



## **CAMBA HOUSING VENTURES, INC. BEGINS CONSTRUCTION ON \$39 MILLION AFFORDABLE AND SUPPORTIVE HOUSING DEVELOPMENT AS PART OF \$1.4 BILLION VITAL BROOKLYN INITIATIVE**

*The Hart Will Create a Sustainable Wellness-Oriented Community Anchor with 57 New Affordable Homes, Mental Health Outpatient Program and Primary Care Center in Bedford-Stuyvesant*

*Development Will Offer On-Site Social Services for All Residents with Additional Support for 38 Homeless Seniors and Families*

CAMBA Housing Ventures, Inc. (CHV) announced the start of construction on its \$39 million affordable and supportive housing development, which is part of the state's \$1.4 billion Vital Brooklyn Initiative. CHV's new development, known as The Hart, will include 57 sustainable and permanently affordable apartments with 38 supportive homes for chronically homeless seniors and families. In addition, The Hart will be home to a mental health outpatient program and a new primary care center to be operated by One Brooklyn Health.

New York's \$1.4 billion Vital Brooklyn initiative is targeting and investing in eight integrated areas, from healthcare to housing, establishing a new standard for addressing chronic economic and racial disparities in Brooklyn's high-need communities. The Vital Brooklyn initiative will ultimately create 4,000 affordable homes in Central Brooklyn's neighborhoods. Governor Kathy Hochul is building on this successful effort with a proposal for a new \$25 billion, five-year Housing Plan that will create and preserve an additional 100,000 affordable homes in urban and rural areas across New York, including 10,000 with supportive services. [Read Governor Hochul's announcement here.](#)

**Joanne M. Oplustil, President and CEO of CAMBA/CHV** said, "Thanks to the vision of the Vital Brooklyn initiative and the diligent work of our funding partners, The Hart will offer an innovative, sustainable, and supportive environment where residents and the community can thrive. CHV's signature mix of high-quality housing coupled with CAMBA's onsite social services will have an even more transformative impact with the co-location of One Brooklyn Health medical facilities. We are thrilled to offer another development where housing and healthcare are co-located because we know an affordable, supportive, and permanent home lays the groundwork for a healthy and stable life."

**David A. Rowe, Chief Administrative Officer of CHV** said, “CHV is honored to be entrusted with the development of The Hart through the Vital Brooklyn Initiative and our public and private partnerships making this project possible. The need for affordable and supportive housing co-located with access to healthcare has never been more paramount in New York City. Once complete, The Hart will be a transformative asset in the lives of residents and surrounding community.”

The nine-story building will be located at 1038 Broadway in Brooklyn’s Bedford-Stuyvesant neighborhood. The site was previously home to the Interfaith Medical Center’s mental health outpatient program, which will return to the new building’s ground floor along with a co-located primary care center. Together, the building will provide nearly 5,000 square feet of healthcare for residents and the community. One Brooklyn Health will operate the mental health and primary care center, which will serve as one of Vital Brooklyn’s 32 Ambulatory Care Centers.

The Hart’s 57 apartments include fifty studios, two one-bedroom apartments, four two-bedroom apartments, and one apartment for a live-in superintendent. Thirty-four apartments will be set aside for chronically homeless seniors and four apartments for chronically homeless families with at least one member living with a serious mental illness. The remaining apartments will be available to low- and moderate-income households.

Designed by Marvel Architects, The Hart will pursue LEED certification and Energy Star Multifamily New Construction Program certification. The building will include a solar ready option for a photovoltaic array to achieve lower operating expenses, reduce The Hart’s impact on natural resources, and provide a healthier building for the residents and neighborhood.

The building is being developed by CAMBA Housing Ventures, Inc. (CHV), an affiliate of CAMBA, Inc., the supportive service provider for The Hart. CHV has a portfolio of more than 2,700 units, representing over \$1 billion in public and private investment throughout New York City. The Hart further expands CHV’s focus on co-locating housing and healthcare. This proven model of supportive services, on-site healthcare and amenity-rich buildings help transition families from survival to stability and success. On-site social services will be available to all residents in a CAMBA Social Service Office Suite and include case management focused on supporting physical and mental health, substance use counseling, economic empowerment education, youth development programming, family counseling and support, nutrition services and independent living skills training.

Tenants at The Hart will enjoy a second-floor fitness and gardening terrace with options for community gardening, seating, and fitness and wellness activities. Amenities will include 24/7 front desk security, local art and sculptures, a community room, a computer room, laundry room and bicycle storage. At development completion, a Community Facility Annex at a nearby CHV affordable and supportive housing development will include an Economic Development and

Workforce Training Center provided by CAMBA and accessible to residents and the community.

Financing for The Hart includes Federal and State Low-Income Tax Credits, syndicated by Enterprise Housing Credit Investments, that are expected to generate \$21.9 million in equity and \$6.1 million in subsidy from New York State Homes and Community Renewal. The New York State Office of Temporary and Disability Assistance is providing \$7.9 million through the Homeless Housing Assistance Program and the New York State Department of Health is providing rental and service subsidies for the 38 supportive units through the Empire State Supportive Housing Initiative. The Federal Home Loan Bank is providing \$1.8 million in support.

**Homes and Community Renewal Commissioner RuthAnne Visnauskas** said, "The Hart is an aptly named and exciting development that incorporates sustainable design elements and a holistic approach to helping 57 households achieve housing stability and economic empowerment. On top of that, the development will deliver much-needed mental health and primary care services to the Bedford Stuyvesant neighborhood. We are proud to partner with CAMBA Housing Ventures on this \$39 million project that is part of the State's innovative Vital Brooklyn initiative, and we are grateful for the support from Governor Hochul, our sister agencies, and One Brooklyn Health System. Central Brooklyn's communities deserve smart, thoughtful and transformative investments like The Hart."

**Office of Temporary Disability Assistance Acting Commissioner Daniel W. Tietz** said, "Creating new supportive housing is central to our efforts to reduce homelessness across New York State. As part of the state's Vital Brooklyn initiative, The Hart will provide New Yorkers experiencing homelessness with the services they need to ensure their long-term housing stability. I applaud Governor Hochul's continued commitment to and investment in safe, affordable for everyone in our state, including some of the most vulnerable among us."

**New York State Department of Health Commissioner Dr. Mary Bassett** said, "As the COVID-19 pandemic further highlighted the inequalities among underserved New Yorkers, through the Vital Brooklyn initiative, we are better addressing these needs by converting the underutilized space of the former Interfaith Medical Center's mental health outpatient program into affordable housing and programming to better serve chronically homeless seniors and families."

**LaRay Brown, President and CEO of One Brooklyn Health System** said, "The Vital Brooklyn initiative recognizes the critical interdependence between health and housing. One Brooklyn Health is pleased to have partnered with CAMBA Housing Ventures and New York State on the development of these sorely needed 57 apartments. We look forward to providing primary care and mental services to The Hart's tenants who choose to use our services and resuming the delivery of services to Central Brooklyn residents in this newly built outpatient space."

**Senator Julia Salazar** said, "It's always a positive for the community when we're adding a supportive housing site in Bedford-Stuyvesant. Especially one helping provide stability for thirty-eight homeless seniors and families. We look forward to getting this site up and running, when needed most, in the middle of a housing crisis. Not only will this One Vital Brooklyn initiative be addressing a need in housing but also providing a Mental Health Outpatient Program and Primary Care Center. All of which are very welcomed in the North Brooklyn community."

**Council Member Chi Ossé** said, "Building new affordable housing is central to alleviating New York's housing crisis. The Hart shows how we can get affordable housing right. To have this many permanently affordable homes coming to the neighborhood, as well as supportive homes for chronically homeless seniors and families, is a true gift to the community. On-site social services, a ground-floor health center, and a whole host of amenities will make this the well-rounded building for comfortable, dignified, and enjoyable living that all affordable housing should strive to be. Bed-Stuy will be better for this development coming to our community; we should pursue the construction of many more similar developments moving forward."

"CSH was thrilled to be an early funding partner for The Hart, and we congratulate CAMBA Housing Ventures on starting its construction. This state-of-the-art blend of housing and healthcare services promises to create a healthy and vibrant community that will help so many vulnerable New Yorkers to thrive," said **Deborah De Santis, President and CEO at Corporation for Supportive Housing (CSH)**.

"Enterprise Community Partners is proud to support the construction of The Hart, which will bring much needed affordable and supportive housing to Bed-Stuy," said **Baaba Halm, vice president and New York market leader at Enterprise Community Partners**. "Supportive housing is a proven solution to chronic homelessness for people with the highest needs. This development will not only ensure that more New Yorkers can access stable, affordable homes, but its mental health services and primary care center will also be a valuable contribution to the entire surrounding community."

"The Hart is a terrific example of the critical intersection between affordable, supportive housing and healthcare and an important next step in the Vital Brooklyn initiative", said **Todd Gomez, North Region Market Executive for Community Development Banking at Bank of America**. "We are so pleased to work with CAMBA Housing Ventures, NYSHCR and our other public and private partners to help create much-needed housing options for families and seniors in Bedford-Stuyvesant. Public-private partnerships make a difference in support of the communities where we work and live."

"The Federal Home Loan Bank of New York shares CHV's commitment to creating high-quality affordable housing in New York City, and we were honored to partner

with our member, HSBC Bank, to provide grant funding for The Hart,” said **José R. González, president and CEO of the FHLBNY**. “Our cooperative has been a longtime supporter of CHV’s efforts through our Affordable Housing Program, and we are excited to see The Hart continue as the latest example of the vital work CHV continues to do for the people of New York.”

“HSBC has supported CAMBA’s housing initiatives for almost twenty years and sponsored its \$1.75 million application to the Federal Home Loan Bank of New York for The Hart. HSBC is proud to be part of CAMBA Housing Ventures’ efforts to create a thoughtfully designed project that provides housing stability and strengthens the larger community. Congratulations to CAMBA and CAMBA Housing Ventures on The Hart and all of their work to create affordable housing opportunities,” said **Marie Pedraza, Vice President Senior Regional Community Development Manager at HSBC Bank USA**.

“Bolivar Builders is pleased to have the opportunity to work with CHV on constructing such an important building for the Bedford-Stuyvesant community,” said **Joseph Krajczewski, President of Bolivar Builders**.

"Marvel has been proud to work with CHV on The Hart. Together our dedicated team has worked countless days to master the challenges of the tight triangular site. We are thrilled to see construction start and the individual attention we have dedicated to the project result in great housing with the attention to detail that celebrates residents as unique individuals," said **Guido Hartray, Founding Partner, Marvel**

The Hart is projected to be completed in early 2024. CHV, CAMBA, the general contractor Bolivar Builders, and the entire development team are committed to identifying local hiring opportunities and ensuring The Hart has a positive local economic impact during and after the construction period.

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