



## **TF Cornerstone, with NYC HPD and NYC HDC, lists 5241 Center Blvd. on NYC Housing Connect site**

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Courtyard, 5241 Center Blvd. - Queens, NY

Queens, NY TF Cornerstone, in collaboration with NYC Department of Housing Preservation and Development (HPD) and NYC Housing Development Corp. (HDC), announced the launch of 5241 Center Blvd. on the city's new NYC Housing Connect website, and the newest phase of Hunter's Point South, a master-planned, mixed-use and mixed-income community, park, school, and playground, situated along the East River in Long Island City. The launch of 5241 Center Blvd. on NYC Housing Connect brings the first 185 of a total 719 affordable units in a pair of matched ODA-designed towers, anchored by a new half-acre public park.

TF Cornerstone's development in Hunter's Point South will bring 1,194 new residential units across two sibling buildings, with a mix of studios, one, and two-bedroom apartments. 60% of the apartments will be permanently affordable to low, moderate, and middle-income residents, with 100 apartments set aside for low-income seniors. Half of the affordable units are set aside for the local community within Queens Community Board 2.

Residents will have access to amenities in both buildings, including a multitude of expansive outdoor spaces, BBQ grills, club room and lounge, children's playroom, fitness center, yoga room, laundry facilities, and HomeWork, TF Cornerstone's signature resident-exclusive co-working space.

Interior, 5241 Center Blvd. - Queens, NY

The towers were designed by the award-winning international architects ODA, with SLCE as the architect of record, and break out of the glass vernacular popular in recent years, with a mix of rich façade materials and highly articulated shapes and arrangements of apartments within. The project will be anchored by a 22,000 s/f park designed by Matthews Nielsen Landscape Architects (MNLA) featuring a central mature oak tree that should grow for hundreds of years in the enormous green space nestled between the pair of towers.

The project will also include a 7,700 s/f community facility with a separate lobby and lift to the second floor of 5241 Center Blvd., and more than 8,900 s/f of street-front local retail space. The North tower will have solar panels on the roof, and also includes a 150-car parking garage and a community facility run by Selfhelp Community Services. HPD worked with the School of Construction Authority to build a 572-seat K-8 school with a large at-grade playground, which is currently under construction.

“For generations, TF Cornerstone has been a leading driver of economic development, housing, public parks, schools, and philanthropy in Long Island City, and we are thrilled to be continuing that at Hunter’s Point South,” said Zoe Elghanayan, principal and vice president at TF Cornerstone. “As the first of few new buildings to commence leasing in the wake of a global pandemic, 5241 and 5203 Center Blvd. are much needed sanctuaries, providing new affordable housing, vast amounts of open space, light and air in all directions, dedicated community spaces, and the security of being part of a TF Cornerstone community.”

“This amenity-packed project that’s opening in Long Island City will be an incredible asset to this vibrant neighborhood,” said HPD commissioner Louise Carroll. “With a coworking space, a fitness center and plentiful outdoor space included, not only are many low-income families and seniors getting a high quality affordable place to call home but families are receiving accommodations that will contribute to their health and well-being for years to come. All this was made possible through HPD’s incredible partnership with TF Cornerstone.”

“Hunter’s Point South is providing New Yorkers from a diverse range of incomes with safe and secure affordable housing in an amenity-rich, waterfront development,” said HDC president Eric Enderlin. “This lottery will provide 185 individuals and families greater housing and economic security at a time it is needed most. I encourage those who are interested and eligible to visit the new and improved NYC Housing Connect to apply today.”

“This project was unique for us thanks to the collaboration with the City and TF Cornerstone. The private-public partnership allowed us to create a more holistic vision for this new neighborhood, one that is reflective of the types of communities ODA is trying to build,” said Eran Chen, the founder of

ODA, who led the design process. “The opportunity to combine affordable housing with market rate and senior housing, surrounded by a curated amenity package, with retail shops and a direct connection to the park is a winning formula we hope to emulate in future projects.”

Leasing for the 185 affordable units in the South tower, located at 5241 Center Blvd. commenced earlier this month via NYC Housing Connect. Leasing for the remaining 209 market rate units is expected to begin towards the end of this year. Leasing for the 534 affordable and 266 market rate units in the sibling North tower, located at 5203 Center Blvd., is expected to commence in the summer of 2021.

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