

# NYCHA PACT PROJECTS

Conversion Date / Anticipated Conversion Date	Project Name	Consolidation Name	Development Name	Total Units	Total Repair Costs* / 20-Yr PNA (2023)	Status	Developer(s)	General Contractor	Property Manager	Social Service Provider
12/31/2016	Ocean Bay	-	OCEAN BAY APARTMENTS (BAYSIDE)	1,395	\$317M*	Construction Complete	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)
10/31/2018	Twin Parks West	-	TWIN PARKS WEST (SITES 1 & 2)	312	\$46M*	Construction Complete	Gilbane Development Company	Apex Building Group (MWBE)	Kraus Management, Inc.	BronxWorks (non-profit)
11/16/2018	Betances	-	BETANCES I	309	\$145M*	Construction Complete	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									
11/30/2018	Highbridge Franklin	-	FRANKLIN AVENUE I CONVENTIONAL	61	\$38M*	Construction Complete	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						
12/27/2018	Baychester/ Murphy	-	BAYCHESTER	441	\$116M*	Construction Complete	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						



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7/18/2019	Hope Gardens	-	BUSHWICK II (GROUPS A & C)	300	\$280M*	Construction Complete	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						
2/12/2020	PACT Brooklyn Bundle	-	572 WARREN STREET	200	\$434M*	Construction Complete	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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11/30/2020	PACT Manhattan Bundle	Jefferson	335 EAST 111TH STREET	66	\$383M*	Construction Complete	Monadnock Development LLC; Kalel Companies (MWBE); Lemor Development Group (MWBE)	Monadnock Development LLC	Wavecrest Management Group LLC	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								
12/28/2021	Boulevard	Boulevard	BELMONT-SUTTER AREA	72	\$483M*	Under Construction	The Hudson Companies, Inc.; People Restoring Communities; 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						
12/28/2021	Linden	Linden	LINDEN	1,586	\$430M*	Construction Complete	Douglaston Development; L+M Development Partners; Dantes Partners (MWBE); SMJ Development Corp (MWBE)	L+M Builders Group; Levine Builders	C+C Apartment Management LLC	University Settlement (non-profit)
		Penn-Wortman	PENNSYLVANIA AVENUE-WORTMAN AVENUE	336						
12/28/2021	Williamsburg	Williamsburg	WILLIAMSBURG	1,621	\$493M*	Construction Complete	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)
2/17/2022	Harlem River	Harlem River	HARLEM RIVER	577	\$236M*	Under Construction	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						



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1/10/2023	Audubon, Bethune & Marshall	Harlem River	AUDUBON	167	\$137.6M*	Under Construction	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						
6/27/2023	Edenwald	Edenwald	EDENWALD	2,035	\$783M*	Under Construction	Camber Property Group; Henge Development (MWBE); SAA   EVI (MWBE)	L+M Builders Group	C+C Apartment Management LLC	BronxWorks (non-profit)
9/28/2023	Union Avenue Consolidated	Forest	EAGLE AVENUE-EAST 163RD STREET	66	\$247M*	Under Construction	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						
11/28/2023	Reid Apartments + Park Rock Consolidated	Reid Apartments	104-14 TAPSCOTT STREET	30	\$636M*	Under Construction	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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6/26/2024	Sack Wern	Sack Wern	SACK WERN	413	\$189.9M*	Under Construction	Asland Capital Partners (MWBE); Breaking Ground (non-profit); Douglaston Development	Levine Builders	Clinton Management	BronxWorks (non-profit)
6/26/2024	West Brighton	West Brighton	WEST BRIGHTON I	490	\$283.3M*	Under Construction	BFC Development Partners; CB-Emmanuel Realty (MWBE); Catholic Homes New York (non-profit)	BFC Development Partners; CB-Emmanuel Realty LLC (MWBE)	Twin Pines Management	Housing Opportunities Unlimited
			WEST BRIGHTON II	96						
9/26/2024	Frederick Samuel Apartments	Frederick Samuel (City)	SAMUEL (CITY)	664	\$383.6M*	Under Construction	Genesis Companies (MWBE); Lemor Development Group (MWBE)	Monadnock Construction	VPH Management Services LLC	VPH Management Services LLC
9/26/2024	Boston Secor, Boston Road Plaza & Middletown Plaza	Boston Secor	BOSTON SECOR	538	\$419.6M*	Under Construction	Beacon Communities; Kalel Companies (MWBE); MBD Community Housing Corporation (non-profit)	Notias Construction	Wavecrest Management Group LLC	Regional Aid for Interim Needs, Inc. (R.A.I.N.) (non-profit)
		Pelham Parkway	BOSTON ROAD PLAZA	235						
		Eastchester Gardens	MIDDLETOWN PLAZA	179						
12/12/2024	Manhattanville	Manhattanville	MANHATTANVILLE	1,272	\$444.9M*	Under Construction	Apex Building Group (MWBE); Gilbane Development Company; West Harlem Group Assistance (non-profit)	Apex Building Group (MWBE); Gilbane Development Company	ELH Mgmt. LLC	Goddard Riverside (non-profit)
3/27/2025	Eastchester Gardens	Eastchester Gardens	EASTCHESTER GARDENS	877	\$390.8M*	Under Construction	Infinite Horizons (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	BronxWorks (non-profit)
6/24/2025	Northwest Bronx Scattered Sites	1010 East 178th Street	1010 EAST 178TH STREET	220	\$593.7M*	Under Construction	The Arker Companies; Dabar Development Partners (MWBE); SBV RE Investments LLC	Renewal Chateau JV LLC	Progressive Management of NY LLC	Progressive Management of NY LLC
			EAST 180TH STREET-MONTEREY AVENUE	239						
			TWIN PARKS EAST (SITE 9)	219						
		Fort Independence	BAILEY AVENUE-WEST 193RD STREET	233						
			FORT INDEPENDENCE STREET-HEATH AVENUE	344						
		Kraus Management (BX 3)	HARRISON AVENUE REHAB (GROUP A)	34						
			HARRISON AVENUE REHAB (GROUP B)	150						
			UNIVERSITY AVENUE REHAB	230						
9/25/2025	Ocean Hill + Stuyvesant Gardens	Ocean Hill	OCEAN HILL APARTMENTS	236	\$433.1M*	Under Construction	Dantes Partners (MWBE); Beverly Road Development (MWBE); Kalel Companies (MWBE)	ETC Companies LLC	Wavecrest Management Group LLC	Bedford Stuyvesant Restoration Corporation (non-profit)
			SARATOGA VILLAGE	125						
		Stuyvesant Gardens	STUYVESANT GARDENS I	331						
			STUYVESANT GARDENS II	150						
		Sumner	BEDFORD-STUYVESANT REHAB	85						



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9/25/2025	Metro North Plaza & White	Wilson	METRO NORTH PLAZA	275	\$272.6M*	Under Construction	Ascendant Neighborhood Development (non-profit); The Community Builders (non-profit)	MDG Design + Construction LLC	Wavecrest Management Group LLC	The Community Builders (non-profit)
			WHITE	248						
12/18/2025	Jackie Robinson & Harlem Scattered Sites	Jackie Robinson	MORRIS PARK SENIOR CITIZENS HOME	97	\$453.2M*	Under Construction	Ascendant Neighborhood Development (non-profit); McCormack Baron Salazar; Vaya Development (MWBE)	L+M Builders Group	C+C Apartment Management LLC	LSA Family Health Service (non-profit); Asian Americans for Equality (non-profit)
			ROBINSON	188						
			UPACA (SITE 5)	197						
			UPACA (SITE 6)	150						
		Jefferson	CORSI HOUSES	171						
		Kraus Management (MB 1)	REHAB PROGRAM (TAFT REHABS)	156						
		Taft	131 SAINT NICHOLAS AVENUE	99						
12/23/2025	Bay View	Bay View	BAY VIEW	1,610	\$756.7M*	Under Construction	Infinite Horizons (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	IMPACCT Brooklyn (non-profit)
2/5/2026	Campos Plaza II	Lower East Side	CAMPOS PLAZA II	224	\$92.5*	Under Construction	L+M Development Partners; Type A Projects (MWBE)	L+M Builders Group	C+C Apartment Management LLC	Henry Street Settlement (non-profit)
2026	Moore & East 152nd Street-Courtlandt Avenue	Melrose	EAST 152ND STREET-COURTLANDT AVENUE	221	\$87.2M	Planning & Engagement	Mega Group Development; Brisa Builders Development (MWBE)	Mega Contracting Group	Cornell Pace Inc.	-
		Saint Mary's Park	MOORE	463	\$189.3M					
2026	Wilson	Wilson	WILSON	398	\$189.5M	Planning & Engagement	Hope Community (non-profit); Brisa Builders Corporation (MWBE)	Apex Building Group (MWBE); Gilbane Development Company	Shinda Management Corporation (MWBE)	-
2026	Rangel	Rangel	RANGEL	984	\$552.2M	Planning & Engagement	Genesis Companies (MWBE); The Community League of the Heights, Inc. (non-profit)	-	Pinnacle City Living	-



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2026	Murphy Private	Bronx River	BOYNTON AVENUE REHAB	82	\$39.3M	Planning & Engagement	Settlement Housing Fund; Bronx Pro Group LLC (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
		Building Management Associates (BX 1)	BRYANT AVENUE-EAST 174TH STREET	72	\$30.3M					
			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					
		Sotomayor	GLEBE AVENUE-WESTCHESTER AVENUE	132	\$49.9M					
Throggs Neck	RANDALL AVENUE-BALCOM AVENUE	202	\$121.2M							
2026	Hernandez	Gompers	HERNANDEZ	149	\$61.3M	Planning & Engagement	Essence Development (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
2026	Seward Park	Gompers	SEWARD PARK EXTENSION	360	\$176.6M	Planning & Engagement	Essence Development (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
2026	Meltzer Tower	Gompers	MELTZER TOWER	231	\$80.2M	Planning & Engagement	Essence Development (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
2026	West Tremont	Sedgwick	WEST TREMONT AVENUE-SEDGWICK AVENUE AREA	148	\$58.9M	Planning & Engagement	The Arker Companies; Dabar Development Partners (MWBE); SBV RE Investments LLC	Renewal Chateau JV LLC	Progressive Management of NY LLC	-
2026	Fulton and Elliott-Chelsea	Fulton - Phase I	CHELSEA ADDITION	180	\$85.0M	Planning & Engagement	Essence Development (MWBE); Related Companies	Related Companies	Related Affordable Management	-
			FULTON	36	\$17.8M					
		Elliott-Chelsea - Phase I	CHELSEA ADDITION	60	\$30M					
			CHELSEA	223	\$94M					
			ELLIOTT	162	\$70M					
		2029	Fulton - Phase II	FULTON	764					
2030	Elliott-Chelsea - Phase II	CHELSEA	202	\$85M						
		ELLIOTT	429	\$185M						



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TBD	Clason Point Gardens	Sack Wern	CLASON POINT GARDENS	401	\$239.7M	Planning & Engagement	-	-	-	-
2027	Howard	Howard	HOWARD	815	\$382M	Planning & Engagement	-	-	-	-
2028	Claremont Consolidated	Claremont Consolidated	1162-1176 WASHINGTON AVENUE	66	\$32M	Planning & Engagement	-	-	-	-
			CLAREMONT REHAB (GROUP 4)	57	\$27M					
			CLAREMONT REHAB (GROUP 5)	135	\$72M					
			COLLEGE AVENUE-EAST 165TH STREET	95	\$32M					
2028	Atlantic Terminal	Wyckoff Gardens	ATLANTIC TERMINAL SITE 4B	300	\$108M	Planning & Engagement	-	-	-	-
2028	Marcus Garvey	Marcus Garvey	BROWN	200	\$76M	Planning & Engagement	-	-	-	-
			GARVEY (GROUP A)	321	\$170M					
2028	Unity Plaza, Long Island Baptist & East New York City Line	Cypress Hills	EAST NEW YORK CITY LINE	66	\$62M	Planning & Engagement	-	-	-	-
		Unity Plaza	LONG ISLAND BAPTIST HOUSES	232	\$97M					
			UNITY PLAZA (SITES 17,24,25A)	167	\$81M					
			UNITY PLAZA (SITES 4-27)	462	\$216M					



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2028	De Hostos, Douglass & Robbins Plaza	De Hostos Apartments	REHAB PROGRAM (WISE REHAB)	40	\$21M	Planning & Engagement	-	-	-	-
		De Hostos Apartments	DE HOSTOS APARTMENTS	223	\$91M					
		De Hostos Apartments	THOMAS APARTMENTS	87	\$37M					
		De Hostos Apartments	WSUR (BROWNSTONES)	236	\$178M					
		De Hostos Apartments	WSUR (SITE A) 120 WEST 94TH STREET	70	\$37M					
		De Hostos Apartments	WSUR (SITE B) 74 WEST 92ND STREET	168	\$72M					
		De Hostos Apartments	WSUR (SITE C) 589 AMSTERDAM AVENUE	158	\$66M					
		Isaacs	ROBBINS PLAZA	150	\$52M					
		Kraus Management (MB 1)	154 WEST 84TH STREET	35	\$18M					
		Kraus Management (MB 1)	REHAB PROGRAM (DOUGLASS REHABS)	112	\$61M					
2028	Baisley Park Consolidated	Baisley Park	BAISLEY PARK	386	\$204M	Planning & Engagement	-	-	-	-
			CONLON LIHFE TOWER	216	\$72M					
			INTERNATIONAL TOWER	159	\$58M					
			SHELTON HOUSE	155	\$57M					
2028	Stapleton & New Lane Area	South Beach	NEW LANE AREA	277	\$98M	Planning & Engagement	-	-	-	-
		Stapleton	STAPLETON	693	\$451M					
TBD	Red Hook West	Red Hook West	RED HOOK WEST	1,464	\$762.3M	Planning & Engagement	-	-	-	-

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



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## Notes for the unit count:

- 131 Saint Nicholas Avenue: NYCHA's Development Data Book notes that 131 Saint Nicholas Avenue contains 99 units. Under PACT, the total unit count will be 100 units.
- Audubon: NYCHA's Development Data Book notes that Audubon contains 168 units. Under PACT, the total unit count will be 167 units.
- Claremont Rehab (Group 4): Only two buildings (buildings 5 and 6) are included in the PACT program. The unit counts and PNA are adjusted to those two buildings.
- Edenwald: NYCHA's Development Data Book notes that Edenwald contains 2,039 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 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.
- Ocean Hill Apartments: NYCHA's Development Data Book notes that Ocean Hill Apartments contains 238 units. Under PACT, the total unit count will be 236 units.
- 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.
- Robinson: NYCHA's Development Data Book notes that Robinson contains 189 units. Under PACT, the total unit count will be 188 units.
- 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: Before PACT conversion, West Brighton II contained 108 units. 24 units in two bungalow buildings were in uninhabitable condition. Under PACT, one bungalow with previously uninhabitable units will be replaced with a senior center, and the other bungalow with previously uninhabitable units will be rehabilitated for residential use. The total unit count will be 96 units.
- UPACA (Site 5): NYCHA's Development Data Book notes that UPACA (Site 5) contains 200 units, of which 20 are used by the NYCHA Property Management Office. Under PACT, the total unit count will be 197 units, with three units for management and 17 units being rehabilitated for residential use.