

New York City Council  
Subcommittee on Landmarks,  
Public Siting and Maritime Uses

CAMBA Gardens Phase II Development  
(LU 0051-2014)  
CAMBA Housing Ventures, Inc.

April 23, 2014

I am speaking today in support of CAMBA Gardens Phase II and for the efforts of CAMBA/CAMBA Housing Ventures, Inc. and NYC Health and Hospitals Corporation as partners in the production of much needed supportive and affordable housing.

The proposed 293-unit LEED-Platinum building on the campus of Kings County Hospital Center would provide 182 apartments to individuals and families who are formerly homeless with special needs and 110 apartments for eligible low-income community families and HHC patients. CAMBA Housing Ventures' plan to repurpose Site G by abating and demolishing the existing deteriorating building and constructing new affordable and supportive housing will introduce approximately \$80 million in public and private investment into the Wingate community. CAMBA/CAMBA Housing Ventures continued work with NYC Health and Hospitals Corporation to bring needed housing to the area by repurposing underutilized property at Kings County Hospital Center is commendable.

CSH is pleased to have provided \$500,000 in pre-development financing for this project. CSH takes our community investments seriously and in the past our early stage financing has had a catalytic effect on leveraging essential long-term capital and operating funding from NYS Housing Finance Agency, Medicaid Redesign Team capital funds through State Housing and Community

Renewal, NYS Homeless Housing Assistance Program, NYC Department of Housing Preservation and Development, NYC Housing Development Corporation, NYC Department of Health and Mental Hygiene, Reso A funding from Council Members and Borough Presidents, Low- Income Housing Tax Credit syndicators and construction loan and credit enhancement from private banks. Projects such as these, of significant scale and scope, are proven economic engines creating temporary and permanent jobs which in turn expand the customer base for local businesses.

It should be noted that CAMBA Gardens Phase II is a continuation of the successful national model of CAMBA Gardens Phase I, an exemplary partnership between a public hospital and non-profit developer / social service provider. This project presents a unique and beneficial opportunity to provide permanent housing, while streamlining healthcare services for tenants and providing revenue for the hospital. Like Phase I, CAMBA Gardens Phase II is planned as a sustainable building that is complementary to the integrity of the surrounding community and which elevates the design standards for affordable housing.

CAMBA Gardens II will address an acute need for supportive and affordable housing, with on-site support services in Brooklyn. CAMBA Gardens II could be a vital component of the city's goal to expand safe and stable homes for individuals and families with special needs, including long-term HHC patients. Equally important, the proposed affordable housing development adds much needed housing for low-income community families which resonates with the Mayor's plan to create and preserve 200,000 units of affordable housing for New Yorkers. The sustainable aspects of the building will promote a healthy living environment for all tenants, especially those with chronic health issues, while the energy saving features will reduce tenants' utility bills and lower the building's operating costs.

CAMBA will provide voluntary, onsite case management to all tenants, as well as recreational programming. In addition to direct support, tenants will have access to an array of CAMBA services and other community services, including benefits advocacy, mental health care, primary medical care, independent living skills training, job-readiness training, basic education, employment services and family counseling.

In recognition of exemplary design and development, CAMBA/CAMBA Housing Ventures was the recent finalist and winner of the CSH Eastern Region Project of the Year Award at our annual conference on March 28<sup>th</sup> this year. They competed among a venerable field of noteworthy projects but the sustainability and replication potential of non-profit community based organizations working in collaboration with municipal hospital systems to develop surplus hospital property was particularly timely in this emerging world of health care reform, national restructuring of the health care business model, particularly for charitable safety net systems serving Medicaid beneficiaries and in light of the furthering of Olmstead principals intended to foster housing of special needs populations in highly integrated, less restrictive community based settings. This project, a replication of CAMBA Gardens Phase I, demonstrates responsible innovation and achieves multiple policy priorities on the city, state and federal levels.

I am pleased to lend my support to this effort and thank CAMBA and Health and Hospital Corporation for their unflagging efforts on behalf of underserved New Yorkers.

Sincerely,

Diane Louard-Michel

Senior Loan Officer

CSH

61 Broadway, Suite 2300

New York, NY 10006

**TESTIMONY OF THE LANDMARKS PRESERVATION COMMISSION BEFORE THE CITY COUNCIL SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES ON THE DESIGNATION OF THE 4<sup>th</sup> (now 88<sup>th</sup>) POLICE PRECINCT STATION HOUSE IN BROOKLYN.**

**April 23, 2014**

Good morning Council Members. My name is Kate Daly, Executive Director of the Landmarks Preservation Commission. I am here today to testify on the Commission's designation of the 4<sup>th</sup> (now 88<sup>th</sup>) Police Precinct Station House in Brooklyn.

On December 17, 2013 the Landmarks Preservation Commission held a public hearing on the proposed designation as a Landmark of the 4<sup>th</sup> (now 88<sup>th</sup>) Police Precinct Station House. Two people, including representatives of the Historic Districts Council and the Metropolitan Chapter of the Victorian Society in America, spoke in favor of designation. One person, a representative of Brooklyn Community Board No. 1, spoke in opposition to designation. The Commission received a letter from City Council member Letitia James in support of designation. The Commission also received a letter of support from Police Commissioner Raymond W. Kelly. On January 14, 2014, the Commission voted to designate the 88<sup>th</sup> Police Precinct building as a New York City individual landmark.

The former 4<sup>th</sup> (now 88<sup>th</sup>) Police Precinct Station House, at the southwest corner of Classon and DeKalb Avenues, is an impressive example of Romanesque Revival style architecture. It replaced an earlier station house at Myrtle and Vanderbilt Avenues and during construction was described in the *Brooklyn Eagle* as "palatial," comparing "favorably with anything of the kind in America." Completed in November 1890, the 4<sup>th</sup> Police Precinct Station House was designed by George Ingram, a civil engineer who was associated with the Brooklyn Department of City Works in the 1880s. Under Commissioner Thomas W. Carroll, the Department of Police and Excise took significant steps to improve working conditions for Brooklyn's growing police force. Ingram may have been responsible for designing as many as 10 police buildings, including two that are now New York City Landmarks. Faced with red pressed brick and sandstone, the street elevations of the 4<sup>th</sup> Police Precinct Station House feature arched windows with transoms and distinctive molded hoods. The fortress-like exterior is well-preserved, and includes a picturesque turret that rises asymmetrically above the entrance porch. Following the consolidation of Greater New York in 1898, the 4<sup>th</sup> Police Precinct became known as the 156<sup>th</sup> Precinct, and later the 96<sup>th</sup> Precinct. The 4<sup>th</sup> Police Precinct originally had a separate patrol-stable-and-cells building which was demolished in the mid-1920s. This structure was replaced by a three-story brick extension that was designed by architect

Thomas E. O'Brien, a lieutenant in the police force, to create the impression it was constructed at the same time as the earlier building. In 1953, a Title 1 slum clearance plan for the area around the Pratt Institute was approved by the City of New York. Though most of the scheme focused on developing two superblocks of high-rise apartments, a small group of historic buildings on or near DeKalb Avenue were selected for preservation, including this handsome station house, which has served the Clinton Hill and Bedford Stuyvesant communities for nearly 125 years.

The Commission urges you to affirm this designation.

**New York City Council**  
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**CAMBA Gardens Phase II**  
**CAMBA Housing Ventures, Inc.**

**April 23, 2014**



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

# HHC and CAMBA Housing Ventures Collaboration

- October 2013, CAMBA Housing Ventures completed construction of 209 units of affordable and supportive housing on the Kings County Hospital Center's campus – CAMBA Gardens I
- CAMBA Gardens I has been recognized as a model for partnership between a public hospital and a non-profit developer/service provider.
  - CAMBA Gardens I presented a unique and beneficial opportunity to provide tenants with access to a full range of health care services and a source of revenue for the hospital
  - CAMBA Gardens I replaced two costly to maintain vacant hospital buildings with a community asset.
- There is a critical need for affordable and supportive housing.
- Supportive housing saves public dollars. NYCDOHMH released a report showing savings of \$10,000 per tenant housed in NY/NY III supportive and affordable housing.

# CAMBA Gardens Phase I Economic Impacts

## Job Creation:

- 42 new permanent jobs created at CAMBA Gardens Phase I, including maintenance, front desk security, and on site social service staff.

## Brooklyn/Local Hiring

- 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.
- The contractors, subcontractors, and vendors working on CAMBA Gardens employ 1,166 people living in Brooklyn.

## Brooklyn Businesses

- \$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 OTDA/HHAP Goals 5%MBE, 5.5% WBE
- 19.79% of hard cost total contracted by NYS Certified Minority or Women Owned Businesses

# CAMBA Gardens Phase II Features

- **293 rental units: mix of studios, 1, 2 and 3 bedroom units**
- **Over 256,000 total square feet; 5,7,9 stories**
- **Amenities & services: 24/7 security, CAMBA services on site**
- **Mix of active and passive uses, indoors and outdoors**
- **Sustainable design: LEED Platinum, NYSERDA, Enterprise Green Communities**

# CAMBA Gardens Phase II Units

Population	Studio: 320 ave. SF	1 bedroom: 550 ave. SF	2 bedroom: 780 ave. SF	3 bedroom 1,010 ave. SF	Total by Pop. Type
Community Units (60% AMI)	17	23	48	22	110
Formerly homeless/ Special needs	158 (incl. anticipated 50 KCHC/DSSM patients)	5	14	5	182
Super's unit	-----	-----	-----	1	1
<b>TOTAL UNITS BY SIZE</b>	<b>175</b>	<b>28</b>	<b>62</b>	<b>28</b>	<b>293</b>

- 182 or 62% Special needs units (includes anticipated 50 KCHC/DSSM units) with anticipated rental subsidy
- 110 or 38% Low-income, earning less than 60% AMI

# 2014 HUD Income & Rent Limits for Community Units 60% of Area Median Income (AMI)\*

Apt. size	Maximum rent (tenant pays electric in addition)	Ave. Household size	Maximum income
Studio	\$833	1	\$35,280
1 bedroom	\$895	1.5	\$37,800
2 bedroom	\$1,082	3	\$45,360
3 bedroom	\$1,247	4.5	\$52,380

**Please note:**

1. The above rents and incomes are provided as reference, not the actual rents for CGII
2. \*Area Median Income: Area refers NY/Northern NJ/Long Island Metropolitan Statistical Area
  - a. Includes all 5 boroughs and following counties: Westchester, Rockland, Putnam, Nassau, Suffolk
3. Rents and income limits are determined by HUD each year and change annually
4. Rents will be determined by actual income & household size

# CAMBA Gardens Phase II Financing Model

## Construction Financing:

- \$1 million City Council Capital Appropriation in FY14 - Council Member Mathieu Eugene
- \$1 million Capital Appropriation in FY 14 from (former) Brooklyn Borough President Marty Markowitz
- New York State Housing Finance Agency (HFA) tax exempt bonds
  - Credit enhancement provided by TD Bank
- Medicaid Redesign Team capital funds through HFA
- Low-Income Housing Tax Credits (LIHTC), syndicated by Enterprise Community Investment
- New York City Dept. of Housing Preservation and Development: Supportive Housing Loan Program (HPD)
- New York State Homeless Housing Assistance Program (HHAP)
- New York State Energy Research & Development Authority (NYSERDA)

## Social Service Funding:

- New York City Department of Health and Mental Hygiene NY/NY III
- New York State Office of Mental Health NY/NY III

# CAMBA Gardens Phase I and II Successes

- Continue successful partnership with HHC and Kings County Hospital
- Continue model of co-locating housing and healthcare
- Maximize units to achieve City/HPD housing goals and units for HHC patients in the most efficient manner
- Job creation and positive economic impacts for the community and Brooklyn
- Build attractive community assets that compliment neighborhood
- Provide a variety of active and passive spaces for tenants of all ages
- Build sustainably for reduced energy bills and healthy indoor air quality



# CAMBA Gardens Phase I 690 & 738 Albany Avenue

Rendering:



Completed:



# CAMBA Gardens Phase II Draft Design



Former Site G, Kings County Hospital Center  
560 Winthrop Street

Draft Design: Dattner Architects

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

51

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/23/14

(PLEASE PRINT)

Name: Diane Howard-Michel 101 W 117th St #6F

Address: ~~61 Broadway, Suite 2300, NYC 10006~~

I represent: CSH

Address: 61 Broadway, Suite 2300, NYC 10006

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

36

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Letitia James

Address: 1 Centre Street

I represent: Public Advocate

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: LaRay Brown

Address: 125 Worth St

I represent: HHC

Address: same as above

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

36

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: KATE DALY

Address: 1 CENTRE ST.

I represent: LPC

Address: 1 CENTRE ST.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

36

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Michelle Herbula

Address: \_\_\_\_\_

I represent: Historic District Council

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

CVS1

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Joanne M. Oplustil

Address: 1720 Church Ave Bldg NY

I represent: CAMBA

Address: 1720 Church Ave

Please complete this card and return to the Sergeant-at-Arms