

CAMBA Gardens Phase I

690 & 738 Albany Avenue, Brooklyn NY 11203



2015 RUDY BRUNER AWARD PROJECT DATA



PROJECT DATA

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Project Name CAMBA Gardens Phase I Location _____ City Brooklyn State NY

Owner CHV 690-738 Albany Avenue LP (Developer/General Partner: CAMBA Housing Ventures, Inc.)

Project Use(s) Sustainable Affordable and Supportive Housing on the Kings County Hospital Campus

Project Size 209 units, 193,200 sq' (interior), 4.43 acres (land parcels) Total Development Cost \$66.8 Million

Annual Operating Budget (if appropriate) N/A

Date initiated June 2011 (Construction Start) Percent Completed by December 1, 2014 100%

Project Completion Date (if appropriate) October 2013 (Construction Completion) Project Website (if appropriate) CAMBAHousingVentures.org

Attach, if you wish, a list of relevant project dates

Application submitted by:

Name Joanne M. Oplustil Title President/CEO

Organization CAMBA Housing Ventures Inc./CAMBA, Inc.

Address 1720 Church Avenue City/State/Zip Brooklyn NY 11226

Telephone (718) 287-2600 Fax (718) 287-0857

E-mail joanneo@camba.org Website (if appropriate) CAMBAHousingVentures.org

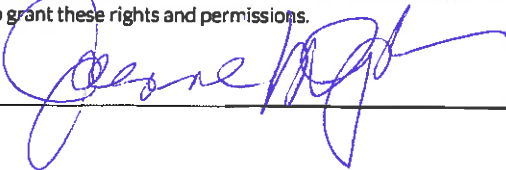
Perspective Sheets:

Organization	Name	E-mail
Public Agencies <u>HHC, HPD, CSH, SHNNY, Enterprise</u>	<u>Laray Brown, et al</u>	<u>Laray.Brown@nycHHC.org, et al</u>
Architect/Designer <u>Harden Van Amam Architects</u>	<u>Cindy Harden</u>	<u>CHarden@HardenVanAmam.com</u>
Developer <u>CAMBA Housing Ventures</u>	<u>David Rowe</u>	<u>DavidR@CAMBA.org</u>
Professional Consultant <u>Steven Winters Associates</u>	<u>Ryan Merkin</u>	<u>RMerkin@swinter.com</u>
Community Group <u>Council Member, Borough President, CB 9</u>	<u>Mathieu Eugene, et al</u>	<u>MEugene@council.nyc, et al</u>
Other <u>Tenant</u>	<u>Gregg Layton</u>	
<u>Tenant</u>	<u>Semena Boyd</u>	
<u>Tenant</u>	<u>Pamela Jackson</u>	
<u>Tenant</u>	<u>Dwayne Williams</u>	
<u>Tenant</u>	<u>Adwoa Browne</u>	

Please indicate how you learned of the Rudy Bruner Award for Urban Excellence. (Check all that apply).

- Direct Mailing Direct Email Previous Selection Committee member Other (please specify) _____
 Online Notice Previous RBA entrant Professional Organization
 Social Media Bruner/Loeb Forum

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Date _____ 9

**2015
RUDY BRUNER AWARD
PROJECT
AT-A-GLANCE**



PROJECT AT-A-GLANCE

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This sheet, the Project Data sheet, and the representative photo will be sent to the Committee in advance as the *Project Overview*.

Project Name _____

Address _____

City/State/ZIP _____

1. Give a brief overview of the project. Approximately 500 words.

2. Why does the project merit the *Rudy Bruner Award for Urban Excellence*? (You may wish to consider such factors as: effect on the urban environment; innovative or unique approaches to any aspect of project development; new and creative approaches to urban issues; design quality.) Approximately 500 words.

2015 RUDY BRUNER AWARD PROJECT DESCRIPTION



PROJECT DESCRIPTION

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1. Describe the underlying values and goals of the project. What, if any, significant trade-offs were required to implement the project? Approximately 500 words.

2. Briefly describe the project's urban context. How has the project impacted the local community? Who does the project serve? How many people are served by the project? Approximately 500 words.

PROJECT DESCRIPTION (CONT'D)

3. Describe the key elements of the development process, including community participation where appropriate. Approximately 400 words.

4. Describe the financing of the project. Please include all funding sources and square foot costs where applicable. Approximately 400 words.

5. Is the project unique and/or does it address significant urban issues? Is the model adaptable to other urban settings? Approximately 400 words.

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PUBLIC AGENCY
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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	LaRay Brown	Title	Senior Vice President
Organization	New York City Health and Hospitals Corporation	Telephone	(212) 788-3448
Address	125 Worth Street	City/State/ZIP	New York, NY 10013
Fax ()		E-mail	Laray.Brown@nychhc.org

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Signature		Date	December 8, 2014
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

- A. The availability of affordable real estate/land for the development of non-market rate housing is a particular challenge in most urban areas and most significant in New York City. A convergence of the transformation of how health care is delivered (i.e., less reliance upon inpatient care) and the New York City Health and Hospitals Corporation's (HHC) major modernization program (i.e., consolidation of expansive hospital campuses into more efficient patient-centered facilities), created an opportunity for the development of a large scale affordable housing project on public land, the campus of HHC's Kings County Hospital Center (KCHC).
- B. As the single largest provider of health care services to uninsured and low income New Yorkers, HHC is well aware of the social determinants of health, especially the impact of the lack of stable and appropriate housing on both individual patients' and communities' health. Therefore, the development of CAMBA Gardens is considered an essential component of not only New York City's housing policy, but also its public health agenda.
- C. HHC, as a public entity, has a long standing commitment and responsibility to engage consumers and communities it serves in its policy and program planning efforts. This initiative with CAMBA Housing Ventures (CHV) was no different. HHC worked extensively with CHV to ensure that KCHC's Community Advisory Board (CAB) provided input into CAMBA Garden Phase I design and program and was informed of the project's financing and tenant eligibility requirements. CHV also met with the KCHC CAB prior to construction, during construction, and during the lease up of the project.
- D. HHC facilitate and worked with CHV/CAMBA to complete the community and government reviews and approvals required for site acquisition (99 year long term lease), including City Council and NYC Mayor approval of the lease.
- E. HHC collaborated with CHV and the New York City Department of Housing Preservation and Development (HPD) to develop community lease-up preferences for the project, including local Community District 9 and 17 residents and KCHC employees. Thirty three (33) apartments were leased to households living in either CD 9 or 17. Thirteen (13) apartments were leased to KCHC employees.
- F. HHC helped to build a successful public/private partnership and develop a new national model of affordable and supportive housing development on underutilized public land.
- G. HHC provided support and letters of intent to CHV in their efforts to secure City, Tax Exempt Bond and Low Income Tax Credit Financing. HHC also advocated with the New York City Council for capital funding for this project. Funding was provided by the local Council Member and the Brooklyn Borough President.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

- A. There is a critical need for affordable, supportive housing in New York City. Within any given year, hundreds of patients experience extended stays in HHC hospitals and nursing homes and make unnecessary Emergency Room visits due to the lack of stable and affordable supportive housing. In addition, thousands of people reside in New York City shelters because of the lack of such housing. As of March 2014, there were more than 52,000 individuals living in New York City shelters (more than 22,000 were children). The cost benefit of projects like CAMBA Gardens I have been proven. A two year study recently released by the New York City Department of Health and Mental Hygiene found that supportive housing resulted in significant net savings per tenant. Specifically, when nearly 3,900 tenants in supportive housing were compared with those not placed, there was a \$10,100 savings per tenant in jail, shelter, state psychiatric hospital and Medicaid utilization.
- B. Individuals and families with special needs are stably housed in permanently affordable housing and are connected to high quality preventative medicine at HHC's Kings County Hospital Center.
- C. CAMBA provides on- site services to promote independent living, access to benefits, participation in the workforce, education, and healthy living. Tenants are linked to CAMBA's comprehensive array of social services and community linkages, including healthcare at KCHC.
- D. Supportive housing at CAMBA Gardens Phase I decreases the financial burden on costly public systems, including hospitals, jails, courts, and homeless shelters.
- E. HHC's KCHC received revenue from the capitalized long term lease payment.
- F. CGI provides housing to victims of Superstorm Sandy, local community district residents, municipal employees, KCHC employees, and the visual and hearing impaired.
- G. The greatest trade-off and disappointment has been the inability of the public hospital system's patients to have direct access to the affordable supportive housing developed through this partnership. HHC/KCHC and CHV/CAMBA worked to provide housing at CAMBA Gardens Phase I for low income New Yorkers whose public hospital inpatient stays were unnecessarily extended because of their supportive housing needs. These extended inpatient stays present a significant financial burden to the City, State and Federal governments, however because the current priority for such housing must be given to those who meet the current NY/NY III definitions of homelessness required by New York State and NYC HRA, NYC DHMH and NYC DHS public hospital inpatients and frequent Emergency Room users are not qualified under the current approval criteria. The team is working with State and City policy makers to shape the NY/NY IV agreement to include the above mentioned HHC patients in its priority populations definition. The team has set aside units in CAMBA Gardens Phase II for HHC patients in anticipation of this new definition.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

Unanimously supported by the local community, CAMBA Gardens provides positive economic, social, community and urban design impacts. The project addresses homelessness, provides access to affordable housing for low-income households, and decreases the financial burden on public systems, including hospitals, jails, courts and homeless shelters (see also question #2). The project connects individuals and families to high quality medicine at HHC's KCHC. The project also provides New York City with jobs and stimulates local spending. Lastly, the project is sustainable and is designed to provide a healthy living environment.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

- A. CAMBA Gardens Phase I represents a new national model for a partnership among a public hospital, non-profit developer, social service provider and community stakeholders. The development of underutilized or surplus hospital land provided much needed revenue for the public health care safety net -- HHC/KCHC provided critically needed affordable housing, and enhanced the access of tenants to conveniently located healthcare services at KCHC.
- B. CAMBA Housing Ventures, Inc. (CHV) partnered with Kings County Hospital Center (KCHC) and the NYC Health and Hospitals Corporation (HHC) to identify an opportunity to reuse surplus hospital property for affordable housing.
- C. CAMBA Gardens Phase II, currently under construction and immediately adjacent to CGI is evidence that this is a replicable model for other Cities.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

- A. The most successful aspect of CAMBA Gardens Phase I is the successful completion of a replicable public/private partnership and national model for developing sustainable, affordable and supportive housing on under-utilized public hospital land.
- B. The least successful aspect of CAMBA Gardens Phase I is due to constraints in the definition of formerly homeless, the project was unable to house those currently in the public hospital system who are ready for discharge but have no home to go to. However, CHV and HHC were able to develop a set aside in CAMBA Gardens Phase II and are working with other advocates to develop a NY/NY IV agreement to create the next round of social service funding for supportive and affordable housing to allow this underserved population to access housing.

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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Jessica Katz	Title	Assistant Commissioner, Special Needs Housing
Organization	NYC Dept of Housing Preservation and Development	Telephone	(212) 863-6435
Address	100 Gold St. Room 9C-5	City/State/ZIP	10038
Fax	(212) 863-6435	E-mail	katzj@hpd.nyc.gov

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Signature		Date	12/5/2014
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The New York City Department of Housing Preservation and Development (HPD) is the largest municipal housing preservation and development agency in the nation. The agency's mission is to promote housing equality and create and sustain New York's neighborhoods through housing education, outreach, loan and development programs and enforcement of housing standards. HPD is tasked with fulfilling Mayor Bill de Blasio's Housing New York: A Five-Borough Ten-Year Plan to build and preserve 200,000 affordable units for New Yorkers from the very lowest incomes to those in the middle class. The agency has developed innovative community revitalization initiatives that promote private investment as well as productive public-private partnerships supporting the goal of ending homelessness in New York City. HPD played a dual role of both lender and partner, and provided \$26,125,000 in construction capital (soft debt) and 125 project based section 8 vouchers for formerly homeless tenants housed at CG1. Beyond financial support, HPD also participated with CHV in the planning and development of an innovative affordable housing project that provides affordable and supportive housing on underutilized Public Hospital land. CG1 was a unique project for HPD as one of the first projects of its size to utilize bond and tax credit financing and provide affordable and supportive housing for families and individuals. HPD worked with CHV to develop a diverse mix of affordability and apartment sizes, including formerly homeless and special needs populations, in order to address NYC's affordable housing needs.

As a project lender, HPD reviewed design and construction documents, environmental reports, financial underwriting, loan documents, and participated in public meetings with CAMBA Housing Ventures and New York Health and Hospitals Corporation (HHC). HPD also worked with CHV to ensure that the project met the Enterprise Green Communities standards for sustainability. The project ultimately obtained LEED Platinum certification, exceeding the baseline EGC standards. The project participated in HPD's housing lottery system to qualify tenants for the low-income apartments. HPD's Supportive Housing Loan Program provided project management for HPD's loan and operating support.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

CG1 was envisioned to provide much needed affordable and supportive housing for 207 New York City low-income (under 60% Area Median Income) households, 146 of which were formerly homeless and living in the NYC Department of Homeless Services shelter system. The intent of CG1 was to enable special needs individuals and families to be stably housed in permanently affordable housing and to connect tenants to high quality preventative healthcare at HHC's Kings County Hospital Center. CAMBA's on-site services promote independent living, access to benefits, participation in the workforce, education, and healthy living. Tenants are also linked to CAMBA's comprehensive array of social services and community linkages. Beyond providing critical affordable housing, the project was intended to benefit New York City in a few key ways, all of which were successfully achieved and are a unique set of benefits associated with CG1:

1. Decrease the financial burden on other public systems, including hospitals, jails, courts, and homeless shelters.
2. Provide healthy, sustainable and transit oriented living for low income and special needs New Yorkers adjacent to medical care.
3. Reduce New York City's carbon emissions and burden on infrastructure.
4. The development was part of HHC's master plan to modernize and re-use underutilized buildings that were costly to operate as vacant structures.
5. The City, through HHC, receives revenue from the capitalized long term lease payment.

There were a few trade-offs and compromises made during the planning and development of CG1. First, the project was originally intended to be constructed on an adjacent lot as one building. Without causing delays, the project's partners quickly identified the adjacent sites for CAMBA Gardens I. The team worked to identify ways to connect the two buildings but existing infrastructure did not allow for a connection. Second, the project team worked diligently to try and qualify HHC patients for the 146 units designated for formerly homeless tenants. Due to the social service funding constraints and accepted definition of formerly homeless, the team, including the City, was unable to accomplish this task. However, we are pleased that this has been accomplished in phase II.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

As outlined above, CAMBA Gardens Phase I has a unique and set of impacts on New York City and these impacts could not have been accomplished without the successful partnership of CAMBA Housing Ventures/CAMBA, City, State, Federal and private agencies. Below, please find a few specific examples of positive impacts:

1. CG1 provides affordable and supportive housing to 207 households, including 146 households with special needs living in emergency shelters. CAMBA provides on-site services available to all tenants and links all tenants to outside community resources and other CAMBA services. The on-site services ensure that tenants stay stably housed and avoid recidivism into the NYC shelter system.
2. Among the 207 households, the project provides affordable housing to a diverse set of populations, including local residents, visually and mobility impaired households, municipal employees, Kings County Hospital employees, and households displaced by Hurricane Sandy and/or its related storms.
3. CG1 provides housing adjacent to accessible and affordable healthcare, improving the health outcomes for tenants adding to the established health benefits of supportive housing.
4. CG1 reuses City assets for a public good, decreasing the costs to maintain unused structures, and providing a source of revenue to the City.
5. CG1 decreases the financial burden on other public systems. According to a recent study of New York/New York III housing (CG1 is part of the NY/NY III program), each person placed into NY/NY III supportive housing saves the taxpayer an average of \$10,100 per year.
6. CG1 revitalizes the Wingate community through contextual and attractive architecture and design. The project includes active and passive landscaped areas that benefit tenants and the community.
7. CG1's sustainable design, including a PV system that powers over 45% of the common areas, helps NYC meet the City's goals for reducing carbon emissions by 30% by 2013.
8. CG1 provided construction jobs to local residents and also provides over 40 full time permanent jobs on site. CAMBA encourages the residents to utilize local businesses and resources – providing a local resource handbook to all tenants at lease up.
9. CG1 provides a replicable model for New York City and the nation to develop sustainable, affordable and supportive housing end homelessness.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

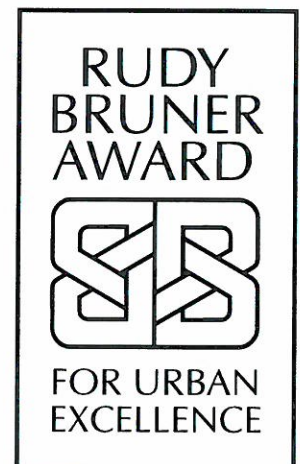
Yes, CAMBA Gardens Phase I represents a new national model of public/private partnerships to address the nation's affordable housing crisis and revitalize cities. The CG1 model is a partnership between public hospitals, non-profit developers, social service providers, City, State and private affordable housing lenders, and community stakeholders to provide sustainable, affordable and supportive housing on underutilized Public Hospital land. This new model of partnership, which includes financing such as the Low Income Housing Tax Credit program (available throughout most states), is replicable across cities and illustrates a creative solution that benefits the city's residents in multiple ways. Already under construction, CAMBA Gardens Phase II is evidence that this is a replicable model that cities can adopt and adapt for their use. The project's contextual architectural design and unique and proven programmatic design (on-site social services) are also great examples for public housing agencies throughout the US.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of CGI is that it exemplifies a national model that can be replicated for much needed affordable housing. The public/private partnership that was created in order to develop sustainable, affordable and supportive housing on under-utilized public hospital land is a model that can be replicated across the county. Public and private hospitals are increasingly faced with budget constraints and are challenged with outdated facilities that are costly to maintain. This model allows hospitals to consolidate their uses and creates an opportunity for mission-aligned agencies to provide services for households with high needs. NYC Department of Housing Preservation and Development and NYC health and Hospitals Corporation worked in tandem with the developer through complex legal and financing terms to lay the groundwork for future projects. Tenants are linked with preventative healthcare and services on-site, hospitals have an increased patient base, and developers are able to acquire sites through a less competitive process. The complexity (and number) of the financing sources assembled in order to execute CGI was also a model for future supportive housing deals on a large scale.

The least successful aspect was the project was unable to house those currently in the public hospital system who are ready for discharge but have no home to return to. A restrictive homeless definition prevented these residents from being determined as eligible for the units. However, CHV and HHC were able to develop a set aside in CAMBA Gardens Phase II and along with HPD, are working with other advocates to develop a NY/NY IV agreement to create the next round of social service funding for supportive and affordable housing.

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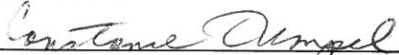


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Name	Connie Tempel	Title	Chief Operating Officer
Organization	CSH - Corporation for Supportive Housing	Telephone	(212) 986-2966
Address	61 Broadway - Suite 2300	City/State/ZIP	New York/NY/10006
Fax	(212) 986-6552	E-mail	connie.tempel@csch.org

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Signature		Date	December 5, 2014
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

CAMBA Gardens Phase I (CGI), developed by CAMBA Housing Ventures (CHV), is a unique project that touched upon all of the Corporation for Supportive Housing's (CSH's) lines of business to ensure supportive housing is available: policy & advocacy, research & innovation, lending and education. In 2005, CSH authored Involving Public and Nonprofit Hospitals in Supportive Housing detailing and advocating for the reuse of underutilized public hospital land for supportive and affordable housing. Around the same time, New York City was looking at the volume of City owned hospital property and how they could repurpose it. The timing of the paper coupled with the city's intentions sparked conversations with city agencies, CSH and CAMBA that would eventually lead to CAMBA Gardens.

CSH, a certified CDFI (Community Development Financial Institution) also provided predevelopment financing to help CAMBA Housing Ventures complete early development stage tasks such as due diligence, site investigations, design and construction documents and assemble the team necessary to reach a construction finance closing. Predevelopment financing is crucial for supportive housing projects and is often not something provided by traditional lenders.

Our predevelopment lending though would not achieve much in leading to the development of CGI without critical investment from the city and state to cover capital costs and subsidies to pay for the support services. CSH advocated city and state agencies and officials to ensure service and capital dollars for supportive and affordable housing were available. In addition CSH provided support and commitment letters to CHV in their efforts to secure bond and tax credit financing.

Finally, CSH created educational documents on what supportive housing is, why it is needed and how it can be a benefit to communities, helping to counter potential Not in My Back Yard (NIMBY) sentiment in the community.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

CAMBA Gardens Phase I (CGI) was designed to provide urgently needed housing for New York City. NYC has a record-high number of homeless individuals and families who need housing and services in order to remain stably housed and lead healthy, impactful lives in the community. CGI provides affordable rental housing for 207 households, 146 of which are formerly homeless and have successfully transitioned out of the NYC Department of Homeless Services shelter system. As an affordable and supportive housing development CGI ensures that all tenants pay no more than one third of their household income on rent, allowing families to afford other necessities, like healthy foods, transportation, and education. The project was modeled on the CSH report mentioned above and demonstrates how public hospitals and non-profit developers can partner to develop successful supportive housing. In addition, CSH has provided research showing that supportive housing, such as CAMBA Gardens I, can benefit the larger community by promoting safety, beautifying neglected sites and increasing surrounding property values over time.

Across the country and here in New York, homeless individuals and families use emergency services more frequently than stably housed individuals and families. Supportive housing has been proven to decrease those costs by providing a home – one of the largest determinants of health and success. Supportive and affordable housing with on-site services helps decrease the financial burden on costly emergency public systems, including hospitals, jails, courts, and homeless shelters. Studies have shown at minimum a \$15,000 cost offset, per person, to the city when stable housed and not living on the streets cycling through emergency services. The supportive housing provided at CAMBA Gardens will have a direct impact on these costs.

Individuals and families with special needs are stably housed in permanently affordable housing and are connected to high quality preventative medicine at HHC's Kings County Hospital Center. CAMBA provides on-site services to promote independent living, access to benefits, participation in the workforce, education, and healthy living. Tenants are linked to CAMBA's comprehensive array of social services and community linkages and are given the tools to make positive changes in their lives.

HHC/KCHC and CHV/CAMBA worked together to address the issue of long-term patients that are being housed in KCHC patient beds because they have no home to be discharged to. However, due to the current NY/NY III definitions of homeless required by NYC HRA, NYC DHMH and NYC DHS for tenants to move into CGI, tenants were unable to be qualified under the current HRA approval system. CSH is working with policy makers to shape the NY/NY IV agreement to include HHC patients in the definition of homeless.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

In addition to providing much needed affordable and supportive housing where both are in great demand, CAMBA Gardens I provides positive economic, social, community and urban design impacts. CAMBA Gardens I infused over \$66 million in public and private investment into two sites of dilapidated buildings. CGI is evidence that supportive housing can be financed and developed successfully with an extensive list of State and City agencies and private investors and that it is a proven means to end homelessness. For the 209 households at CGI, they are stably housed, have a safe and healthy home and are connected to a multitude of healthcare options on the hospital campus and to CAMBA services provided on site. The health and stability of our most vulnerable populations creates a positive impact on the surrounding neighborhood and greater New York.

As mentioned above, the high costs to the City in providing emergency services such as emergency room treatment at hospitals, often the only form of healthcare for many homeless individuals and families, can be drastically reduced or altogether avoided by stable supportive housing.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

CAMBA Gardens exemplifies a new model of public/private partnerships that was bolstered by CSH's 2005 report on non-profit developers partnering with hospitals to develop supportive housing. CAMBA Gardens I represents a new national model for a partnership between a public hospital, non-profit developer, social service provider and community stakeholders. CHV partnered with Kings County Hospital Center (KCHC) and the NYC Health and Hospitals Corporation (HHC) to identify an opportunity to reuse surplus hospital property for affordable housing. The development reused underutilized surplus hospital property, which provided revenue for HHC/KCHC, much needed affordable housing and access for tenants to high-quality preventative healthcare at KCHC.

With new changes in healthcare laws and the understanding that health and housing are critically linked, hospitals are rapidly becoming a key partner in supportive housing. Supportive housing benefits individuals and families in need of preventative healthcare. Co-locating supportive housing and quality healthcare, like that at Kings County Hospital Center, promotes positive health outcomes. This development supports CSH's research on the outcome of hospitals partnering with nonprofits, city and state agencies and innovative developers like CAMBA Housing Ventures. CAMBA Gardens Phase II, currently under construction and immediately adjacent to CGI, is evidence that this is a replicable model for other Cities, as it utilized a near-identical financing model and will provide 293 units.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of this project is that hundreds of individuals and families in need, now have a safe, stable place to call home coupled with access to quality healthcare. In terms of the project itself, the fact that CGI is a replicable public/private partnership and national model for developing sustainable, affordable and supportive housing on under-utilized public hospital land is the biggest success for us at CSH. For our organization, to see something written in one of our white papers come to life in a beautifully designed building, that creates homes for those in need – is immeasurable.

The one downside, however, is that at the time the project was in development the constraints in the definition of "formerly homeless" did not permit CGI to house those currently in the public hospital system who are ready for discharge but have no home to go to. However, CHV and HHC were able to develop a set aside in CAMBA Gardens Phase II and support us and other advocates to develop a NY/NY IV supportive services funding agreement that will include a means for this underserved population to access housing.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE

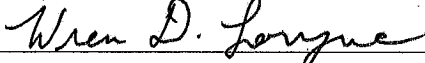


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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Wren Longno	Title	Director of Member Services
Organization	Supportive Housing Network of New York	Telephone	(646) 619-9640
Address	247 W. 37th Street 18th Floor	City/State/ZIP	New York, New York 10018
Fax	(646) 237-8505	E-mail	wlongno@SHNNY.org

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Signature		Date	12/08/2014
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1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

The Supportive Housing Network of New York (The Network) pursues four goals; to encourage and accelerate the creation of an adequate supply of supportive housing, to enhance public understanding and support for supportive housing, to maintain the effectiveness of the supportive housing model, and to ensure there are sufficient resources for developing, operating and providing services in supportive housing. In order to achieve these objectives, the Network provides public education, research and policy analysis, advocacy, training and technical assistance to the supportive housing community, government and the public at large. The research that The Network provided CHV described the cost savings of supportive housing, the benefits for families, the positive impacts on physical and mental health, and the impacts on the local neighborhood. The Network also provided strong advocacy for NY/NY III, the landmark deal between city and state to provide service funding for on-site supportive housing social services. Social services funding for CAMBA Gardens I & II was made possible through the NY/NY III agreement. The Network also authored the report "Taking Stock of New York/New York III" which interviewed over 140 members of the supportive housing community as well as representatives from 10 government agencies. This report determined that NY/NY III has in fact "served as a remarkable engine to house vulnerable formerly homeless New Yorkers." The Network further assisted CHV by providing support letters to secure financing and community support.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

The Supportive Housing Network of New York seeks to educate policy makers, community leaders and the general public about supportive housing and its impact on tenants, taxpayers and communities. By providing an exemplary development model, CAMBA Gardens Phase I (CGI) raises awareness about supportive housing throughout Brooklyn, New York City, and the nation as a whole. This increased awareness was evident at the recent CGI Ribbon cutting / CGI Groundbreaking combined event that took place last month, on November 17th 2014. The well-attended and well-publicized event exemplified how media and events can raise supportive housing awareness at large.

Designed to provide much-needed, transit-oriented, affordable and supportive housing for New York City, CGI provides affordable rental housing for 207 households - 146 of which are formerly homeless and have successfully transitioned out of the NYC Department of Homeless Services shelter system. Because tenants pay no more than one third of their household income on rent, families are more easily able to afford other necessities, like healthy foods, transportation, and education. Individuals and families with special needs who are stably housed in CGI's permanently affordable housing are also connected to high quality preventative medicine at HHC's Kings County Hospital Center. Furthermore, CAMBA's on-site services promote independent living, access to benefits, participation in the workforce, education, and healthy living. Tenants are also linked to CAMBA's comprehensive array of over 150 social service programs and community linkages, including healthcare at KCHC.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

Supportive housing at CAMBA Gardens Phase I decreases the financial burden on costly emergency public systems, including hospitals, jails, courts, and homeless shelters. As a sustainable LEED Platinum development, CGI includes a 104,000 kwh solar array in addition to Energy Star fixtures, efficient mechanical systems and non-toxic finishes. This provides healthy indoor air quality and reduces New York City's carbon emissions. CGI also provides housing to victims of Superstorm Sandy, local community district residents, municipal employees, KCHC employees, and the visual and hearing impaired. HHC/KCHC and CHV/CAMBA worked together to address the issue of long-term patients that are being housed in KCHC patient beds because they have no home available for discharge. This represents a huge financial burden to KCHC, a key public institution, and decreases the amount of available hospital beds to the community. The Network and its members are advocating for the inclusion of homeless individuals with chronic medical conditions. This will help target frequent users of HHC.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

YES. CAMBA Gardens Phase I represents a new national model for a partnership between a public hospital, non-profit developer, social service provider and community stakeholders. The development reused underutilized surplus hospital property, which provided revenue for HHC/KCHC, much needed affordable housing, and access for tenants to high-quality preventative healthcare at KCHC. CAMBA Housing Ventures, Inc. (CHV) partnered with Kings County Hospital Center (KCHC) and the NYC Health and Hospitals Corporation (HHC) to identify an opportunity to reuse surplus hospital property for affordable housing. CAMBA Gardens Phase II, currently under construction and immediately adjacent to CGI, further proves that this is in fact a widely-replicable model.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

The most successful aspects: The Network aims to harnesses the power and energy of its members to encourage and accelerate the creation of an adequate supply of supportive housing, enhance public understanding and support for supportive housing, maintain the effectiveness of the supportive housing model and to ensure there are sufficient resources for developing, operating and providing services in supportive housing. CAMBA's proposal achieves these aims and provides a replicable public/private partnership and national model for developing sustainable, affordable and supportive housing on under-utilized public hospital land.

The least successful aspects: Due to constraints in the definition of formerly homeless, the project was unable to house those currently in the public hospital system who are ready for discharge but have no home to go to. However, CHV and HHC were able to develop a set aside in CAMBA Gardens Phase II. For the next NY/NY agreement, the Network and its members are advocating for the inclusion of homeless individuals with chronic medical conditions. This will help target frequent users of HHC.

2015
RUDY BRUNER AWARD
PUBLIC AGENCY
PERSPECTIVE



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This sheet is to be filled out by staff representative(s) of public agency(ies) who were directly involved in the financing, design review, or public approvals that affected this project.

Name	Katie Swenson	Title	VP of Design
Organization	Enterprise Community Partners	Telephone	(781) 235-2006
Address	334 Boylston Street, Suite 400	City/State/ZIP	Boston, MA 02116
Fax ()		E-mail	kswenson@enterprisecommunity.org

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Signature  Date 12/9/2014

1. What role did your agency play in the development of this project? Describe any requirements made of this project by your agency (e.g., zoning, public participation, public benefits, impact statements). Approximately 400 words.

Enterprise Design Initiatives has supported the ambitious efforts of CAMBA Housing Ventures (CHV) to create the highest quality homes that not only meets the needs of formerly homeless families and individuals, but allows them to thrive through increased access to transit, healthcare, on-site support services, and beautiful residential spaces that inspire a sense of pride and ownership. Since 2010, Enterprise has provided financial support through grants, LIHTC syndication and pre-development financing as well as via technical assistance through the Affordable Housing Design Leadership Institute, Pre-Development Design Competition and the Enterprise Rose Architectural Fellowship. Over these five years, CHV has created a strong design vision for CAMBA Gardens, aspiring to create the most sustainable, livable, and desirable large-scale housing in Brooklyn.

Following the review of CAMBA Gardens I's schematic design at the 2010 Design Leadership Institute, CHV sought out a landscape architect to improve the outdoor spaces within and around it's buildings. Within two years, CHV initiated a rigorous design competition to select the best architectural team for the next phase of CAMBA Gardens, CAMBA Gardens II (CGII). Additionally, both projects (CGI and CGII) are designed to meet Enterprise Green Communities Criteria as well as embody today's Resiliency/Preparedness best practices, which arose from Sandy recovery efforts. CHV's sensitivity to, and awareness of, Disaster Preparedness and Emergency Planning systems and strategies results from their active and extensive engagement in the Enterprise Multifamily Resiliency Collaborative. CHV also invested in their attention to design excellence by bringing a Rose Fellow onboard who serves as the community designer and owner's representative throughout project design and construction phases. These combined efforts have culminated in a final product where all building elements, from streetscape to unit layout, are carefully considered throughout the entire development process.

2. How was this project intended to benefit your city? What trade-offs and compromises were required to implement the project? How did your agency participate in making them? Approximately 400 words.

In New York, Enterprise is a leader in navigating the financial, political and social complexities of creating safe, healthy and affordable homes. Since opening our New York office in 1987, Enterprise has created or preserved more than 44,000 affordable homes for 114,000 residents, and has committed over \$2.5 billion in equity, grants, and loans to community development projects. Our priorities are to preserve the long-term affordability and stability of New York's existing affordable housing, make green design standards a national priority, and advance policies that support affordable development and preservation. By partnering with CHV, we have collaboratively advanced these goals, and several others, as embodied in Camba Gardens I. CGI truly exemplifies bestpractices in affordable housing design.

This project also contributed to Brooklyn's economic development and diversity. Through close partnership with their Brooklyn based General Contractor, CHV helped to hire and support local labor and businesses throughout the construction process. CGI has created 42 permanent jobs thus far. CHV partners with local artists to combine art and affordable housing in all of the organization's endeavors. During construction, CHV partnered with ArtBridge to place art on the construction fence, including works from several Brooklyn artists. In this sense, CAMBA Gardens I introduces distinguished art and architecture to Wingate, Brooklyn by showcasing local artists, Zimbabwean sculpture and award-winning design.

PUBLIC AGENCY PERSPECTIVE (CONT'D)

3. Describe the project's impact on your city. Please be as specific as possible. Approximately 400 words.

Unanimously supported by the local community, CAMBA Gardens I provides positive economic, social, community and urban design impacts. Brooklyn is quickly becoming the next unaffordable borough in the New York metropolitan area. CAMBA Gardens I provides sorely-needed affordable housing stock for those at greatest risk of living on the street. Simultaneously, this project must also contribute to a more pedestrian-friendly, amenity-rich neighborhood, one that is shifting from an area dominated by healthcare institutions rather than residential amenities. CGI is one of the first major residential projects that is helping to attract more mixed-use development, thereby creating a more vibrant neighborhood while also maintaining an affordable and diverse mix of housing options.

4. Did this project result in new models of public/private partnerships? Are there aspects of this project that would be instructive to agencies like yours in other cities? Approximately 400 words.

CAMBA Gardens Phase I represents a new national model for a partnership between a public hospital, non-profit developer, social service provider and community stakeholders. The development utilized surplus hospital property to provide revenue for HHC/KCHC as well as much needed affordable housing and access to high-quality preventative healthcare at KCHC. These partnerships were so successful that CHV was awarded an adjacent hospital property to bring even more affordable housing and vibrancy to the Wingate community, helping to catalyze a greater variety of local land uses including new institutional, commercial and residential applications.

5. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

More than 7,000 people applied for the 61 available community units in the first phase of CAMBA Gardens; this demand demonstrates the desirability of this particular project as well as the deep need it addresses. Exemplary design details throughout the project demonstrate CHV's commitment to creating beautiful, healthy buildings that tenants are proud to call home. The facade materials reflect the local context and history. The interior finishes were selected based on their sustainable, durable, and attractive qualities. Care was taken to design with families in mind, providing flexible built-in storage, natural lighting, and landscaped, inviting common spaces.

2015
RUDY BRUNER AWARD
ARCHITECT
OR DESIGNER
PERSPECTIVE



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This sheet is to be filled out by a design professional who worked as a consultant on the project, providing design, planning, or other services. Copies may be given to other design professionals if desired.

Name	Cindy L. Harden	Title	Partner/Project Architect
Organization	Harden Van Arnam PLLC	Telephone	(718) 855-8006
Address	212 Hicks Street	City/State/ZIP	Brooklyn, NY 11201
Fax	(718) 855-6533	E-mail	charden@hardenvanarnam.com

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Signature  Date 12/7/2014

1. Describe the design concept of this project, including urban design considerations, choice of materials, scale, etc. Approximately 400 words.

HVA was tasked with creating an interior and exterior environment for residents, staff and the community that would be welcoming, dignified, beautiful and secure while maximizing the number of affordable dwelling units and the unit breakdown requested by CAMBA Housing Ventures. Design features such as the tenant garden plots and a large teaching kitchen were included to encourage a healthy and therapeutic life style. The garden aspect of the design is evident as one approaches the buildings - with the abundance of green, beginning with the building entries, the living wall in the lobbies and vestibules and the expansive gardens at grade level. The north building features a peaceful and simply furnished garden with seating, for conversation and contemplation, while the south building features garden plots for resident gardening and a garden shed and open patio allowing the possibility of a green market for both the residents and the surrounding community. Staff and program spaces are located in the cellar in order to maximize the amount of space for residential units and are provided with large amounts of natural light from the sunken rear gardens and the large areaways. The lobbies include atrium spaces with seating areas overlooking the rear yards with landscaping, passive and active play areas. The 5th floor roof terraces and gardens provide additional spaces for socialization and relaxation, while providing views of the surrounding city environment. Terrace pavers are highly reflective to reduce heat gain from the roof. All site paving materials are porous and all site planting is native and drought-tolerant. The red brick tones used on the buildings materials were selected to blend with the surrounding buildings and to complement the pre-patinated copper panels that are the most prominent feature of the building facades. Corridor windows provide natural light at the lower floors and the 5th and 6th floor single-loaded corridors are flooded with light from the glass façade facing the roof terraces. Sunscreens provide shading and light control. Expansive, energy-efficient fiberglass windows allow generous natural light into the apartments. Apartment finishes include hardwood floors, solid surface kitchen countertops and window sills, tile backsplashes and tile accents at the bathrooms. Heating is provided by high-efficiency wall-mounted convectors. Air circulation is improved with ceiling fans in every living room. Studio apartments are generously sized and feature custom-designed cabinetry for clothing and housekeeping storage. Materials selected for program and common spaces include beautiful, but durable porcelain tiles, wood trim and engineered wood flooring.

2. Describe the most important social and programmatic functions of the design. Approximately 400 words.

CAMBA Housing Ventures was not only committed to developing a strong supportive program for the buildings' residents, but was also committed to developing a "community" and a "village" - where residents would have access to a myriad of services and activities. This included the provision and inclusion of engaging and welcoming common spaces, social service areas and program spaces. To encourage use, program spaces were located at the cellar areas adjacent to the social service offices with visual access from the corridors. With a population that would include local community residents, hospital staff and homeless households, the programmatic requirements included spaces for interaction and support for those that need or desire support, without intrusiveness into the lives of the residents. It was important that the building designs reflect CHV's desire to provide space for education, meetings, private counseling, outdoor activities and community activities as well. Program spaces, the lower lobbies and office spaces all have access to the rear garden/recreation areas thereby encouraging interaction between all residents and residents and staff. Interaction is also encouraged with wide naturally-lit corridors and lobby areas with strong visual and physical connections to the exterior spaces. The gardening program is combined with healthy eating and cooking classes and with its location on a prominent corner of the site, the garden plots allow the surrounding community to witness and to some degree, experience the programmatic aspects of the design. A great deal of attention was paid to the design of the building entries and reception areas. The lobby includes an unenclosed circular reception desk with a 24/7 security guard who act in a doorman capacity, providing residents with a safe, but dignified entry to their homes. Another crucial program requirement were the energy saving and sustainability goals. This included the need for drought tolerant and native planting, porous pavers and highly reflective roof surfaces, a high efficiency drip system, and bicycle parking areas. Appliances and light fixtures are Energy Star and public areas have occupancy sensors. All apartments have continuous ventilation at apartment units and the building envelope was designed with enhanced insulation and was tested to assure tightness. CHV was committed to achieving the highest LEED For Homes Certification at the Platinum level and this goal was achieved.

ARCHITECT OR DESIGNER PERSPECTIVE (CONT'D)

3. Describe the major challenges of designing this project and any design trade-offs or compromises required to complete the project. Approximately 400 words.

The proposed CAMBA Gardens project was located on two sites, located on the eastern end of the Kings County Hospital campus. The sites front onto Albany Avenue, but are also framed by Clarkson Avenue on the south, and Winthrop Street on the north. The site is intersected by a hospital service road that had to remain in use.

Zoning constraints allowed a design of only four to six stories in height with significant setback requirements. In order to achieve the desired number of units with an efficient layout, the original goal was to obtain a variance for height and setback. It became clear quite quickly that the city agency charged with allowing these variances did not consider the financial hardship involved sufficient to allow the necessary waivers and that the surrounding community may object to a larger scale massing. Therefore, the building configurations were dictated by very specific height and setback regulations, and the building footprints evolved to meet the residential program requirements with variations on the upper floors. With no typical floors, the challenge was to maximize the unit count while meeting the funding agencies' design requirements and to layout the apartment units as cost efficiently as possible. The original intent was also to design two buildings that were mirror images. This changed as the building massing evolved because the site for the north building dictated a different building footprint from the south building resulting in two different buildings with two different sets of construction documents.

Another challenge was to bring the project in within the dictated budget. This was achieved by selecting a general contractor as the construction documents were being completed and working closely with the contractor and CHV to define priorities and add alternates that could be included as construction proceeded and the budget allowed. The experience of the project team was crucial in making these determinations and in both the design stage and during construction. Numerous revisions to documents were required and coordination and cooperation between all parties was necessary to adjust and focus tasks as construction proceeded.

4. Describe the ways in which the design relates to its urban context. Approximately 400 words.

While the Kings County Hospital Campus to the west is high density and expansive, the surrounding residential neighborhood to the east, north and south is low scale and lower density. Building heights vary from six stories to the northeast, three stories to the east and one and two stories to the south. As discussed above, the buildings' height and setback, were driven by zoning requirements. Therefore, the height ranges from four stories with the setback distance to six stories maximum. The height restrictions and the design with the setbacks and height variations complement the surrounding areas. Because the building footprints are u-shaped, the buildings have "street facades" on all sides that are consistent with the density and surrounding mixture of urban and commercial uses. The red brick, copper panels and pre-cast stone details assure that the buildings are in harmony with the neighborhood and also the adjacent buildings on the hospital campus.

The site and the building footprints allowed a great deal of exterior space, that was programmed and designed carefully to achieve the "garden" aspect of the design concept. The gardens are an important feature of the design for not only the buildings' residents and staff, but also for the surrounding community. Site fencing is low and visually open allowing the local community to enjoy the garden areas that face onto the surrounding streets. Sidewalk planting strips are also provided. The building entry walkways are wide and welcoming to pedestrians and visitors.

The tenant gardening area on the northwest corner of Albany and Clarkson Avenue, includes a gate that opens directly onto the Clarkson Avenue pedestrian sidewalk. With the garden shed and open patio space, this area has the potential to be opened to the surrounding community for special events, gardening activities and possibly a green market in the future.

2015
RUDY BRUNER AWARD
DEVELOPER
PERSPECTIVE



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This sheet is to be filled out by the person who took primary responsibility for project financing or is a representative of the group which did.

Name	David A. Rowe	Title	Executive Vice President
Organization	CAMBA Housing Ventures, Inc.	Telephone (718)	462-8654 ext: 30259
Address	1720 Church Avenue	City/State/ZIP	Brooklyn, NY 11226
Fax (718)	803-7210	E-mail	davidr@camba.org

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Signature		Date	December 9, 2014
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1. What role did you or your company play in the development of this project? Describe the scope of involvement. Approximately 400 words.

CAMBA Housing Ventures, Inc. (CHV) is the developer, general partner (acting as managing owner within a limited partnership ownership structure) and also oversees the building operations and finances. CHV, a Brooklyn based nonprofit, is an active and engaged owner and firmly believes that all developments should be sustainable and look the same as the day they opened. Understanding the importance of public funding stewardship, CHV works to elevate the standard for affordable and supportive housing and create innovative and creative partnerships. CHV's work will allow future affordable and supportive housing developments to build upon new models and to be seen as a community asset and not an eyesore.

At the project's outset, CHV/CAMBA began initial feasibility discussions with the New York City Health and Hospitals Corporation (HHC), New York City Department of Housing Preservation and Development, and with the Corporation for Supportive Housing who authored a policy paper advocating for the reuse of surplus hospital property for affordable and supportive housing. After discussions progressed and focused on two hospital buildings/site, CHV engaged Harden Van Arnam Architects (HVA), who CHV had worked with prior on the award-winning Morris Manor development (1247 Flatbush Avenue). HVA produced draft unit counts, site plans, and schematics based on CHV design standards and program requirements for common spaces, social services areas that reflected the maximum as-of-right unit count and a development focused on stable housing and healthy living. CHV completed all due diligence activities, assembled the design and development team, applied for and secured predevelopment, construction, permanent (mortgage) and operations financing. CHV worked with CAMBA, the parent company of CHV, to design and provide on-site social services available to all tenants.

During the project's feasibility studies, CHV engaged the local community, including the Kings County Hospital Community Advisory Board and local Community Board, to discuss the development plans. The project siting changed slightly to another adjacent site within the campus, and the design process shifted to the two site of CGI as they are today. CHV continued financial and environmental due diligence, design development, legal review and the construction bidding process. CHV order appraisals, complete environmental reviews, and completed the construction bidding process. CHV and partners completed a successful construction finance closing in June 2011. During construction, CHV managed the construction period financing/payments and was diligently involved in the construction management through construction and post completion warranty. CHV is an involved Owner and assembled a strong team that was largely replicated for CAMBA Gardens Phase II.

2. What trade-offs or compromises were required during the development of the project? Approximately 400 words.

Due to public agency design reviews and cost considerations, two key operational aspects of the building design were removed. A second elevator bank was removed in each building and a small elevator/lift for maintenance (in order to more easily remove trash from the buildings' cellars to the street) was also removed. CHV also worked with the architect and project partners to eliminate over \$1 million from the scope and create an add-alternate list should funding be available during construction. Due to CHV's extensive due diligence, CHV's firm control of the project budget, and the General Contractor's review the Construction Documents prior to 100% completion and final bidding to avoid design issues in the field, CHV was able to reintroduce all of add-alts in addition to a rooftop solar system.

As other perspectives touch upon, CHV was unable to house HHC patients due to the definition of homeless in the NY/NY III social service funding program. Lastly, recognizing the need for housing for families and individuals, CHV provided a diversity of unit sizes, including studios, one-bedroom, two-bedroom and three-bedroom units. While this decreased the number of total units as compared to a studio-only development, it reflected the diverse community needs.

3. How was the project financed? What, if any, innovative means of financing were used? Approximately 400 words.

CGI was financed by through a complex combination of State, City and private funding sources that was innovative in its scale for a supportive housing development. CHV and the funding partners were dedicated to the success of CGI and it was a critical part of the unit goals for the public agencies and the City. Construction financing was provided by New York State Housing Finance Agency tax-exempt bonds (HFA); New York State Homeless Housing Assistance Program (HHAP); New York City Department of Housing Preservation and Development Supportive Housing Loan Program (HPD); New York City Resolution-A allocation through the Brooklyn Borough President and City Council (Reso-A); Low Income Housing Tax Credit Equity (LIHTC); Federal Home Loan Bank of New York Affordable Housing Program (FHLB AHP) and New York State Energy Research and Development Authority (NYSERDA). Social service financing is provided by New York City Department of Health and Mental Hygiene (DOHMH NY/NY III) and New York City Department of Homeless Services (DHS). Operations financing (rental subsidy) is provided by Project Based Section 8 vouchers through NYC HPD. The Corporation for Supportive Housing and Enterprise Community Investment provided pre-development loans for due diligence and design.

CGI's financing was innovative because it leveraged multiple financing sources that not only allowed CG1 to be completed, but also allowed public agencies to expand the reach of their financing for other deals. By introducing a reasonable amount of hard debt into supportive and affordable housing, public agencies can limit the per-unit funding and fund more projects. CAMBA Gardens' complex mix of affordable housing financing sources exemplifies a pioneering advance in tax exempt bond/low income housing tax credit financing for affordable and supportive housing.

In early 2014, CGI received the Low-Income Housing Tax Credit (LIHTC) Development that Best Demonstrates Financial Innovation at the 5th annual Novogradac Journal of Tax Credits Developments of Distinction Award. Developments of Distinction Awards were created to recognize outstanding achievement in the development of affordable housing using the LIHTC. The awards honor LIHTC developments that made a major impact in their communities, overcame significant obstacles during development, or demonstrated financial innovation, as CGI did.

4. What do you consider to be the most and least successful aspects of the project? Approximately 400 words.

The most successful aspect of the project is the new model realized as an innovative means to produce critically needed sustainable and affordable housing, creating new partnerships and new strategies for housing creation and community development that connect supportive, affordable housing and healthcare. Discussions of this model began in 2005 with NYC Health and Hospitals Corporation, HPD, CSH and CAMBA/CAMBA Housing Ventures. There were challenging stages in the years leading to the successful construction finance closing in 2011 – different sites, negotiations on legal issues, site conditions, funding availability, etc. CHV and our key partners were committed to CG1 and also creating a template for future similar projects across the country. The complex mix of financing as described above is also incredibly successful, as it showed that supportive and affordable housing is a sound investment for public and private investment. Further, the Community Board provided unanimous support for the project. The community is pragmatic in its review of supportive and affordable housing provided by CHV/CAMBA, as they understand that it is a successful vehicle for ensuring affordability in their neighborhood and is aware of CHV and CAMBA's track record in providing housing and services. CG1's local economic benefits also provide a great benefit to the community. The buildings, as designed by Harden Van Arnam Architects are a perfect complement to the historical nature of the hospital campus and the traditional materials used in neighboring buildings by using brick, decorative masonry and patinated copper in modern but elegant façade. This design is not only successful in the praise it's received from the community, funding agencies and tenants, but was recognized by the Brooklyn Chamber of Commerce and received a 2014 award for Best Affordable Housing Design. Further, CGI received the 2013 Project of the Year Award for quality and innovation from CSH, in addition to the Novogradac award mentioned above.

The least successful aspect was that a mechanism did not exist in order for CGI to house Kings County Hospital long-term patients that are not able to be discharged because they have no home to go to. This issue has instigated advocacy for the creation of a new homeless population as part of the forth coming New York/New York IV funding stream. HHC, HPD and other City and private agencies are focused on expanding this definition of homeless that will benefit not only future tenants, but hospitals as well.

2015
RUDY BRUNER AWARD
PROFESSIONAL
CONSULTANT
PERSPECTIVE



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This sheet is to be filled out by a professional who worked as a consultant on the project, providing design, planning, legal, or other services. Copies may be given to other professionals if desired.

Name	Ryan Merkin	Title	Vice President, Director Multifamily Energy Services
Organization	Steven Winter Associates, Inc.	Telephone	(212) 564-5800 x116
Address	307 7th Avenue, Suite 1701	City/State/ZIP	New York, NY 10001
Fax ()		E-mail	rmerkin@swinter.com

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Signature **Ryan Merkin** Digitally signed by Ryan Merkin
DN: cn=Ryan Merkin, o=Steven Winter Associates, Inc., email=rmerkin@swinter.com, c=US
Date: 2014.12.02 15:50:37 -0500 Date **12/02/2014**

1. What role did you or your organization play in the development of this project? Approximately 400 words.

Steven Winter Associates, Inc. (SWA) was the Sustainability Consultant for the CAMBA Gardens Phase I development. SWA worked with CAMBA Housing Ventures, Inc. (CHV), Harden Van Arnam Architects PLLC (HVA), and Reynaldo C. Prego, PE Consulting Engineers (RPCE), and Bruno Frustaci Contracting from schematic design through construction and into operation.

SWA convened sustainability and design charrettes during the design phase to create a roadmap of energy efficiency and green features to be incorporated in the drawings and specifications. Through that process it was decided the project would pursue three simultaneous certifications - LEED for Homes for Midrise Multifamily through USGBC, Green Communities through Enterprise Community Partners, and ENERGY STAR through the New York State Energy Research and Development Authority's Multifamily Performance Program.

During the development of construction documents SWA worked closely with the design and development team on several comprehensive plan reviews in order to ensure all features and requirements for the various programs and certifications were represented in the drawings and specifications. SWA completed several rounds of energy modeling to support cost-effective recommendations and optimization of energy performance.

During construction, SWA worked closely with CHV and Bruno Frustaci Contracting to ensure best practice construction was in place. SWA was on site almost monthly providing guidance to the contractor and labor. Specific attention was given to air sealing details in order to achieve LEED and ENERGY STAR levels of air tight construction and compartmentalization. This served to reduce heat loss in the winter and transmission of noise and odors between apartments. Testing was completed using a blower door. SWA also performed duct tightness inspections and testing of central exhaust ventilation shafts in order to minimize energy waste and optimize performance of these systems. Last SWA provided commissioning of the central heating and domestic hot water plant for each building.

Post-occupancy SWA provided training and education for building staff, operators, and residents.

2. Describe the project's impact on its community. Please be as specific as possible. Approximately 400 words.

In addition to providing families with an affordable place to live, the sustainable and green achievements at CAMBA Gardens Phase I (CG1) have a significant positive impact on the tenants, larger Brooklyn/NYC community and the environment.

For the tenants, the project provides healthy indoor air quality through the use of low and no VOC paints and sealants. Each apartment is highly insulated with spray foam and tightly sealed to avoid issues with noise and odor migration between units while reducing heat loss and improving tenant comfort in the winter. A continuously operated and balanced ventilations system ensures a healthy living environment.

As part of the commitment to sustainable building operations, the project utilizes energy efficient lighting fixtures and appliances to reduce the tenant's electrical bills. CHV has developed maintenance staff training manuals, tenant manuals, and monitors the building's utility usage monthly. Upon lease signing, each tenant is given an orientation to the unit and the building, reviewing all of the energy savings measures. CHV works with the operations team to ensure that the boilers, hot water tanks, and water pumps are operating as efficiently as possible. CHV also monitors the solar production monthly via a web portal and compares the production to the monthly projections.

For the larger Brooklyn and New York City community, CG1 (LEED Platinum) acts as a teaching tool and catalyst to learn about and put into action sustainable practices. The energy savings measures, such as bi-level lighting and increased insulation, rooftop solar (powering 45% of the common area electricity) and reduced water consumption limit the stress on the City's infrastructure and resources. With a modeled 30% reduction in overall energy consumption, the reduced stress will reduce the likelihood of catastrophic energy outages that put people at risk.

On the global scale, by reducing carbon emissions and utilizing recycled and locally produces materials, the project has minimized the impacts on the environment.

3. How might this project be instructive to others in your profession? Approximately 400 words.

CAMBA Gardens Phase I provided a model for green affordable housing. The CGI project executed on a suite of tried and true cost-effective energy efficiency concepts and showed that an ENERGY STAR and LEED Platinum building can be constructed with limited resources.

CGI became a lab of sorts for a follow-up study by SWA to test the performance of the compartmentalization and ventilation strategy in the apartments. Findings from this work have informed SWA staff and have challenged our understanding of building science and construction. This work will likely lead to informing key pieces of International and State-level energy code updates as well as programs and certifications. Results from this study is expected to be released to the public shortly.

4. What do you consider to be the most and least successful aspects of this project? Approximately 400 words.

One of the big successes at CGI is the implementation of a large solar photovoltaic system. This 43 kW system has allowed the project to offset up approximately half of the common area electricity consumption utilized by rooftop fans, system pumps, and lighting. With a long term view on sustainable operation, this crowning achievement enabled CHV to push for deeper and persistent energy savings. In addition the visibility and scale of this system serves as model for other affordable housing developments in the city.

Another success at CGI was the process and outcome of conducting several rounds of inspections and the blower door tests. From site inspections to the mock-up test apartment to full scale sampling, SWA worked closely with CHV and the GC to employ best practices airsealing so that by the end of construction the expectations of a tight high performing building were ensured.

Due to cost constraints, CHV was not able pursue additional high upfront capital investments such as central geothermal heating and cooling systems, and triple pane windows. These efficiency strategies may have pushed the energy performance to perhaps a 40-50% overall energy reduction.

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Dr. Mathieu Eugene	Title	New York City Council Member
Organization	New York City Council	Telephone	(718) 287-8762
Address	123 Linden Boulevard	City/State/ZIP	Brooklyn, New York 11226
Fax	(728) 287-8917	E-mail	meugene@council.nyc.gov

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1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

My office, which represents Brooklyn's 40th Council District, was interested in the prospect of new affordable, sustainable and supportive housing for my constituents. Upon learning of this exciting partnership between CAMBA Housing Ventures (CHV) and the Health and Hospitals Corporation (HHC), I directed \$1,000,000 of capital funding to CHV from the City Council Capital Allocation Fund. This monetary support helped construct the first phase of the project, CGI.

In addition to providing monetary support, my office assisted CHV in obtaining government approvals, including those necessary for CHV and Health and Hospitals Corporation (HHC) to acquire and develop adjacent Kings County Hospital Center (KCHC) sites. In doing so, we participated in several project planning and community meetings, and remained in continued contact with CHV. We were also pleased to provide support and commitment letters to CHV in their efforts to secure additional financing. Just as we fostered local support for CGI, we continue to provide the same support for the much-anticipated CGI.

My office was proud to be a part of the unique partnership that facilitated the development of these critically needed affordable, sustainable and supportive housing developments. I believe that the collaboration between a public hospital, a non-profit developer, a social service provider, and community stakeholders has produced a very successful model for other developments of this kind.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

As in other parts of New York City, members of my Council district are in need of quality affordable housing options, a safe community in which to live and work, and quality, sustainable employment. CHV's development has helped to address these community needs.

With over 7,000 applications for 61 community units, however, CGI alone was unable to meet the community demand for sustainable, affordable and supportive housing. Moving forward, CHV aims to expand the amount of available units available to members of this community, including the construction of CGI, which will offer 293 affordable and supportive rental units that feature on-site social services and amenities.

In response to community safety concerns, CGI provides 24 /7 security with fully-monitored CCTV system. CAMBA hires and trains their security staff through their economic development programming – which has the added benefit of providing jobs to local residents.

To address employment needs, especially hiring that benefits minority and female community members, CHV ensured that local residents and MWBE firms had access to construction job opportunities. The developer spent nearly 20% of it's hard costs with these firms. CGI also utilized many Brooklyn-based contractors and vendors who collectively employed many more Brooklyn residents.

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

CAMBA Gardens Phase I (CGI) has made the community a better place to live and work. The project has provided over 200 low-income Brooklyn families affordable, safe, healthy housing with on-site social services.

This critically needed project requires that none of its residents pay more than one-third of total income on rent, which allows families to afford other necessities, like healthy foods, transportation, and education. CGI also provides a wide array of on-site case management services designed to promote self-sufficiency and independent living among residents. Services provided to residents include economic development, education and youth development, family support, health, housing and legal services. The anecdotal evidence of the improved health outcomes for CGI residents that CAMBA has shared with us include preventative health care participation, weight loss, diabetes prevention, and mental health improvements. CAMBA's services also help tenants remain healthy and stably housed, which includes on-site case management. Other on-site services provided by CAMBA include resume-writing, job prep, employment search, nutritional counseling, yoga, financial management, and computer training.

In addition to helping residents, CGI's programs are also beneficial to the community at large, decreasing the burden on costly emergency systems such as hospitals, jails, courts, and homeless shelters. In fact, 146 of CGI's residents have successfully transitioned out of the New York City Department of Homeless Services (DHS) shelter system.

In addition to supportive programming, CGI has partnered with NYC Health and Hospitals Corporation (HHC) to provide residents linkage to high-quality preventive health services at the Kings County Hospital Center (KCHC). Their partnership, which has increased tenants' health and stability, has become the national model for the co-location a public hospital, a nonprofit developer, and a service provider.

Safe, healthy, and efficient living standards were prioritized throughout the construction of CGI. The development was built to LEED Platinum standards and includes a state-of-the-art rooftop solar panel system, providing half of the building's electrical needs. Each part of the building, including all of the 209 units, features Energy Star fixtures, efficient mechanical systems and non-toxic finishes, which increase indoor air quality and reduce New York City's carbon emissions. CGI's campus also features multi-purpose rooms, laundry and kitchen facilities, as well as plentiful outdoor space and locally-commissioned artwork. Additionally, lighting, cameras, and 24/7 front desk security provide residents with a sense of safety.

It is also important to note that how building CGI has positively impacted the local economy. A total of 1,131 Brooklyn residents were employed by 79 Brooklyn-based contractors, subcontractors and vendors during the construction of CGI. In all, the project contributed over \$27 million in economic benefit to local businesses, and exceeded New York State HHAP goals for MWBE hiring.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

The Kings County Hospital Center (KCHC) is currently forced to house long-term hospital patients that have no home to which they can be discharged. No one is advocating that these patients are turned back out to the streets, but this problem represents a huge financial burden to KCHC, a key public institution in the District. Further, this also decreases the amount of hospital beds available to the community. HHC, KCHC, CGI, and CHV attempted to address this issue by facilitating the transfer of these chronically homeless individuals into CGI. However, due to the current NY/NY III definitions of homeless required by NYC Human Resources Administration, the Department of Health and Mental Hygiene and the Department of Housing Services, these long-term KCHC tenants were not qualified to move into CGI. Moving forward, the team supports policy makers working to shape the NY/NY IV agreement to include HHC patients in the definition of homeless populations. Units have been set aside in CGI for HHC patients in anticipation of this new population definition.

Additionally, the number of safe, affordable units that CGI can provide to the community is few compared with the total number of affordable units needed. CHV is attempting to address this problem, and will continue to do so with CAMBA Gardens Phase II (CGII). This next stage of development will provide 293 additional affordable, supportive housing units to the district. However, additional investment in future affordable housing projects are needed to substantively relieve the District's housing shortage.

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Eric L. Adams	Title	Brooklyn Borough President
Organization	New York City	Telephone	(718) 802-3700
Address	209 Joralemon Street	City/State/ZIP	Brooklyn, NY 11201
Fax ()		E-mail	EAdams@brooklynbp.nyc.gov

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Signature		Date	12/08/2014
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1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

As an advocate for the entire Borough of Brooklyn and all its residents, our office represents the borough's interests within city government, including advocating for affordable housing and access to affordable preventative healthcare. We also present Brooklyn's public policy priorities to the state and federal governments. Brooklyn Borough President Eric L. Adams works with the New York City Mayor in preparing the annual executive budget presented to the City Council, communicating Brooklyn's budget priorities directly to the Council. Our office aims to make Brooklyn a better place to live now, and for generations to come. This is why we are proud to finance and support CAMBA Gardens Phase I and II and continue supporting CAMBA Housing Venture's (CHV) affordable, sustainable and supportive developments throughout the Borough of Brooklyn. CHV's mission to create affordable housing is aligned with the Borough President's goals. Our office worked closely with CHV throughout the development of this innovative project to help foster community support and ensure that the project's development goals were aligned with community needs. During the marketing phase of the project, our office also acted as a conduit for information on how to apply for housing. Our office also provided support letters to CHV in their efforts to raise the capital necessary to construct affordable housing.

Through the former Brooklyn Borough President, Marty Markowitz, this office provided a \$1,000,000 Capital Allocation for CAMBA Gardens Phase I. We were proud to be a part of the collaboration between a public hospital (KCHC), a non-profit developer (CHV), a social service provider (CAMBA), and local community stakeholders. We believe that this unique partnership has produced a successful and replicable model for other national developments of much-needed affordable, sustainable and supportive housing that combine the talents and resources of non-profits, public healthcare institutions, and service providers. CAMBA Gardens II proves the replicable success of the CGI model. Borough President Eric L. Adams is proud to support CGI through a \$1,000,000 capital allocation towards construction.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

Our Brooklyn community is in dire need of affordable housing. CG1 received over 7,000 community applications for 61 community units, and this is a scenario occurring throughout Brooklyn. CGI alone is unable to meet the community need for sustainable, affordable and supportive housing in Brooklyn. Moving forward, however, CHV aims to expand the amount of available affordable units for Brooklyn as evidenced by CAMBA Gardens II, which will offer over 293 more affordable units that feature on-site social services and amenities. CG1 also addresses another critical community need - access to affordable preventative healthcare that reduces the stress on NYC's emergency rooms. CG1 is a great example of the connection between affordable housing and improving health outcomes. The successful transformation of underutilized hospital buildings into a vibrant city block, not only revitalized a growing Brooklyn neighborhood but also generated continuous pedestrian enjoyment. CGI truly exemplifies a successful urban planning and design endeavor.

New affordable developments can, however, create community safety concerns. CHV and CAMBA excel in addressing these concerns. CGI provides 24-hour security, 7-days a week, including a fully-monitored CCTV system. CAMBA also hires and trains their security staff through their economic development programming - providing jobs to local residents. CHV works closely with local NYPD representatives to ensure the safety of tenants, guests, and neighbors. Concerns can also arise regarding the construction process. To mitigate any potential construction site stigmas, CHV partnered with Artbridge to install public art featuring local artists on the construction fence, providing the community with both visual and cultural stimulation on what can too often become a bleak streetscape. The Brooklyn Borough President's Office also commends CHV for stimulating the local economy by providing construction job opportunities as well as permanent, full-time jobs (details below).

By providing on-site supportive services, CHV and CAMBA ensure that the new neighborhood residents at CG1 will have the support they may need to live independently and foster community growth. This successful model addresses potential concerns regarding overburdening the existing neighborhood service network. CGI tenants currently have (and CGI tenants will have) access to CAMBA's comprehensive menu of services which includes a suite of over 150 integrated programs across six areas: Economic Development, Youth and Education, Family Support, Health, Housing, and Legal Services. CGI-specific programs include resume-writing, job prep, employment search, nutritional counseling, yoga, financial management, and computer training - as well as regular on-site holiday events and social gatherings.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

Borough President Eric L. Adams' office is not only committed to the economic success of all Brooklyn residents, we are also committed to enhancing the neighborhood fabric through exceptional architectural design. CGI's contextual exterior augments and relates to the surrounding built environment, including the KCHC campus. The selected materials, including the cooper roof, rough stone, and authentic brick façade, reference the historic origins of local structures in a respectful and elegant manner. Interior materials are equally well-considered. Ceaserstone countertops and windowsills, high-quality energy-star appliances, and generously large, energy-efficient windows, can be found in every apartment, corridor and common space.

CGI provides much-needed transit-oriented affordable and supportive housing for 207 NYC households, 146 of which are formerly homeless and have successfully transitioned out of the NYC Department of Homeless Services shelter system. CAMBA ensures that all tenants pay no more than one third of their household income on rent, allowing families to afford other necessities, like healthy foods, transportation, and education. Special needs individuals and families remain stably housed in permanently affordable housing and are connected to high-quality preventative medicine at HHC's Kings County Hospital Center.

Supportive housing decreases the financial burden on expensive Brooklyn emergency public systems, including hospitals, jails, courts, and homeless shelters. As a sustainable LEED Platinum development, CGI includes a 104,000 kwh solar array in addition to Energy Star fixtures, efficient mechanical systems and non-toxic finishes. CGI provides healthy indoor air quality and reduces New York City's carbon emissions. Through HHC, the city also received revenue from the capitalized long term lease payment. CGI provides housing to victims of Superstorm Sandy, local community district residents, municipal employees, KCHC employees, and the visual and hearing impaired. The project also stimulated the local Brooklyn economy at a time when employment is a major community concern. The construction and permanent jobs created at CG1 allow Brooklyn residents economic opportunities within their home borough.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

CAMBA Gardens Phase I is a great project for our community, but only begins to address the local need for affordable housing. We are grateful that CHV was able to follow up with a second phase of affordable housing in Wingate, Brooklyn. Throughout the past two years, CHV has worked with the Borough President's office to create CAMBA Gardens Phase II (CGII), which will provide 293 additional apartments for those in need. The replicability of this model is a testament to the success of Phase I and the partners involved, and we are hopeful that this will lead to future affordable housing developments throughout Brooklyn. CGII will have positive impacts on our local community and on the nation's efforts to end homelessness and provide affordable housing across urban contexts. Through the CGII development process, CHV has again worked with the local community and its partners to address specific community needs. CGII, which is currently under construction, will feature improvements learned from CGI, including a diversity of apartment sizes and increased flexibility to house formerly homeless tenants from the HHC system. Our office recently attended the CG1 ribbon cutting and CGII groundbreaking event, which was a great example of the hard work and partnerships necessary to produce innovative projects like CAMBA Gardens. We look forward to working with CHV and CAMBA on future projects for Brooklyn.

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This sheet is to be filled out by someone who was involved, or represents an organization that was involved, in helping the project respond to neighborhood issues.

Name	Pearl Miles	Title	District Manager
Organization	Community Board 9	Telephone	(718) 778-9279
Address	890 Nostrand Ave, Brooklyn	City/State/ZIP	Brooklyn NY 11225
Fax	(718) 467-0994	E-mail	pmiles@cb.nyc.gov

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Signature	<i>Pearl R Miles</i>	Date	12/4/14
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1. How did you, or the organization you represent, become involved in this project? What role did you play? Approximately 400 words.

As part of CAMBA Housing Ventures' (CHV) local community outreach during the CGI project planning phase (beginning in 2009), CHV engaged CB9 through presentations and active discussion. New York City's Community Boards are a voice of the local population. Brooklyn's Community Board 9 (CB9), encompassing the Wingate neighborhood where CAMBA Gardens Phase I (CGI) is located, affords the citizenry the opportunity to have their voices heard. This input helps the local government, local leaders, and local businesses (nonprofit and for-profit) make decisions about how best to use limited city resources, including land and tax dollars. CB9 holds monthly public meetings as well as public hearings so that citizens can voice their opinions and concerns about issues related to their district. Matters are voted on by the Board, and recommendations are forwarded to the relevant agencies and/or elected officials.

Throughout CB9's involvement in the project, CHV detailed CGI's many benefits to the local community and engaged the community in a meaningful discussion regarding affordable and supportive housing and any concerns the community may have. As a result of CHV's positive community engagement with CB9, on Tuesday October 27, 2009, the members of CB9 voted unanimously in favor of CAMBA Housing Ventures proposed development on the Kings County Hospital Campus, to provide affordable and supportive housing for families in our community. CB9 commends CAMBA and NYC's Health and Hospitals Corporation (HHC) in addressing the urgent need for not only affordable housing, but also for permanent supportive housing in our community. CB9 is very pleased with the environmentally-friendly design and the attention-to-detail that produces a high quality living environment for all tenants. We are also encouraged by the wide variety of comprehensive services that are made available not only to the 60% formerly homeless individual and family tenants, but to all the tenants of the building as well as the community at large. This is a critical component towards enabling families to grow and flourish in their homes buffered by the support of a warm and caring environment.

The collaboration between CHV, HHC, KCHC and the community, allowed for the re-use of underutilized hospital property in order to provide sustainable, affordable and supportive housing to local residents. Throughout the development process, CB9 remained in close contact with CHV, including during construction, marketing and lease-up. We were happy to lend our support to the project, and continue to support CHV in their subsequent contributions to our neighborhood, including the much-needed CAMBA Gardens II.

2. From the community's point of view, what were the major issues concerning this project? Approximately 400 words.

CB9's annual "Statement of Community Needs" outlines how we improve the quality of life for our residents. Each objective below describes a major issue for CB9 residents, and includes a description of how CGI helped the Wingate community achieve its' goals. On page 8 of our newest Needs Statement (FY 2015), we specifically acknowledge the positive effects of CGI: "CB9 supports and applauds HHC for its re-use of Buildings J and N to create affordable housing for special needs and moderate to low income families."

1) Promotion of community safety and the reduction of crime: CAMBA provides 24/7 security and fully monitored CCTV system at CGI. CAMBA hires and trains the security staff through their economic development programming – providing jobs to local residents. CAMBA works closely with local police representatives to address any issues that may arise.

2) Social and cultural development: During construction, CHV partnered with Artbridge to install public art featuring local artists on the construction fence, providing the community with visual/cultural stimulation on what is typically a blank surface. CAMBA social service staff also engages residents to participate in local social and cultural activities. CHV partners with local artists to provide paintings and sculptures throughout their developments.

3) Improved health and social services: CHV has shared anecdotal evidence of the improved health outcomes for CGI residents, including weight loss, diabetes prevention, and mental health improvements. CAMBA's on-site services helps tenants remain healthy and stably housed (see below).

4) Promotion of employment and business opportunities: CB9 commends CHV and their GC for ensuring that local residents and MWBE firms had access to construction job opportunities. CGI employed Brooklyn residents during construction, including CB9 and CB17 residents. CGI also utilized many Brooklyn-based contractors and vendors who collectively employed many more Brooklyn Residents. Nearly 20% of CGI hard costs were contracted by the NYS Certified Minority or Women Owned Businesses. CGI also created permanent full-time jobs (see stats below).

5) Promotion of low-density/contextual residential developments: CGI's contextual blended red accent bricks and precast stone relate to the surrounding architecture and KCHC campus. The patinated copper panels reference neighboring copper roofscapes. Community rooms provide spaces for civic groups, Community Board meetings, hospital meetings, and more. CGI's generous natural light results from large, energy-efficient windows throughout apartments, corridors and common spaces, as well as large light wells into the cellar.

6) The guiding of future physical and human development programs: On-site case management and social services provided by CAMBA include; resume-writing, job prep, employment search, nutritional counseling, yoga, financial management, and computer training. Holiday events and social gatherings are also regularly held on-site. Tenants also have access to CAMBA's comprehensive suite of over 150 integrated program offerings.

7) Improved environment - neighborhood beautification: The successful transformation of two vacant buildings into a vibrant block includes a beautifully landscaped streetscape for pedestrian enjoyment as well as landscaped active and passive spaces throughout the development.

COMMUNITY REPRESENTATIVE PERSPECTIVE (CONT'D)

3. Has this project made the community a better place to live or work? If so, how? Approximately 400 words.

CGI has greatly strengthened the Wingate and CB 9 community. CGI responds to an acute need for affordable housing in our community and simultaneously improves the urban architectural context. Homeless and at-risk populations are in particular need of urgent attention. CGI is vital because it serves individuals and families with special needs residing in vulnerable living situations. Furthermore, CGI provides much-needed housing for low-income families and individuals in our community. The sustainable and environmentally-friendly building design provides a healthy living environment for all tenants, especially those with chronic health issues. In addition, the building's impressive energy-saving features simultaneously reduce stresses on urban infrastructure while lowering the tenants' utility bills.

CAMBA Gardens I serves a mixed population, with over 60% (146 units) leased to individuals and families with special needs who are exiting city shelters and transitional living programs (132 studios, 5 one-beds, 6 two beds, and 12 three-beds). The related on-site services are funded through NY/NY III subsidies. Nearly 40% (61 units) are reserved for low-income families and individuals from the community earning at or below 60% AMI (24 one-beds, 25 two-beds and 12 three-beds). By including a housing lottery set aside for CB9 and CB17 (adjacent community board), CHV ensured that local residents benefited from this development at a time when they are facing the stress of rising rents. CAMBA provides voluntary, on-site case management to all tenants. Case management staff encourages and assists tenants to develop community supports and resources, integrate behavioral health with primary healthcare, attain educational and employment goals, and pursue an individualized path towards independence. In addition to this direct support, tenants also have access to CAMBA's wide array of services throughout the community and city, including benefits advocacy, mental health care, primary medical care, independent living skills training, job-readiness training, basic education, employment services and family counseling.

In addition to making our community a better place to live, CGI created much needed work opportunities for the local community during construction and throughout its operation. As mentioned above, CGI employed 59 Brooklyn residents including 21 Brooklyn Community Board 9 and 17 residents. 81 Brooklyn-based contractors, subcontractors, and vendors have worked at CAMBA Gardens, employing a total of 1,166 people living in Brooklyn. Over \$19.3 million in contracts were awarded to Brooklyn-based contractors and subcontractors as a result of the development. Over \$7.5 million in materials and equipment were also purchased from Brooklyn-based vendors. CGI exceeded New York State's HHAP Goals of 5% MBE 5.5% WBE. Nearly 20% of total hard costs were contracted by NYS Certified Minority or Women Owned Businesses. 42 permanent jobs, including maintenance, front desk security, and on-site social service staff, have been created by CGI to date.

4. Would you change anything about this project or the development process you went through? Approximately 400 words.

CAMBA Gardens Phase I is a great project for our community. Throughout the past two years, CHV has worked with CB9 to present and discuss CAMBA Gardens Phase II (CGII), which will provide 293 additional apartments for those in need. The replicability of this model is a testament to the success of phase I and the partners involved. CGII will have positive impacts on our local community and on the nation's efforts to end homelessness and provide affordable housing across urban contexts. Through the CGII development process, CHV has again worked with the local community and its partners to address specific community needs. CGII, which is currently under construction, will feature improvements learned from CGI:

Firstly, CGII will offer studio units in both formerly homeless/special needs units as well as in local community units. The need for more studio units across both populations became clear when over 7000 applications were received during the CGI lottery process for the 61 available community units, which included an HPD preference for members of CB9 and CB17. Furthermore, the need to house low-income members of the local community has steadily increased as a direct result of rising rents. This has created a greater demand throughout Wingate, and across Brooklyn, for more access to stable, affordable housing. The inclusion of studio apartments to compliment the one, two and three bedroom units will allow CGII to benefit a wider variety of households. CHV also worked diligently with local government agencies and New York City Health and Hospitals Corporation (HHC) to design CGII to successfully house those exiting the HHC hospital system. This will benefit New York City's public hospital system, which is a significant provider of local healthcare and employment opportunities in the Community Board 9 district. These changes will enhance what was already a proven model of success.


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Name	Gregg Layton	Title	Tenant
Organization	CAMBA Gardens I	Telephone	203-570-1043
Address	690/738 Albany Ave.	City/State/ZIP	Brooklyn NY 11203
Fax ()		E-mail	

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Signature		Date	Dec 3, 2014
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1. What role did you play in the development of this project? Approximately 400 words.

I am a tenant. I had gotten sick with a heart condition and things just snowballed. I eventually lost my apartment due to my illness. Over my 3 years of being homeless, I was put in touch with Common Ground's "Street-to-Home" program by a STEPS clinic in Manhattan. That's where I applied to housing programs and arrived at CAMBA Gardens.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The biggest impact it had on my friends and family was relief. Relief that I was safe and that they no longer had to feel guilty for not being able to put me up. They'd like to help but just don't have the space, or the resources. I think that guilt among friends and family of the homeless is very common. Once you become homeless, people see you in a different light. It takes time to regain your footing on the way you are treated or perceived.

Since joining CAMBA Gardens I have increased my participation with group activities. When I arrived, I did not want to attend any meetings, but now I participate in many group activities, like helping with Arts and Crafts, Halloween, and Shapes. I like to bake and bring treats to share with the groups.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

In the beginning, with access to a kitchen, I started cooking. It helped me to reflect on my diet. Since arriving at CAMBA Gardens, I have worked on my diet and have reduced many unhealthy eating habits.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect of this project is NO MORE SHELTER. I'm no longer homeless. The staff has been as helpful as they can be with the limited resources they have. They have really done the best they can with many tenants who may not always be, well, the most "polite".

The least successful aspect is that I am not as close to my doctor at Bellevue Hospital (downtown Manhattan). I don't want to change doctors because she is the best doctor I have ever had. She makes time for me whenever I need her.

It is a wonderful opportunity to have been chosen to live in a place that has limited apartments, with so many other people who are just as in-need or even more in-need. CAMBA Gardens is worth its weight in gold.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



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OTHER PERSPECTIVE

Please answer questions in space provided. If possible, answers to all questions should be typed or written directly on the forms. If the forms are not used and answers are typed on a separate page, each answer must be preceded by the question to which it responds, and the length of each answer should be limited to the area provided on the original form.

Name Serena Boyd Title Tenant
Organization CAMBA Gardens I Telephone 347-829-0239
Address 690/738 Albany Ave. City/State/ZIP Brooklyn NY 11203
Fax () E-mail

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Signature *Serena Boyd* Date 12-3-14

1. What role did you play in the development of this project? Approximately 400 words.

I am a tenant. I was in Star Bright couples shelter in Brooklyn with my husband for almost four years after serving about two years in prison. I went back to school at Fedcap and graduated for custodial management, but I have a pending knee surgery right now. I had applied for many places when I heard about CAMBA, through a friend. I actually watched this building come up out of the ground cause my husband was here at Kings County Hospital before he passed away.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The impact this has had on my friends and family is that I see my best friend every day. In fact, I'm trying to help her apply to CAMBA Gardens II, so she can be right next door!

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

All the bad behaviors I used to do, I left them outside. My bad habits are behind me. I don't buy or sell drugs anymore. I did my time for that. And now I keep my doctor's appointments even though they are in Yonkers.

My transformation has been wonderful since arriving here. Everything has been positive. And I keep a nice apartment cause of the way I grew up... in a house with 15 children and 8 adults.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful is the housing... the BEAUTY in it. These surroundings, they're really beautiful. The least successful? There's not really any bad part. I guess if I had to choose maybe sometimes its cold in my apartment? I can't really think of anything worse than that. I'm just so grateful. I mean, I was somewhere I didn't want to be last year, and now look.

2015
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Name: Pamela Jackson Title: Tenant

Organization: CAMBA Gardens I Telephone: ()

Address: 690/738 Albany Ave. City/State/Zip: Brooklyn NY 11203

Fax: () E-mail:

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Signature: Pamela Jackson Date: 12/4/14

1. What role did you play in the development of this project? Approximately 400 words.

I am a tenant. I lived in NYCHA housing in Queens until my grandmother passed and my cousin took power of attorney. My cousin's husband then shot and killed her on December 10th, and by January 8th we were out of the apartment. They were both police officers - he was retired and she was still active. Last week (on 11/14) he was sentenced to 23 years to life. I then spent 2 years in the New Providence Woman's Shelter (Manhattan). New Providence had me down as Gen Pop (General Population) but I've always had depression which was exaggrated by the shelter.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

I got high blood pressure and diabetes while I was in the shelter system. But after a year at CAMBA, I found out last week from my doctor that there is no trace of my diabetes any more. The shelter food was not good, so I would just eat from the vending machines. And if you're depressed, you just want junk food anyways. Now I prepare my own meals and I also cook for events, like the CAMBA Gardens Thanksgiving Potluck.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

I interact with people more. I no longer isolate myself like at the shelter. And my medication management has improved too. Because it's safer here, I don't have to worry about coming out of my room. The shelter was crazy, people would start fires and everything. Here there are no fires.

I'm attending Brooklyn College now to take my GED next month. I share the program info with others to help them get their GED's too. I participate in group meetings and I'm up on my medications now.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful aspect is the support system- the workers. I get depressed and I love that they come check-up on me. I'm proud that our building won the CAMBA Garden Olympics! We beat them (the adjacent twin building) at Frisbee and Egg toss and the Potato Sack race. We even won the Tug-of-War - everything except the basketball match.

The least successful part is the tenants that don't appreciate what they have; tenants who don't want better. They like the shelter life.

2015
RUDY BRUNER AWARD
OTHER
PERSPECTIVE



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Name	Dwayne Williams	Title	Tenant
Organization	CAMBA Gardens I	Telephone	(718) 666 6944
Address	690/738 Albany Ave.	City/State/ZIP	Brooklyn NY 11203
Fax ()		E-mail	

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Signature	<i>Dwayne Williams</i>	Date	12/02/2014
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1. What role did you play in the development of this project? Approximately 400 words.

I am a tenant. I became homeless because I was beaten as a kid. My mother was beaten. I had a hard time cause I started drugs and my family didn't trust me. Since I can remember I was put in a room alone. I didn't learn how to do anything that the other kids did. I wasn't socialized.

At 35 depression and suicide put me in Bellevue Hospital Center for 2 weeks. I started doing hard drugs when I was released and lost everything. I lived in the tunnels for 7 years. I was a mole person, but after they came to clear us out of the tunnels, I slept on the streets for 7 more years. I didn't like the city shelters. Then one day I got picked up and put in the YMCA. That's where I started doing activities to help others. They gave me a place for 6 months at the Y on Hegemen St. That was the first time I had every been to Brooklyn. I was scared of Brooklyn before that. But the Y is where I found out I was not a useless person. I'm a good person, I really am.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

My changes in behavior are because people here (community) care about you. They see something in me that I don't see in myself. They believe in me so I can believe in myself. I'm learning coping skills for drug addiction, like cleaning my room and watching movies. I go to meetings, MEETINGS. What I got is loving and caring about people, like the thanksgiving potluck. People actually care about you here. In other places they really don't care about you. It's just about the paycheck.

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

I still have my trials and tribulations, but I try. I try to be a role model for other people. I want to be someone who can help bring in people who are ready for this. Some of these people aren't ready. My case manager was so good and so kind and really helped me.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The most successful? I just said it, they care about you here.

The least successful? Maybe that Security sometimes gets one tenant's guest mixed up with another tenant's. Also, they should keep the outside patio clean and clear of certain behaviors in order to help other people who are recovering.

2015
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Name	Adwoa Browne	Title	Tenant
Organization	CAMBA Gardens I	Telephone	516-590-5047
Address	690/738 Albany Ave.	City/State/ZIP	Brooklyn NY 11203
Fax ()		E-mail	

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Signature: Adwoa Browne Date: 12/4/14

1. What role did you play in the development of this project? Approximately 400 words.

Before CAMBA Gardens, I was at the Saratoga Family Inn in Jamaica, Queens with my 3 year old son Adenai for about a year and a half. Before that I was living with a friend in horrible conditions. I was sleeping on the floor with mice and waterbugs. Then I spent a month at the Webster Hotel in the Bronx before going back to PATH, where I was found ineligible. It all started in July 2010 when my stepmother kicked me out, I went to Good Council in Spring Valley NY (Maternity Housing) where Adenai was born. But they treated us like inmates. The house manager called us inmates. We called her Warden. There was nothing there. Nothing.

2. Describe the impact that this project has had on the your community. Please be as specific as possible. Approximately 400 words.

The biggest impact is not being homeless, and providing stability for my son. I've been homeless since I was 21 and I'm 25 now. My mom doesn't know where I live. The environment with my mom was not safe. I don't trust her. I only trust my sister. She's visited me here. Since living at CAMBA Gardens I have been writing poetry again, and also writing a story about my life. In addition, I have two YouTube channels: one is dedicated to my natural hairstyling, and the second is for poetry and signing.

OTHER PERSPECTIVE (CONT'D)

3. What trade-offs and compromises were required during the development of the project? Did you participate in making them? Approximately 400 words.

Since I've been here I've been cooking. I had gained a lot of weight before. I lost 33 lbs since I moved into CAMBA Gardens. I cook for myself and my son. The support system is great here. When Ms. Samantha (Case Manager) left, I was crying. My mentality here is that I am somebody. That this is not where I'm supposed to be. I believe in God and that he has something else in store for me. I was at Berkeley College for a year ('08 -'09) but they want a previous payment before I can obtain my official transcript. Also, Day Care is a walk away on Lenox Rd. My son likes to learn and is speaking well and is responding to this stable environment.

4. What do you consider to be the the most and least successful aspects of this project? Approximately 400 words.

The staff here works well together. Everybody knows my name here - I kind of feel like I'm famous. I'm like, "How do you know my name? I don't even know yours!" I want to make sure I stay where I am. I don't want to go back to feeling like an inmate. The food was so horrible at Saratoga. There was nothing there, no role models. All I had was God.

The least successful thing is that I can't have guests come stay for more than 5 days. But my therapist is walking distance away, at Interboro, and I go every Monday. I switched doctors because I felt my doctor at Kingsboro wasn't professional, so I prefer Interboro. I go to Fedcap WeCARE too - they help individuals return to work, but I'm still out of work. I'm going for job interviews/referrals. I'm in the final stages of becoming a school crossing guard. Having my own apartment at CAMBA Gardens has helped me become more independent. And the staff here is so welcoming. They don't show any type of judgment.



690 ALBANY AVE. MAIN ENTRANCE: Contextual façade materials found in surrounding urban fabric include pre-patinated copper, precast stone edging, and blended red brick. Landscaping provides a softer, welcoming entrance. Two-story lobby curtain wall and metal awning featured in both buildings. Large apartment windows provide ample light. A/C louvers integrated in window assembly.



NORTHERN VIEW (738 ALBANY AVE IN FOREGROUND): CHV was able to salvage significantly-sized street trees that add to the project's landscaping. The corner landscaping further enhances the pedestrian experience.

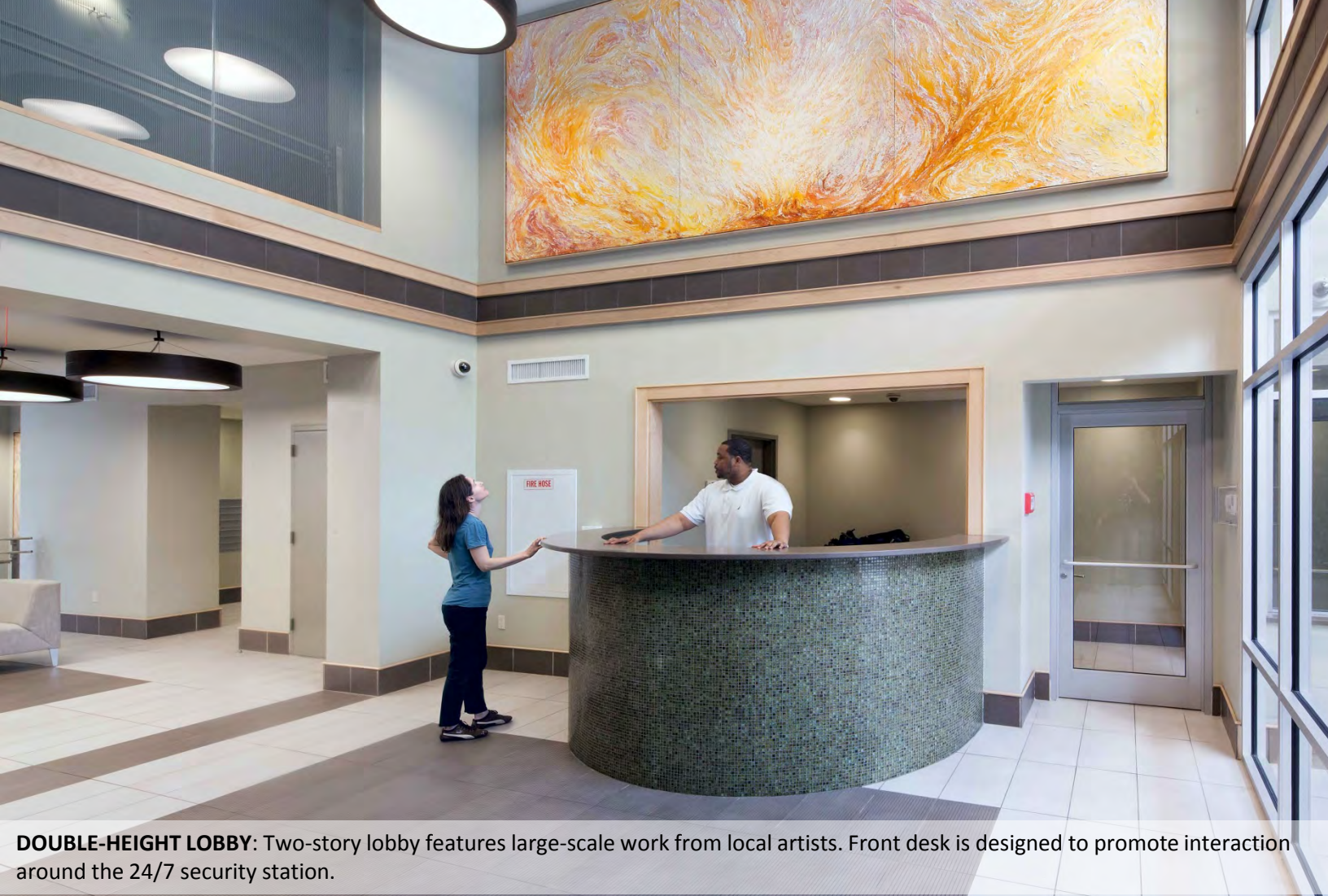


SOUTHERN VIEW (690 ALBANY AVE IN FOREGROUND): Two-story curtain wall allows natural light into lobby and front desk security vestibule, reducing need for electric lighting and energy loads. Streetscape landscaping is designed to provide year-round greenery.



738

738 ALBANY AVE. MAIN ENTRANCE: Welcoming landscape creates a warm introduction for tenants and guests as they enter and interact with front desk security through the double-height lobby.



DOUBLE-HEIGHT LOBBY: Two-story lobby features large-scale work from local artists. Front desk is designed to promote interaction around the 24/7 security station.



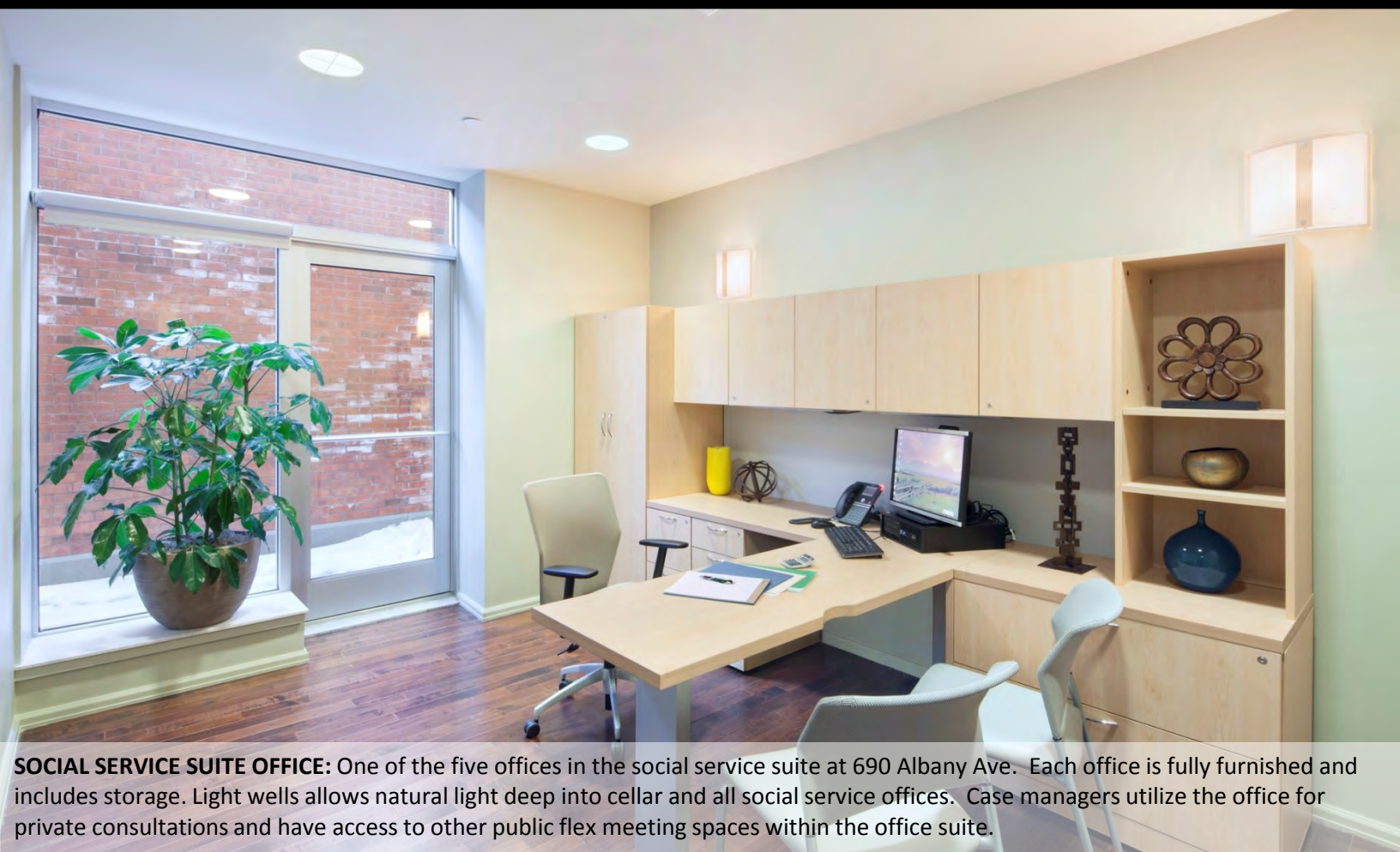
LOBBY GREENWALL: The GreenWall provides a landscape transition from exterior to interior and helps increase indoor air quality. The open stairwell at rear encourages walking, reduces elevator use and electric loads. Tile floors in public areas minimizes maintenance. Interior second-floor glazing allows sunlight into upstairs hallway. Rear lobby glazing (also two-story) allows light into cellar and rear.



REAR YARD: Both buildings include landscaped rear yard with children's play equipment and custom seating accessible from lobby, multipurpose room, and social service office suite. All yards include shading wood trellis and full-length Ipe accent wall.



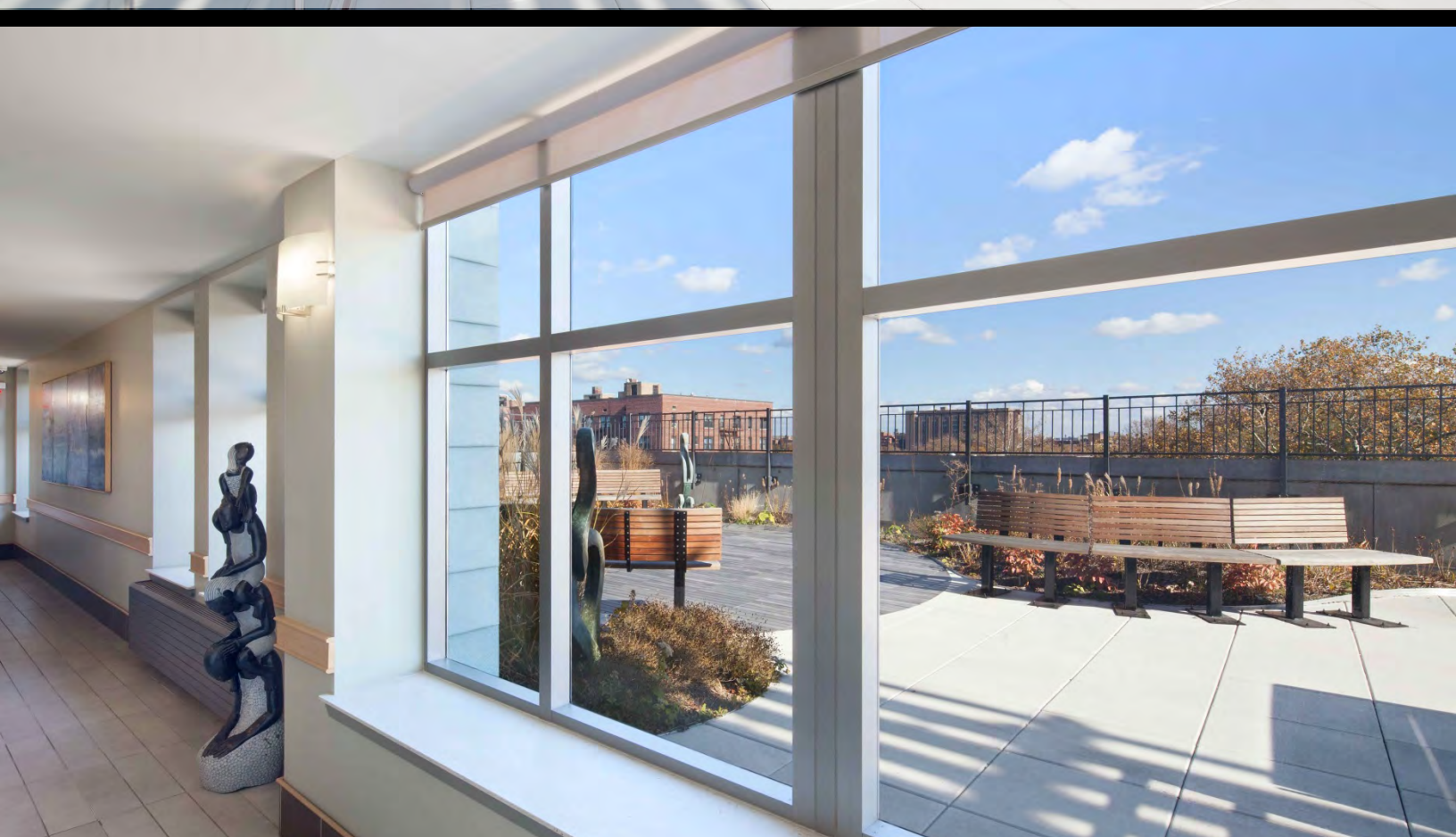
REAR YARD (WINTER): Allows a significant amount of natural light into the cellar social service suite. Benefits office environment and tenant health. Features active play areas for families and passive areas with custom seating areas. The sunken yard provides direct access to community rooms and social service offices. Includes wood trellis and Ipe accent wall.



SOCIAL SERVICE SUITE OFFICE: One of the five offices in the social service suite at 690 Albany Ave. Each office is fully furnished and includes storage. Light wells allows natural light deep into cellar and all social service offices. Case managers utilize the office for private consultations and have access to other public flex meeting spaces within the office suite.



ROOF DECK: Both buildings features an accessible 5th floor landscaped roof terrace with native plants and unique Zimbabwe sculptures. Custom seating augments tranquil outdoor environment to encourage tenants to occupy the deck. Two-story curtain wall with Brise Soleil allows controlled sunlight throughout 5th & 6th floor corridors. Sunshade also provides energy-efficient façade accent.



5TH FLOOR ROOF TERRACE AND CORRIDOR: Diffuse natural light enters corridor through the roof terrace curtain wall which features an exterior solar sunshade. Hallways feature durable, sustainable floor and sill finishes, local Flatbush art, and Zimbabwe sculpture.



COMPUTER ROOM: Both buildings feature a computer room with internet access and printing capabilities. CAMBA's on-site staff work with tenants to develop resumes, complete job searches, and learn basic computer skills. Tenants also use the computer room to improve budgeting skills via web based budgeting tools and to pay bills online. The room features natural light and Shona sculpture.



COMMUNITY MULTIPURPOSE ROOM: Available in both buildings for tenant groups, social service staff, and a variety of community uses. CAMBA has programs here on financial literacy, healthy living, job training, and family services. Designed for flexible use, the room includes kitchenette for healthy living classes and unique coffered ceiling.



MULTIPURPOSE ROOM: Kitchenette featured. Used for healthy living classes. Unique coffered ceiling offsets dark wood flooring.



TEACHING KITCHEN CLOSE-UP: Appliances allow for baking and cooking instruction.



TEACHING KITCHEN: Landscaped yard includes raised planting beds for healthy, therapeutic, tenant gardening. Horticulture program is combined with healthy living and cooking classes for families and individuals held in on-site teaching kitchen. Features stainless steel countertops, maple cabinets, oversized floor tiles, full-span backsplash, professional appliances, and durable built-in storage/shelving.



UNIT LIVING DINING: First floor three-bedroom living room and dining area. Living and dining space includes ceiling fan, shades, large energy-efficient windows, oak flooring, solid sills and kitchen counters, energy efficient appliances and lighting, and ample cabinets.



LIVING ROOM AND HALLWAY: CAMBA Housing Ventures furnishes the apartments occupied by those exiting the shelter system.



KITCHEN PASS-THROUGH: Kitchens designed with pass-through to dining areas so as to promote healthy cooking as a family activity.



UNIT KITCHEN AND LIVING ROOM: All kitchens are equipped with ample storage and energy efficient appliances.



UNIT BEDROOM : Bedrooms are generously sized and include ample natural light. Every bedroom includes a large closet.



UNIT BEDROOM: A second bedroom within a three bedroom unit.



UNIT BEDROOM: A third bedroom within a three bedroom unit. CHV aimed to provide a custom-built bed for additional storage.



UNIT BATHROOM: All unit bathrooms and living spaces are handicap accessible. Bathrooms feature tile on all sides of the shower, as well as surrounding walls. Accent tile wall in shower also included. Water-saving fixtures and energy-efficient lighting throughout.



CAMBA GARDENS PHASE I RIBBON CUTTING: CAMBA Housing Ventures, Tenants, and Partners celebrated the completion of CGI.



CAMBA GARDENS PHASE II GROUNDBREAKING: The CAMBA Gardens Phase II team celebrated the construction start of Phase II. By closing on CGII, CHV successfully replicated the national model of developing sustainable, affordable and supportive housing on underutilized public hospital land, thereby providing tenants with access to neighboring medical services.



B Building

Kings County Hospital Center

Wingate Park

George Wingate High School

CAMBA Gardens II
(Currently in Demolition)

CAMBA Gardens I



CAMBA GARDENS Phase II - DRAFT RENDERING (Dattner Architects): Southern view of main entrance. Landscaping and new sidewalk trees enhances pedestrian experience. Varied massing and materials to differentiate volumes with several roof terraces.



CAMBA GARDENS Phase II - DRAFT RENDERING (Dattner Architects): Eastern view into courtyard. Designated outdoor zones for differentiated activities (e.g. children's play zone). Energy efficient illumination across grounds. C-shape massing for private courtyard.



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<p>EXHIBIT B 4</p> <p>Artbridge Press Release with Photo of Installation: CAMBA Housing Ventures partnered with local nonprofit Artbridge to install public art on the temporary construction fence, including art from four Brooklyn artists. As stated in the press release, by integrating art into the building development process, the partnership lays the foundation for a strong connection between the local arts community, neighborhood residents and public space.</p>	4
<p>EXHIBIT C 6</p> <p>Wall Street Journal: Photo of the Week: CG’s public art installation was featured as the Wall Street Journal’s Photo of the Week. The local community praised the art installation and CHV will continue to incorporate local art in future developments.</p>	6
<p>EXHIBIT D 7</p> <p>Design, Develop, Construct (DDC) Journal Article: Written in summer 2012, DDC’s article highlights CHV’s goal to develop CG1 as a national model for future partnerships.</p>	7
<p>EXHIBIT E 10</p> <p>CAMBA Gardens phase I New York City Department of Housing Preservation Sandy Housing Press Release: This release announced the innovative housing lottery preference for those displaced from their homes by Hurricane Sandy.</p>	10
<p>EXHIBIT F 13</p> <p>Caribbean Life Article: Local Flatbush, Brooklyn press outlet Caribbean Life published a news article reporting that CGI was named the Low Income Housing Tax Credit Development that Best Demonstrates Financial Innovation at the 5th annual Novogradac Journal of Tax Credits Development of Distinctions Awards Ceremony.</p>	13
<p>EXHIBIT G 14</p> <p>New York State Governor Andrew M. Cuomo Press Release: Announced the completion of CGI and the groundbreaking of CGII. Phase II builds upon the success of phase I and includes funding from Medicaid Redesign Team Savings. This press release highlights the concept of housing as healthcare and promotes supportive housing as an effective solution to homelessness and the high costs of emergency care. The partner quotes in the release exhibit CHV’s ability to lead a partnership involving multiple sectors.</p>	14
<p>EXHIBIT H 20</p> <p>Corporation for Supportive Housing (CHS) Ribbon Cutting/Groundbreaking Release: In 2014, CSH honored CGI as Developed Project of the Year. CSH transforms how communities use housing solutions to improve the lives of the most vulnerable.</p>	20
<p>EXHIBIT I 21</p> <p>Wall Street Journal Article, CAMBA Gardens Phase II: This article provides additional information regarding CAMBA Gardens Phase II. Construction of Phase II is underway and represents the successful replication of a national model development. Combined, Phase I and II provide 502 sustainable, affordable and supportive housing units for those in need.</p>	21

NEWS & EVENTS

Home News & Events Building Brooklyn Awards Building Brooklyn Awards - 2014



Building Brooklyn Awards™ - 2014

The Brooklyn Chamber of Commerce and its Real Estate & Development Committee present Building Brooklyn Awards™, an annual event that recognizes recently completed new and renovation construction projects that enrich Brooklyn's neighborhoods and economy. Building Brooklyn Awards (BBA) also honors individuals who have made significant contributions toward enhancing the business conditions and economic climate of Brooklyn.

The 14th annual Building Brooklyn Awards ceremony and cocktail reception will be held on July 23, 2014, at Williamsburgh Savings Bank - Weylin B. Seymour's, 175 Broadway.

[Click here](#) to see the 2014 Building Brooklyn Awards winning projects!

To register for BBA, or purchase a sponsorship, [click here!](#)

For sponsorship or promotional opportunities, contact:

Lori Raphael, 718-875-1000 ext. 140 or lraphael@brooklynchamber.com

For inquiries regarding your application submission, contact

Antonina Agrusa, 718-875-1000 ext. 104 aagrusa@brooklynchamber.com

The 2014 winners are:

ARTS & CULTURE THEATRE FOR A NEW AUDIENCE

Owner/Developer	The City of New York
Architect	H3 Hardy Collaboration Architecture
Builder	F.J. Sciame Construction Company
Engineer	Robert Silman Associates
Project Manager	New York City Economic Development Corporation (NYCEDC)
Theatre Design	Theatre Projects Consultants Jean-Guy Lecat
Acoustic Design	Akustiks
MEPF Engineer	WSP
Civil Engineer	Langan

CIVIC/INSTITUTIONAL WEEKSVILLE HERITAGE CENTER

Owner/Developer	NYC Dept. of Design & Construction
Architect	Caples Jefferson Architects PC
Builder	Brickens Construction
Engineer	Severud Associates
Landscape Architect	Elizabeth Kennedy Landscape Architects

NEIGHBORHOOD COMMERCIAL UPREAL GASTON LLC

Owner/Developer	Upreal Gaston LLC
Architect	BCD Consultant
Builder	Sando Building Contractor

COMMUNITY DEVELOPMENT CONEY ISLAND COMMONS

Owner/Developer	Coney Island Commons LLC: The Kretchmer Companies LLC ELH Mgmt. LLC Galaxy General Contracting Corp.
Project Partner	YMCA of Greater New York
Architect	Dattner Architects
Builder	Galaxy General Contracting Corp
Engineer	Goldman Copeland

ECONOMIC DEVELOPMENT LIBERTY VIEW INDUSTRIAL PLAZA

Owner/Developer	Salmar Properties LLC
Architect	Zambrano Architects
Builder	Salmar Properties LLC
Engineer	MG Engineering, P.C.

EDUCATION PAVE ACADEMY CHARTER SCHOOL

Owner/Developer	Civic Builders
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12/8/2014

Building Brooklyn Awards™ - 2014 - Brooklyn Chamber of Commerce | Brooklyn, NY

Architects	Mitchell Giurgola Architects
Builder	Hunter Roberts Construction Group
Engineer	MG Engineering
Structural Engineer	Weidlinger Associates, Inc.

HISTORIC PRESERVATION
WILLIAMSBURGH SAVINGS BANK

Owner/Developer	Driggs Broadway, LLC
Architects	David Scott Parker Architects Bosch Architecture
Builder	Dome Voyagers
Engineer	Edwards & Zuck

INDUSTRIAL
SUNSET PARK MATERIAL RECOVERY CENTER

Owner/Developer	NYCEDC/Sims Municipal Recycling
Design Architect	Selldorf Architects
Architect of Record	Steven Gambino Architects
Builder	West Rac Contracting Corp.
Engineer	Nucor Building Systems
Facility Engineer	RRT Design & Construction
Equipment Engineer	Bollegraaf/VAN DYK Recycling Solutions
Structural Engineer	DSi Engineering
Marine, Foundations & Civil Engineer	Moffatt and Nichol Engineers
MEP Engineer	Senon Associates
Landscape Design	Mark Vaccaro
Construction Mgr	Sims Municipal Recycling
Geotechnical Engr	GZA GeoEnvironmental
Fire Protection	Lloyd Howell, PE
Contractors	Galvin Brothers West Rac Contracting Corp.

LANDSCAPE AND OPEN SPACE
CONEY ISLAND COMFORT STATIONS

Owner/Developers	NYC Dept. of Parks & Recreation NYC Dept. of Design & Construction
Architect	Garrison Architects
Builder	Deluxe Building Systems
Engineer	McLaren Engineering

NATIONAL GRID AWARD FOR ENERGY EFFICIENCY
Whole Foods Market (3rd & 3rd)

Owner/Developer	WFM Properties Brooklyn, LLC
Architect/Engineer	BL Companies
Builder	CM & B Construction

OFFICE
KICKSTARTER

Owner/Developer	Shannon Ferguson
Architect	Ole Sondresen
Builder	TRM
Engineer	Severud Associates

RESIDENTIAL AFFORDABLE
CAMBA GARDENS

Owner/Developer	CAMBA Housing Ventures, Inc.
Architect	Harden Van Arnam Architects
Builder	Bruno Frustaci Contracting
Engineer	PE Consulting Engineering
Investor	Enterprise Community Investment

RESIDENTIAL MULTI-FAMILY
GAIR 2

Owner/Developer	Two Trees Management
Architect	WASA/Studio A LLP
Builder	Two Trees Management
Engineer	Ettinger Engineering Architects
Structural Engineer	Robert Silman Associates

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FOR IMMEDIATE RELEASE

Contact: Devin Mathis, Program Director
devin@art-bridge.org
917-720-5742

CREATIVE PARTNERSHIP BRINGS TOGETHER ARTBRIDGE, CAMBA/CAMBA HOUSING VENTURES & KINGS COUNTY HOSPITAL CENTER TO TRANSFORM EAST FLATBUSH, BROOKLYN AFFORDABLE HOUSING CONSTRUCTION SITE INTO PUBLIC OPEN-AIR ART GALLERY

BROOKLYN, NY (June 4, 2012) – ArtBridge, the NYC-based nonprofit organization committed to supporting the emerging artist community while enhancing the urban cultural experience with large-scale public art exhibitions featuring their work, announced today its first ab2 installation, in partnership with CAMBA/CAMBA Housing Ventures (CHV) and Kings County Hospital Center (KCHC). The installation will open with a Press Preview on Monday, June 11th 2012, at 10:30am at CAMBA Gardens. Drawing upon its growing portfolio of art featured in its past installations, ArtBridge’s ab2 initiative gives building owners and developers the opportunity to bring original works of art to their sites under construction regardless of project size or budget, while simultaneously offering ArtBridge artists further public exposure for their work.

The work of seven local, emerging artists – including four Brooklyn artists and three New York City artists – will adorn over 150 linear feet of construction fencing on the Clarkson Avenue and a portion of the Albany Avenue section of the CAMBA Gardens Development, a 209-unit LEED Platinum, affordable and supportive housing development on two underutilized sites at the Kings County Hospital Center in East Flatbush, Brooklyn. The new development is part of Mayor Bloomberg’s New Housing Marketplace Plan. CAMBA Gardens consists of two, six-story buildings, and represents a unique partnership among the public hospital system, a community-based non-profit developer and social service provider that will provide housing and access to comprehensive healthcare services.

By integrating art into the building development process and transforming the CAMBA Gardens construction site into an open gallery, the three organizations seek to lay the foundation for a strong connection between the local artist community, neighborhood residents and public space. “Only a fraction of New Yorkers are fortunate enough to have access to great art institutions like the Met, MOMA and the Whitney in their neighborhoods. For the rest of New York, we’re bringing the art to the streets, and meeting people where they are,” says **Devin Mathis**, ArtBridge’s Program Director. “We are particularly excited to launch ab2 with an organization like CAMBA that shares our commitment to art as a vital tool for community development.”

“CAMBA and CAMBA Housing Ventures (CHV) are excited to bring together local artists in this unique partnership with ArtBridge, HHC, Kings County Hospital Center and the surrounding community. CAMBA/CHV will continue to explore innovative ways to incorporate art and public art into CAMBA Gardens for the community’s enjoyment.” says **David Rowe**, CAMBA/CHV’s Assistant Deputy Director and Director of Housing Development. Kings County Hospital Center Acting Executive Director **Roslyn Weinstein** welcomed the art installation saying, “As a place of healing, our hospital welcomes the incorporation of art work on our campus environs. It helps to send a positive, caring and respectful message to our patients, staff and community.”

About ArtBridge

ArtBridge is the New York City-based nonprofit organization committed to the development and support of local and emerging artists. Through unique initiatives like billboard-sized public art installations, exhibitions in its jewel-box Chelsea gallery, and educational and public programming, ArtBridge is constantly introducing innovative ways to bring opportunity and exposure to emerging artists — and to connect the public to their art. www.art-bridge.org.

About CAMBA, Inc./CAMBA Housing Ventures, Inc.

Founded in 1977, CAMBA, Inc. is one of Brooklyn's largest community-based social service organizations, annually providing services to over 45,000 individuals and families who are mostly low-income, immigrants or refugees. CAMBA's focus is in six core areas: Economic Development, Education and Youth Development, Family Support Services, Housing Services and Development, HIV/AIDS Services, and Legal Services. Our more than 1,200 diverse employees deliver every day on our mission to provide services that connect people with opportunities to enhance their quality of life.

In 2005, CAMBA created CAMBA Ventures, Inc. (CHV), an affiliated development corporation, with a goal of creating 1,000 units of by the year 2015. The mission of CAMBA Housing Ventures is to develop sustainable and energy efficient buildings that provide safe and affordable housing for low-income and formerly homeless individuals and families. When provided with resources that are meaningful and culturally relevant, CAMBA's clients make tremendous contributions toward strengthening their own lives and communities. CHV has completed 199 units of affordable and supportive housing in Brooklyn and has 406 currently in construction. www.cambahousingventures.org.

About Kings County Hospital Center

Kings County Hospital Center (KCHC) is a 627-bed facility that serves the communities of Central Brooklyn, Flatbush and East New York-New Lots. KCHC, a teaching hospital, is part of NYC Health and Hospitals Corporation (HHC), and the North & Central Brooklyn Health Network. KCHC is a Level 1 Trauma Center for Adults and the only Level 1 Pediatric Trauma Center in Brooklyn. It is a NYSDOH Designated AIDS Center; a Stroke Center; and has also been designated as a Center of Excellence for Diabetes and for Parkinson Disease. KCHC has played a major role in providing health and mental health services to vulnerable populations in Brooklyn since 1831, and is one of the borough's largest health providers. www.nyc.gov/kchc

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Alex Halley admires the work of artists on display at future home of low-income housing development Camba Gardens, in Brooklyn, which will be built in collaboration with Kings County Hospital. The display was organized by public art initiative Artbridge. (PJ Smith for The Wall Street Journal)

National Model

Providing affordable supportive housing
with better access to healthcare



CAMBA Gardens

CAMBA/ CAMBA Housing Ventures, Inc.

Executive Director
Joanne M. Oplustil

Location
Brooklyn, New York

To help advance its set of offerings and available opportunities, CAMBA Housing Ventures, Inc. (CHV), a nonprofit affordable housing developer, is transforming underutilized properties at the Kings County Hospital Center in Brooklyn, New York into CAMBA Gardens: sustainable, attractive supportive and affordable housing with streamlined access to quality medical care.

“It’s such a big project,” says Joanne M. Oplustil, Executive Director of CAMBA/CAMBA Housing Ventures, Inc. “It’s big and it puts us on a different playing field. Our other projects were smaller, but this is 209 units, and it’s a mix of family and single units. It really puts us out there as able to accomplish and complete a large job.”

CAMBA, Inc. is made up of a dedicated staff of over 1,400 that speak more than 50 languages. The agency offers a variety of integrated services for residents of diverse ethnic backgrounds. In 2005, CAMBA created CAMBA Housing Ventures, Inc. to focus solely on the creation of affordable and supportive housing. Located on the campus of

Kings County Hospital Center, CAMBA Gardens will offer 193,150 square feet of space between two buildings. CHV demolished two existing structures on the property and have begun constructing the new affordable and supportive housing buildings, designed to high efficiency standards.

CHV worked with New York City Health and Hospitals Corporation (HHC), Kings County Hospital Center (KCHC) and the supportive housing division of the New York City Department of Housing Preservation and Development (HPD) to bring the concept of CAMBA Gardens to fruition. The \$68 million project is also funded by New York State Homes and Community Renewal, Enterprise Community Investment, New York State Homeless Housing Assistance Program, Federal Home Loan Bank of New York/AHP Program, Brooklyn Borough President Marty Markowitz, Councilmember Mathieu Eugene and NYSERDA. The goal of CAMBA Gardens is to serve as a model for future partnerships between public hospitals, non-profit developers, service providers and community stakeholders.

“It’s very unique,” Oplustil says. “We really look at this as a national model as to what can be done with underutilized hospital property.”

CAMBA GARDENS

CAMBA Gardens will offer affordable and supportive housing while combining access to healthcare services for tenants. CAMBA will provide on-site case management services that will be available to all tenants and will focus on CAMBA’s mission to connect people with opportunities to enhance their quality of life. CAMBA will also work with hospital staff to ensure a smooth transition to medical services provided at the hospital. The organization broke ground on CAMBA Gardens in summer 2011 and will complete construction in fall 2013. The development will include 132 studios, 29 one-bedroom, 33 two-bedroom and 15 three-bedroom apartments. CAMBA Gardens will designate 146 of the 209 units for formerly homeless individuals and 61 units for low-income families in the community; 2 units are reserved for live-in superintendents.

“We will be able to ensure at our end that they are receiving appropriate ongoing necessary healthcare, so there’s a provider right there, and we will

work with the hospital and care providers at the hospital so that we can ensure a seamless process,” Oplustil says.

With long-term cost savings and environmental responsibility in mind, CAMBA Gardens is designed to achieve LEED Platinum Certification. The development is also designed to meet the standards of HPD/Enterprise Green Communities Criteria and exceed standards of the New York State Energy Research and Development Authority (NYSERDA) Multi-Family Performance Program.

“It’s important because ultimately you have cost savings,” Oplustil says. “The more green we do, the better for the future of the building. We will definitely be saving money by doing as much green as possible. We feel very strongly that our buildings should be as green as we can make them.”

ATTRACTIVE DESIGN

The two buildings will both feature three six-story wings, and CHV takes pride in the attractive design of the development as well as its selection of quality and durable materials to prolong the life of the building and its units.

“We will be able to ensure at our end that they are receiving appropriate ongoing necessary healthcare, so there’s a provider right there, and we will work with the hospital and care providers at the hospital so that we can ensure a seamless process.”

-Joanne M. Oplustil



CAMBA Gardens

“In all of our buildings, we feel very strongly that when you walk into our building, you feel welcomed and you want to be there. Every day is day one in our building.”

-Joanne M. Oplustil



“We are very excited about how beautiful the building is,” Oplustil says. “We picked all the materials in the building so that they will last.”

Adding to the aesthetics of the development, gardens will surround the two buildings. A community garden on the grounds will encourage community interaction.

“We put sculptures in all of our gardens,” Oplustil says. “We have Shona sculptures from Zimbabwe that are in the buildings, as well as in the gardens.” Inside the development, residents may access meeting rooms and computer rooms, as CAMBA attempts to create a warm and welcoming environment for residents and visitors. CAMBA also provides 24-hour security and supportive services for all tenants.

“In all of our buildings, we feel very strongly that when you walk into our building, you feel welcomed and you want to be there,” Oplustil says. “Every day is day one in our building.”

Much of the success of the design resulted from working with returning architect, Cindy Harden of

Harden Van Arnam Architects PLLC. Harden designed CHV’s first development, Morris Manor, and was able to use her past experience to deliver the desired product.

“We don’t always work with the same architect, but we did work with Cindy on a previous project,” Oplustil says. “She knows what we are looking for and she knows what we want, and so it does help.”

As the project moves forward, CHV works closely with the architect and general contractor to keep construction on schedule. Oplustil also believes it was CAMBA’s diligent planning and the strong relationship formed with King County Hospital will result in a smooth and successful finish.

“We have had successful negotiations with the hospital,” she says. “Even in these bad economic times, we really pushed the city and state to let us have the money we needed to build this building so that it is a beautiful building and people want us back. What I’m hoping is that when they see this building, people will call us and ask if we can do a building in their neighborhood.” **DDC**

This page is located on the NYC.gov Web site at
<http://www.nyc.gov/html/hpd/html/pr2013/pr-05-16-13.shtml>

FOR IMMEDIATE RELEASE

Thursday, May 16, 2013

Eric Bederman 212-863-5176

HPD COMMISSIONER WAMBUA ANNOUNCES PREFERENCE FOR DISPLACED SANDY VICTIMS AT CAMBA GARDENS, A NEW SUPPORTIVE HOUSING DEVELOPMENT

Income-Eligible New Yorkers Displaced From their Homes Due To Storm Damage Receive 10% Preference in Lotteries for Low-Income Affordable Housing

Brooklyn, N.Y.— New York City Department of Housing Preservation and Development (HPD) Commissioner Mathew M. Wambua today announced the latest housing development in construction to offer preference to income-eligible New Yorkers displaced from their homes by Hurricane Sandy. Developed by CAMBA Housing Ventures, Inc., CAMBA Gardens will add a total of 209 units of affordable supportive housing to the East Flatbush neighborhood of Brooklyn through the City's Supportive Housing Loan Program. In addition to providing housing for formerly homeless individuals and families residing in the building, the project will include 61 permanently affordable units reserved for low-income tenants. Ten percent of these 61 affordable units will be subject to the Sandy preference.

CAMBA Gardens is being developed as part of Mayor Michael R. Bloomberg's New Housing Marketplace Plan (NHMP). The NHMP is a multi-billion dollar initiative to finance 165,000 units of affordable housing by the close of Fiscal Year 2014. For every dollar invested by the City, the Plan has leveraged \$3.43 from other sources for a total commitment of more than \$21 billion. To date, more than 147,893 units of affordable housing have been funded across the five boroughs, with more than 35,973 units financed in Brooklyn.

"It is more important than ever that we find new and creative ways to develop affordable housing for the City's most vulnerable populations," said HPD Commissioner Mathew Wambua. "This unique development uses underused public hospital property that will connect the residents to critical services and care. The preference for families displaced by the storm adds another layer of needed support to this development. With this preference we hope to make continued progress toward fulfilling the needs of those affected and on the road to recovery."

"The diverse portfolio of affordable housing units offered by HPD through this Sandy preference program gives residents displaced by the storm many options and many opportunities to succeed in finding permanent, sustainable housing," said Brad Gair, Director of the Mayor's Office of Housing Recovery Operations.

"We are proud that CAMBA Gardens will make critical housing available to people who lost their homes through Sandy. CAMBA Gardens will provide affordable housing to New Yorkers in need, help revitalize East Flatbush, and serve as a national model for public-private partnerships to transform underutilized hospital land," said Joanne Oplustil, President and CEO of CAMBA, Inc. and CAMBA Housing Ventures.

CAMBA Gardens is currently accepting applications. Completed applications must be returned by regular mail only and must be postmarked by July 12th 2013. Qualified applicants will be required to meet income and family size guidelines and additional selection criteria. To request an application, mail a self-addressed envelope to CAMBA Gardens, P.O. Box 1166, New York, NY 10039, or download an application from www.camba.org/cambagardens. Current and eligible residents of Brooklyn Community Boards 9 and 17 will receive preference for 50 percent of the units. King's County Hospital Center employees will receive preference for 15 percent of the units. In addition, income-eligible applicants who can document displacement by Hurricane Sandy and/or its related storms will receive preference for 10 percent of the units.

Located at 690 and 738 Albany Avenue on the Kings County Hospital Center campus in East Flatbush, Brooklyn, once completed, the new development will have a total of 209 units in two buildings. Of the 209 units, 61 units will be offered through the housing lottery and will be

affordable to households earning up to 60 percent of Area Median Income (AMI)—equal to a household income of \$51,540/year for a family of four. These include a total of 24 one-bedroom units, 25 two-bedroom units, and 12 three-bedroom. There is a preference for qualified households displaced by Hurricane Sandy for 7 units in the building. The anticipated completion date for the development is fall of 2013.

Being developed by CAMBA Housing Ventures, Inc. and currently in construction, CAMBA Gardens is a permanent, affordable and supportive housing development. Situated on the campus of Kings County Hospital Center in East Flatbush, CAMBA Gardens will provide tenants with healthy indoor air quality, energy-efficient units, expansive green space, community rooms and 24-hour security. CAMBA Gardens includes a mix of one-, two- and three-bedroom units featuring Energy-Star appliances and is designed to achieve NYSERDA's energy-efficiency standards. Each building at CAMBA Gardens will have a live-in super.

The CAMBA Gardens project is a national model demonstrating a partnership between a public hospital, non-profit community developer, a social service provider and community stakeholders to redevelop underutilized hospital property into much needed affordable and sustainable housing. CAMBA Gardens is a sustainable neighborhood asset that connects tenants with healthcare, public transportation, local retail, and creates revenue for surrounding area businesses.

Financing for this development is being provided by a variety of partners. The New York City Housing Preservation and Development provided \$26.1 million toward the development in HOME funds and an additional \$2 million in City Capital Allocation funds from Brooklyn Borough President Marty Markowitz and Councilmember Dr. Mathieu Eugene (40th District). New York State Homes and Community Renewal provided \$34 million in tax-exempt bonds and TD Bank is providing credit enhancement. The Federal Home Loan Bank of New York Affordable Housing Program provided \$1.4 million and the New York State Homeless Housing Assistance Corporation provided \$5.2 million. A \$578,191 NYSERDA grant was provided. Enterprise provided \$25 million in tax credit equity. Predevelopment financing was provided by Corporation for Supportive Housing and Enterprise.

The City of New York requires that subsidized apartments be rented through an open lottery system to ensure fair and equitable distribution of housing to eligible applicants. Marketing of the apartments and the application process for the lottery typically begin when construction is approximately 70 percent complete. For more information regarding the lottery process, current housing lotteries, how to apply to an open lottery, and if you would like to receive an e-mail when HPD updates its available apartment and home website listings for City-subsidized housing in the five boroughs, please visit the Apartment Seekers and Homebuyers pages at www.nyc.gov.

The project was designed by Harden Van Arnam Architects.

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About the NYC Department of Housing Preservation and Development (HPD)

HPD is the nation's largest municipal housing preservation and development agency. Its mission is to promote quality housing and viable neighborhoods for New Yorkers through education, outreach, loan and development programs and enforcement of housing quality standards. It is responsible for implementing Mayor Bloomberg's New Housing Marketplace Plan to finance the construction or preservation of 165,000 units of affordable housing by 2014. Since the plan's inception, more than 147,583 affordable homes have been created or preserved. For regular updates on news and services, connect with us via www.facebook.com/nychpd and www.twitter.com/nychousing. For more information, visit our website at www.nyc.gov/hpd.

About the Mayor's Office of Housing Recovery Operations

The Mayor's Office of Housing Recovery Operations is committed to planning and implementing innovative and effective solutions to the housing needs caused by Hurricane Sandy. Through NYC Rapid Repairs, the City has already completed emergency repairs on more than 17,000 residences. These emergency repairs are free of charge and include the restoration of heat, power and hot water and other limited repairs to protect a home from further significant damage.

About CAMBA and CAMBA Housing Ventures

Started in 1977, CAMBA is a nonprofit agency that connects people with opportunities to enhance their quality of life. CAMBA offers integrated services and programs in: Economic Development, Education and Youth Development, Family Supports, Health, Housing, and Legal Services. CAMBA serves more than 45,000 individuals and families, including 9,000 youth, each year. Learn more about CAMBA's life-changing services at www.camba.org.

In 2005, CAMBA created CAMBA Housing Ventures, Inc. (CHV), an affiliated nonprofit development corporation, with a goal of having in the pipeline and/or partnering on to create 1,000 units of affordable housing by 2015. The mission of CAMBA Housing Ventures is to develop sustainable and energy efficient buildings that provide safe and affordable housing for low-income and formerly homeless individuals and families. When provided with resources that are meaningful and culturally relevant, tenants of CAMBA Housing Ventures' developments make tremendous contributions toward strengthening their own lives and communities. To date, CHV has developed 396 units in Brooklyn, representing \$101.3 million in public and private investment at 880 Willoughby (100 units), Morris Manor (46 units), 97 Crooke Avenue (53 units) and Gateway Elton Phase I (197 units, in partnership with Hudson Companies and Related). CHV has 384 units in construction in Brooklyn representing \$126 million in investment: 209 units at CAMBA Gardens (on the campus of Kings County Hospital) and 175 units at Gateway Elton Phase II, where CHV is the non-profit development partner with Hudson Companies and Relate Companies. Learn more at: www.cambahousingventures.org.



HomeNew YorkNational Caribbean Sports Entertainment Features Calendar

Today's news:



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BROOKLYN: Brooklyn church hosts 'Go Red' health fair



JAMAICA: CRAFTING A 'VOLUNTOURISM' EXPERIENCE

January 14, 2014 / Business / Environment / New York local / Brooklyn

National Recognition For Excellence

Photo Credit: CAMBA

MIAMI (Jan. 9, 2014) – CAMBA Gardens Phase I, an affordable rental housing property developed by CAMBA Housing Ventures Inc., was named the Low-Income Housing Tax Credit (LIHTC) Development that Best Demonstrates Financial Innovation at the 5th annual Novogradac Journal of Tax Credits Developments of Distinction Awards Ceremony. The award presentations were made before hundreds of affordable housing industry practitioners attending Novogradac & Company LLP's Tax Credit Developers Conference at the Mandarin Oriental in Miami, FL, Jan. 9, 2014.

Established in 2009, the Developments of Distinction Awards were created to recognize outstanding achievement in the development of affordable housing using the LIHTC. The awards honor LIHTC developments that made a major impact in their communities, overcame significant obstacles during development, or demonstrated financial innovation.

"The Developments of Distinction Awards once again showcase the importance and effectiveness of the low-income housing tax credit," said Michael J. Novogradac, CPA and managing partner of Novogradac & Company LLP. "The winning developments are shining examples of how the LIHTC continues to fuel the creation of affordable rental housing, providing low-income families with an affordable place to call home. We are extremely proud to present awards to this year's winners and honorable mentions, and congratulate them for their outstanding efforts."

"CAMBA and CHV are honored to have our work recognized by the Novogradac Journal of Tax Credits," said Joanne M. Oplustil, CAMBA and CHV President and CEO. "We hope that CAMBA Gardens Phase I can serve as a national model for partnership between a hospital, a developer and a non-profit service provider, and we are delighted to see our innovative financing approach has led to stable, service-enriched, affordable homes for more than 400 individuals."

The team that developed CAMBA Gardens Phase I in Brooklyn, NY, was honored for demonstrating financial innovation for combining multiple local, county and state funding sources to develop much-needed affordable housing for low-income and formerly homeless families.



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Developer CAMBA Housing Ventures Inc. leveraged \$66.8 million in funding from a wide range of public financing and private equity, including the New York State Housing Finance Agency (HFA), the New York City Department of Housing Preservation and Development's Supportive Housing Loan Program (HPD SHLP), Homeless Housing Assistance Program (HHAP), Federal Home Loan Bank Affordable Housing Program (AHP), Brooklyn Borough President and City Council Reso-A funds, a grant from the New York State Energy Research and Development Authority (NYSERDA) and \$500,000 in LIHTC equity. CAMBA Gardens Phase I is a national pilot development that transformed surplus hospital property into 209 units of affordable and supportive housing. In addition, the complex offers streamlined health services and supportive services to low-income families.

Go to CAMBAHousingVentures.org for a full description of CAMBA Gardens Phase I. Details on Novogradac's Developments of Distinction Awards is at www.novoco.com/low_income_housing/dod_awards/.

The Novogradac Journal of Tax Credits provides news, analysis and commentary on the affordable housing, new markets, renewable energy and historic rehabilitation tax credit industries. This comprehensive 80-page publication features columns written by industry experts, Q&As on technical tax credit issues, features about tax credit developments and more, all informed by Novogradac and Company's more than 20 years of experience on the front lines of the tax credit industry.

Novogradac & Company LLP was founded in 1989, and has since grown to more than 400 employees and partners in offices in San Francisco and Long Beach, Calif.; Washington, D.C., Atlanta, Ga., Detroit, Mich., Kansas City, Mo. and Seattle, Wash. metro areas; Boston, Mass.; Austin, Texas; Dover, Columbus and Cleveland, Ohio; New York, N.Y.; Detroit, Mich.; St. Louis, Mo. and Portland, Ore. Specialty practice areas include tax, audit and consulting services for tax-credit-assisted multifamily and affordable housing, community revitalization and rehabilitation of historic properties. Other areas of expertise include military base redevelopment, preparation and analysis of market studies and appraisals of multifamily housing investments and renewable energy tax credits.



STATE OF NEW YORK | EXECUTIVE CHAMBER

ANDREW M. CUOMO | GOVERNOR

For Immediate Release: November 17, 2014

**GOVERNOR CUOMO ANNOUNCES \$165 MILLION REVITALIZATION OF
CENTRAL BROOKLYN HOSPITAL CORRIDOR WITH AFFORDABLE AND
SUPPORTIVE HOUSING**

*With State Resources, Including Those from Medicaid Redesign Team Savings, CAMBA
Gardens in East Flatbush Will Have 502 State-of-the-Art Housing Units*

Governor Andrew M. Cuomo today announced the start of construction of CAMBA Gardens Apartments Phase II, following the completion and occupancy of Phase I on the Kings County Hospital campus, revitalizing the Brooklyn hospital corridor. When Phase II is completed, the \$165 million development will include a mix of 502 affordable and supportive housing units, providing housing to low-income residents and advancing better health outcomes for high-need Medicaid clients.

“All New Yorkers deserve a safe and affordable place to live, and today we’re taking an important step toward making that goal a reality,” Governor Cuomo said. “This project is creating more than 500 housing units for people who face both financial and medical challenges. A quality home can be one of the most important components to a healthy lifestyle, and I am proud that the State has joined our local government and private sector partners to move this project forward and strengthen the East Flatbush community.”

The Governor created the Medicaid Redesign Team to identify better protocols in managing the chronic conditions of more than 4,000 Medicaid clients. The MRT was able to rein in runaway spending on costly Medicaid expenditures such as expensive emergency-room visits, and ultimately located \$34.3 billion in taxpayer savings. Through the MRT, the state has invested \$260 million of Medicaid savings in supportive housing over the last three years.

Darryl C. Towns, Commissioner and CEO of Homes and Community Renewal, said, “Both phases of CAMBA Gardens are transforming this corner of East Flatbush, creating home and haven for hundreds of New Yorkers. Under the leadership of this Governor, who has spent so much of his career addressing the challenges facing high-needs and homeless populations, we have arrived at workable and effective solutions here in Brooklyn. Through public and private

partnerships we have shown that hope can be restored to individuals, families, and whole communities with affordable and supportive housing, which will change lives by improving health while at the same time bringing clients greater independence.”

CAMBA Gardens Phase II was one of the first affordable housing deals financed under Mayor Bill de Blasio’s *Housing New York: A Five-Borough, 10-Year Housing Plan*. The plan aims to create and preserve 200,000 units of affordable housing. The most comprehensive affordable housing plan in the City’s history and largest municipal housing plan in the nation, its goal is to help address New York City’s affordability crisis by reaching more than half a million New Yorkers ranging from those with very low incomes to those in the middle class, all of whom face ever-rising rents.

CAMBA Gardens Phase II will provide housing for those exiting the HHC Public Hospital System, who would otherwise be homeless. The studio, one, two and three-bedroom units in the developments are affordable to households earning no more than 50 and 60 percent of the area median income.

Kristin M. Proud, Commissioner of the New York State Office of Temporary and Disability Assistance, said, “The causes of homelessness are multiple, and the conditions frequently associated with it can be difficult to overcome. Supportive housing is often the first, essential step in assisting families and individuals to build foundations for a better future. CAMBA Gardens will help residents address the challenges they face – not only lack of a place to live, but help with accessing health care, mental health services or job training. OTDA and Governor Cuomo share CAMBA’s commitment to supportive housing and recognize the positive effect it can have on transforming individuals’ lives.”

Commissioner Vicki Been of New York City’s Department of Housing Preservation and Development (HPD) said, “New York City Mayor de Blasio’s Housing New York plan outlines the importance of New York City and New York State partnership to encourage the production of new supportive housing opportunities. The CAMBA Gardens development is a wonderful example of the success of this partnership. In addition, this development demonstrates the power of putting underused public assets to work through partnerships such as this one with the New York City Health and Hospitals Corporation and the Kings County Hospital Corporation. I would like to thank our partners in city and state government for their dedication to making affordable supportive housing a reality.”

New York State Office of Mental Health Commissioner Dr. Ann Marie T. Sullivan, M.D., said, “The Office of Mental Health is proud to partner with CAMBA in support of this valuable project. Housing is imperative to recovery from mental illness as it is the foundation upon which an individual can support a healthy and productive life. CAMBA Gardens is an investment into the lives of New York residents with mental illness who now have a safe and affordable place to call home.”

John B. Rhodes, President and CEO, NYSERDA, said, “This affordable, supportive housing is the result of Governor Cuomo’s leadership and public-private partnerships that will make a big difference in the lives of the CAMBA Gardens Apartment residents and their neighborhood.

NYSERDA is proud to support the energy efficiency and renewable energy aspects of these buildings, which make the units more comfortable for residents while using less energy than most apartment complexes.”

HHC President Dr. Ram Raju said, “As HHC leads the transformation of healthcare in Brooklyn, projects such as these contribute directly to our goal of reducing hospitalizations by managing population health. Kings County Hospital Center has partnered with CAMBA to create over 500 units of sustainable, supportive and affordable rental housing that brings people closer to healthcare. I’m very proud of what we have achieved and look forward to partnering with similar groups to create similar projects such as these throughout the City.”

Joanne M. Oplustil, President and CEO, CAMBA/CAMBA Housing Ventures, Inc., said, “For the last 37 years, CAMBA has worked closely with New Yorkers facing a variety of obstacles daily, and we recognize that affordable housing, access to supportive services, and quality healthcare need to work concurrently to ensure a quality life. Developed by CAMBA Housing Ventures, CAMBA Gardens is a unique opportunity to provide all three for the community, and it is a national model of an effective partnership between a public hospital, a non-profit developer, a social service provider and public and private partners. This project would not have been possible without the tireless efforts of our many supporters, including Governor Andrew Cuomo and his Medicaid Redesign Team Supportive Housing Initiative, HCR, HPD and HHAP, to name only a few of our many partners that have provided significant investment to create this new housing.”

Brooklyn Borough President Eric Adams said, “I thank Governor Cuomo for his support of Brooklyn. With this great development from CAMBA, a true community leader, I am pleased and proud to work with the Governor and community partners to help fund over 500 affordable housing units in East Flatbush. Affordable housing is a priority for my administration, particularly the construction of new units that address sustainability, combat homelessness, prioritize local residents and connect those in need to quality social services. CAMBA Gardens achieves all of these important goals, helping us advance One Brooklyn forward for all Brooklynites.”

Assemblyman Karim Camara, chair of the Black, Puerto Rican, Hispanic and Asian Legislative Caucus, said, “When you speak to the families who now have a home, who now have a door they can close, who have traded in volatility for stability – that’s when it hits what this project means for Brooklyn and for this community. Thanks to Governor Cuomo and our city and nonprofit partners, CAMBA Gardens transitions this Brooklyn corridor into vibrant, vital life-saving and life-giving supportive and affordable housing.”

George M. Proctor, Senior Vice President for the North-Central Brooklyn Health Network, said, “The groundbreaking for CAMBA Gardens truly demonstrates how the lives of people in Central Brooklyn can be enhanced from a healthcare, economic, and social perspective through dedicated teamwork among multiple partners – government and non-profit. We look forward to the completion of this project, which will help us continue to strengthen the communities we serve.”

New York City Council Member Mathieu Eugene said, “CAMBA Gardens Phases I and II unquestionably provide a great service to our community. These projects have provided work for well over 1,000 contractors, subcontractors and vendors in Brooklyn and will now add sustainable affordable housing to our area. As the Council Member serving the 40th District and a strong advocate for health services, I am so proud that the national model for a public hospital, nonprofit developer and service provider is in our neighborhood. Furthermore, I am pleased that people living in the apartment units will have access to Kings County Hospital's excellent care. I commend CAMBA Housing Ventures on their fine work and I look forward to continue partnering with them to provide affordable and innovative housing to my constituents.”

CAMBA Gardens Phase 1, located at 690 and 738 Albany Avenue, has 209 units of affordable and supportive housing. Built to LEED Platinum standards, Phase 1 has a full rooftop solar panel array designed to reduce utility usage in common areas by 45 percent. As a community-oriented development, Phase 1 has public spaces, multi-purpose rooms, gardens and a rooftop terrace for tenants as well as use by neighborhood residents.

At 560 Winthrop Street, Phase II will have 293 affordable housing and supportive housing units with state-of-the-art energy efficiencies and indoor and outdoor recreational spaces. The development will include multi-purpose spaces for social services, adult education, health services, and the arts. Along with a complement of on-site services, 24-hour security, laundry rooms, computer/study room, two community rooms, and over 60,000 square feet of landscaped communal grounds, Phase II is fully featured to become a social hub for the Wingate neighborhood. Other amenities include a rooftop terrace, children's play area, tenant gardening beds, walking paths and a Shona sculpture garden. Phase II will also have a rooftop solar panel system and benefit from a reduction in power usage to enhance sustainability.

Both CAMBA Gardens Phase I and II will provide social services on-site with case management, referrals to medical care and mental health services, health and wellness programs, job training, educational opportunities and family services. In addition to the services that are co-located, the development is adjacent to the central campus of SUNY Downstate Medical Center.

The total development cost for both phases, developed by CAMBA Housing Ventures, Inc. (CHV), is more than \$165 million. In 2011, CAMBA Gardens Phase I was financed with \$66.8 million in public and private investment including: \$34 million in tax exempt bonds through New York State Homes and Community Renewal; \$5.2 million from the New York State Office of Temporary and Disability Assistance's Homeless Housing and Assistance Program (HHAP); \$2.5 million in an annual allocation of four percent Low Income Housing Tax Credits; and \$715,000 from the NYSERDA's Multifamily Performance Program (MPP). The development also received \$26.1 million from New York City's Housing Preservation and Development Supportive Housing Loan Program; a \$1 million loan from the Brooklyn Borough President's office; and a \$1 million City Capital Allocations award from the New York City Council. Other financing partners include: Enterprise Community Investment, TD Bank, Goldman Sachs, Bank of America, Federal Home Loan Bank of New York, and HSBC.

The financing for Phase II, includes: \$49.3 million in tax exempt bonds through New York State Homes and Community Renewal; \$4.56 million in Medicaid Redesign Team subsidy; \$6 million

from the New York State Office of Temporary and Disability Assistance's HHAP; \$3.4 million in an annual allocation of four percent Low Income Housing Tax Credits; and \$352,000 from NYSEDA's MPP. The total development cost is \$98.8 million in public and private resources, with the project also receiving \$20.5 million from New York City's Housing Preservation and Development Supportive Housing Loan Program; \$1 million from the Brooklyn Borough President in a Capital Allocation; and a \$1 million in a New York City Council Capital Allocation.

Deborah De Santis, President and CEO, of the Corporation for Supportive Housing, said, "CAMBA Gardens is a testament to the notion that housing is healthcare. Everyone who lives here will not only have access to quality healthcare right next door, but will have one of the most critical determinants of health, a place to call home. CSH is proud to have been a part of both CAMBA Gardens I & II, a national model of supportive housing, and now home for hundreds of New York's most vulnerable individuals and families."

Ernest J. Baptiste, Executive Director of Kings County Hospital Center, said, "Research has shown that stable housing, which links supportive housing and healthcare services, enhances the effectiveness of each by providing a secure foundation for treating underlying health conditions. Therefore, we support any initiative that allows our community residents to improve their health outcomes by connecting them to primary and preventative care."

Marie Pedraza, Vice President and Sr. Regional Community Development Manager, HSBC Bank USA, said, "CAMBA brings much needed affordable and sustainability housing to a very vulnerable population and we are honored to have sponsored its application to the Federal Home Loan Bank of New York."

José R. González, President and CEO of the Federal Home Loan Bank of New York, said, "CAMBA Gardens is a prime example of the powerful possibilities of the partnership between public and private investment. The FHLBNY joined with our member, HSBC Bank USA, to provide a \$1.4 million grant to help fund the construction of these affordable, supportive homes. Today, we are proud to stand with all the organizations whose efforts contributed to the creation of this much-needed housing."

Maurice Coleman, Senior Client Manager for Community Development Banking at Bank of America Merrill Lynch, said, "We're very pleased to have provided \$25 million in financing to CAMBA for the construction of its 293 unit affordable and supportive housing development in Brooklyn. Bank of America has made a 10-year, \$1.5 trillion commitment to community development lending. This project is yet another example of our involvement in helping to create affordable housing opportunities."

Judi Kende, Vice President and New York Market Leader, Enterprise, said, "Supportive housing has been proven to be the most successful and cost-effective solution to ending homelessness for households with significant barriers to housing stability, such as mental illness and substance abuse. With New York City's homeless population rising six percent in the last year, CAMBA Gardens is a beacon of hope for formerly homeless individuals as well as low-income families who are housing insecure. By combining housing with access to healthcare and transportation

services, CAMBA Gardens not only provides its residents with affordable homes, but a solid foundation on which to build new, stable lives. Enterprise is proud to support our longtime partner CAMBA on both phases of the project, contributing a combined \$65 million in Low Income Housing Tax Credit equity, as well as grant and loan support.”

Gregg Gerken, Head of U.S. Commercial Real Estate Lending for TD Bank, said, “TD Bank’s Commercial Real Estate Group is proud to be a financial partner on both phases of CAMBA Gardens project, and to support the creative re-use of existing property for such an important purpose. Our commitment to this project reflects our shared vision of a bright future for supportive and affordable housing in New York City, and aligns with TD’s overall goal to support positive development in the communities where we do business.”

New York State Homes and Community Renewal consists of all of the State's major housing and community renewal agencies, including the Affordable Housing Corporation, the Division of Housing and Community Renewal, the Housing Finance Agency, State of New York Mortgage Agency, Housing Trust Fund Corporation and others.

Homes and Community Renewal is in the second year of the \$1 billion House New York program, which creates thousands of new units over five years, and is the largest investment in affordable housing in at least 15 years. House New York will also preserve thousands of Mitchell-Lama units, extending affordability for 40 years. The House New York initiative builds on the successes of unprecedented efforts to protect more than two million rent-regulated tenants, with the greatest strengthening of the State’s rent laws in 30 years, and the creation of the Tenant Protection Unit which proactively audits and investigates landlord wrongdoing.

CAMBA Housing Ventures, Inc. (CHV)

CAMBA Housing Ventures is an award-winning affordable, supportive housing developer. CHV pairs excellent design and sustainable, energy-efficient buildings with CAMBA’s life-changing case management services to provide safe, healthy homes for low-income and formerly homeless individuals. CHV’s goal is to create 1,000 units of affordable housing by 2015. Learn more about CHV and CAMBA Gardens at www.cambahousingventures.org.

Additional news available at www.governor.ny.gov
New York State | Executive Chamber | press.office@exec.ny.gov | 518.474.8418



CAMBA Gardens – Bringing Healthcare and Housing Together

November 19, 2014 - The thought of using surplus property on hospital campuses was put forth as a policy concept by CSH in a white paper written in 2005. This week CSH participated in a ceremony to mark the official opening of CAMBA Gardens I and the start of construction on CAMBA Gardens II. Both supportive housing residences are located on the campus of Kings County Hospital in Brooklyn, NY. The project, which took a village of financing partners from the State of NY, City of New York and other financial institutions, including CSH, will provide over 500 units of much needed affordable housing for families and individuals.



Deb De Santis noted at the ceremony, “CAMBA Gardens is a testament to the notion that housing is healthcare. Everyone who lives here will not only have access to quality healthcare right next door, but will have one of the most critical determinants of health, a place to call home.



CSH is proud to have been a part of both CAMBA Gardens I & II, a national model of supportive housing, and now home for hundreds of New York’s most vulnerable individuals and families.” Elizabeth Melendez, a single mom who along with her children now calls CAMBA Gardens home, expressed her gratitude to everyone who made her home a reality saying, “thank you for saving my life.”

[Project details including financing and partners](#) [Read more in Governor Cuomo’s Press Release](#)

Keywords: Healthcare, Housing Development, Lending and Loans, News, New York, Families, Eastern Region

<http://www.csh.org/2014/11/cambagardensbringinghealthcareandhousingtogether/>

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Wingate Expands Affordable-Housing Footprint

Former Psychiatric Ward to Be Razed in Brooklyn's Wingate Area

June 5, 2014

The former psychiatric ward of Kings County Hospital Center casts a large shadow—both figuratively and literally—in the Brooklyn neighborhood of Wingate, part of East Flatbush.



The G Building, a former psychiatric ward in Brooklyn's Wingate section. *Keith Bedford for The Wall Street Journal*

Called the G Building, the ward was briefly home to serial killer David Berkowitz, better known as the Son of Sam, after he was arrested in 1977. In later years, reports of patient abuse and neglect became rampant at the hospital, which is part of New York City's Health and Hospitals Corp. Although a reorganization of the hospital was already in the works, the building was closed after patient Esmin Green died on the psychiatric emergency room floor in 2008, after waiting nearly 24 hours for care.

The building sits abandoned, collecting dust and garbage as it awaits the construction crew that is scheduled to raze it this summer. By 2016, it is slated to become an environmentally friendly, affordable-housing complex costing \$96 million to complete.

Camba Housing Ventures Inc. will build a 256,330-square-foot building, dubbed Camba Gardens II. It will include about 300 apartments for low-income households earning below 60% of the area median income and for individuals and families moving out of city homeless shelters.



A rendering of affordable housing planned for the site. *Dattner Architects*

This follows the opening of Camba Gardens I, two affordable-housing buildings on Albany Avenue that opened in October. The two buildings have a combined 209 apartments, and amenities such as a spacious patio, a fragrant green wall in the lobby and a rooftop solar-panel system that provides about 45% of power to the common areas.



The foundation of this housing complex, however, is in the basement, where several personnel from Camba, a nonprofit social-services organization, help residents with financial planning, job training and find health-care services at Kings County Hospital next door.

"One of our goals is to demystify the concept and look of institutional housing," said David Rowe, executive vice president of Camba Housing Ventures. "We are not just building nice apartments with amenities, but a structure that provides in-house counseling and social services."

Talks between Camba and the hospital aimed at bringing affordable-housing units to the site started in 2004 as part of a renovation plan for the facility. That resulted in the consolidation of services and the building of several new structures, including a new emergency room and cancer center. The G Building was closed in 2009.

The hospital "had this great opportunity to utilize unused land for good public use," said LaRay Brown, senior vice president of corporate planning, community health and intergovernmental relations at HHC. "This is a very successful model of how affordable housing and health care go hand in hand."

The efforts have cleaned up the look of the southern portion of Wingate. In addition, SUNY Downstate Medical Center, which sits just south of Wingate's border, is building a new public health and academic building on Clarkson Avenue.

Meanwhile Wingate Park, the primary outdoor recreational area for the community, will likely see its playground redone later this year. The park is home to the free Martin Luther King Jr. concert series held each summer.



Wingate Park, the neighborhood's primary recreational area. *Keith Bedford for The Wall Street Journal*

"My mission is to keep the park safe and clean, but to also educate the youth about the environment," said Vivia Morgan, an area resident and driving force behind Friends of Wingate Park, a nonprofit group that helps organize park cleanups and other community events.

Wingate was named after George Wood Wingate, a Union general in the Civil War who later was a co-founder of the National Rifle Association. The area was once called Pigtown for the pig farms abundant in the area until the late 19th century. Many Italian and Irish immigrants moved to the area in the early 20th century, and now it is mostly an African-American and West Indian neighborhood.

Although the area hasn't gentrified as quickly as neighboring Crown Heights or Prospect Lefferts Gardens, there are plenty of old properties and empty lots turning into larger homes. Eli Karp, founder of HelloLiving, a Brooklyn-based development firm, said construction would start in a few weeks on a 40-unit condominium building on the northeastern corner of New York Avenue and Hawthorne Street.

"It's a quiet area that's a quick bike ride to Prospect Park," said Mr. Karp, who is looking to charge between \$550 a square foot and \$600 a square foot for the one-, two- and three-bedroom units that will have private elevators and terraces.

Ms. Morgan, who also works as an organizer for the Laborers' Eastern Region Organizing Fund, a construction union, says she generally welcomes the new developments but hopes more locals can find work in the area's projects.

"There are a lot of skilled workers in my community that need a job," she said.