

SINCE THE 1980s **NYCHA + OCV** HAVE WORKED TOGETHER ON A BROAD RANGE OF PROJECTS + SCOPES, FROM SITE SUPERVISION TO REHABS + NEW CONSTRUCTION

**2016-2017**

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

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

**2009**

FABRIA HOUSES REDEVELOPMENT  
NEW CONSTRUCTION  
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

FABRIA HOUSES REDEVELOPMENT  
REHABILITATION  
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

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

**2003**

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

new construction + rehabilitation

NYCHA  
2003-2017



- 2000**  
SETH LOW, REVEREND BROWN &  
GLENWOOD HOUSES  
BROOKLYN, NY  
\$2.5 million tenant-in-occupancy rehabilitation that included roof replacement and asbestos abatement over three housing developments
- 1999**  
ABRAHAM LINCOLN HOUSES  
NEW YORK, NY  
20-building tenant-in-occupancy rehabilitation that included replacement of steel stairs, asbestos abatement, lead paint abatement
- 1997**  
LONG FELLOW AVE APARTMENTS  
BRONX, NY  
rehabilitation and restoration of a 30 unit five story building for NYCHA
- 1996**  
MARCY GREEN HOUSES  
NEW YORK, NY  
full-time site supervision services for this new 110-unit low-rise housing development
- 1995**  
VLADECK HOUSES  
NEW YORK, NY  
\$50 million, 1,775-unit, tenant-in-occupancy rehabilitation of 54 six-story buildings; Rehabilitation involved concrete repair, roof, bulkhead, and parapet replacement, bathroom upgrading, extensive lead abatement, asbestos abatement, entry door replacement, general rehabilitation of public areas and apartments
- 1993**  
HOWARD PARK APARTMENTS  
STATEN ISLAND, NY  
full-time site supervision services for this new 180-unit low-rise housing development
- 1991**  
LONG FELLOW AVE APARTMENTS  
BRONX, NY  
construction supervision of a 75-apartment, \$5.6 million gut renovation
- 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
- FRANKLIN AVENUE ELDERLY  
HOUSING  
BRONX, NY  
NYC Housing Authority sponsored this turnkey project consisting of 100 one-bedroom units in a mid-rise housing development; complex was designed to focus on the specific needs of the elderly and handicapped and includes a community center and public gardens