



Ocean Bay-Bayside Apartments underwent a \$125 million tenant-in-occupancy rehabilitation that took an aged, underserved, storm devastated housing complex and transformed it into a community with a sense of pride and resilience for the future.

Dating from the early 1960s this

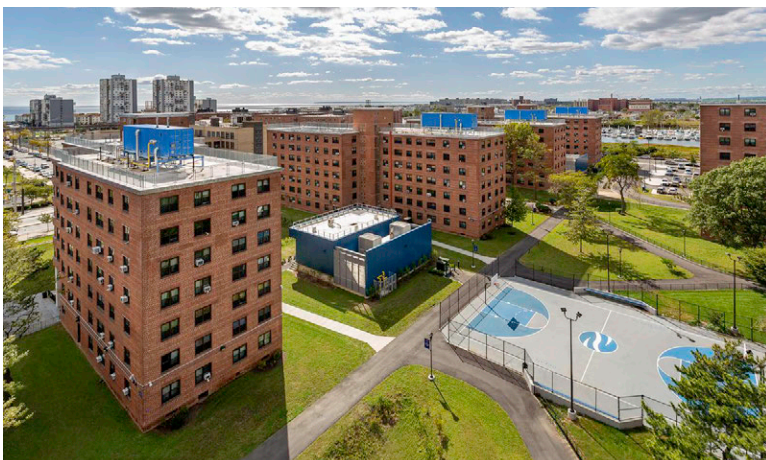
sprawling 24-building property was NYCHA's first development to undergo Section 8 conversion through HUD's Rental Assistance Demonstration (RAD) program.

The complex's location between the Atlantic Ocean and Jamaica Bay occurred in 2012 from Super-storm Sandy, resiliency design

represented a major component of the work and a necessary measure to secure the complex in the event of another storm.

Resiliency features include high efficiency hydronic boiler plants to replace the destroyed central steam system, emergency generators, new elevated electric switch gear buildings, a new rooftop equipped with solar panels, gas pipe replacement, flood gates and berms throughout the site, and landscaping with native seaside plants.

Much like its neighbor and OCV rehabilitation project Arverne View, the rehabilitation of Ocean Bay-Bayside Apartments gave the nearly 4,000 residents a renewed sense of security, community and pride of place.



FACT SHEET

Client
NYCHA / RDC Development LLC

Status
Completed 2019

Size
1,395 Apartments, 24 Buildings

Construction Cost
\$125,000,000

COLLABORATORS

Architectural
MD Szerbaty Associates Architects

Engineers
Lakhani & Jordan Engineers
Langan Engineering & Environmental Services

Green Consultant
Bright Power

Construction
MDG Design & Consultation

multi-family residential
rehabilitation

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multi-family residential

rehabilitation

OCEAN BAY APARTMENTS

FAR ROCKAWAY, NY



The rehabilitation vastly improved the buildings' general state of disrepair with refreshed and upgraded interiors including:

- new finishes and high efficiency lighting in public halls
- masonry restoration of exterior envelopes
- window, door and roof replacement
- new kitchens, bathrooms, and finishes in apartments
- the option for in-apartment laundry units as well as expanded and updated on-site laundry facilities

