRONX, NY

this Fordham Bedford Housing Corporation rehab with moderate layout modifications will bring new bathrooms, kitchens, halls, lobbies and mail areas, roofs, windows and exterior restoration to 8 buildings with at total of 274 units; tenants will remain in occupancy

OCEAN VILLAGE  
QUEENS, NY

this campus-like complex of 11 buildings plus ground-floor retail is getting a complete exterior overhaul while the 284 apartments and common spaces are also being renovated; rehabilitation involves a complete exterior restoration with new roofs, exterior lighting, signage, security and entry system, paving and grounds, renovated lobbies and mailbox areas, new kitchens and bathrooms and efficient fixtures and finishes throughout

VILLAGE VIEW  
NEW YORK, NY

entry and lobby renovation at six of seven buildings of this 1970s built affordable housing complex in the Village; work includes lobby expansion and improved organization, upgrade to finishes and lighting, new mailboxes, accessibility compliance

renovation + rehabilitation

HOUSING

2013



**2013 (cont.)**

1520 SEDGWICK AVE  
BRONX, NY

18-story, 102-unit building famed as the birthplace of Hip Hop; tenants will remain in occupancy throughout rehab, which includes improving efficiency of building envelope, heating system, apartment interiors, grounds and public spaces, plus the addition of a green roof

MBD  
BRONX, NY

renovation of a cluster of 550 apartments in 23 buildings for the Mid-Bronx Desperados and Monadnock Construction

WEST 152nd STREET  
NEW YORK, NY

50-unit Enterprise Green Communities substantial rehab in one six-story building with tenants in occupancy; includes new bathrooms, kitchens, floor and wall finishes, masonry cleaning and pointing, new high-efficiency windows, new high albedo roof and high efficiency boiler; for Lemle and Wolff

**2012**

WEST FARMS SQUARE  
BRONX, NY

tenant-in-occupancy renovation of 526 units and grounds in five 6-7 story buildings and two 22 story towers in the West Farms area of the Bronx; developed by Fordham Bedford Housing Corp and UNHP, this project brings much needed community revitalization through improved site amenities and renovated apartments

HABITAT FOR HUMANITY  
BROOKLYN, NY

rehabilitation and preservation of several turn of the century multifamily walk-ups as part of Habitat's 100 Homes in Brooklyn Initiative; units meet NY-SERDA MPP and LEED for Homes; features include highly efficient envelopes, energy efficient boilers, low-e windows, non-toxic materials, efficient fixtures and Energy-Star appliances.

**2011**

BETHEL MANOR  
NEW YORK, NY

NY State DHCR-funded, Enterprise Green Communities tenant-in-occupancy renovation of a six-story, 47-unit building in Central Harlem; work included roof and masonry repair, new bathrooms, kitchens, flooring and all new fixtures, appliances and boiler

**2010**

BNIA THIRD PARTY TRANSFER  
(TPT) PROGRAM  
BROOKLYN, NY

rehabilitation of four buildings, including 1 Landmarks Preservation Commission house, providing affordable apartments for 24 families in Bedford Stuyvesant; for the Brooklyn Neighborhood Improvement Association (BNIA)

MANHATTAN VALLEY  
DEVELOPMENT CORPORATION  
NEW YORK, NY

ongoing needs assessment and substantial rehabilitation of a grouping of 10, 5-6 story buildings; tenants will remain in occupancy throughout construction, including mold abatement and rehab of building envelopes and heating systems

UPTOWN BRONX  
FBHC REHABILITATION  
BRONX, NY

tenant-in-occupancy gut rehabilitation of three 5-6 story buildings with 138 apartments in the northwest Bronx, at a cost of \$6 million; funded through HDP's Acquisition Loan Program for the Fordham Bedford Housing Corporation

WESTSIDE BRONX  
FBHC REHABILITATION  
BRONX, NY

tenant-in-occupancy gut rehab of three buildings with 146 apartments in the University Heights sections of the Bronx, at \$10 million; financed through HPD's Acquisition Loan Program

WEST 152ND ST APARTMENTS  
NEW YORK, NY

substantial rehab of a six-story, 50-unit building with tenants in occupancy throughout construction, including new hydronic high efficiency heating system, new bathrooms, kitchens, floor and wall finishes, new roof, masonry cleaning and pointing, and installation of new high-efficiency windows; for Lemle and Wolff

**2010 (cont.)**

PHIPPS PLAZA SOUTH  
NEW YORK, NY

substantial rehab of a 33-story tower and a 14-story 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**

FABRIA HOUSES REDEVELOPMENT  
NEW YORK, NY

two six-story buildings were substantially rehabilitated to provide 26 units and common rear yard gathering space in an innovative mix of affordable and market rate housing in the East Village; jointly sponsored by Phipps Houses and the NYC Housing Authority's HOPE Program

NEWHAB CO-OP APARTMENTS  
BROOKLYN, NY

gut rehabilitation of six 4 to 16-unit buildings and their conversion to a mixed-use development of cooperative apartments and stores; sponsored by the Urban Homesteading Assistance Board

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

ECHO-TREMONT/ANDREWS  
FBHC REHABILITATION  
BRONX, NY

tenant-in-occupancy substantial rehab for the Fordham Bedford Housing Corporation of five 5-story buildings with 132 apartments in the northwest Bronx, at a cost of \$8.5 million; financed through HDP's Participation Loan Program

PALMETO CLUSTER  
BROOKLYN, NY

gut rehabilitation of eight buildings in the Bushwick section of Brooklyn under the HPD Neighborhood Homes Program

**2008**

BROOK-WILLIS APARTMENTS  
BRONX, NY

5-building, 121-apartment rehabilitation of former NYCHA properties, including the combining of a block front of 8 historic Landmark buildings into a single elevator building of large family-sized apartments

COOPER/DECATUR CLUSTER  
BROOKLYN, NY

gut rehabilitation of 20 buildings in Bushwick under the HPD NEP Program, at a construction cost of \$22 million to create affordable apartments for 86 families

HARRIET TUBMAN TERRACE  
POUGHKEEPSIE, NY

substantial rehabilitation of a 200-apartment, 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**

NEP VB, BLEECKER CLUSTER  
BROOKLYN, NY

gut rehabilitation of 20 buildings in Bushwick with 138 apartments and six commercial spaces under the HPD NEP program with a cost of \$14 million

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

renovation + rehabilitation

HOUSING

2007-2010



**2006**

OCEAN HILL NRP  
BROOKLYN, NY

5-building rehabilitation project in East New York for the Brooklyn Neighborhood Improvement Association to provide 36 apartments for families

BEULAHLAND NRP  
BRONX, NY

4-building, 40-unit gut rehabilitation for the South Bronx Churches HDFC, under the HPD NRP Program

UHAB/RIDGEWOOD BUSHWICK  
CO-OP APARTMENTS  
BRONX, NY

rehabilitation of 15, 4-6 family buildings that became cooperative apartments for low income tenants approved by the Urban Homesteaders Assistance Board and the Ridgewood Bushwick Senior Citizens Council

**2005**

BUSHWICK TPT II  
BROOKLYN, NY

three residential and mixed-use buildings rehabilitated under the HPD Third Party Transfer Program and neighborhood restore

NEP V  
BRONX, NY

rehabilitation of six buildings providing 86 new apartments for the Clay Cluster Corporation in the Bronx under the neighborhood entrepreneur program of HPD

MIRACLE MAKERS NRP  
BROOKLYN, NY

\$5.8 million, 12-building, gut rehabilitation project for Miracle Makers in the Bedford Stuyvesant section of Brooklyn

**2004**

HARLEM HOMEWORKS  
NEW YORK, NY

\$5 million renovation of 14 brownstone and brick townhouses in Harlem including the restoration of two landmark buildings to create new townhouses for first-time home buyers

MIRACLE MAKERS  
NEIGHBORHOOD HOMES  
BROOKLYN, NY

rehabilitation of two, three, and four family houses for ownership in the Bedford Stuyvesant region of Brooklyn

ASPIRE NEIGHBORHOOD  
BROOKLYN, NY

rehab and restoration of seven vacant and occupied buildings in the Crown Heights and Ocean Hill neighborhoods resulting in five, two and three family homes; a Brooklyn Neighborhood Development Association sponsored project

RIDGEWOOD BUSHWICK TPT  
BROOKLYN, NY

gut renovation of nine six-unit masonry and frame buildings in Bushwick for the Ridgewood Bushwick Senior Citizens Council

4611 PARK AVENUE  
BRONX, NY

six-unit renovation for the Fordham Bedford Housing Corporation and Neighborhood Restore under the Third Party Transfer Program

NEW HAVEN NRP  
BRONX, NY

\$4.25 million, three-building gut rehabilitation in the New Haven section of the Bronx for the South Bronx Churches Morrisania Cluster HDFC

BNIA BANKOLE HOUSES  
BROOKLYN, NY

\$4.5 million, 4-building gut rehabilitation creating affordable housing for families in the Weeksville neighborhood; for the Brooklyn Neighborhood Improvement Association



**2003**

PLP BUSHWICK  
BROOKLYN, NY

gut rehabilitation of four buildings for the Lincinco Corporation under HPD's PLP program

LOWER EAST SIDE V  
NEW YORK, NY

gut rehab and full time site supervision services to NYCHA for the rehabilitation of this 68-unit multiple dwelling

BETANCES HOUSES  
BRONX, NY

complete gut rehabilitation of existing six-story multiple dwellings, including joist replacement, elevator upgrade, handicapped accessibility, and new community facilities

**2000**

NEP IV  
BROOKLYN, NY

\$14.2 million rehab of 25 buildings in the Bushwick section of Brooklyn, sponsored by the NYC Housing Partnership & HPD for the Bushwick Ridgewood Housing Corporation

NEP III, 145th STREET CLUSTER  
NEW YORK, NY

\$10.4 million, six-building renovation providing 144 apartments in Harlem; sponsored by the NYC Partnership, developed for Prestige Management Co

NEP II, 125th STREET CLUSTER  
NEW YORK, NY

\$9.8 million, 13-building renovation providing 140 apartments in Harlem; sponsored by the Neighborhood Partnership HDPC for NTF Realty Services

NRP III, WALTON HEIGHTS  
BRONX, NY

\$7.5 million, three-building, 100-unit gut renovation in the Bronx for the Fordham Bedford Housing Corporation

renovation + rehabilitation

HOUSING  
2000-2003

