



Homes and
Community Renewal

Office of
Mental Health



For Immediate Release: Wednesday, February 22nd, 2017

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NYS, NYC, Community Access and Partners Announce Groundbreaking of \$52 Million Affordable and Supportive Housing Development in the Bronx

126 Apartments for Low-Income New Yorkers, Includes On-site Support Services for 60 Tenants to Promote Better Health Outcomes for New Yorkers with Complex Medical Needs

Urban Agriculture Program to Increase Access to Fresh Food



Credit: Peter L. Woll Architect, P.C.

(New York, NY) – New York State Homes and Community Renewal, the New York State Office of Mental Health, New York City’s Department of Housing Preservation and Development, and Community Access today joined to mark the start of construction of a new \$52.3 million state-of-the-art affordable and supportive housing complex, with an urban farm, to be built at 111 East 172nd

Street in the Mount Eden neighborhood of the Bronx. With 126 apartments, the development invests in the Bronx community and its residents by addressing priority housing needs for low-income New Yorkers, formerly homeless and other vulnerable populations, furthering community revitalization. On-site support services for 60 Medicaid recipients with high service needs will help residents successfully live in the community, promote better health outcomes, and create health care savings.

New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas said, “Providing high-quality homes with onsite supportive services is the one of the best ways to ensure that individuals who need extra support can live independently and thrive in their communities. Governor Cuomo has committed an unprecedented \$20 billion state investment to provide greater opportunities for safe, affordable housing for hundreds of thousands of New Yorkers, stabilizing families, strengthening communities and building a better New York.”

As part of Governor Cuomo’s \$20 billion five-year Affordable and Homeless Housing Plan, this development is an example of housing created to combat homelessness and expand access to affordable housing in New York State.

“Under Governor Cuomo’s leadership, the Office of Mental Health is investing in safe and stable supportive housing throughout New York State,” said **New York State Office of Mental Health Commissioner Dr. Ann Sullivan**. “With integrated mental health services, this development will offer residents the help they need to find their footing, focus on their recovery, and reach their future goals. We are excited to lend our support to this project and provide Community Access with \$15 million to construct what will be a beautiful addition to the Bronx!”

“Creating affordable housing and expanding opportunities for individuals living with special mental and health needs is very important, not just in The Bronx but across New York City,” said **Bronx Borough President Ruben Diaz Jr.** “It’s with great pleasure that I support Community Access in the development of this property into a building that will provide low-income families the additional affordable housing they need, while providing our neighbors with the mental health support to thrive in society. This project will help improve the lives of many of our most vulnerable residents.”

HPD Commissioner Maria Torres-Springer shared: “Supportive housing is much more than simply a place to live for many families. By combining much-needed affordable homes with onsite supportive services, projects like these create an enriched, safe environment in which families and individuals can rebuild their lives and thrive. I’d like to thank Community Access, OMH, HCR, and all of our development partners for making this development possible.”

“This multi-dimensional project serves as an example for other housing developers by combining energy-efficient, affordable housing with health and wellness services for its residents,” said **John B. Rhodes, President and CEO, New York State Energy Research and Development Authority (NYSERDA)**. “Under Governor Cuomo, the State is bringing together both public and private partners that can effect significant societal change like this project will in the Bronx and in communities across New York.”

This housing development is a launch point for Community Access’ strategic goal to build at least 1,000 new units of supportive housing. To date, the agency has developed 18 supportive housing programs—with more than 1,000 units—which are home to some of New York City’s most vulnerable citizens, including people with mental health concerns who have cycled in and out of shelters and hospitals, people living with HIV/AIDS, and people who have experienced trauma and abuse.

In 1993, Community Access pioneered integrated affordable and supportive housing—offering opportunities for people with mental health concerns to live side-by-side with families—a model that has since become the gold standard in supportive housing nationwide. Today’s groundbreaking ceremony advances their deep-rooted commitment to providing quality, affordable housing, on-site social services, and many amenities that promote health and well-being.

Steve Coe, CEO of Community Access, said: “We know from our more than 40-year history that homes offer much more than just a roof over people’s heads. Access to stable housing is the single biggest contributor to helping people improve their physical and emotional health and wellness.”

The new supportive housing development will feature an urban farm with raised growing beds and a hoop house that will enable year-round vegetable production; and a collaborative commercial kitchen where tenants will have opportunities to learn about nutrition and healthy meal preparation. Other amenities include an outdoor playground and exercise circuit to encourage physical fitness; a community room and computer lab; free Wi-Fi; and pet-friendly leases, with opportunities to adopt pets through Community Access’ Pet Access program.

Community Access will seek LEED silver certification incorporating green building guidelines and sustainability standards. Installation of a roof solar panel array is estimated to provide forty percent of the electricity for basic building services. A co-generation plant will provide significant heating cost savings and also serve as a backup generator in the event of an emergency loss of power. Storm water runoff from the building will be used to irrigate the urban farm.

Sixty apartments will be set aside for individuals living with mental health concerns, and the remaining units are reserved for low-income families earning at or below 60 percent of the Area Median Income.

The \$52.3 million development is financed with public and private resources. New York State Homes and Community Renewal issued tax exempt bonds and allocated low-income housing tax credits through the Housing Finance Agency. The tax credits will leverage \$22 million in equity invested by Citi Community Capital and others through Richman Housing Resources. HCR also provided \$1.2 million in supportive housing capital funds. The New York State Office of Mental Health is financing \$15 million in capital and \$250,000 in additional capital for furniture, fixtures and equipment as well as funding for on-site social services. The development is also receiving \$150,000 in New York State Energy Research and Development Authority Funds. Total New York State investment is nearly \$22 million in permanent financing resources. Another \$3.3 million in financing comes from New York City's Department of Housing Preservation and Development's Supportive Housing Loan Program. Citi is providing construction financing and a \$2 million subordinate loan.

"This project is a terrific example of creatively designed and thoughtfully planned affordable and supportive housing," said **William Yates, Director, Citi Community Capital**. "It taps a number of subsidy sources, which brought together, will result in a brand new residential building that will provide not only housing, but for a number of its residents, vital supportive services."

"CSH has enjoyed a long, productive partnership with Community Access and we continue to be impressed with their efforts," said **CSH Senior Loan Officer Jennifer Trepinski**. "As an originator of the New York City Acquisition Fund (NYCAF), CSH is proud to provide Community Access with \$4.4 Million in funding for this project, creating quality homes for 60 vulnerable New Yorkers as well as much-needed affordable housing for low-income working families."

The architect is Peter L. Woll Architect, P.C., and the general contractor is Mega Contracting Group. Alembic Community Development is the tax credit and financing consultant. The lawyers for Community Access are from Lawyers Alliance for New York and Hirschen Singer and Epstein.

About New York State Homes and Community Renewal

NYS Homes and Community Renewal's (HCR) housing and community development agencies work to create, preserve and improve affordable homes and vibrant communities, in keeping with Governor Andrew M. Cuomo's vision of a more inclusive, affordable, sustainable, and resilient New York. In 2016, HCR set a record for the third year in a row, financing the creation or preservation of more than 17,000 affordable homes and apartments, creating nearly 2,000

homeownership opportunities for first-time homebuyers, and was once again the #1 affordable housing bond issuer in the nation with \$2.8 billion issued. HCR stands ready to make good on the Governor's \$10 billion 100,000 affordable units House NY 2020 commitment. For more information on HCR agencies, programs and initiatives, please visit: <http://www.nyshcr.org/>

The New York City Department of Housing Preservation and Development (HPD)

The New York City Department of Housing Preservation and Development (HPD) is the nation's largest municipal housing preservation and development agency. Its mission is to promote quality housing and diverse, thriving neighborhoods for New Yorkers through loan and development programs for new affordable housing, preservation of the affordability of the existing housing stock, enforcement of housing quality standards, and educational programs for tenants and building owners. HPD is tasked with fulfilling Mayor de Blasio's Housing New York: A Five-Borough Ten-Year Plan to create and preserve 200,000 affordable units for New Yorkers at the very lowest incomes to those in the middle class. For more information visit www.nyc.gov/hpd and for regular updates on HPD news and services, connect with us on Facebook, Twitter, and Instagram @NYCHousing.

About Community Access

The mission of Community Access is to expand opportunities for people living with mental health concerns to recover from trauma and discrimination through affordable housing, training, advocacy and healing-focused services. We are built upon the simple truth that people are experts in their own lives.

Each year, Community Access programs help over 3,000 New Yorkers connect with housing, job training, education, and a range of mental health services. A finalist in the 2014 New York Community Trust Nonprofit Excellence Awards, Community Access also runs NYC's first crisis respite center, a cost-effective alternative to hospitals and emergency rooms. To learn more, visit www.communityaccess.org.

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