

Brooklyn Hospital Property Becomes Affordable Housing

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More than 400 people benefit from an affordable rental housing development in Brooklyn that is not only new, but just steps away from a full-service medical center. CAMBA Gardens, next to Kings County Hospital Center (KCHC), opened in 2014.



BROOKLYN, N.Y.
LEAD DEVELOPER
CAMBA/CAMBA HOUSING VENTURES INC.
CONGRESSIONAL DISTRICT
NEW YORK 9TH RENTAL HOMES
209
CATEGORY
FAMILIES, FORMERLY HOMELESS, RESIDENTS WITH SPECIAL NEEDS, GREEN DEVELOPMENT



Photos: Courtesy of CAMBA

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“It was really a thoughtful approach to creating affordable housing,” said David Rowe, assistant deputy director of housing developments for CAMBA/CAMBA Housing Ventures Inc., a Brooklyn-based nonprofit.

The development came about after KCHC began developing its master plan and found that it had several unused land parcels. It consulted with CAMBA and eventually closed on a \$68 million development that combined tax-exempt bonds, 4 percent low-income housing tax credits (LIHTCs) and a number of city and state programs. It provides affordable housing for formerly homeless and working families.

The complex includes 146 apartments that are permanent supportive housing with project-based rental subsidies for formerly homeless families or individuals with special needs. In addition, there are 61 rental homes for families and individuals earning up to 60 percent of the area median income (AMI) and two rental homes for on-site superintendents. CAMBA Gardens includes 132 studio apartments, 29 one-bedroom apartments, 33 two-

bedroom rental homes and 15 three-bedroom apartments.

“We especially need rental buildings focused on special needs [populations],” said Ruth-Anne Visnaukas, deputy commissioner of development for New York City Housing Preservation and Development. “They’re the most vulnerable populations we have in the city.”

The building is modeled to be 23 percent more efficient than comparable-sized buildings, with nontoxic finishes, high-efficiency boilers, low-emissivity windows, ample kitchen and bathroom ventilation, energy-saving lighting and appliances, low-flow water fixtures and recycled content materials.

There is also a garden and drought-resistant landscaping.

“The garden is part of a huge outdoor space that not a lot of New York City developments are able to have,” said Margaret Taddy, a CAMBA project manager.

CAMBA is also the on-site social service provider through an arrangement with the New York City Department of Health and Mental Hygiene. It provides case management and programs, such as nutrition counseling, yoga and financial management, both on-site and with referrals to medical care and mental health services, job training, education opportunities and more.

“Residents will benefit by the fact that they will be able to have easy ... access to health care,” said Rowe. “They’re able to live healthier lives and thus have more preventative health care.”

The property created about 250 construction jobs and at least 20 full-time permanent positions, including building superintendents and service providers. CAMBA Gardens II, a 293-apartment complex, is scheduled to finish in fall 2016. ❖

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FINANCING

- ◆ \$34 million in tax-exempt bond financing through the New Issue Bond Program, with credit enhancement from TD Bank.
- ◆ \$26.1 million in HOME funds from New York City Department of Housing Preservation and Development
- ◆ \$25 million in LIHTC equity from Enterprise Community Partners Inc.
- ◆ \$5.2 million from New York State Homeless Housing Assistance Corporation
- ◆ \$2 million in City Capital Allocation Funds
- ◆ \$1.4 million from Federal Home Loan Bank of New York Affordable Housing Program.
- ◆ \$578,000 grant from New York State Energy Research and Development Authority