

SINCE ITS NASCENCE, OCV HAS PLACED **AN EMPHASIS ON**
AFFORDABLE HOUSING PROJECTS

- 2011**
330 RIVERDALE AVE
YONKERS, NY
new 11-story mixed-income development with 137 units of affordable housing within walking distance to downtown Yonkers and public transportation; features include 219 parking spaces, on-site laundry facilities, a club/recreational room, two second-floor rooftop terraces; expected to total 148,000 gross square feet of residential space offering studio, one- and two-bedroom apartments with energy efficient appliances and lighting
- 2009**
FABRIA HOUSES
NEW YORK, NY
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; two new buildings on vacant land yielded 37 units in addition to the 26 units that were rehabilitated in two existing buildings
- 2007**
DECATUR GREEN
BRONX, NY
built with Enterprise Green Communities criteria featuring rain water harvesting for water closets and irrigation, permeable/native landscaping, bi-level lighting on motion sensors, high efficiency lights and boiler, low-E/argon high efficiency windows, and sustainable finishes
- JACOB'S PLACE
BRONX, NY
new 8-story building combining 63 affordable apartments with a ground floor day care center; built for the Fordham Bedford Housing Corporation
- 2004**
BUSHWICK CENTRAL II
PARTNERSHIP HOMES
BROOKLYN, NY
30 two-family houses constructed on scattered vacant sites throughout the Bushwick neighborhood in Brooklyn, financed through the New York Housing Partnership; row houses are for first time home buyers and feature a duplex apartment for the owner with a rental unit for income
- BELMONT AVENUE / EAST NY
PARTNERSHIP HOMES
BROOKLYN, NY
another scattered site development of 48 two-family houses for first time home buyers, sponsored by the New York Housing Partnership, part of an effort to transform vacant lots from a public nuisance to much needed housing
- 2002**
SOUTH WIND VILLAGE
BAYSHORE, NY
transformation of a blighted two-block area in downtown Bayshore into a community of 54 townhouses for first time home buyers and 16 rental units for seniors; funded jointly by the US Department of Housing and Urban Development and the NYS Division of Housing and Community Renewal, with OCV representing the town of Islip Housing Authority
- 2000**
MILL POND COMMONS
RIVERHEAD, NY
development of 96 townhouses in a site landscaped with ponds and plantings on a former duck farm on northern Long Island; for first time home buyers through a program financed by the US Department of Housing and Urban Development and sponsored by Day Star Ministries, a community based nonprofit group

new construction

AFFORDABLE HOUSING

2000-2011





AFFORDABLE HOUSING
1985-1994

new construction

1994
MARCY GREEN HOUSES
NEW YORK, NY

full-time site supervision services for this new 110-unit low-rise housing development

1992
HOWARD PARK APARTMENTS
NEW YORK, NY

full-time site supervision services for this new 180-unit low-rise housing development

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

OCV EMPHASIZES THE IMPORTANCE OF **SUSTAINABILITY BY MAINTAINING + UPGRADING** THE STOCK OF AFFORDABLE HOUSING THROUGH REHABILITATIONS AND RENOVATIONS

IN PRODUCTION

KELLY STREET
BRONX, NY

84-unit gut rehab of five buildings, including structural repairs, new bathrooms, kitchens, floor and wall finishes, masonry restoration, installation of new high-efficiency windows, two green roofs and rainwater harvesting for use on new tenant vegetable gardens; for Workforce Housing Advisors, Banana Kelly, and Monadnock Construction

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

GATES AVE
BRONX, NY

this three-story 36-bedroom dormitory for troubled youth is getting a gut rehab and subdivision into two building 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

LONGFELLOW AVE
BRONX, NY

tenant-in-occupancy 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

ACADEMY STREET
NEW YORK, NY

this Enterprise Green Communities full gut rehab of a 5-story building with basement and reintroduces 72 brand new units including a new elevator, installation of new high-efficiency windows and heating system, new roof, masonry restoration; for the Community League of the Heights

HOE-LONGWOOD
BRONX, NY

substantial rehab of 80 units in three 5-story buildings with tenants in occupancy; includes 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

MOUNT SHARON
BRONX, NY

this Fordham Bedford Housing Corporation rehab with moderate layout modifications will bring new bathrooms, kitchens, halls, lobbies and mail areas, roofs, windows and exterior restoration to 8 buildings with at total of 274 units; tenants will remain in occupancy

BRONX LANDMARK RESTORATIONS
BRONX, NY

rehabilitation of two Landmark buildings in the South Bronx with at total of 24 units; the work will include facade restoration, structural reinforcements, new finishes and fixtures, and mechanical systems; for Lemle & Wolff

EAST 147th STREET
BRONX, NY

2-building, 22-unit rehab with structural repairs and layout modification currently in design stage; for Workforce Housing Advisors

CARMEL COURT
STATEN ISLAND, NY

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

rehabilitation

AFFORDABLE HOUSING

CURRENT: IN PRODUCTION



2011-2012

WEST FARMS SQUARE
BRONX, NY

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 brings much needed community revitalization through improved site amenities and renovated apartments

HABITAT FOR HUMANITY
BROOKLYN, NY

rehabilitation and preservation of several turn of the century multifamily walk-ups as part of Habitat's 100 Homes in Brooklyn Initiative; units meet NYSERDA MPP and LEED for Homes; features include highly efficient envelopes, energy efficient boilers, low-e windows, non-toxic materials, efficient fixtures and Energy-Star appliances.

WEST 152nd STREET
NEW YORK, NY

50-unit Enterprise Green Communities substantial rehab in one six-story building 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

2011

BETHEL MANOR
NEW YORK, NY

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

2010

BNIA THIRD PARTY TRANSFER
(TPT) PROGRAM
BROOKLYN, NY

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)

MANHATTAN VALLEY
DEVELOPMENT CORPORATION
NEW YORK, NY

ongoing 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

UPTOWN BRONX
FBHC REHABILITATION
BRONX, NY

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 HDP's Acquisition Loan Program for the Fordham Bedford Housing Corporation

WESTSIDE BRONX
FBHC REHABILITATION
BRONX, NY

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

WEST 152ND ST APARTMENTS
NEW YORK, NY

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

PHIPPS PLAZA SOUTH
NEW YORK, NY

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

2009

FABRIA HOUSES REDEVELOPMENT
NEW YORK, NY

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; two buildings were substantially rehabilitated providing 26 units

NEWHAB CO-OP APARTMENTS
BROOKLYN, NY

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

2009

GREATER CENTENNIAL HOMES MOUNT VERNON, NY	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
ECHO-TREMONT/ANDREWS FBHC REHABILITATION BRONX, NY	tenant-in-occupancy substantial rehab for the Fordham Bedford Housing Corporation of five 5-story buildings with 132 apartments in the northwest Bronx, at a cost of \$8.5 million; financed through HDP'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	5-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 rehabilitation of 20 buildings in Bushwick under the HPD NEP Program, at a construction cost of \$22 million to create affordable apartments for 86 families
HARRIET TUBMAN TERRACE POUGHKEEPSIE, NY	substantial rehabilitation 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 rehabilitation 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 rehabilitation 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	5-building rehabilitation project in East New York for the Brooklyn Neighborhood Improvement Association to provide 36 apartments for families
BEULAHLAND NRP BRONX, NY	4-building, 40-unit gut rehabilitation for the South Bronx Churches HDFC, under the HPD NRP Program
UHAB/RIDGEWOOD BUSHWICK CO-OP APARTMENTS BRONX, NY	rehabilitation 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	rehabilitation 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

rehabilitation

AFFORDABLE HOUSING

2005-2009



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

BEULAH HDFC
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, 4-building gut rehabilitation 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