

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

**2015**

THE VILLA  
BRONX, NY

56-unit supportive housing in the Bedford Park neighborhood for formerly homeless Bronx residents with a history of chronic homelessness and who suffer from chronic health problems; in addition to studio efficiency units, the building provides support offices, an on-site nurse, and amenities such as a lounge, multi-purpose room and outdoor gathering area

ECHO PLACE  
BRONX, NY

55 studio efficiency units of supportive housing for formerly homeless individuals with special mental health needs; the building is equipped with a variety of communal spaces, including a lounge, a recreational room, a kitchen, and offices for support services

WEST TREMONT RESIDENCES  
BRONX, NY

61 units of affordable, Enterprise Green Communities certified senior apartments; on-site amenities include a tenant library and multi-purpose room, laundry facilities, support services and outdoor terraces adjacent to recreation and program spaces, while sustainable features include a recessed green roof, a high performance thermal envelope, recycled and renewable materials, and efficient mechanical and electrical systems

**2013**

MOSHOLU GARDENS  
BRONX, NY

7-story, LEED Silver supportive housing featuring 64 residential efficiency units with private kitchens and baths, indoor and outdoor communal gathering rooms, and spaces for support services; site challenges such as a steep incline, an odd configuration and bedrock beneath it, were taken as opportunities for creating a multi-layered design with a variety of garden and rooftop environments

THE FRIEDRICHS SENIOR  
APARTMENTS  
MOUNT VERNON, NY

affordable, 60-unit housing for seniors designed as a wood frame structure to compliment the historic buildings making up the Wartburg Adult Care Community, a 26-acre, 145+ year old institution; the project provides studios and one-bedrooms, community spaces such as a fitness room, a library and computer room, meeting and multi-purpose spaces, and offices for support services

**2012**

KINGSBRIDGE TERRACE  
VETERANS RESIDENCE  
BRONX, NY

green new construction providing 76 units of supportive housing to veterans and 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; winner of the 2015 Supportive Housing Network of NYs' Residence of the Year Award

new construction

SPECIAL NEEDS HOUSING

2012-2015



**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; winner of the 2012 NY Chapter of the American Society of Landscape Architects' Honor Award

**2009**FOX POINT  
BRONX, NY

among the first supportive housing projects in NYC to seek LEED certification, this LEED-Gold project provides 48 affordable units to formerly homeless and low-income families and individuals; Fox Point features a highly efficient building envelop, a microturbine for waste energy capture and reuse, maximized daylighting, argon-filled/low-E windows, built-in sun shades, rapidly renewable and regionally sourced materials, Energy Star appliances, two green rooftops and on-site bicycle parking; winner of the 2012 Supportive Housing Network of NYs' Residence of the Year Award

**2008**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

**2007**ANNA 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.

**2006**GEORGIA'S PLACE  
BROOKLYN, NY

48 units of new, green, studio living opportunities for low-income individuals and adults-living-with-special-needs, with communal dining, socializing, and on-site therapeutic interventions; sustainable features include a Trespa rain screen and aluminum sunscreen, maximized use of natural light, argon-filled, low-E glazing, bamboo flooring, energy efficient lighting and appliances, an outdoor basketball court and garden, and rooftop laundry and terrace

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

- 2017**  
WEST 118th STREET  
NEW YORK, NY  
expansion and unification of three combined, contiguous, buildings under a 6th floor mansard; the addition of a new passenger elevator and a second fire egress allowed for the removal of unsightly fire escapes on the facade, transforming a patchwork of tenements into a stately building serving homeless women and children in 35 two bedrooms units
- 2015**  
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 readapted to house a community room, and restored marble and plaster interior details; winner of the 2016 Supportive Housing Network of NYs' Residence of the Year Award
- 2013**  
ST. LOUIS HALL  
NEW YORK, NY  
tenant-in-occupancy rehab, expansion to nine stories and reconfiguration to provide two different types of units, small studios and suites of five or six rooming units each with individual hospitality kitchenettes and communal bathrooms; amenities for residents include social service support and building program offices, a new laundry facility and a multipurpose room
- CARMEL 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
- GATES AVE  
BRONX, NY  
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 rooftop terrace with planting areas
- 2009**  
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
- THE ANDREWS  
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

renovation + rehabilitation

SPECIAL NEEDS HOUSING

2009-2017



**2008**

BINGHAMTON YWCA  
BINGHAMTON, NY

this run-down historical home was completely reconfigured, existing dorm-style housing converted to individual apartments and outfitted with new bathrooms and full kitchens; the new layout nearly doubled the number of women and children served and amenities include a new swimming pool and wellness center, a refurbished gymnasium, a day care center, and a medical suite; winner of the 2009 Supportive Housing Network of NYs' Residence of the Year Award

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

**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

transformation of an abandoned four-story furniture warehouse joined to a five-story new construction addition, creating 99 units of affordable and supportive housing for low-income and formerly homeless individuals exiting the City's shelter system; includes ground floor commercial space, on-site case management, community rooms, and a back patio and garden

**2006**

CORNERSTONE RESIDENCE  
NEWBURGH, NY

seven contiguous building historic complex consisting of artists' housing and arts center in the shell of a 120,000 sf theater building; including 116 units of supportive housing, 12 loft dwellings for artists, social services offices, and a 450 seat theater, for Safe Harbors of the Hudson; 2007 winner of Supportive Housing Network of NYs' Residence of the Year Award

**2004**

THE CHRISTOPHER RESIDENCE  
NEW YORK, NY

the green roofs on two levels of this project were among the first of their kind for a supportive housing project in NYC; this 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 provides 207 SRO units with innovative furniture design such as a convertible sofa/bed with storage headboard, desk/cupboard/closet unit; winner of the 2007 Supportive Housing Network of NYs' Outstanding Residence of the Year Award

**2000**

WEST 46th STREET  
NEW YORK, NY

5-building gut rehab combined 3 Old-Law Tenements with 2 converted dwellings into a single elevator residence; the separate structures were unified by an additional floor added to the 4-story buildings in the form of a mansard roof and corner tower; the project consists of 70 units, common kitchens and lounges, and offices for residents support services

- 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
- 1994**  
 NERO WOLFE  
 NEW YORK, NY  
 combination of three tenements into an elevated residence for formerly homeless and persons with mental health issues; shared two and three room dormitory style layouts provide 55 tenant rooms in the mixed five and three-story buildings; a key park interior courtyard and restored antique furnishings were main features of the project
- 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

1985-1999

