



2026 ULI NEW YORK
AWARDS *for*
EXCELLENCE *in*
DEVELOPMENT

Baisley Pond Park Residences - Queens, NY

Developers: Slate Property Group, RiseBoro Community Partnership

Owner: RB 135th Avenue Owner LLC

Architect: Aufgang Architects

Public Agency Partners: New York City Department of Housing Preservation and Development,
New York City Housing Development Corporation

Baisley Pond Park Residences is the city's first-ever hotel-to-affordable housing conversion under the State's Housing Our Neighbors with Dignity Act and one of the first projects to secure funding through the city's Department of Social Services' Affordable Housing Services program. The 12-story, all electric building in South Jamaica delivers 317 permanently affordable apartments for low-income and formerly homeless New Yorkers at the previously vacant JFK Hilton hotel without utilizing private activity bond volume cap or Low-Income Housing Tax Credits. As part of its conversion, the development team preserved the building's structural frame and vertical circulation, façade, and core systems. This reuse strategy eliminated 30 to 40 percent of potential construction-phase emissions while more than 75 percent of construction debris was diverted from landfill through selective demolition and recycling. The adaptive reuse was completed after just 18 months of construction—half the time needed to build a conventional ground-up building—and includes 192 supportive housing units paired with on-site services for residents exiting shelters, while 125 affordable units are designated for households earning up to 60 percent of Area Median Income. The project has achieved Enterprise Green Communities certification by utilizing state-of-the-art cooling and heating systems, Energy Star appliances, and rooftop solar panels to dramatically reduce its emissions. Through its unique and innovative financing structure, design strategy, and implementation speed, Baisley Pond Park Residences establishes a replicable model for converting underused commercial assets into high-quality, climate-responsible, and socially inclusive housing that can be applied citywide and nationally.