

NYCHA PACT Projects

Round #	Project Name	Consolidation Name	Development Name	Total Units	Total Repair Costs* / 5-Yr PNA	Status	Conversion Date / Anticipated Conversion Date	Developer(s)	General Contractor	Property Manager	Social Service Provider
-	Ocean Bay	-	OCEAN BAY APARTMENTS (BAYSIDE)	1,395	\$317M*	Converted	12/31/2016	RDC Development	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*	Converted	10/31/2018	Gilbane Development Company	Apex Building Group (MWBE)	Kraus Management, Inc.	BronxWorks (non-profit)
-	Betances	-	BETANCES I	309	\$145M*	Converted	11/16/2018	RDC Development	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*	Converted	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							
-	Baychester/ Murphy	-	BAYCHESTER	441	\$116M*	Converted	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							

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-	Hope Gardens	-	BUSHWICK II (GROUPS A & C)	300	\$280M*	Converted	7/18/2019	Pennrose Properties	Procida Construction	Pinnacle City Living	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*	Converted	2/12/2020	The Arker Companies; Omni New York LLC; Dabar Development Partners (MWBE); Bedford Stuyvesant Restoration Corporation (non-profit)	Renewal Chateau 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*	Converted	11/30/2020	Monadnock Development LLC	Monadnock Development LLC	Cornell Pace Inc.	The 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									
8	Boulevard	Boulevard	BELMONT-SUTTER AREA	72	\$483M*	Converted	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							
8	Linden	Linden	LINDEN	1,586	\$430M*	Converted	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							
8	Williamsburg	Williamsburg	WILLIAMSBURG	1,621	\$493M*	Converted	12/28/2021	RDC Development	MDG Design + Construction LLC	Wavecrest Management Group LLC	St. Nicks Alliance (non-profit); Grand Street Settlement (non-profit)
8	Harlem River	Harlem River	HARLEM RIVER	577	\$236M*	Converted	2/17/2022	Settlement Housing Fund Inc (non-profit); West Harlem Group Assistance (non-profit)	L+M Builders Group	C&C Apartment Management LLC	Presbyterian Senior Services (non-profit)
			HARLEM RIVER II	116							

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8	Audubon, Bethune & Marshall	Harlem River	AUDUBON	167	\$137.6M*	Converted	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							
9	Edenwald	Edenwald	EDENWALD	2,039	\$444.7M	In Progress	2023	Camber Property Group; Henge Development; SAA EVI (MWBE)	L+M Builders Group	C&C Apartment Management LLC	-
9	Frederick Samuel Apartments	Frederick Samuel (City)	SAMUEL (CITY)	664	\$261.5M	In Progress	2023	Genesis Companies (MWBE); Lemor Development Group (MWBE)	Monadnock Construction	VPH Management Services LLC	-
9	Fulton and Elliott-Chelsea	Chelsea	CHELSEA	425	\$57.4M	In Progress	2023	Essence Development (MWBE); Related Companies	Related Companies	Related Companies	-
			CHELSEA ADDITION	96	\$17.9M						
			ELLIOTT	590	\$100.9M						
		Fulton	FULTON	944	\$168.2M						
9	Reid Apartments + Park Rock Consolidated	Reid Apartments	104-14 TAPSCOTT STREET	30	\$7.6M	In Progress	2023	BRP; Fairstead; Urbane (MWBE)	Fairstead	Fairstead	-
			FENIMORE-LEFFERTS	36	\$11.0M						
			LENOX ROAD-ROCKAWAY PARKWAY	74	\$14.0M						
			RALPH AVENUE REHAB	118	\$20.3M						
			REID APARTMENTS	230	\$33.8M						
			RUTLAND TOWERS	61	\$12.9M						
			SUTTER AVENUE-UNION STREET	100	\$29.4M						
			TAPSCOTT STREET REHAB	155	\$31.5M						
		Park Rock Consolidated	CROWN HEIGHTS	121	\$30.8M						
			HOWARD AVENUE	150	\$18.5M						
			HOWARD AVENUE-PARK PLACE	156	\$37.3M						
			OCEAN HILL-BROWNSVILLE	125	\$18.9M						
			PARK ROCK REHAB	134	\$30.4M						
			STERLING PLACE REHABS (SAINT JOHNS-STERLING)	83	\$31.5M						
STERLING PLACE REHABS (STERLING-BUFFALO)	125	\$29.1M									

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10	Union Avenue Consolidated	Forest	EAGLE AVENUE-EAST 163RD STREET	66	\$15.7M	In Progress	2023	The Arker Companies; Omni New York LLC; Dabar Development Partners (MWBE)	Renewal Chateau LLC	Progressive Management of NY LLC	-
		Union Avenue Consolidated	CLAREMONT PARKWAY-FRANKLIN AVENUE	188	\$19.6M						
			DAVIDSON	175	\$24.2M						
			SOUTH BRONX AREA (SITE 402)	114	\$37.8M						
			STEBBINS AVENUE-HEWITT PLACE	120	\$21.4M						
			UNION AVENUE-EAST 163RD STREET	200	\$22.8M						
			UNION AVENUE-EAST 166TH STREET	120	\$24.2M						
10	Ocean Hill + Stuyvesant Gardens	Ocean Hill	OCEAN HILL APARTMENTS	238	\$44.4M	In Progress	2023	Monadnock Development; Beverly Road Development; Kalel Holdings	Monadnock Development	Cornell Pace	-
			SARATOGA VILLAGE	125	\$22.5M						
		Stuyvesant Gardens	STUYVESANT GARDEN I	331	\$79.6M						
			STUYVESANT GARDEN II	150	\$14.7M						
		Sumner	BEDFORD-STUYVESANT REHAB	85	\$15.7M						
10	Metro North Plaza & White	Wilson	METRO NORTH PLAZA	275	\$51.9M	In Progress	2023	Ascendant Neighborhood Development; The Community Builders	MDG Design + Construction LLC	Wavecrest Management Group LLC	-
			WHITE	248	\$33.2M						
10	Wilson	Wilson	WILSON	398	\$75.5M	In Progress	2023	Hope Community; Brisa Builders Corporation	Apex Building Group; Gilbane Development Company	Shinda Management Corporation	-
10	Clason Point Gardens	Sack Wern	CLASON POINT GARDENS	401	\$109.7M	In Progress	2024	Asland Capital Partners (MWBE); Breaking Ground (non-profit); Douglaston Development	Levine Builders	Clinton Management	-
10	Sack Wern	Sack Wern	SACK WERN	413	\$80.7M	In Progress	2023	Asland Capital Partners (MWBE); Breaking Ground (non-profit); Douglaston Development	Levine Builders	Clinton Management	-
11	Jackie Robinson & Harlem Scattered Sites	Jackie Robinson	MORRIS PARK SENIOR CITIZENS HOME	97	\$17.7M	In Progress	2024	Ascendant Neighborhood Development; McCormack Baron Salazar; Vaya Development	L+M Builders Group	C&C Apartment Management LLC	-
			ROBINSON	189	\$37.5M						
			UPACA (SITE 5)	180	\$29.6M						
			UPACA (SITE 6)	150	\$14.0M						
		Jefferson	CORSI HOUSES	171	\$30.2M						
		Kraus Management (MB 1)	REHAB PROGRAM (TAFT REHABS)	156	\$42.7M						
		Taft	131 SAINT NICHOLAS AVENUE	100	\$17.6M						

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11	Northwest Bronx Scattered Sites	1010 East 178th Street	1010 EAST 178TH STREET	220	\$30.6M	In Progress	2024	-	-	-	-
			EAST 180TH STREET-MONTEREY AVENUE	239	\$38.4M						
			TWIN PARKS EAST (SITE 9)	219	\$22.0M						
		Fort Independence	BAILEY AVENUE-WEST 193RD STREET	233	\$39.5M						
			FORT INDEPENDENCE STREET-HEATH AVENUE	344	\$50.3M						
		Kraus Management (BX 3)	HARRISON AVENUE REHAB (GROUP A)	34	\$4.6M						
			HARRISON AVENUE REHAB (GROUP B)	150	\$20.8M						
			UNIVERSITY AVENUE REHAB	230	\$52.4M						
		Sedgwick	WEST TREMONT AVENUE-SEDGWICK AVENUE AREA	148	\$18.1M						
11	Boston Secor, Boston Road Plaza & Middletown Plaza	Boston Secor	BOSTON SECOR	538	\$76.1M	In Progress	2024	Beacon Communities; Kalel Holdings; MBD Community Housing Corporation	Notias Construction	Wavecrest Management Group LLC	-
		Pelham Parkway	BOSTON ROAD PLAZA	235	\$31.1M						
		Eastchester Gardens	MIDDLETOWN PLAZA	179	\$21.3M						
11	Murphy Private	Building Management Associates (BX 1)	BRYANT AVENUE-EAST 174TH STREET	72	\$9.4M	In Progress	2024	-	-	-	-
			EAST 165TH STREET-BRYANT AVENUE	111	\$20.6M						
			EAST 173RD STREET-VYSE AVENUE	168	\$21.4M						
			HOE AVENUE-EAST 173RD STREET	65	\$11.5M						
			HUNTS POINT AVENUE REHAB	131	\$34.2M						
			LONGFELLOW AVENUE REHAB	75	\$15.0M						
			WEST FARMS ROAD REHAB	208	\$32.0M						
			WEST FARMS SQUARE CONVENTIONAL	20	\$3.5M						
11	Manhattanville	Manhattanville	MANHATTANVILLE	1,272	\$222.8M	In Progress	2024	Apex Building Group; Gilbane Development Company; West Harlem Group Assistance	Apex Building Group; Gilbane Development Company	ELH Mgmt. LLC	-
12	Eastchester Gardens	Eastchester Gardens	EASTCHESTER GARDENS	877	\$159.6M	In Progress	2024	-	-	-	-
12	Moore & East 152nd Street-Courtlandt Avenue	Melrose	EAST 152ND STREET-COURTLANDT AVENUE	221	\$26.3M	In Progress	2024	-	-	-	-
		Saint Mary's Park	MOORE	463	\$74.8M						
12	Rangel	Rangel	RANGEL	984	\$150.4M	In Progress	2024	-	-	-	-

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12	West Brighton	West Brighton	WEST BRIGHTON I	490	\$80.5M	In Progress	2024	-	-	-	-
			WEST BRIGHTON II	84	\$20.2M						
-	Campos Plaza II	Lower East Side	CAMPOS PLAZA II	224	\$32.2M	In Progress	2024	-	-	-	-
-	Hernandez	Gompers	HERNANDEZ	149	\$23.3M	In Progress	2024	-	-	-	-
-	Seward Park	Gompers	SEWARD PARK EXTENSION	360	\$60.1M	In Progress	2024	-	-	-	-
-	Meltzer Tower	Gompers	MELTZER TOWER	231	\$23.0M	In Progress	2024	-	-	-	-
-	Bay View	Bay View	BAY VIEW	1,610	\$361.2M	In Progress	2024	-	-	-	-

* 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 the PACT conversion, the total unit count will be 167 units. □
- Elliott: NYCHA's Development Data Book notes that Elliott contains 608 current units. However, a number of them have been combined to create larger apartments. Under the PACT conversion, the total unit count will be 590 units (589 apartments + 1 non-dwelling unit).
- Hope Gardens: NYCHA's Development Data Book notes that Hope Gardens contains 324 current units. The PACT conversion will transition the NYCHA office space into six residential units comprised of two 3-bedroom units, two 2-bedroom units and two 1-bedroom units. □
- West Brighton II: NYCHA's Development Data Book notes that West Brighton II contains 120 current units. However, a number of apartments have been deemed uninhabitable and will be replaced with new affordable housing, and others have been combined to create larger apartments. After factoring in these considerations, NYCHA intends to rehabilitate a total of 84 units. □