



\$492 million PACT renovation completed at 1,600 unit Williamsburg Houses

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Brooklyn, NY NYCHA and partner team, RDC Development, a joint venture between Wavecrest Management and MDG Design & Construction, completed the \$492 million comprehensive renovation of Williamsburg Houses as part of the Permanent Affordability Commitment Together (PACT) program. This project renovated over 1,600 apartments across 20 buildings (home to more than 3,000 residents), as well as building infrastructure, development grounds, shared spaces, a community center, two childcare facilities, and 19 commercial storefronts. Completed in 1938, Williamsburg Houses is one of the oldest NYCHA properties and was designated as a New York City Landmark in 2003 and listed on the U.S. National Register of Historic Places in 2021. Because of the historic status of the buildings, NYCHA was able to leverage \$142 million in state and federal historic tax credits.

“This RAD/PACT redevelopment has provided thousands of Williamsburg Houses residents with modern, lead-free homes, ensuring these apartments stay affordable for future generations,” said HUD regional administrator for New York and New Jersey Alicka Ampry-Samuel.

“Over 23,000 NYCHA apartments have been renovated and preserved through RAD/PACT. Our partners also hired NYCHA residents through HUD’s Section 3 program, creating job opportunities and uniting contractors with HUD-subsidized workers. These extensive renovations not only preserved affordable housing but also safeguarded the historical significance of this landmark.”

“The \$492 million of comprehensive renovations and repairs at Williamsburg Houses represent years of hard work and collaboration between residents and the RDC Development team,” said first deputy mayor Maria Torres-Springer. “Williamsburg Houses is a shining example of this administration’s commitment to ensuring NYCHA residents are able to shape and plan their Williamsburg community.”

“We are thrilled to celebrate the completion of this \$492 million renovation at Williamsburg Houses, a historic landmark that has now been revitalized for over 3,000 residents,” said NYCHA CEO Lisa Bova-Hiatt. “NYCHA extends its deepest appreciation to Williamsburg residents for their partnership throughout the process, and to the PACT partner team who shared in our vision of preserving the development’s historic significance while providing much-needed renovations to one of NYCHA’s first developments that will improve residents’ quality of life for generations to come.”

“As the Williamsburg Houses Resident Association president, I am excited to celebrate the

completed renovation of Williamsburg Houses,” said Williamsburg Houses Resident Association president Lavonne McLamb. “For three years, we’ve partnered with RDC and St. Nicks to strengthen transparency and communication at Williamsburg Houses. I look forward to a bright future for everyone who calls Williamsburg Houses home.”

“Since June, when I moved back here, it is the best! No mold. You smell nothing and there are no flies. The apartment is clean and beautiful,” said Williamsburg Houses resident Clover Moore. “Change is good! To other residents I say: The only change you are going to experience is the change in the interior of your apartment. Don’t be afraid of the change.”

“The Williamsburg PACT project is a fantastic example of how NYCHA can leverage our partnerships to provide residents beautiful, safe, and affordable homes. We are so proud to celebrate the historic preservation of this development with residents and our PACT partners,” said NYCHA Executive Vice President for Real Estate Development Jonathan Gouveia. “This work would not be possible without the continued partnership of our residents, the support of the City, and the commitment of our partners. Williamsburg demonstrates what is possible when we all work together to provide real solutions for New York City’s public housing residents.”

“Today’s ribbon-cutting marks another important milestone in our collective efforts to transform our city’s public housing stock, while ensuring that every home will remain permanently affordable in the process,” said NYC Housing Development Corp. (HDC) president Eric Enderlin. “Thanks to the hard work of all our PACT partners, the residents of NYCHA’s historic Williamsburg Houses have benefitted from comprehensive renovations to their homes, along with critical repairs to the development’s community center and common spaces.”

Renovation work included ensuring that 100 percent of apartments are lead free so that over 3,000 residents can live in safe and healthy homes; comprehensive upgrades to all apartments, including repairs to kitchens, bathrooms, and living spaces; complete plumbing replacement; exterior façade and roof repairs and window replacements designed to retain the building’s historic design; new building entrances with key fobs and intercom systems; new security infrastructure and extensive camera system; new heating system converted from steam to hydronic; and free Wi-Fi access in every apartment. Renovations to the grounds included repairs to basketball courts, new playgrounds and exercise stations, new water features, new poured-in-place safety surfaces, and enhanced lighting and walkways.

Due to the extensive scope of work, specifically the level of hazardous materials abatement and the replacement of all domestic piping, households were required to temporarily move for a range of 10 to 12 weeks to facilitate the work in their apartments. Residents were temporarily relocated to vacant apartments on-site during the duration of work in their apartments. All moves were managed by Wavecrest Management at no cost to the residents.

On-site social services – including senior services, skills training and job placement programs, and educational opportunities – are being provided by non-profit partners St. Nicks Alliance and Grand Street Settlement. St. Nicks Alliance and Grand Street Settlement are two local nonprofits with deep

ties to the community and a commitment to serving New Yorkers. Furthermore, RDC instituted a scholarship program exclusively for Williamsburg Houses residents of all ages who are looking to pursue secondary education.

Williamsburg Houses' designation on the U.S. National Register of Historic Places provided a significant opportunity for NYCHA to leverage federal and State historic tax credits, one of the nation's most successful and cost-effective community revitalization tools. The use of these tax credits ensured that details such as apartment windows, entrances, and layouts – as well as the overall character of the campus – were restored to preserve the original, historic design. Williamsburg Houses was completed in 1938 and is recognized for its early adoption of some of the ideas of the Modern Movement in architecture. It was designed in 1935 by Williamsburg Associated Architects, a partnership between Richmond H. Shreve, an architect of the Empire State Building, and the Swiss-born architect William Lescaze, who introduced the International style of architecture to the United States.

The developer, RDC Development, is a joint venture between Wavecrest Management and MDG Design & Construction (MDG). MDG performed the rehabilitation work and Wavecrest Management assumed responsibilities for the day-to-day management and operation of the property in December 2021. RDC was formed specifically to address the challenge of repairing public housing for the long term. With over 30 years of experience in creating and preserving affordable housing at properties like Williamsburg Houses, RDC prides itself in its demonstrated ability to raise the quality of housing and life for its residents.

The PACT program transitions developments from traditional public housing assistance to the more stable, federally funded Project-Based Section 8 program — unlocking funding for designated PACT partners to complete comprehensive repairs. Overall, 139 NYCHA developments (representing over 37,000 apartments) are in pre-development, are under construction, or have completed construction through the program. The Authority is on track to include 62,000 apartments in the PACT program in order to bring the benefits of comprehensive apartment repairs and building upgrades, as well as enhanced property management and social services, to more than 142,000 residents.

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