



NEW YORK STATE SENATOR

Pedro Espada Jr.

Espada Announces State Funding for Affordable Housing

PEDRO ESPADA, JR. August 27, 2010

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BREAKING NEWS

Espada Announces State Funding for Two Projects in the Bronx for Construction of \$29.3 Million of New Affordable Rental Housing for Senior, Low-Income Families

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State Senate Majority Leader Pedro Espada, Jr. today announced that the New York State Division of Housing & Community Renewal (DHCR) has awarded \$4.6 million in state funds for the construction of 101 new affordable rental housing units targeted for very-low-to-low-income families and senior citizens for two projects in the Bronx. The state funds will leverage additional federal, city and private resources for total project costs of \$29.3 million.

One of the projects is in Espada's 33rd district and the other is just blocks outside the district.

Espada, as Chairman of the Senate Standing Committee on Housing, Construction and Community Development, voted to provide funds to DHCR to enable the state agency to support new affordable housing projects in the Bronx and throughout the state.

Espada said DHCR has awarded \$2.225 million toward the total \$15.1 million allocated to Promesa Housing Development Fund Cororation for the new construction of the Promesa

West Tremont Residence – 61 units of new affordable housing for very-low-to-low-income senior citizens and frail elderly in the West Tremont/Mount Hope section of the Bronx.

Espada said DHCR has also awarded \$2.4 million toward the total \$14.2 million allocated to SoBRO Development Corporation for the new construction of the East 188th Street Apartments – 40 affordable apartments for very-low-to-low-income families in the Belmont/Fordham section of the borough.

“This funding will create much-needed new, high-quality affordable housing for the elderly and poor, low-income and working families,” Espada said. “It will also provide stimulus to the Bronx economy by creating business for local contracting companies and new jobs for local residents.”

Ralph Declet, Vice President of the Promesa West Tremont Residence project said, “We are grateful to Senator Espada for helping to secure this important funding because it provides affordable housing to one of our most vulnerable populations – senior citizens.”

Espada said the Promesa West Tremont Residence will be a new 5-story building with 61 one-bedroom rental apartments for senior citizens 55-years and older.

Eight units will receive rental assistance under the HTFC project based voucher initiative. Six units will be fully adapted to residents with mobility impairments and two units will be adapted to sensory impaired residents, according to Espada. In addition, 10 units will accommodate frail elderly residents. These units will have roll-in showers for wheelchair users as well.

Espada said the building will feature several amenities for its senior residents. The ground floor will consist of a lounge and reception area, community room, media room, library, laundry facility and storage. In addition, residents will have access to a patio and landscaped

yard where they can socialize and enjoy nature, Espada said.

The East 188th Street Apartments will be a new 9-story building with 40 units consisting of three studios and 16 one-bedroom and 21 two-bedroom apartments. Six units will house previously homeless families and eight will receive rental assistance under the HTFC project based voucher initiative.

Espada said the developers will pursue an integrated design process and apply green and high performance building practices in order to meet the standards set by the Green Building Criteria, New York State Energy Research Development Authority's (NYSERDA) Multifamily Performance Program for New Construction (MPP-NC), and Leadership in Energy and Environmental Design for homes (LEED-H) minimum certification.

The Promesa West Tremont Residence will also place emphasis on green design, energy efficiency and healthy living. In addition to meeting the DHCR Green Building Criteria, the project will be designed to achieve, at minimum, a Silver certification in LEED for Homes, Mid-Rise Construction. The design specifies Energy Star-rated appliances, ventilation fans, and light fixtures. Flooring will be of durable, sustainable materials such as bamboo, linoleum, and ceramic tile. #