

CAMBA Gardens Grows on the Grounds of Kings County Hospital

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CAMBA just opened two gorgeous buildings on the grounds of the Kings County Hospital campus, called CAMBA Gardens I with 209 units of affordable and supportive housing.



Cutting the ribbon at Camba Gardens. Photo credit: Vanni Archives Architectural Photography

CAMBA just opened two gorgeous buildings on the grounds of the Kings County Hospital campus, called **CAMBA Gardens I, at 690 and 738 Albany Avenue, on November 17th, with 209 units of affordable and supportive housing.** The second phase of the development broke ground that same day and will ultimately provide nearly 300 additional units of housing.

146 of the units are supportive housing for formerly homeless/special needs families and individuals and 61 units are affordable housing with a preference given to community members, low-wage employees of Kings County Hospital Center, and people left homeless by Superstorm Sandy.

Giving a rousing welcome to the large crowd in attendance, **Joanne M. Oplustil**, CAMBA's President and CEO and Network Board member, 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. CAMBA Gardens is a unique opportunity to provide all three."

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."

The ribbon-cutting featured many distinguished guests including **Darryl C. Towns**, Commissioner and CEO of Homes and Community Renewal; HHC President **Dr. Ram Raju**; **George M. Proctor**, Senior Vice President for the North-Central Brooklyn Health Network; **Deborah De Santis**, President and CEO, of the Corporation for Supportive Housing; **Ernest J. Baptiste**, Executive Director of Kings County Hospital Center; **Marie Pedraza**, Vice President and Sr. Regional Community Development Manager, HSBC Bank USA; **José R. González**, President and CEO of the Federal Home Loan Bank of New York; **Maurice Coleman**, Senior Client Manager for Community Development Banking at Bank of America Merrill Lynch; and **Judi Kende**, Vice President and New York Market Leader, Enterprise.

Built to LEED Platinum standards, the buildings have a full rooftop solar panel array designed to reduce utility usage in common areas by 45 percent, and are beautifully landscaped. CAMBA will provide the onsite support services which are financed by the NYC Department of Health and Mental Hygiene (NY/NY III), NYC Department of Homeless Services, and Project Based Section 8 vouchers.

Financing for the project was provided by NYC Housing Preservation and Development Department's Supportive Housing Loan Program, NYS Office of Temporary and Disability Assistance's Homeless Housing Assistance Program, NYS Housing Finance Authority tax-exempt bonds, 4% Low Income Housing Tax Credits SHLP the Corporation for Supportive Housing, Enterprise Community Partners, Federal Home Loan Bank of NY/HSBC, Brooklyn Borough President/City Council, NYSERDA and CSH. The syndicator was Enterprise Community Investment. The architect was Harden Van Arnam Architects, PLLC and the contractor was Bruno Frustaci Contracting, Inc.

Congratulations to all the partners on a fabulous new supportive/affordable housing residence and a great addition to the Brooklyn community!

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