



NEWS RELEASE

For Immediate Release

October 25, 2016

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HPD, Queens Borough President, Council Member Julissa Ferreras-Copeland, HANAC, Enterprise Community Partners, LiveOn NY, and Partners Celebrate Groundbreaking for Energy-Efficient Affordable Homes for Seniors in Corona

Corona Senior Residence will be the first Passive House-certified project for affordable senior housing nationwide, containing 68 apartments and an intergenerational community with a preschool on the ground floor

CORONA, Queens — NYC Department of Housing Preservation and Development (HPD), Queens Borough President Melinda Katz, the Office of the Attorney General, and the Department of City Planning joined the [Hellenic American Neighborhood Action Committee, Inc.](#) (HANAC), [Enterprise Community Partners, Inc.](#) (Enterprise), [LiveOn NY](#), Council Member Julissa Ferreras-Copeland and community members this morning for the groundbreaking of HANAC's Corona Senior Residence, a new 68-unit affordable housing apartment building for seniors designed by [think! Architecture and Design](#). Located at 54-17 101st Street in Corona, the building will meet the NYSERDA Multifamily Performance Standards for Energy Star Certification as well as the [Enterprise Green Communities Criteria](#), and will also be the first affordable senior housing development in the United States to meet the [Passive House Institute](#) design standards. All apartments will be income-restricted with the exception of a superintendent's unit, with 21 units reserved for vulnerable seniors. The building is being constructed by [Bruno Frustaci Contracting, Inc.](#) and will open in the spring of 2018.

The construction of this building was financed under Mayor Bill de Blasio's [Housing New York: a Five-Borough, Ten-Year Plan](#). The plan aims to finance the creation and preservation of 200,000 affordable homes to create more opportunities for all New Yorkers.

HANAC's Corona Senior Residence will retain a Social Service Coordinator to manage a supportive services program, and HANAC will implement a health screening program to prevent avoidable hospitalizations and boost health outcomes for senior residents. In addition, the residence will create an intergenerational community, with a preschool constructed by the School Construction Authority, a shared rear yard with a vegetable garden, seating and tables for residents, and a children's natural play area.

"HANAC's new development will not only provide new safe homes, it will be built to passive house standards which means our seniors will have a safe, affordable, energy-efficient and healthy place to live," said **HPD Commissioner Vicki Been**. I want to thank HANAC, Enterprise, LiveOn and all of our development partners for being such visionary leaders in fulfilling our commitment to New York's seniors.

"HANAC's Corona Senior Residence will increase our borough's supply of affordable senior housing while also offering important supportive services that will allow its residents to live healthier and fuller lives," said **Queens Borough President Melinda Katz**. "The residence's innovative Passive House design will also reduce the amount of energy it will consume, which will lower costs and protect our environment. In short, the Corona Senior Residence is a model development that will set the standard for future efforts to provide affordable and supportive senior housing in a cost-effective and environmentally-friendly manner."

Part of the Willets Point development project's community benefits agreement brokered by Council Member Ferreras-Copeland in 2013, the \$35 million Passive House residence was funded in part by \$12.8 million in Low-Income Housing Tax Credit equity from HPD syndicated by Enterprise Community Investment. Other funding sources included a construction loan from JP Morgan Chase, a permanent loan from NYCERS, as well as funds from Council Member Ferreras-Copeland, the Queens Borough President's Office, and the office of Attorney General Eric T. Schneiderman. Further, all apartments will receive rent subsidy through HPD's Senior Affordable Rental Apartments (SARA) program, which ensures that the tenants' rents remain affordable. By meeting rigorous Passive House standards, the development will substantially limit its energy consumption by approximately 75%, resulting in lower utility bills for tenants and lower operating costs for owners, helping keep the building affordable for the seniors it serves.

The new structure will be the first affordable housing site built in Corona in over 30 years.

"I am proud to join HANAC and all our partners to bring affordable senior housing to our community. Too many seniors pay too much of their income in rent, and we must work to address this problem across our district and city," **said Council Member Julissa Ferreras-Copeland.** "That was my vision while negotiating the Willets Point agreement, and it continues to drive my work today. This development will be a model, with energy efficient design and staff to provide seniors with the support services they need for decades to come. Our community deserves nothing less."

"In a borough where 31 percent of residents pay 50 percent or more of their income on rent, more work is needed to keep Queens affordable, especially for the most vulnerable populations," said **John P. Kaiteris, Executive Director, HANAC.** "The new Passive House Design Standard-certified Corona Senior Residence will not only provide Queens seniors with healthy homes, but also offer on-site supportive services to help them age in place in a stable living environment. HANAC applauds all of its partners and especially Councilmember Julissa Ferreras-Copeland, whose bold vision was the catalyst for this innovative project serving seniors and children."

"With approximately 200,000 senior renters across New York State paying more than half of their income on rent, it is more important than ever to create affordable senior housing. With its focus on health, community, affordability, and minimizing energy usage, Corona Senior Residence will be a model for affordable senior housing," said **Judi Kende, vice president and New York market leader, Enterprise.** "We applaud HANAC and all of the partners involved for their commitment to creating a truly exceptional place for New York's vulnerable seniors to call home."

"LiveOn NY is proud of HANAC as it breaks ground on 67 new affordable apartments for seniors," said **Bobbie Sackman, Director of Public Policy, LiveOn NY.** "We appreciate HPD's commitment to build more senior housing and answer the call of the 200,000 low-income seniors on waiting lists we found in our study, 34,000 of whom live in Queens. Older adults are anchors in their community and affordable housing is a key way to allow them to age in place in their community with quality housing and services."

"At Chase, we understand just how important access to affordable housing is to helping a community thrive. We're so proud of our work to help make HANAC Corona Senior Residence project a reality, and bring nearly 70 affordable apartments for seniors," said **Sharmi Sobhan, Executive Director, Community Development Banking, Chase.** "This project wouldn't be possible without the tremendous work from HANAC, Inc., city officials, and Enterprise Community Investment, and we thank them all for their work in the community and their partnership in this project."

"I'd like to commend HANAC for their vision in creating a new model for green senior housing in New York City and their impressive leadership for seeing it through all the hurdles. We're very proud to be on their team," said **Jack Esterson, principal architect, think! Architecture and Design.**

"As New York aggressively moves to reduce greenhouse gas emissions, the HANAC Corona Senior Residence Passive House building will serve as a trailblazing beacon of best practices, for other developments in the marketplace and public policy officials alike," said **Ken Levenson, president of the**

nonprofit group New York Passive House. “This building will demonstrate that our low-energy future can be beautiful, comfortable, affordable and safe—for our seniors and all citizens.”

"HANAC has provided New York City with another exceptional example of affordable housing and what is sure to be a treasured community asset in Corona," said **Rachel Fee, Executive Director, New York Housing Conference.** “In addition to providing 67 affordable homes allowing elderly residents to age in place with dignity and community, the building also serves the borough’s 4-year olds providing high-quality early education.”

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About HANAC

HANAC, Inc., created in 1972, is a nonprofit, multi-funded, citywide organization that serves approximately 25,000 community residents annually, which include but are not limited to low-income families and individuals, immigrants and refugees, youth, seniors, the unemployed and underemployed, and property owners. The organization develops and administers a range of programs that include housing and senior services. HANAC operates four seniors centers in Queens that provide a variety of social programs and senior transportation services, and also operates three senior residencies with social services for tenants and community members.

About Enterprise

Enterprise works with partners nationwide to build opportunity. We create and advocate for affordable homes in thriving communities linked to good schools, jobs, transit and health care. We lend funds, finance development and manage and build affordable housing, while shaping new strategies, solutions and policy. Over more than 30 years, Enterprise has created nearly 358,000 homes, invested \$23.4 billion and touched millions of lives. Join us at www.EnterpriseCommunity.org.

About HPD

The New York City Department of Housing Preservation and Development (HPD) is the nation’s largest municipal housing preservation and development agency. Its mission is to promote quality housing and diverse, thriving neighborhoods for New Yorkers through loan and development programs for new affordable housing, preservation of the affordability of the existing housing stock, enforcement of housing quality standards, and educational programs for tenants and building owners. HPD is tasked with fulfilling Mayor de Blasio’s [Housing New York: A Five-Borough Ten-Year Plan](#) to create and preserve 200,000 affordable units for New Yorkers at the very lowest incomes to those in the middle class. For more information visit www.nyc.gov/hpd and for regular updates on HPD news and services, connect with us on Facebook, Twitter, and Instagram @NYCHousing.