
A background image showing a community meeting. In the foreground, a woman with blonde hair is seen from the back. Behind her, a man with a beard and a black cap is looking towards the right. To his right, a woman wearing a patterned beanie and a light-colored jacket has her right arm raised. In the background, a banner reads "JUNETEENTH" in large, colorful letters. Below the text, there are illustrations of two raised fists, one on the left and one on the right, connected by a chain. The banner also features rainbow-colored silhouettes of heads. The overall scene is dimly lit, with the primary light source coming from the front, creating a soft glow on the participants.

**2024 LOCAL LAW 65
PACT ANNUAL REPORT**

APPENDIX A

NEW YORK CITY HOUSING AUTHORITY

November 1, 2024



APPENDIX A

Construction Complete or Under Construction

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

* Languages sorted as "Others" are spoken and understood by less than 2% of residents.

OCEAN BAY

SECTION A

PACT Project	Ocean Bay
NYCHA Consolidation	-
NYCHA Development(s)	OCEAN BAY APARTMENTS (BAYSIDE)
Total Units	1,395

SECTION B

Conversion Date	12/31/2016
Status	Construction Complete

SECTION C

Developer(s)	MDG Design + Construction LLC; Wavecrest Group LLC
General Contractor	MDG Design + Construction LLC
Property Manager	Wavecrest Management Group LLC
Social Service Provider	Catholic Charities Community Services of the Archdiocese of Brooklyn & Queens (non-profit)

SECTION F

Section 3 Progress	100%
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SECTION I

Construction Completion	6/1/2018
Total Repair Costs	\$317.5M
Hard Cost	\$235.5M
Soft Cost	\$82.0M
20-Yr PNA (2023)	-

TWIN PARKS WEST

SECTION A

PACT Project	Twin Parks West
NYCHA Consolidation	-
NYCHA Development(s)	TWIN PARKS WEST (SITES 1 & 2)
Total Units	312

SECTION B

Conversion Date	10/31/2018
Status	Construction Complete

SECTION C

Developer(s)	Gilbane Development Company
General Contractor	Apex Building Group (MWBE)
Property Manager	Kraus Management, Inc.
Social Service Provider	BronxWorks (non-profit)

SECTION F

Section 3 Progress	13%
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SECTION I

Construction Completion	9/1/2024
Total Repair Costs	\$46.1M
Hard Cost	\$38.4M
Soft Cost	\$7.7M
20-Yr PNA (2023)	-

BETANCES

SECTION A

PACT Project	Betances
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NYCHA Consolidation	-
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NYCHA Development(s)	Total Units
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BETANCES I	309
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BETANCES II, 13	51
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BETANCES II, 18	78
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BETANCES II, 9A	46
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BETANCES III, 13	22
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BETANCES III, 18	19
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BETANCES III, 9A	26
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BETANCES IV	282
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BETANCES V	100
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BETANCES VI	155
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SECTION B

Conversion Date	11/16/2018
------------------------	------------

Status	Construction Complete
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SECTION C

Developer(s)	MDG Design + Construction LLC; Wavecrest Group LLC
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General Contractor	MDG Design + Construction LLC
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Property Manager	Wavecrest Management Group LLC
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Social Service Provider	Catholic Charities Community Services, Archdiocese of New York (non-profit)
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SECTION F

Section 3 Progress	43%
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SECTION I

Construction Completion	2/1/2021
--------------------------------	----------

Total Repair Costs	\$145.1M
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Hard Cost	\$120.1M
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Soft Cost	\$25.0M
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20-Yr PNA (2023)	-
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HIGHBRIDGE FRANKLIN

SECTION A

PACT Project	Highbridge Franklin
---------------------	---------------------

NYCHA Consolidation	-
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NYCHA Development(s)	Total Units
FRANKLIN AVENUE I CONVENTIONAL	61
FRANKLIN AVENUE II CONVENTIONAL	45
FRANKLIN AVENUE III CONVENTIONAL	15
HIGHBRIDGE REHABS (ANDERSON AVENUE)	135
HIGHBRIDGE REHABS (NELSON AVENUE)	80

SECTION B

Conversion Date	11/30/2018
------------------------	------------

Status	Construction Complete
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SECTION C

Developer(s)	Gilbane Development Company
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General Contractor	Apex Building Group (MWBE)
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Property Manager	Kraus Management, Inc.
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Social Service Provider	BronxWorks (non-profit)
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SECTION F

Section 3 Progress	13%
---------------------------	-----

SECTION I

Construction Completion	9/1/2024
--------------------------------	----------

Total Repair Costs	\$37.7M
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Hard Cost	\$26.9M
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Soft Cost	\$10.9M
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20-Yr PNA (2023)	-
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BAYCHESTER/MURPHY

SECTION A

PACT Project	Baychester/Murphy
NYCHA Consolidation	-
NYCHA Development(s)	Total Units
BAYCHESTER	441
MURPHY	281

SECTION B

Conversion Date	12/27/2018
Status	Construction Complete

SECTION C

Developer(s)	Camber Property Group; L+M Development Partners; MBD Community Housing Corporation (non-profit)
General Contractor	L+M Builders Group LLC
Property Manager	C+C Apartment Management LLC
Social Service Provider	BronxWorks (non-profit)

SECTION F

Section 3 Progress	93%
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SECTION I

Construction Completion	2/1/2021
Total Repair Costs	\$116.2M
Hard Cost	\$88.2M
Soft Cost	\$28.0M
20-Yr PNA (2023)	-

HOPE GARDENS

SECTION A

PACT Project	Hope Gardens
---------------------	--------------

NYCHA Consolidation	-
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NYCHA Development(s)	Total Units
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BUSHWICK II (GROUPS A & C)	300
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BUSHWICK II (GROUPS B & D)	300
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BUSHWICK II CDA (GROUP E)	276
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HOPE GARDENS	330
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PALMETTO GARDENS	115
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SECTION B

Conversion Date	7/18/2019
------------------------	-----------

Status	Construction Complete
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SECTION C

Developer(s)	Pennrose Properties
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General Contractor	Procida Construction Corp.
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Property Manager	Wavecrest Management Group LLC
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Social Service Provider	Acacia Network (non-profit)
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SECTION F

Section 3 Progress	49%
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SECTION I

Construction Completion	10/1/2023
--------------------------------	-----------

Total Repair Costs	\$280.1M
---------------------------	----------

Hard Cost	\$214.6M
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Soft Cost	\$65.4M
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20-Yr PNA (2023)	-
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PACT BROOKLYN BUNDLE

SECTION A

PACT Project	PACT Brooklyn Bundle
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NYCHA Consolidation	-
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NYCHA Development(s)	Total Units
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572 WARREN STREET	200
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ARMSTRONG I	371
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ARMSTRONG II	248
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BERRY STREET-SOUTH 9TH STREET	150
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INDEPENDENCE	744
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MARCY AVENUE-GREENE AVENUE SITE A	48
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MARCY AVENUE-GREENE AVENUE SITE B	30
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WEEKSVILLE GARDENS	257
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WILLIAMS PLAZA	577
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SECTION B

Conversion Date	2/12/2020
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Status	Construction Complete
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SECTION C

Developer(s)	The Arker Companies; Omni New York; Dabar Development Partners (MWBE); Bedford Stuyvesant Restoration Corporation (non-profit)
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General Contractor	Renewal Chateau JV LLC
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Property Manager	Reliant Realty Services LLC; Progressive Management of NY V LLC
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Social Service Provider	Bedford Stuyvesant Restoration Corporation (non-profit)
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SECTION F

Section 3 Progress	48%
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SECTION I

Construction Completion	5/1/2022
--------------------------------	----------

Total Repair Costs	\$434.3M
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Hard Cost	\$370.9M
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Soft Cost	\$62.2M
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20-Yr PNA (2023)	-
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PACT MANHATTAN BUNDLE

SECTION A

PACT Project PACT Manhattan Bundle

NYCHA Consolidation	NYCHA Development(s)	Total Units
Jefferson	335 EAST 111TH STREET	66
Straus	344 EAST 28TH STREET	225
Fort Washington Ave	FORT WASHINGTON AVENUE REHAB	226
Rehab	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	SAMUEL (MHOP) I	53
(MB 1)	SAMUEL (MHOP) II	10
	SAMUEL (MHOP) III	10
Wise Towers	WISE TOWERS	399

SECTION B

Conversion Date	11/30/2020
Status	Construction Complete

SECTION C

Developer(s)	Monadnock Development LLC
General Contractor	Monadnock Construction, Inc.
Property Manager	Cornell Pace Inc.
Social Service Provider	Community League of the Heights, Inc. (non-profit)

SECTION F

Section 3 Progress	100%
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SECTION I

Construction Completion	6/1/2024
Total Repair Costs	\$382.5M
Hard Cost	\$272.0M
Soft Cost	\$110.6M
20-Yr PNA (2023)	-

BOULEVARD

SECTION A

PACT Project	Boulevard
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NYCHA Consolidation	NYCHA Development(s)	Total Units
Boulevard	BELMONT-SUTTER AREA	72
	BOULEVARD	1,441
Unity Plaza	FIORENTINO PLAZA	160

SECTION B

Conversion Date	12/28/2021
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Status	Under Construction
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SECTION C

Developer(s)	The Hudson Companies; Property Resources Corporation; Duvernay + Brooks LLC (MWBE)
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General Contractor	Broadway Builders (MWBE); Melcara Corp
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Property Manager	Property Resources Corporation; Lisa Management, Inc.
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Social Service Provider	CAMBA (non-profit)
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SECTION F

Section 3 Progress	34%
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SECTION I

Construction Completion	-
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Total Repair Costs	\$483.2M
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Hard Cost	\$386.6M
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Soft Cost	\$96.6M
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20-Yr PNA (2023)	-
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LINDEN

SECTION A

PACT Project Linden

NYCHA Consolidation	NYCHA Development(s)	Total Units
Linden	LINDEN	1,586
Penn-Wortman	PENNSYLVANIA AVENUE-WORTMAN AVENUE	336

SECTION B

Conversion Date 12/28/2021

Status Under Construction

SECTION C

Developer(s) Douglaston Development; L+M Development Partners; Dantes Partners (MWBE); SMJ Development Corp (MWBE)

General Contractor L+M Builders Group LLC; Levine Builders

Property Manager C&C Apartment Management LLC

Social Service Provider University Settlement (non-profit)

SECTION F

Section 3 Progress 27%

SECTION I

Construction Completion -

Total Repair Costs \$430.2M

Hard Cost \$304.7M

Soft Cost \$125.5M

20-Yr PNA (2023) -

WILLIAMSBURG

SECTION A

PACT Project	Williamsburg
NYCHA Consolidation	Williamsburg
NYCHA Development(s)	WILLIAMSBURG
Total Units	1,621

SECTION B

Conversion Date	12/28/2021
Status	Construction Complete

SECTION C

Developer(s)	MDG Design + Construction LLC; Wavecrest Group LLC
General Contractor	MDG Design + Construction LLC
Property Manager	Wavecrest Management Group LLC
Social Service Provider	St. Nicks Alliance (non-profit); Grand Street Settlement (non-profit)

SECTION F

Section 3 Progress	11%
---------------------------	-----

SECTION I

Construction Completion	10/1/2024
Total Repair Costs	\$492.7M
Hard Cost	\$379.5M
Soft Cost	\$113.2M
20-Yr PNA (2023)	-

HARLEM RIVER

SECTION A

PACT Project	Harlem River
---------------------	--------------

NYCHA Consolidation	NYCHA Development(s)	Total Units
Harlem River	HARLEM RIVER	577
	HARLEM RIVER II	116

SECTION B

Conversion Date	2/17/2022
------------------------	-----------

Status	Under Construction
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SECTION C

Developer(s)	Settlement Housing Fund Inc (non-profit); West Harlem Group Assistance (non-profit)
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General Contractor	L+M Builders Group LLC
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Property Manager	C&C Apartment Management LLC
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Social Service Provider	C&C Apartment Management LLC
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SECTION F

Section 3 Progress	8%
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SECTION I

Construction Completion	-
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Total Repair Costs	\$236.3M
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Hard Cost	\$181.3M
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Soft Cost	\$55.0M
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20-Yr PNA (2023)	-
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AUDUBON, BETHUNE & MARSHALL

SECTION A

PACT Project	Audubon, Bethune & Marshall
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NYCHA Consolidation	NYCHA Development(s)	Total Units
Harlem River	AUDUBON	167
	BETHUNE GARDENS	210
	MARSHALL PLAZA	180

SECTION B

Conversion Date	1/10/2023
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Status	Under Construction
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SECTION C

Developer(s)	Dantes Partners (MWBE)
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General Contractor	Apex Building Group (MWBE); ETC Companies
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Property Manager	Faria Management (MWBE)
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Social Service Provider	Mosholu Montefiore Community Center (non-profit)
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SECTION F

Section 3 Progress	31%
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SECTION I

Construction Completion	-
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Total Repair Costs	\$137.6M
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Hard Cost	\$112.0M
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Soft Cost	\$25.7M
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20-Yr PNA (2023)	-
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EDENWALD

SECTION A

PACT Project	Edenwald
NYCHA Consolidation	Edenwald
NYCHA Development(s)	EDENWALD
Total Units	2,035

SECTION B

Conversion Date	6/27/2023
Status	Under Construction

SECTION C

Developer(s)	Camber Property Group; Henge Development (MWBE); SAA EVI (MWBE)
General Contractor	L+M Builders Group LLC
Property Manager	C&C Apartment Management LLC
Social Service Provider	BronxWorks (non-profit)

SECTION F

Section 3 Progress	10%
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SECTION I

Construction Completion	-
Total Repair Costs	\$783.5M
Hard Cost	\$606.2M
Soft Cost	\$177.3M
20-Yr PNA (2023)	-

Languages Spoken/ Understood by Residents	English; Spanish
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UNION AVENUE CONSOLIDATED

SECTION A

PACT Project Union Avenue Consolidated

NYCHA Consolidation	NYCHA Development(s)	Total Units
Forest	EAGLE AVENUE-EAST 163RD STREET	66
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

SECTION B

Conversion Date 9/28/2023

Status Under Construction

SECTION C

Developer(s) The Arker Companies; Omni New York;
Dabar Development Partners (MWBE)

General Contractor Renewal Chateau JV LLC

Property Manager Progressive Management of NY V LLC

Social Service Provider Progressive Management of NY LLC;
Presbyterian Senior Services (non-profit); Acacia Network (non-profit)

SECTION F

Section 3 Progress 43%

SECTION I

Construction Completion -

Total Repair Costs \$247.4M

Hard Cost \$218.8M

Soft Cost \$28.6M

20-Yr PNA (2023) -

**Languages Spoken/
Understood by Residents** English; Spanish;
Others (Chinese; Russian; French)

REID APARTMENTS + PARK ROCK CONSOLIDATED

SECTION A

PACT Project	Reid Apartments + Park Rock Consolidated	
NYCHA Consolidation	NYCHA Development(s)	Total Units
Reid Apartments	104-14 TAPSCOTT STREET	30
	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
	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
Park Rock Consolidated		

SECTION B

Conversion Date	11/28/2023
Status	Under Construction

SECTION C

Developer(s)	BRP Development Corporation (MWBE); Fairstead; Urbane (MWBE)
General Contractor	Fairstead
Property Manager	Fairstead
Social Service Provider	Black Veterans for Social Justice (non-profit)

SECTION F

Section 3 Progress	39%
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SECTION I

Construction Completion	-
Total Repair Costs	\$635.6M
Hard Cost	\$513.7M
Soft Cost	\$121.9M
20-Yr PNA (2023)	-
Languages Spoken/ Understood by Residents	English; Spanish; Haitian; Others (Russian; Chinese)

SACK WERN

SECTION A

PACT Project	Sack Wern
NYCHA Consolidation	Sack Wern
NYCHA Development(s)	SACK WERN
Total Units	413

SECTION B

Conversion Date	6/26/2024
Status	Under Construction

SECTION C

Developer(s)	Asland Capital Partners (MWBE); Breaking Ground (non-profit); Douglaston Development
General Contractor	Levine Builders
Property Manager	Clinton Management
Social Service Provider	BronxWorks (non-profit)

SECTION F

Section 3 Progress	<i>Not yet reporting</i>
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SECTION I

Construction Completion	-
Total Repair Costs	\$189.9M
Hard Cost	\$147.4M
Soft Cost	\$42.4M
20-Yr PNA (2023)	-

Languages Spoken/ Understood by Residents	English; Spanish; Others (Russian; ASL)
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WEST BRIGHTON

SECTION A

PACT Project West Brighton

NYCHA Consolidation	NYCHA Development(s)	Total Units
West Brighton	WEST BRIGHTON I	490
	WEST BRIGHTON II	96

SECTION B

Conversion Date 6/26/2024

Status Under Construction

SECTION C

Developer(s) BFC Development Partners; CB Emmanuel Realty LLC (MWBE); Catholic Homes New York (non-profit)

General Contractor BFC Development Partners; CB Emmanuel Realty LLC (MWBE)

Property Manager Pinnacle City Living

Social Service Provider Housing Opportunities Unlimited

SECTION F

Section 3 Progress *Not yet reporting*

SECTION I

Construction Completion -

Total Repair Costs \$283.3M

Hard Cost \$218.3M

Soft Cost \$65.3M

20-Yr PNA (2023) -

**Languages Spoken/
Understood by Residents** English; Spanish; Chinese;
Others (Russian; Haitian)

FREDERICK SAMUEL APARTMENTS

SECTION A

PACT Project	Frederick Samuel Apartments
NYCHA Consolidation	Frederick Samuel (City)
NYCHA Development(s)	SAMUEL (CITY)
Total Units	664

SECTION B

Conversion Date	9/26/2024
Status	Under Construction

SECTION C

Developer(s)	Genesis Companies LLC (MWBE); Lemor Development Group LLC (MWBE)
General Contractor	Monadnock Construction, Inc.
Property Manager	VPH Management Services LLC
Social Service Provider	VPH Management Services LLC

SECTION F

Section 3 Progress	<i>Not yet reporting</i>
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SECTION I

Construction Completion	-
Total Repair Costs	\$383.6M
Hard Cost	\$247.7M
Soft Cost	\$135.9M
20-Yr PNA (2023)	-

Languages Spoken/ Understood by Residents	English; Spanish; Others (Chinese; Russian; Haitian)
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BOSTON SECOR, BOSTON ROAD PLAZA & MIDDLETOWN PLAZA

SECTION A

PACT Project	Boston Secor, Boston Road Plaza & Middletown Plaza
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NYCHA Consolidation	NYCHA Development(s)	Total Units
Boston Secor	BOSTON SECOR	538
Pelham Parkway	BOSTON ROAD PLAZA	235
Eastchester Gardens	MIDDLETOWN PLAZA	179

SECTION B

Conversion Date	6/26/2024
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Status	Under Construction
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SECTION C

Developer(s)	Beacon Communities; Kalel Companies (MWBE); MBD Community Housing Corporation (non-profit)
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General Contractor	Notias Construction, Inc.
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Property Manager	Wavecrest Management Group LLC
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Social Service Provider	Regional Aid for Interim Needs, Inc. (R.A.I.N.) (non-profit)
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SECTION F

Section 3 Progress	<i>Not yet reporting</i>
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SECTION I

Construction Completion	-
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Total Repair Costs	\$419.6M
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Hard Cost	\$346.4M
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Soft Cost	\$73.2M
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20-Yr PNA (2023)	-
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Languages Spoken/ Understood by Residents	English; Spanish; Others (Albanian; Russian; Chinese)
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METRO NORTH PLAZA & WHITE

SECTION A

PACT Project Metro North Plaza & White

NYCHA Consolidation	NYCHA Development(s)	Total Units
Wilson	METRO NORTH PLAZA	275
	WHITE	248

SECTION B

Anticipated Conversion Date 2025

Status Planning & Engagement

SECTION C

Developer(s) Ascendant Neighborhood Development Corporation (non-profit); The Community Builders, Inc. (non-profit)

General Contractor MDG Design + Construction LLC

Property Manager Wavecrest Management Group LLC

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$224.9M

**Languages Spoken/
Understood by Residents** English; Spanish; Chinese;
Others (Russian; Korean; Polish; Haitian)

NORTHWEST BRONX SCATTERED SITES

SECTION A

PACT Project Northwest Bronx Scattered Sites

NYCHA Consolidation	NYCHA Development(s)	Total Units
1010 East 178th Street	1010 EAST 178TH STREET	220
	EAST 180TH STREET-MONTEREY AVENUE	239
	TWIN PARKS EAST (SITE 9)	219
Fort Independence	BAILEY AVENUE-WEST 193RD STREET	233
Kraus Management (BX 3)	FORT INDEPENDENCE STREET-HEATH AVENUE	344
	HARRISON AVENUE REHAB (GROUP A)	34
	HARRISON AVENUE REHAB (GROUP B)	150
	UNIVERSITY AVENUE REHAB	230
Sedgwick	WEST TREMONT AVENUE-SEDGWICK AVENUE AREA	148

SECTION B

Anticipated Conversion Date 2025

Status Planning & Engagement

SECTION C

Developer(s) The Arker Companies; Dabar Development Partners (MWBE);
Omni New York; SBV RE Investments

General Contractor Renewal Chateau JV LLC

Property Manager Progressive Management of NY V LLC

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$847.2M

**Languages Spoken/
Understood by Residents** English; Spanish;
Others (Russian; Chinese; Haitian)

JACKIE ROBINSON & HARLEM SCATTERED SITES

SECTION A

PACT Project Jackie Robinson & Harlem Scattered Sites

NYCHA Consolidation	NYCHA Development(s)	Total Units
Jackie Robinson	MORRIS PARK SENIOR CITIZENS HOME	97
	ROBINSON	189
	UPACA (SITE 5)	180
	UPACA (SITE 6)	150
Jefferson	CORSI HOUSES	171
Kraus Management (MB 1)	REHAB PROGRAM (TAFT REHABS)	156
Taft	131 SAINT NICHOLAS AVENUE	100

SECTION B

Anticipated Conversion Date 2025

Status Planning & Engagement

SECTION C

Developer(s) Ascendant Neighborhood Development Corporation (non-profit); McCormack Baron Salazar, Inc.; Vaya Development LLC (MWBE)

General Contractor L+M Builders Group LLC

Property Manager C&C Apartment Management LLC

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$460.3M

**Languages Spoken/
Understood by Residents** English; Spanish; Chinese;
Others (Russian; Haitian)

WILSON

SECTION A

PACT Project	Wilson
NYCHA Consolidation	Wilson
NYCHA Development(s)	WILSON
Total Units	398

SECTION B

Anticipated Conversion Date	2025
Status	Planning & Engagement

SECTION C

Developer(s)	Hope Community, Inc. (non-profit); Brisa Builders Corp (MWBE)
General Contractor	Apex Building Group (MWBE); Gilbane Development Company
Property Manager	Shinda Management Corporation (MWBE)
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$189.5M

Languages Spoken/ Understood by Residents	English; Spanish; Chinese; Others (Russian; Haitian)
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MANHATTANVILLE

SECTION A

PACT Project	Manhattanville
NYCHA Consolidation	Manhattanville
NYCHA Development(s)	MANHATTANVILLE
Total Units	1,272

SECTION B

Anticipated Conversion Date	2024
Status	Planning & Engagement

SECTION C

Developer(s)	Apex Building Group (MWBE); Gilbane Development Company; West Harlem Group Assistance (non-profit)
General Contractor	Apex Building Group (MWBE); Gilbane Development Company
Property Manager	ELH Mgmt. LLC
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$554.6M

Languages Spoken/ Understood by Residents	English; Spanish; Others (Chinese; Russian; Haitian)
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OCEAN HILL + STUYVESANT GARDENS

SECTION A

PACT Project Ocean Hill + Stuyvesant Gardens

NYCHA Consolidation	NYCHA Development(s)	Total Units
Ocean Hill	OCEAN HILL APARTMENTS	238
	SARATOGA VILLAGE	125
Stuyvesant Gardens	STUYVESANT GARDENS I	331
	STUYVESANT GARDENS II	150
Sumner	BEDFORD-STUYVESANT REHAB	85

SECTION B

Anticipated Conversion Date 2025

Status Planning & Engagement

SECTION C

Developer(s) Dantes Partners (MWBE); Beverly Road Development (MWBE); Kalel Companies (MWBE)

General Contractor ETC Companies LLC

Property Manager Faria Management (MWBE)

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$471.0M

**Languages Spoken/
Understood by Residents** English; Spanish;
Others (Chinese; Russian; Haitian)

EASTCHESTER GARDENS

SECTION A

PACT Project	Eastchester Gardens
NYCHA Consolidation	Eastchester Gardens
NYCHA Development(s)	EASTCHESTER GARDENS
Total Units	877

SECTION B

Anticipated Conversion Date	2025
Status	Planning & Engagement

SECTION C

Developer(s)	Infinite Horizons (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC
General Contractor	MDG Design + Construction LLC
Property Manager	Wavecrest Management Group LLC
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$406.0M

Languages Spoken/ Understood by Residents	English; Spanish; Others (ASL; Russian)
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MOORE & EAST 152ND STREET-COURTLANDT AVENUE

SECTION A

PACT Project	Moore & East 152nd Street-Courtlandt Avenue
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NYCHA Consolidation	NYCHA Development(s)	Total Units
Melrose	EAST 152ND STREET-COURTLANDT AVENUE	221
Saint Mary's Park	MOORE	463

SECTION B

Anticipated Conversion Date	2025
Status	Planning & Engagement

SECTION C

Developer(s)	Mega Group Development; Brisa Builders Development LLC (MWBE)
General Contractor	Mega Contracting Group LLC
Property Manager	Cornell Pace Inc.
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$276.6M

Languages Spoken/ Understood by Residents	English; Spanish; Others (Russian)
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RANGEL

SECTION A

PACT Project	Rangel
NYCHA Consolidation	Rangel
NYCHA Development(s)	RANGEL
Total Units	984

SECTION B

Anticipated Conversion Date	2025
Status	Planning & Engagement

SECTION C

Developer(s)	Genesis Companies LLC (MWBE); The Community League of the Heights, Inc. (non-profit)
General Contractor	-
Property Manager	Pinnacle City Living
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$552.2M

Languages Spoken/ Understood by Residents	English; Spanish; Others (Chinese; Russian)
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CAMPOS PLAZA II

SECTION A

PACT Project	Campos Plaza II
NYCHA Consolidation	Lower East Side
NYCHA Development(s)	CAMPOS PLAZA II
Total Units	224

SECTION B

Anticipated Conversion Date	2025
Status	Planning & Engagement

SECTION C

Developer(s)	L+M Development Partners; BFC Partners Development LLC; Type A Projects (MWBE)
General Contractor	L+M Builders Group LLC; BFC Partners Development LLC
Property Manager	C&C Apartment Management LLC
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$122.6M

Languages Spoken/ Understood by Residents	English; Spanish; Chinese; Others (Russian; ASL)
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HERNANDEZ, MELTZER & SEWARD PARK

SECTION A

PACT Project Hernandez, Meltzer & Seward Park

NYCHA Consolidation	NYCHA Development(s)	Total Units
Gompers	HERNANDEZ	149
	SEWARD PARK EXTENSION	360
	MELTZER TOWER	231

SECTION B

Anticipated Conversion Date 2025

Status Planning & Engagement

SECTION C

Developer(s) Essence LLC (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC

General Contractor MDG Design + Construction LLC

Property Manager Wavecrest Management Group LLC

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$318.1M

**Languages Spoken/
Understood by Residents** English; Spanish; Chinese; Russian;
Others (Polish; Ukrainian; Vietnamese; Haitian; ASL)

BAY VIEW

SECTION A

PACT Project	Bay View
NYCHA Consolidation	Bay View
NYCHA Development(s)	BAY VIEW
Total Units	1,610

SECTION B

Anticipated Conversion Date	2025
Status	Planning & Engagement

SECTION C

Developer(s)	Infinite Horizons (MWBE); MDG Design + Construction LLC; Wavecrest Group LLC
General Contractor	MDG Design + Construction LLC
Property Manager	Wavecrest Management Group LLC
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$665.4M

Languages Spoken/ Understood by Residents	English; Spanish; Others (Haitian; Russian; Chinese)
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MURPHY PRIVATE

SECTION A

PACT Project Hernandez, Meltzer & Seward Park

NYCHA Consolidation	NYCHA Development(s)	Total Units
Building Management Associates (BX 1)	BRYANT AVENUE-EAST 174TH STREET	72
	EAST 165TH STREET-BRYANT AVENUE	111
	EAST 173RD STREET-VYSE AVENUE	168
	HOE AVENUE-EAST 173RD STREET	65
	HUNTS POINT AVENUE REHAB	131
	LONGFELLOW AVENUE REHAB	75
	WEST FARMS ROAD REHAB	208
	WEST FARMS SQUARE CONVENTIONAL	20

SECTION B

Anticipated Conversion Date 2025

Status Planning & Engagement

SECTION C

Developer(s) Settlement Housing Fund; Bronx Pro Group LLC (MWBE);
MDG Design + Construction LLC; Wavecrest Group LLC

General Contractor MDG Design + Construction LLC

Property Manager Wavecrest Management Group LLC

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$459.7M

**Languages Spoken/
Understood by Residents** English; Spanish;
Others (Russian)

FULTON AND ELLIOTT-CHELSEA

SECTION A

PACT Project Fulton and Elliott-Chelsea

NYCHA Consolidation	NYCHA Development(s)	Total Units
Chelsea	CHELSEA	425
	CHELSEA ADDITION	96
	ELLIOTT	590
Fulton	FULTON	944

SECTION B

Anticipated Conversion Date TBD

Status Planning & Engagement

SECTION C

Developer(s) Essence Development (MWBE); Related Companies

General Contractor Related Companies

Property Manager Related Companies

Social Service Provider -

SECTION F

Section 3 Progress -

SECTION I

Construction Completion -

Total Repair Costs -

Hard Cost -

Soft Cost -

20-Yr PNA (2023) \$927.5M

**Languages Spoken/
Understood by Residents** English; Spanish; Chinese;
Others (Russian)

CLASON POINT GARDENS

SECTION A

PACT Project	Clason Point Gardens
NYCHA Consolidation	Sack Wern
NYCHA Development(s)	CLASON POINT GARDENS
Total Units	401

SECTION B

Anticipated Conversion Date	TBD
Status	Planning & Engagement

SECTION C

Developer(s)	-
General Contractor	-
Property Manager	-
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$239.7M

Languages Spoken/ Understood by Residents	English; Spanish; Others (Russian; ASL)
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GLEBE AVENUE

SECTION A

PACT Project	Glebe Avenue
NYCHA Consolidation	Sotomayor
NYCHA Development(s)	GLEBE AVENUE-WESTCHESTER AVENUE
Total Units	132

SECTION B

Anticipated Conversion Date	TBD
Status	Planning & Engagement

SECTION C

Developer(s)	-
General Contractor	-
Property Manager	-
Social Service Provider	-

SECTION F

Section 3 Progress	-
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SECTION I

Construction Completion	-
Total Repair Costs	-
Hard Cost	-
Soft Cost	-
20-Yr PNA (2023)	\$49.9M

Languages Spoken/ Understood by Residents	English; Spanish; Others (Chinese; Russian)
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