

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 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

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

affordable housing

REHABILITATIONS
CURRENT: IN PRODUCTION



2011-2012WEST 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

2011BETHEL 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

2010BNIA 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

2009FABRIA 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

affordable housing

REHABILITATIONS

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

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

2012

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

ST. LOUIS HALL
NEW YORK, NY

tenant-in-occupancy gut rehab of a 1910 SRO with a one-story mansard addition and restored marble and plaster interior details; the completely redesigned interior features 123 new units arranged in 4-5 unit suites with two shared bathrooms per suite, kitchenettes in each room, and ground floor community spaces and support offices

2011

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

2010

SERVIAM GARDENS
BRONX, NY

240-unit residence for the elderly combined 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

2009

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

2008

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

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

CORNERSTONE RESIDENCE
NEWBURGH, NY

artists' housing and arts center in the shell of a 120,000 sf theater building; to include 116 units of supportive housing, 12 loft dwellings for artists, social services offices, and a 450 seat theater, for Safe Harbors on the Hudson, Inc.; 2007 winner of Supportive Housing Network of NY Residence of the Year Award

BINGHAMTON YWCA
BINGHAMTON, NY

rehabilitation of the 45,000 sf YWCA of Binghamton, NY; provides 53 units of permanent and emergency housing for homeless females; program includes a new swimming pool and wellness center, a refurbished gymnasium, a day care center, and a medical suite; winner of the Supportive Housing Network of NY Residence of the Year Award in 2009

special needs housing

REHABILITATIONS

2006-2012



2004

THE CHRISTOPHER RESIDENCE
NEW YORK, NY

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

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

300 WEST 46TH STREET
NEW YORK, NY

5-building gut rehabilitation project to provide 69 SRO units in the Clinton District for the HPD SRO Development Program for Clinton Housing Development Co

1993

454 WEST 35TH STREET
NEW YORK, NY

three-building gut rehabilitation providing 56 SRO units with community facilities and a 2,000 sf community garden for the HPD SRO development program for Clinton Housing Development Company

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