

OCV WORKS WITH A VARIETY OF ORGANIZATIONS & AGENCIES TO **BRING**
SUPPORTIVE + SPECIAL NEEDS HOUSING TO THOSE
WHO REALLY NEED IT

2013

MOSHOLU GARDENS
BRONX, NY

64-unit new construction will feature residential units with private kitchens and bathrooms, indoor and outdoor communal gathering spaces, as well as support services and spaces; challenges presented by the site - it sits on bedrock, is on a steep incline and has an odd configuration - were taken as opportunities for creating a multi-layered design with a variety of garden environments

VILLA AVENUE RESIDENCE
BRONX, NY

this nine-story new construction will provide 56 units of supportive housing with support offices and on-site nurse, and resident amenities such as a lounge, multi-purpose room and outdoor gathering area

PROMESA WEST TREMONT
BRONX, NY

currently in production this green, five-story new construction for the Acacia Network will feature 60 SRO 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

KINGSBRIDGE TERRACE
VETERANS RESIDENCE
BRONX, NY

this LEED Silver-registered new construction provides 76 units of green supportive housing to veterans, featuring three green roofs, pervious hardscapes, energy efficient HVAC systems and appliances, a microturbine for waste energy capture and reuse, and local, recycled, renewable and reclaimed materials

WARTBURG
MOUNT VERNON, NY

new senior facility with 61 units of housing and support services on the 26-acre campus of the Wartburg Adult Care Community in Mount Vernon, NY; the wood frame structure was designed to compliment the historic buildings that make up this 140+ year old institution, and maintain the integrity of the campus as well as that of the natural surroundings

2011

VICINITAS HALL
BRONX, NY

41 units of housing for those who have aged out of foster care, and 27 units for local, young, working adults; also provided are spaces for on-site social services, indoor and outdoor recreational areas, and an independent commercial space at ground level; high quality interior and exterior finishes were selected for this DASNY and the HPD-funded new construction

2010

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

new construction

SPECIAL NEEDS HOUSING

2010-2013



2009FOX POINT
BRONX, NY

LEED Gold project with 48 units for low-income families and individuals; featuring multiple levels of green spaces, high performance sustainable architecture and engineering systems designed to create a healthy background for living

GATES PLAZA SENIOR
APARTMENTS
BROOKLYN, NY

83 units of supportive housing for seniors built under the HUD 202 program and sponsored by the Ridgewood Bushwick Senior Citizens Council; includes a roof deck, patio garden, large common areas and kitchen facilities in addition to one and two bedroom apartments

ANDREWS HOTEL
NEW YORK, NY

expansion and conversion of a former 6-story walk-up hotel into a new 9-story elevator building complete with laundry facilities, lounges, terraces and support services offices for residents

2007ANNA GONZALEZ APARTMENTS
BROOKLYN, NY

conversion of an existing loft structure and construction of a new 5-story addition creating 100 units of Single Room Occupancy residences for Miracle Makers, Inc.

2006GEORGIA'S PLACE
BROOKLYN, NY

new 48-unit residential building for seniors and persons with disabilities; developed through the supportive housing program of HPD for Community Counseling and Mediation

OCV REGULARLY WORKS ON PROJECTS FOR THE **RENOVATION + REHABILITATION OF SUPPORTIVE + SPECIAL NEEDS HOUSING**

2013

ST. LOUIS HALL
NEW YORK, NY

under construction is this tenant-in-occupancy gut rehab of a 1910 SRO with a one-story mansard addition and restored marble and plaster interior details; the completely redesigned interior will feature 123 new units arranged in 4-5 unit suites with two shared bathrooms per suite, kitchenettes in each room, and ground floor community spaces and support offices

CAPITOL HALL
NEW YORK, NY

202-unit tenant-in-occupancy gut rehab on the Upper West Side of Manhattan; the 1914 building will feature new rooms redesigned to provide residents with bathrooms and kitchenettes en-suite, offices for two outreach programs and communal kitchens located at ground levels, the 750 s.f. courtyard re-adapted to house a community room, and restored marble and plaster interior details

CARMEL COURT
STATEN ISLAND, NY

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

GATES AVE
BRONX, NY

in production is this three-story 36-bedroom dormitory for troubled youth which is getting a gut rehab and subdivision into two buildings each with separate services; among the work is a new efficient heating/cooling system, new bathrooms, offices and community rooms with communal kitchen and dining, handicap accessibility and exterior restoration

2012

MCGRAW HOUSE
ITHACA, NY

renovation and green roof addition to this senior citizens' residence with 105 studio and one-bedroom units; the need for a new roof was taken as an opportunity to expand resident outdoor areas and activities with a roof-top terrace with planting areas

2011

BILANDER HALL
NEW YORK, NY

tenant-in-occupancy gut rehab and facade restoration of a 34-unit SRO on the Upper West Side of Manhattan for The Lantern Group; units were redesigned to include kitchenettes with two communal bathrooms per floor, a community room with adjacent kitchen, a multi-purpose terrace, and ground-floor support offices

2009

ANDREWS HOTEL
NEW YORK, NY

expansion and conversion of a former 6-story walk-up hotel into a new 9-story elevator building complete with laundry facilities, lounges, terraces and support services offices for residents

2008

HUNTERSMOON
NEW YORK, NY

rehabilitation of a dilapidated SRO into a 34,000 square foot haven for formerly homeless individuals living with HIV; 136 units of housing including a new elevator, common kitchen, dining room and living room, as well as offices for health and other services; sponsored by The Lantern Group

renovation+ rehabilitation

SPECIAL NEEDS HOUSING

2008-2013



2007

CASA BETSAIDA
BROOKLYN, NY

28-unit hospice for persons with AIDS developed through the Supportive Housing Program of HPD

ANNA GONZALEZ APARTMENTS
BROOKLYN, NY

conversion of an existing loft structure and construction of a new 5-story addition creating 100 units of SRO residences for Miracle Makers, Inc.

2006

CORNERSTONE RESIDENCE
NEWBURGH, NY

artists' housing and arts center in the shell of a 120,000 sf theater building; to include 116 units of supportive housing, 12 loft dwellings for artists, social services offices, and a 450 seat theater, for Safe Harbors on the Hudson, Inc.; 2007 winner of Supportive Housing Network of NY Residence of the Year Award

BINGHAMTON YWCA
BINGHAMTON, NY

rehabilitation of the 45,000 sf YWCA of Binghamton, NY; provides 53 units of permanent and emergency housing for homeless females; program includes a new swimming pool and wellness center, a refurbished gymnasium, a day care center, and a medical suite; winner of the Supportive Housing Network of NY Residence of the Year Award in 2009

2004

THE CHRISTOPHER RESIDENCE
NEW YORK, NY

gut rehab with historic renovation of the Beaux Arts-style façade and reconstruction of the original lobby details of the 10-story former McBurney YMCA on West 24th Street; the project provides 207 SRO units with innovative furniture design such as a convertible sofa/bed with storage headboard, desk/cupboard/closet unit; the green roofs on two levels were among the first of their kind for a supportive housing project in NYC; winner of the Supportive Housing Network of NY Outstanding Residence of the Year Award in 2007

1999

BELLEVUE HOSPITAL
FEASIBILITY STUDY
NEW YORK, NY

feasibility study for the conversion of an antiquated 325,000 sf hospital complex into a multi-use facility for a variety of supportive housing programs for the elderly, infirm, homeless, and mentally ill; for Common Ground Community HDFC

RICO'S PLACE
BROOKLYN, NY

renovation and enlargement of two existing buildings to provide 14 units of transitional housing for families living with HIV, under HPD's SRO program for Community Counseling and Mediation

1998

BROOKLYN JEWISH HOSPITAL
BROOKLYN, NY

evaluation for Common Ground Community HDFC for the development of a 450,000 sf facility to house a variety of supportive housing programs, including family dwelling units, units for homeless housing and HUD 202 elderly housing, a medical respite for homeless individuals and dormitory style rooming units serving older adolescents; extensive social support services as well as traditional building amenities and management support offices also included

- 1997**
C.A.R.P. HEADQUARTERS
TIMISOARA, ROMANIA
headquarters for 30,000 member senior citizens group, providing commercial space, credit union facilities, medical center, auditorium, social service rooms, dining facilities, and rooming units for disabled and indigent members; for the Cooperative Housing Foundation
- 1996**
ONESTI CHILDREN'S HOME
TIMISOARA, ROMANIA
rehabilitation of an existing "block building" to provide new facilities & apartments for a former state run orphanage of 96 children for the Cooperative Housing Foundation
- 300 WEST 46TH STREET
NEW YORK, NY
5-building gut rehabilitation project to provide 69 SRO units in the Clinton District for the HPD SRO Development Program for Clinton Housing Development Co
- 1993**
454 WEST 35TH STREET
NEW YORK, NY
3-building gut rehabilitation providing 56 SRO units with community facilities and a 2,000 sf community garden for the HPD SRO development program for Clinton Housing Development Company
- 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
- 1985**
FRANKLIN AVENUE ELDERLY
HOUSING
BRONX, NY
turnkey project sponsored by NYC Housing Authority consisting of a 100 one-bedroom units in a mid-rise housing development; designed to focus on the specific needs of the elderly and handicapped, includes a community center and public gardens

renovation+ rehabilitation

SPECIAL NEEDS HOUSING

1985-1997

