



FOR IMMEDIATE RELEASE

Contact:

Sheila Stainback (NYCHA) 212-306-3322 media@nycha.nyc.gov

Eric Bederman (HPD), bedermae@hpd.nyc.gov

Eric Feldmann (Sisters of Charity Housing Development Corporation)

718-477-6803 epfeldmann@att.net

NYCHA, HPD join the Sisters of Charity Housing Development Corporation to celebrate the groundbreaking of Markham Gardens Manor

A new 79-unit affordable housing development for seniors in Staten Island

Staten Island, New York November 3, 2011. The New York City Housing Authority (NYCHA) and the New York City Department of Housing Preservation and Development (HPD) joined the Sisters of Charity Housing Development Corporation to celebrate the start of construction for Markham Gardens Manor, an affordable housing development for seniors at the corner of North Burgher Avenue and Richmond Terrace in West Brighton, Staten Island. The ceremony, which included the participation of Staten Island Borough President James P. Molinaro, featured the topping off of the test wall which was constructed to show the brick pattern for the new building.

Markham Gardens Manor is being developed under Mayor Michael R. Bloomberg's New Housing Marketplace Plan (NHMP), a multi-billion dollar initiative to finance 165,000 units of affordable housing for half a million New Yorkers by the close of the 2014 fiscal year. To date, the plan has funded the creation or preservation of over 125,700 units of affordable housing across the five boroughs.

"Our inventory of available land for development provides NYCHA with significant opportunities for new affordable housing developments such as Markham Gardens Manor," said **NYCHA Chairman John B. Rhea**. "We appreciate our partnerships with HUD and HPD for making this project possible for the benefit of income eligible NYCHA residents and low to moderate income households."

"Today we are here to celebrate the beginning of a process that takes an underused piece of land, and transforms it into safe, secure, affordable homes for our senior citizens," said **HPD Commissioner Mathew M. Wambua**. "Far too often seniors find themselves choosing between safe and stable housing and other necessities as they struggle to keep pace with the rising costs of living. Together with NYCHA and the Sisters of Charity we are adding to the terrific housing opportunities we have created with the newly completed Markham Gardens. This new development will contribute dramatically to this growing neighborhood by providing housing

that allows our seniors to age in place gracefully in a development with supportive services they deserve.”

The new five-story development will provide 79 affordable housing units for the elderly and one unit for the building superintendent. The 61,000 square foot building will also include a landscaped rear yard, a community room for social and recreational activities, an outdoor recreational area, a computer and library room, an arts and crafts area, an onsite laundry, and surface parking lots containing 28 parking spaces.

The \$17.4 million development is located on vacant land provided by NYCHA at no cost. Funding for the project is being provided by the United States Department of Housing and Urban Development (HUD) through its Section 202 Supportive Housing for the Elderly Program in a \$12.1 M loan along with a pre-development grant of \$400,000. The New York City Department of Housing Preservation and Development (HPD) provided HOME funds in the amount of a \$4.1 million loan. The Federal Home Loan Bank of New York Affordable Housing Program also contributed \$800,000 toward the Markham Gardens Manor development.

"We are most appreciative of the support we have received on all levels of government and from the community in developing Markham Gardens Manor," said **Kathryn Krause Rooney, Esq., Chair, Markham Gardens Manor Housing Development Fund Company, Inc.** "And of course we are most grateful to NYCHA for providing the land and working with us throughout the development process."

It is also the second phase in the redevelopment of Markham Gardens, which began in 2005. Markham Gardens, a 360-unit development originally built as temporary housing for World War II shipyard workers, had deteriorated and ultimately had to be demolished in 2007. Once residents were relocated in 2006, NYCHA and partners began Phase I of its redevelopment. Phase I consisted of 49 three-story townhouse-style buildings, including 24 rental buildings for low and moderate income households and 25 two-family homes for sale to low- and moderate-income purchasers. Construction for Phase I was completed by 2010. All rental units are tenanted by low-income households, including 14 former NYCHA residents. Sixteen two-family homes have been sold, including two homes purchased by former NYCHA residents.

In order to apply for residency at Markham Gardens Manor, seniors must be 62 or older at the time of their application and have income of \$28,650 or less for one person and \$32,750 or less for a couple. Those selected will pay 30 percent of their adjusted income for the housing. The remainder of the needed operating revenue will be provided by HUD through a Project Rental Assistance Contract.

The building is expected to be completed in October, 2012. Applications will be made available six months prior to that and residents will be selected based on a lottery system. A total of 19 units have been reserved for eligible NYCHA residents 62 years or older. Preference will be given to seniors living at West Brighton I, the closest development to the project site, and then to eligible residents living in other non-senior NYCHA projects, particularly those who are occupying larger apartments than needed.

###

About NYCHA

The New York City Housing Authority (NYCHA) provides decent and affordable housing in a safe and secure living environment for low- and moderate-income residents throughout the five boroughs. A total of 633,177 New Yorkers are served by NYCHA's Public Housing and Section 8 Programs.

NYCHA's Conventional Public Housing Program has 178,882 apartments in 334 developments. There are 42 developments for seniors only and 15 seniors-only buildings within mixed-population developments citywide. For more information, visit www.nyc.gov/nycha

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 125,700 affordable homes have been created or preserved. For more information, visit www.nyc.gov/hpd

About the Sisters of Charity Housing Development Corporation

The Sisters of Charity Housing Development Corporation, an affiliate of Sisters of Charity of Saint Vincent de Paul of New York, is a community-based non-profit organization committed to the development and management of affordable housing throughout New York City since 1986. The Developer's portfolio includes over 450 units in operation and an additional 200 units under development. In Staten Island, the Developer has developed and currently operates five affordable senior housing buildings with 371 units, including: St. Vincent's Manor, Joseph House, Saint Elizabeth's Manor, Sister Louise DeMarillac Manor in Stapleton and Sister Elizabeth Boyle Manor.