

Corporation for Supportive Housing

Eastern Region Conference

March 26, 2014



Photo of completed building at 690 Albany Avenue (Fall, 2013). Presentation Photos by Vanni Archive Unless Noted.

**CAMBA Gardens: 209 Units
of Affordable and
Supportive Housing
Developed by
CAMBA Housing Ventures,
Inc. (CHV)
Social Services Provided by
CAMBA, Inc.**

About CAMBA, Inc.

- CAMBA's mission is to provide services which connect people with opportunities to enhance their quality of life.
- Founded in 1977 as a merchants' block association, CAMBA now serves over 45,000 individuals and families each year with a budget of approximately \$100 million and a diverse and dedicated staff of more than 1,400 employees and over 60 locations throughout NYC.
- CAMBA provides services through an integrated set of six program areas: Economic Development; Education and Youth Development; Family Support; Health; Housing; and Legal Services.
- CAMBA serves people with low incomes; people moving from welfare to work; persons who are homeless, at risk of homelessness or transitioning out of homelessness; persons living with or at risk of HIV/AIDS; immigrants and refugees; children and young adults; entrepreneurs and other groups working to become self-sufficient.
- In response to a pressing need for permanent, stable and affordable housing for Brooklyn residents, CAMBA, Inc. created an affiliated, non-profit affordable housing development corporation in 2005 named CAMBA Housing Ventures, Inc.

About CAMBA Housing Ventures, Inc.

- CAMBA Housing Ventures' (CHV) mission is to develop sustainable and energy efficient buildings that provide safe and affordable housing for low-income and formerly homeless families and individuals.
- CHV envisions vital neighborhoods where affordable housing and design excellence play a critical role in the long-term economic and social success of lower-income individuals and families.
- CHV developments provide sustainable and transit-oriented housing with services for formerly homeless individuals and families with special needs or low-income individuals and families from the community.

Production Summary:

- **Completed:** 605 units in Brooklyn, representing \$174 million in public/private investment.
- **In construction:** 175 units in Brooklyn representing \$60.5MM in public/private investment.
- **In predevelopment:** Approx. 746 units representing over \$255M in public/private investment.
- **In total:** CHV is 1,526 units (\$490MM) towards the goal of 1,000 units by 2015.

HHC Partnership for Supportive Housing

Within any given year, there are hundreds of patients who experience extended stays in HHC hospitals or nursing homes due to lack of access to affordable and supportive housing

- **HHC/KCHC is a key partner in the creation of much needed supportive, affordable housing on underutilized hospital property**

- **Need for supportive, affordable housing:**

- As of March 17, 2014, there are over 52,000 people living in NYC shelters: 22,495 children and 29,578 adults

- **DOHMH recent report released on cost effectiveness of supportive housing:**

- In two year study (2007-9), tenants in NY/NY III funded supportive housing had significant net savings in jail, shelter, State psychiatric facilities and Medicaid utilization; as compared to those not placed in NY/NY III housing.
- \$10,100 savings of tax dollars per tenant; nearly 3,900 tenants placed during the study period

CAMBA Gardens Completed Project

Photo of CAMBA Gardens Completed at 690 and 738 Albany Avenue



690 Albany in foreground and 738 Albany in background (Fall, 2013)

CAMBA Gardens Project Overview

- In response to a CSH white paper (2005) promoting collaboration between supportive housing developers and public hospitals to develop underutilized hospital property into supportive and affordable housing, as well as a public agency master plan, CHV partnered with Kings County Hospital Center (KCHC) and the NYC Health and Hospitals Corporation (HHC) to develop CAMBA Gardens on underutilized HHC property at KCHC.
- CAMBA Gardens is a model for a partnership between a public hospital, non-profit developer, service provider and community stakeholders. Co-locating housing and healthcare is a critical component for facilitating the stability and health of all tenants. CAMBA Gardens presents a unique and beneficial opportunity to provide revenue for the hospital and provide tenants with access to preventative medicine to improve health outcomes and reduce public costs.
- CAMBA Gardens replaced two costly to operate vacant buildings with a community asset and generated revenue for HHC.
- Significant local economic impacts generated by CAMBA Gardens, including construction and permanent jobs (over 500 construction jobs and 42 permanent jobs), and local purchasing of equipment and materials.
- In October, 2013, CAMBA Housing Ventures (CHV) completed 209 units of transit oriented, sustainable, affordable and supportive housing within two new construction buildings on the Kings County Hospital Center campus. CAMBA, Inc. (CAMBA) provides on-site social services and 24/7 front desk security.

CAMBA Gardens

Rendering:



Design: Harden Van Arnam Architects

**Completed:
738 Albany in
foreground,
690 Albany in
background
(Winter, 2014)**



Photo: Vanni Archive

CAMBA Gardens Project Financing

- Total Development Costs: \$66,892,558
- Capitalized Lease Payment to HHC/KCHC: \$2,300,000
 - Payment made at construction closing on June 30, 2011
- Construction Financing Sources:
 - New York State HFA Tax Exempt Bonds
 - Credit Enhancement provided by TD Bank
 - Federal Low Income Housing Tax Credit Financing
 - Syndicated by Enterprise Community Investment
 - NYC HPD Supportive Housing Loan Program
 - NYS Homeless Housing Assistance Corporation
 - Brooklyn Borough President Marty Markowitz
 - NYC Councilmember Mathieu Eugene
 - Federal Home Loan Bank of New York with HSBC
 - NYSERDA
- Social Service Funding Sources:
 - NYC Department of Health and Mental Hygiene
 - NYC York City Department of Homeless Services
- Operating Funding Sources:
 - 125 Federal HUD Section 8 Vouchers Provide by HPD
- Predevelopment Financing Provided by Corporation for Supportive Housing and Enterprise Community Investment



Completed building at 738 Albany Avenue (Winter, 2014)



738 Albany rear yard with play equipment and passive seating areas (Winter, 2014)

CAMBA Gardens Project Details

CAMBA Gardens Unit Count and Unit Breakdown

- 209 Units within two new construction buildings
 - 132 Studios, 29 one-bedroom, 33 two-bedroom, 15 three-bedroom
- 61 units available through the NYC HPD Lottery for households earning under 60% AMI with the following preferences for income eligible households
 - Disabled households 5% Mobility/ 2% Hearing (6 units total)
 - Community Board 9 or 17 Residents 50% (31 Units)
 - Kings County Hospital Employees 15% (10 Units)
 - Sandy and related Storm victims 10% (7 Units)
 - Municipal Employees 5% (4 Units)
- 146 units available for formerly chronically homeless households with a New York/New York III qualified HRA 2010e
- 2 units for live in superintendents (one per building)



Residential unit bedroom



Residential unit bathroom

CAMBA Gardens Project Details

CAMBA Gardens Affordability

- Rents for HPD Lottery Units as set by HPD per Annual Federal HUD Regulations (Includes heat and hot water)
 - \$810 for one-bedroom
 - \$976 for two-bedroom
 - \$1,127 for three-bedroom
- Income Ranges for HPD Lottery Units as set by HPD per Annual Federal HUD Regulations
 - 1 br: \$29,760-\$41,280 depending on family size
 - 2 br: \$35,520-\$51,540 depending on family size
 - 3 br: \$41,280-\$59,820 depending on family size



Residential unit dining area and living area with pass-through to kitchen



Residential unit bedroom



Residential unit bedroom

HUD 2014 Maximum Incomes by Household Size

Household size	Maximum income- 60% AMI
1	\$35,280
2	\$40,320
3	\$45,360
4	\$50,340
5	\$54,420
6	\$58,440

Income limits are determined by HUD each year and change annually

CAMBA Gardens Local Economic Impacts

- **Brooklyn/Local Hiring During Construction**
 - 59 Brooklyn residents have been employed at CAMBA Gardens
 - Including 21 Community Board 9 and 17 residents
 - 81 Brooklyn based contractors, subcontractors, and vendors have worked at CAMBA Gardens
 - These 81 contractors, subcontractors, and vendors working on CAMBA Gardens employ 1,166 Brooklyn residents
- **Brooklyn Spending**
 - \$19,388,261 in contracts awarded to Brooklyn based contractors and subcontractors
 - \$7,553,725 of materials and equipment purchased from Brooklyn based vendors
- **Minority and Women Owned Enterprises**
 - Project exceeded New York State HHAP Goals of 5% MBE and 5.5% WBE
 - 19.79% of hard cost total contracted by NYS Certified Minority or Women Owned Businesses
- **Permanent Jobs**
 - 42 permanent jobs created at CAMBA Gardens, including maintenance, front desk security, and on site social service staff

Project Amenities



738 Albany Teaching Kitchen

- On site social services provided by CAMBA, including:
 - Job training
 - Resume workshops
 - Healthy living workshops
 - Assistance with accessing benefits
 - Referrals to community based resources, including preventative healthcare at KCHC
- 24/7 front desk security
- Computer rooms available for resume workshops, job searching, and computer skills trainings
- Community rooms and multi-purpose rooms available for community and tenant meetings and workshops
- Outdoor landscaped areas with seating and play areas for families
- Community planting beds for tenant community garden programs
- Teaching kitchen for healthy living and cooking classes integrated with the tenant planting beds
- Live-in superintendent
- On-site laundry
- Energy efficient fixtures reduce electricity bills for tenants

On Site Social Services Provided by CAMBA

70% (146 of 207) of the residents of CAMBA Gardens residents are formerly homeless. CAMBA interviewed over 450 people to identify 146 households.

CAMBA Secured NYNY III funding for 146 chronically homeless individuals and families in the following populations:

- Population I (117 units): Chronically homeless single adults who suffer from a serious and persistent mental illness (SPMI) or who are diagnosed as mentally ill and chemically addicted (MICA).
- Population III (15 units): Chronically homeless single adults who have a substance abuse disorder that is a primary barrier to independent living and who also have a disabling clinical condition (i.e., a medical or mental health (non-SPMI) condition that further impairs their ability to live independently.
- Population V (14 units): Chronically homeless families, or families at serious risk of becoming chronically homeless, in which the head of household suffers from a substance abuse disorder, a disabling medical condition, or HIV/AIDS.

CAMBA/CHV secured the following annual social service and operating funding:

- NYC Department of Health and Mental Hygiene: \$1,961,896
- New York City Department of Homeless Services SRO Support Subsidy: \$221,760
- HPD PBV (Project Based Voucher) rental subsidy (125 Units): \$1,710,708

CAMBA's Social Service Model

CAMBA's Social Services staff focus on stabilizing individuals and families:

- Transition from homelessness to independent living
- Develop a client centered Housing Support Plan for all tenants
- Streamlined access to Kings County Hospital's medical and behavioral health services
- Reduce Medicaid costs



690 Albany Avenue Social Service Staff Office



690 Albany Avenue Community Room

Project Timeline and Accomplishments

Project Timeline and Milestones Accomplished

- CAMBA Housing Ventures (CHV) closed on project construction financing: June, 2011
- Construction start: July, 2011
- Groundbreaking Ceremony: November, 2011
- Demolition and abatement complete: January, 2012
- Construction fence art installed, including art of four Brooklyn residents: June, 2012
- Construction completed on time: October, 2013
- Lease up began in October, 2013 and is 95% complete as of March 17, 2014
- CAMBA began providing on site services in October, 2013
- Project on schedule to be 100% occupied in March, 2014
- Project on schedule to close on permanent financing in Summer, 2014



CAMBA Gardens Groundbreaking Fall, 2011



CAMBA Gardens ArtBridge Art Installation on Construction Fence

CAMBA Gardens Sustainability

- CAMBA Gardens is on pace to achieve LEED Platinum, Enterprise Green Communities, and NYSERDA standards
- Project achieved 30% annual energy savings from baseline ASHRAE Standard 90.1-2004, which is 10% above the performance target for the NYSERDA program
- Low VOC paints and sealants for healthy indoor air quality
- Energy star fixtures
- Water conserving fixtures
- Bi-level lighting
- Indoor green wall
- Increased insulation for energy savings



Lobby at CAMBA Gardens with Living Greenwall on Left

CAMBA Gardens Sustainability

- CAMBA Gardens features an 86 KW solar array spanning the roofs of both buildings. Combined, these solar systems produce 104,000 kW/hrs of electricity per year, which represents approximately 47% of the expected common area electricity usage per year of the two buildings



Rooftop solar installation at CAMBA Gardens

CAMBA Gardens Recognition

As a national model of affordable and supportive housing located on a hospital campus, we anticipate recognition for CAMBA Gardens. Here are a few examples to date and we will continue to apply for awards in 2014 and coordinate with the KCHC and HHC staff for positive press

- In December, 2013, CAMBA Gardens Phase I was announced as the winner of the 5th Annual Novogradac Journal of Tax Credits Development of Distinction Award in the Financial Innovation Category.
- CAMBA Gardens was featured on NY1's Inside City Hall with New York City Councilmember Mathieu Eugene <http://www.ny1.com/content/pages/190359/ny1-online--touring-mathieu-eugene-s-council-district>
- CAMBA Gardens was featured in the Wall Street Journal's New York Photos of the Week June 9th – June 15th, *The Wall Street Journal*. <http://blogs.wsj.com/photojournal/2012/06/15/new-york-photos-of-the-week-june-9th-june-15th/>
- CAMBA/CAMBA Housing Ventures received the 2013 Nonprofit of the Year award from the New York and National Housing Conference for the organization's work on CAMBA Gardens.
- CAMBA Gardens was recognized as a national model providing affordable supportive housing with better access to healthcare, DDC Journal. <http://www.ddcjournal.com/issues/summer2012/>

CAMBA Gardens

Thank you to all of CAMBA Housing Ventures' partners who made this award winning project possible and we look forward to a ribbon cutting event in Spring, 2014 (date to be determined)



690 Albany Avenue Completed (Fall, 2013)