

OCV EMPHASIZES THE IMPORTANCE OF **SUSTAINABILITY BY MAINTAINING + UPGRADING** THE STOCK OF HOUSING THROUGH TENANT-IN-OCCUPANCY REHABILITATIONS

2017

NEW SETTLEMENT HOUSES
BRONX, NY

14-building, 893-apartment rehabilitation in the Mount Eden section of the Bronx

TRIBORO PRESERVATION
DEVELOPMENT PARTNERS
BROOKLYN, BRONX + NEW
YORK, NY

875 apartments in 10 buildings on six NYCHA properties in Brooklyn, the Bronx and Manhattan, each with its own set of existing conditions and challenges, were vastly improved, including expanded community spaces, rejuvenated lobbies and hallways, and upgrades to facades and grounds with minimal disruption to the tenants in place

LOTT-EAST HARLEM
NEW YORK, NY

20-building, 359-apartment rehabilitation for LOTT Community Development Corp.

DON Q LW REHAB
BRONX, NY

11-building, 292-apartment rehabilitation for MBD Community Housing

MHACY REHAB
YONKERS, NY

12-building, 819-apartment rehabilitation for the Yonkers Housing Authority and L&M Development Partners

2016

UNIVERSITY AVENUE
BRONX, NY

\$43.7 million Green Communities, tenant-in-occupancy rehab of 139 apartments and with a conversion of the building's parking lot rooftop into a rain harvesting terrace with gardening planters for resident use; work done for the Workforce Housing Group

VILLAGE VIEW
NEW YORK, NY

full renovation of dual level lobbies at six of seven 1970s built coop buildings; existing conditions had made access to laundry rooms and mail boxes unmanageable for elderly and handicapped persons and the design transformed the entries into spacious, light filled, fully accessible lobbies with mail plazas level with building elevators

2015

CRESTON AVENUE
BRONX, NY

four-building, 120-unit, tenant-in-place rehab involving exterior masonry repair and restoration, structural reinforcements, and roof repair; the buildings received new boilers and heat distribution systems, new plumbing and electrical rewiring for code compliance, apartments and interiors received new fixtures, finishes, kitchen appliances and cabinets, and window and door replacements throughout

BEULAH PORTFOLIO
BRONX, NY

18-building, 294-apartment rehab for Dunn Development and Beulah HDFC

tenant-in-occupancy rehabilitation

MULTI-FAMILY HOUSING

2015-2017



2014ARVERNE VIEW
QUEENS, NY

dilapidated 11-building, 1,000,000 s.f. 1970s Mitchell-Lama mixed use complex, which had suffered from years neglect, a heavy burden of debt and City violations, and hit by Hurricane Sandy in October 2012; the trifecta of issues was used as an opportunity to improve the 1,093 units and 13-acre property in its entirety

ST. FRANCIS / GEORGE HARDY
BRONX, NY

four-building, 204-apartment tenant-in-place rehab for the Institute for Human Development

2013CARMEL COURT
STATEN ISLAND, NY

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

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

six-story, 50-unit Enterprise Green Communities substantial rehab 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

MOUNT SHARON
BRONX, NY

this Fordham Bedford Housing Corporation rehab with moderate layout modifications brought new bathrooms, kitchens, halls, lobbies and mail areas, roofs, windows and exterior restoration to 8 buildings with at total of 274 units

LONGFELLOW AVE
BRONX, NY

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, including 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

EAST 147th STREET
BRONX, NY

two-building, 22-unit rehab with structural repairs and layout modification; for Workforce Housing Advisors

HAVEN PLAZA
NEW YORK, NY

six-building, 371-apartment tenant-in-place rehab for the Institute for Human Development

<p>2012 WEST FARMS SQUARE BRONX, NY</p>	<p>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 brought much needed community revitalization through improved site amenities and renovated apartments</p>
<p>2011 BETHEL MANOR NEW YORK, NY</p>	<p>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</p>
<p>2010 BNIA THIRD PARTY TRANSFER (TPT) PROGRAM BROOKLYN, NY</p>	<p>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)</p>
<p>MANHATTAN VALLEY DEVELOPMENT CORPORATION NEW YORK, NY</p>	<p>on-going 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</p>
<p>UPTOWN BRONX FBHC REHABILITATION BRONX, NY</p>	<p>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 HPD's Acquisition Loan Program for the Fordham Bedford Housing Corporation</p>
<p>WESTSIDE BRONX FBHC REHABILITATION BRONX, NY</p>	<p>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</p>
<p>WEST 152ND ST APARTMENTS NEW YORK, NY</p>	<p>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</p>
<p>PHIPPS PLAZA SOUTH NEW YORK, NY</p>	<p>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</p>
<p>2009 FABRIA HOUSES REDEVELOPMENT NEW YORK, NY</p>	<p>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</p>
<p>NEWHAB CO-OP APARTMENTS BROOKLYN, NY</p>	<p>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</p>
<p>GREATER CENTENNIAL HOMES MOUNT VERNON, NY</p>	<p>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</p>

tenant-in-occupancy rehabilitation

MULTI-FAMILY HOUSING

2009-2012



2009 (cont.)

ECHO-TREMONT/ANDREWS
FBHC REHABILITATION
BRONX, NY

tenant-in-place substantial rehab for the Fordham Bedford Housing Corporation of five five-story buildings with 132 apartments in the northwest Bronx, at a cost of \$8.5 million; financed through HPD'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

five-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 rehab of 20 buildings in Bushwick under HPD's NEP Program, at a construction cost of \$22 million to create affordable apartments for 86 families

HARRIET TUBMAN TERRACE
POUGHKEEPSIE, NY

substantial rehab 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 rehab 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 rehab 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

2006

OCEAN HILL NRP
BROOKLYN, NY

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

BEULAHLAND NRP
BRONX, NY

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

UHAB/RIDGEWOOD BUSHWICK
CO-OP APARTMENTS
BRONX, NY

rehab 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

rehab 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, four-building gut rehab 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 HDFC 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

MULTI-FAMILY HOUSING

2000-2004

