



## **TF Cornerstone goes live on NYC Housing Connect for 5203 Center Blvd. lottery**

June 22, 2021 - New York City

Queens, NY TF Cornerstone (TFC), in collaboration with NYC Department of Housing Preservation and Development (HPD) and NYC Housing Development Corp. (HDC), has launched 5203 Center Blvd Apartments on the city's NYC Housing Connect website. This is 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 5203 Center Blvd. on NYC Housing Connect promises 534 of a total 719 affordable units.

Lottery applications for the 534 rent-stabilized apartments are now being accepted through NYC Housing Connect. Leasing for the remaining 266 market rate apartments is expected to commence towards the end of this summer.

5203 Center Blvd. hosts a range of amenities including laundry facilities, Bicycle storage, a clubroom, lounge, co-working space, fitness center & yoga studio, children's playroom, as well as landscaped outdoor spaces featuring BBQ grills, views, and a sundeck. All studio, one-, and two-bedroom apartments include kitchen appliances.

The property was designed by international architects ODA, with SLCE as the architect of record. The project will be anchored by a 22,000 s/f park designed by Mathews Nielsen Landscape Architects (MNLA).

5203 Center Blvd. breaks 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.

"TF Cornerstone is proud to continue its investment in Long Island City's waterfront with our development at Hunter's Point South," said Zoe Elghanayan, principal and senior vice president at TF Cornerstone. "With 60% of the apartments designated as permanently affordable units and a brand-new public park, we are thrilled to be a part of making the Long Island City waterfront and Hunter's Point South more accessible and activated than ever before."

"We are excited to join our partners in announcing this important step in connecting New Yorkers to more than 530 permanently affordable homes in Long Island City," said HDC president Eric Enderlin. "These homes are part of the latest phase of the Hunters Point South development, which includes retail, community space, public open space, and a new school. I encourage all interested and eligible New Yorkers to apply today on Housing Connect."

TFC's developments in Hunter's Point South are bringing a total of 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, as well as half of the affordable apartments set aside for the local community within Queens Community Board 2.

In addition to over 8,900 s/f of street-front local retail space, a 7,700 s/f community center and a 150-car parking garage, the project also includes an office for Selfhelp Community Services.

Selfhelp Community Services, a health and human service organization, will provide on-site services for older adults living in the 100 units specifically set aside for senior households at 5203 Center Blvd. The Selfhelp social worker will be available to the older adult residents to provide assistance with entitlements and benefits, referrals for home care, local resources, and other health and wellness activities.

"For 85 years, Selfhelp has provided seniors and other vulnerable New Yorkers with critical services to age with independence and dignity in the neighborhoods they call home. We are excited to partner with TF Cornerstone, HDC, and HPD on expanding access to affordable housing for older New Yorkers and provide access to services through the Selfhelp Active Services for Aging Model (SHASAM)", said Evelyn Wolff, Executive Director, Selfhelp Realty Group | The Melamid Institute for Affordable Housing.

The New York City Housing Preservation and Development (HPD) is working with the School Construction Authority to build a 572-seat K-8 school, which will include a large at-grade playground. The school will be located just east of TF Cornerstone's development.

"We are thrilled to see these 534 affordable homes, including 100 for senior New Yorkers, open for application on Housing Connect," said HPD Commissioner Louise Carroll. "Future residents of Hunter's Point South will enjoy beautiful rent-stabilized homes with direct access to retail, community space, public open space, and a brand new school. I want to thank TF Cornerstone and all of our development partners and local elected officials for making this transformative project on public land possible."

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540