

# NYCHA PACT PROJECTS

RFEI Release Date	Project Name	Consolidation Name	Development Name	Total Units	Total Repair Costs* / 20-Yr PNA (2023)	Status	Conversion Date / Anticipated Conversion Date	Developer(s)	General Contractor	Property Manager	Social Service Provider
-	Ocean Bay	-	OCEAN BAY APARTMENTS (BAYSIDE)	1,395	\$317M*	Construction Complete	12/31/2016	MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	Catholic Charities Community Services of the Archdiocese of Brooklyn & Queens (non-profit)
-	Twin Parks West	-	TWIN PARKS WEST (SITES 1 & 2)	312	\$46M*	Under Construction	10/31/2018	Gilbane Development Company	Apex Building Group (MWBE)	Kraus Management, Inc.	BronxWorks (non-profit)
-	Betances	-	BETANCES I	309	\$145M*	Construction Complete	11/16/2018	MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	Catholic Charities Community Services, Archdiocese of New York (non-profit)
			BETANCES II, 13	51							
			BETANCES II, 18	78							
			BETANCES II, 9A	46							
			BETANCES III, 13	22							
			BETANCES III, 18	19							
			BETANCES III, 9A	26							
			BETANCES IV	282							
			BETANCES V	100							
			BETANCES VI	155							
-	Highbridge Franklin	-	FRANKLIN AVENUE I CONVENTIONAL	61	\$38M*	Under Construction	11/30/2018	Gilbane Development Company	Apex Building Group (MWBE)	Kraus Management, Inc.	BronxWorks (non-profit)
			FRANKLIN AVENUE II CONVENTIONAL	45							
			FRANKLIN AVENUE III CONVENTIONAL	15							
			HIGHBRIDGE REHABS (ANDERSON AVENUE)	135							
			HIGHBRIDGE REHABS (NELSON AVENUE)	80							

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-	Baychester/ Murphy	-	BAYCHESTER	441	\$116M*	Construction Complete	12/27/2018	Camber Property Group; L+M Development Partners; MBD Community Housing Corporation (non-profit)	L+M Builders Group	C+C Apartment Management LLC	BronxWorks (non-profit)
			MURPHY	281							
-	Hope Gardens	-	BUSHWICK II (GROUPS A & C)	300	\$280M*	Construction Complete	7/18/2019	Pennrose Properties	Procida Construction	Wavecrest Management Group LLC	Acacia Network (non-profit)
			BUSHWICK II (GROUPS B & D)	300							
			BUSHWICK II CDA (GROUP E)	276							
			HOPE GARDENS	330							
			PALMETTO GARDENS	115							
-	PACT Brooklyn Bundle	-	572 WARREN STREET	200	\$434M*	Construction Complete	2/12/2020	The Arker Companies; Omni New York LLC; Dabar Development Partners (MWBE); Bedford Stuyvesant Restoration Corporation (non-profit)	Renewal Chateau JV LLC	Reliant Realty Services LLC; Progressive Management of NY LLC	Bedford Stuyvesant Restoration Corporation (non-profit)
			ARMSTRONG I	371							
			ARMSTRONG II	248							
			BERRY STREET-SOUTH 9TH STREET	150							
			INDEPENDENCE	744							
			MARCY AVENUE-GREENE AVENUE SITE A	48							
			MARCY AVENUE-GREENE AVENUE SITE B	30							
			WEEKSVILLE GARDENS	257							
			WILLIAMS PLAZA	577							

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-	PACT Manhattan Bundle	Jefferson	335 EAST 111TH STREET	66	\$383M*	Under Construction	11/30/2020	Monadnock Development LLC	Monadnock Development LLC	Cornell Pace Inc.	Community League of the Heights, Inc. (non-profit)
		Straus	344 EAST 28TH STREET	225							
		Fort Washington Ave Rehab	FORT WASHINGTON AVENUE REHAB	226							
			WASHINGTON HEIGHTS REHAB (GROUPS 1&2)	216							
			WASHINGTON HEIGHTS REHAB PHASE III (HARLEM RIVER)	14							
			WASHINGTON HEIGHTS REHAB PHASE III (FORT WASHINGTON)	88							
			WASHINGTON HEIGHTS REHAB PHASE IV (C)	32							
			WASHINGTON HEIGHTS REHAB PHASE IV (D)	32							
		King Towers	GRAMPION	35							
		Manhattanville	MANHATTANVILLE REHAB (GROUP 2)	46							
			MANHATTANVILLE REHAB (GROUP 3)	51							
		Jackie Robinson	PARK AVENUE-EAST 122ND, 123RD STREETS	90							
		Drew Hamilton	PUBLIC SCHOOL 139 (CONVERSION)	125							
		Kraus Management (MB 1)	SAMUEL (MHOP) I	53							
			SAMUEL (MHOP) II	10							
			SAMUEL (MHOP) III	10							
		Wise Towers	WISE TOWERS	399							
-	Boulevard	Boulevard	BELMONT-SUTTER AREA	72	\$483M*	Under Construction	12/28/2021	The Hudson Companies, Inc.; Property Resources Corporation; Duvernay + Brooks LLC (MWBE)	Broadway Builders LLC (MWBE); Melcara Corp	Property Resources Corporation; Lisa Management, Inc.	CAMBA (non-profit)
			BOULEVARD	1,441							
		Unity Plaza	FIORENTINO PLAZA	160							
-	Linden	Linden	LINDEN	1,586	\$430M*	Under Construction	12/28/2021	Douglaston Development; L+M Development Partners; Dantes Partners (MWBE); SMJ Development Corp (MWBE)	L+M Builders Group; Levine Builders	Clinton Management; C+C Apartment Management LLC	University Settlement (non-profit)
		Penn-Wortman	PENNSYLVANIA AVENUE-WORTMAN AVENUE	336							
-	Williamsburg	Williamsburg	WILLIAMSBURG	1,621	\$493M*	Under Construction	12/28/2021	MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	St. Nicks Alliance (non-profit); Grand Street Settlement (non-profit)

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-	Harlem River	Harlem River	HARLEM RIVER	577	\$236M*	Under Construction	2/17/2022	Settlement Housing Fund Inc (non-profit); West Harlem Group Assistance (non-profit)	L+M Builders Group	C+C Apartment Management LLC	C+C Apartment Management LLC
			HARLEM RIVER II	116							
-	Audubon, Bethune & Marshall	Harlem River	AUDUBON	167	\$137.6M*	Under Construction	1/10/2023	Dantes Partners (MWBE)	Apex Building Group (MWBE); Pyramid ETC Companies	Faria Management (MWBE)	Mosholu Montefiore Community Center (non-profit)
			BETHUNE GARDENS	210							
			MARSHALL PLAZA	180							
November 2020 (Round 9)	Edenwald	Edenwald	EDENWALD	2,035	\$783M*	Under Construction	6/27/2023	Camber Property Group; Henge Development (MWBE); SAA   EVI (MWBE)	L+M Builders Group	C+C Apartment Management LLC	-
November 2020 (Round 9)	Frederick Samuel Apartments	Frederick Samuel (City)	SAMUEL (CITY)	664	\$386.2M	Planning & Engagement	2024	Genesis Companies (MWBE); Lemor Development Group (MWBE)	Monadnock Construction	VPH Management Services LLC	-
November 2020 (Round 9)	Reid Apartments + Park Rock Consolidated	Reid Apartments	104-14 TAPSCOTT STREET	30	\$636M*	Under Construction	11/28/2023	BRP Development Corporation (MWBE); Fairstead; Urbane (MWBE)	Fairstead	Fairstead	Black Veterans for Social Justice (non-profit)
			FENIMORE-LEFFERTS	36							
			LENOX ROAD-ROCKAWAY PARKWAY	74							
			RALPH AVENUE REHAB	118							
			REID APARTMENTS	229							
			RUTLAND TOWERS	61							
			SUTTER AVENUE-UNION STREET	100							
			TAPSCOTT STREET REHAB	155							
		Park Rock Consolidated	CROWN HEIGHTS	121							
			HOWARD AVENUE	149							
			HOWARD AVENUE-PARK PLACE	156							
			OCEAN HILL-BROWNSVILLE	125							
			PARK ROCK REHAB	134							
			STERLING PLACE REHABS (SAINT JOHNS-STERLING)	83							
			STERLING PLACE REHABS (STERLING-BUFFALO)	125							

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April 2021	Fulton and Elliott-Chelsea	Chelsea	CHELSEA	425	\$178.9M	Planning & Engagement	TBD	Essence Development (MWBE); Related Companies	Related Companies	Related Companies	-
			CHELSEA ADDITION	96	\$47.5M						
			ELLIOTT	590	\$255.2M						
		Fulton	FULTON	944	\$445.8M						
May 2021 (Round 10)	Union Avenue Consolidated	Forest	EAGLE AVENUE-EAST 163RD STREET	66	\$247M*	Under Construction	9/28/2023	The Arker Companies; Omni New York LLC; Dabar Development Partners (MWBE)	Renewal Chateau JV LLC	Progressive Management of NY LLC	Progressive Management of NY LLC; Presbyterian Senior Services (non-profit); Acacia Network (non-profit)
		Union Avenue Consolidated	CLAREMONT PARKWAY-FRANKLIN AVENUE	188							
			DAVIDSON	175							
			SOUTH BRONX AREA (SITE 402)	114							
			STEBBINS AVENUE-HEWITT PLACE	120							
			UNION AVENUE-EAST 163RD STREET	200							
			UNION AVENUE-EAST 166TH STREET	120							
May 2021 (Round 10)	Ocean Hill + Stuyvesant Gardens	Ocean Hill	OCEAN HILL APARTMENTS	238	\$123.7M	Planning & Engagement	2025	Dantes Partners (MWBE); Beverly Road Development (MWBE); Kalel Companies (MWBE)	ETC Companies LLC	Faria Management (MWBE)	-
			SARATOGA VILLAGE	125	\$56.8M						
		Stuyvesant Gardens	STUYVESANT GARDENS I	331	\$166.4M						
			STUYVESANT GARDENS II	150	\$66.5M						
		Sumner									
			BEDFORD-STUYVESANT REHAB	85	\$57.5M						



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May 2021 (Round 10)	Metro North Plaza & White	Wilson	METRO NORTH PLAZA	275	\$130.2M	Planning & Engagement	2024	Ascendant Neighborhood Development (non-profit); The Community Builders (non-profit)	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
			WHITE	248	\$94.7M						
May 2021 (Round 10)	Wilson	Wilson	WILSON	398	\$189.5M	Planning & Engagement	2024	Hope Community (non-profit); Brisa Builders Corporation (MWBE)	Apex Building Group (MWBE); Gilbane Development Company	Shinda Management Corporation (MWBE)	-
May 2021 (Round 10)	Clason Point Gardens	Sack Wern	CLASON POINT GARDENS	401	\$239.7M	Planning & Engagement	TBD	-	-	-	-
May 2021 (Round 10)	Sack Wern	Sack Wern	SACK WERN	413	\$184.3M	Planning & Engagement	2024	Asland Capital Partners (MWBE); Breaking Ground (non-profit); Douglaston Development	Levine Builders	Clinton Management	-
October 2021 (Round 11)	Jackie Robinson & Harlem Scattered Sites	Jackie Robinson	MORRIS PARK SENIOR CITIZENS HOME	97	\$39.0M	Planning & Engagement	2024	Ascendant Neighborhood Development (non-profit); McCormack Baron Salazar; Vaya Development (MWBE)	L+M Builders Group	C+C Apartment Management LLC	-
			ROBINSON	189	\$83.9M						
			UPACA (SITE 5)	180	\$64.6M						
			UPACA (SITE 6)	150	\$54.6M						
		Jefferson	CORSI HOUSES	171	\$83.3M						
		Kraus Management (MB 1)	REHAB PROGRAM (TAFT REHABS)	156	\$89.2M						
		Taft	131 SAINT NICHOLAS AVENUE	100	\$45.6M						
October 2021 (Round 11)	Northwest Bronx Scattered Sites	1010 East 178th Street	1010 EAST 178TH STREET	220	\$96.5M	Planning & Engagement	2024	The Arker Companies; Dabar Development Partners (MWBE); Omni New York LLC; SBV RE Investments LLC	Renewal Chateau JV LLC	Progressive Management of NY LLC	-
			EAST 180TH STREET-MONTEREY AVENUE	239	\$115.7M						
			TWIN PARKS EAST (SITE 9)	219	\$82.3M						
		Fort Independence	BAILEY AVENUE-WEST 193RD STREET	233	\$114.4M						
			FORT INDEPENDENCE STREET-HEATH AVENUE	344	\$146.6M						
		Kraus Management (BX 3)	HARRISON AVENUE REHAB (GROUP A)	34	\$17.5M						
			HARRISON AVENUE REHAB (GROUP B)	150	\$78.3M						
			UNIVERSITY AVENUE REHAB	230	\$136.9M						
		Sedgwick	WEST TREMONT AVENUE-SEDGWICK AVENUE AREA	148	\$58.9M						

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October 2021 (Round 11)	Boston Secor, Boston Road Plaza & Middletown Plaza	Boston Secor	BOSTON SECOR	538	\$245.3M	Planning & Engagement	2024	Beacon Communities; Kalel Companies (MWBE); MBD Community Housing Corporation (non-profit)	Notias Construction	Wavecrest Management Group LLC	-
		Pelham Parkway	BOSTON ROAD PLAZA	235	\$86.3M						
		Eastchester Gardens	MIDDLETOWN PLAZA	179	\$60.4M						
October 2021 (Round 11)	Manhattanville	Manhattanville	MANHATTANVILLE	1,272	\$554.6M	Planning & Engagement	2024	Apex Building Group (MWBE); Gilbane Development Company; West Harlem Group Assistance (non-profit)	Apex Building Group (MWBE); Gilbane Development Company	ELH Mgmt. LLC	-
December 2021 (Round 12)	Eastchester Gardens	Eastchester Gardens	EASTCHESTER GARDENS	877	\$406.0M	Planning & Engagement	2025	Infinite Horizons (MWBE); RDC Development	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
December 2021 (Round 12)	Moore & East 152nd Street-Courtlandt Avenue	Melrose	EAST 152ND STREET-COURTLANDT AVENUE	221	\$87.2M	Planning & Engagement	2025	Mega Group Development; Brisa Builders Development (MWBE)	Mega Contracting Group	Cornell Pace Inc.	-
		Saint Mary's Park	MOORE	463	\$189.3M						
December 2021 (Round 12)	Rangel	Rangel	RANGEL	984	\$552.2M	Planning & Engagement	2025	Genesis Companies (MWBE); The Community League of the Heights, Inc. (non-profit)	-	Pinnacle City Living	-
December 2021 (Round 12)	West Brighton	West Brighton	WEST BRIGHTON I	490	\$264.1M	Planning & Engagement	2024	BFC Development Partners; CB-Emmanuel Realty (MWBE); Catholic Homes New York (non-profit)	BFC Development Partners; CB-Emmanuel Realty LLC (MWBE)	Pinnacle City Living	-
			WEST BRIGHTON II	96	\$73.7M						
September 2022	Campos Plaza II	Lower East Side	CAMPOS PLAZA II	224	\$122.6M	Planning & Engagement	2025	L+M Development Partners; BFC Development Partners; Type A Projects	L+M Builders Group; BFC Development Partners	C+C Apartment Management LLC	-
November 2022	Hernandez, Meltzer & Seward Park	Gompers	HERNANDEZ	149	\$61.3M	Planning & Engagement	2025	Essence Development (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
			SEWARD PARK EXTENSION	360	\$176.6M						
			MELTZER TOWER	231	\$80.2M						
March 2023	Bay View	Bay View	BAY VIEW	1,610	\$665.4M	Planning & Engagement	2025	Infinite Horizons (MWBE); MDG Design + Construct	MDG Design + Construction LLC	Wavecrest Management Group LLC	-

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March 2023	Murphy Private	Building Management Associates (BX 1)	BRYANT AVENUE-EAST 174TH STREET	72	\$30.3M	Planning & Engagement	2025	-	-	-	-
			EAST 165TH STREET-BRYANT AVENUE	111	\$68.5M						
			EAST 173RD STREET-VYSE AVENUE	168	\$91.0M						
			HOE AVENUE-EAST 173RD STREET	65	\$31.8M						
			HUNTS POINT AVENUE REHAB	131	\$91.2M						
			LONGFELLOW AVENUE REHAB	75	\$45.6M						
			WEST FARMS ROAD REHAB	208	\$101.3M						
			WEST FARMS SQUARE CONVENTIONAL	20	\$11.1M						

\* Total repair costs for PACT converted sites includes both hard costs and soft costs.

Notes for the unit count:

- Audubon: NYCHA's Development Data Book notes that Audubon contains 168 current units. Under PACT, the total unit count will be 167 units.
- Edenwald: NYCHA's Development Data Book notes that Edenwald contains 2,039 current units. Under PACT, some units will be merged to create larger apartments. The total unit count will be 2,035 units.
- Hope Gardens: NYCHA's Development Data Book notes that Hope Gardens contains 324 current units. Under PACT, former NYCHA office space will be converted into six apartments.
- Howard Avenue: NYCHA's Development Data Book notes that Howard Avenue contains 150 units. Under PACT, two residential units will be converted into a property management office and on-site superintendent unit. The total unit count will be 148.
- Reid Apartments: NYCHA's Development Data Book notes that Reid Apartments contains 230 units. Under PACT, two residential units will be converted into a property management office and on-site superintendent unit. The total unit count will be 228.
- Sterling Place Rehab (Sterling-Buffalo): NYCHA's Development Data Book notes that Sterling Place Rehab (Sterling-Buffalo) contains 125 units. Under PACT, one residential unit will be converted to an on-site superintendent unit. The total unit count will be 124.
- West Brighton II: Currently, West Brighton II contains 108 units. 24 units in two bungalow buildings are in uninhabitable condition. Under PACT, one bungalow with currently uninhabitable units will be replaced with a senior center, and the other bungalow with currently uninhabitable units will be rehabilitated for residential use. The total unit count will be 96 units.