



HPD, OTDA and Lantern Group celebrate completion of Vicinitas Hall

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According to NYC Department of Housing Preservation and Development (HPD) commissioner Mathew Wambua, New York State Office of Temporary and Disability Assistance (OTDA) executive deputy commissioner Elizabeth Berlin, the Lantern Group, a non-profit developer of New York City affordable housing, and their partners, Vicinitas Hall has been completed. Located at 507 East 176th St., Vicinitas Hall is a new 68-unit supportive housing development.

Vicinitas Hall was built under Mayor Michael Bloomberg's New Housing Marketplace Plan, multibillion 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 more than 126,800 units of affordable housing across the five boroughs. More than 38,900 units have been financed in the Bronx and more than 3,500 of these units are in Community Board 6 where Vicinitas Hall is located.

"For some of the most vulnerable New Yorkers a quality, affordable home is the touchstone that can lead to a path of stability in their lives," said Wambua. "Vicinitas Hall is a place where young adults who have aged out of the foster care system can find that stability in a safe and supportive environment. I thank the Lantern Group for their continued dedication to providing affordable housing to those most in need, the New York State Office of Temporary and Disability Assistance, and all of our partners who have helped to make this day a reality."

"Vicinitas Hall will provide not only safe, quality housing, it will also offer vital support services for young people to further their education, seek employment and fully participate in community life," said Berlin.

"Vicinitas Hall will assist a specialized portion of the population make the transition to permanent housing in a supportive environment," said Alissa Kampner Rudin, chief operating officer, Lantern Community Services.

Vicinitas Hall is a seven-story residential building with community space on the cellar level. The 41,000 s/f property was built on a former parking lot and includes recreation rooms, a landscaped rear yard, 24-hour security desk and offices for case management staff. The building's community rooms are available to local neighborhood groups and organizations for meetings and events.

The construction and operation of Vicinitas Hall provided an economic boost for the community. Vicinitas Hall was constructed with materials purchased from local businesses that have struggled during the economic downturn including Crystal Windows in Queens and Bronx-based Jenna Concrete, among others. The building was designed by OCV Architects and constructed by Bayview Real Estate Consultants, Inc. At the peak of construction, up to 70 jobs had been created; and 13 permanent jobs have been added in the form of full-time social service staff members, front desk

security guards and maintenance staff.

The total development cost for Vicinitas Hall was approximately \$15.9 million. HPD provided more than \$8 million toward the project, including more than \$7 million through its Supportive Housing Loan Program (SHLP), and \$1 million in American Recovery and Reinvestment Act (ARRA) Tax Credit Assistance Program (TCAP) funds. OTDA provided \$3.1 million through its Homeless Housing Assistance Program (HHAP). The project also utilized \$4.7 million in Low-Income Housing Tax Credits. Predevelopment financing was provided by the Corporation for Supportive Housing.

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