



Rockabill Development celebrates grand opening of Vincent's Village with Sisters of Charity Housing Development Corp.

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Clarkstown, NY Governor Kathy Hochul celebrated the opening of Vincent's Village, a \$42 million affordable and supportive housing development in Rockland County. Supported with \$21.9 million in financing from New York State Homes and Community Renewal, the development has 93 affordable homes with on-site health and wellness services for adults age 55 and older.

Vincent's Village has three residential buildings with a total of 93 apartments, including 81 one-bedroom units and 12 two-bedroom units, that are affordable to households earning at or below 60% of the area median income. The development features 35 units that have access to rental subsidies and supportive services funded by the Empire State Supportive Housing Initiative through the New York State Department of Health.

The project's co-developers are the Sisters of Charity Housing Development Corp. and Rockabill Development.

Vincent's Village has energy-efficient features that include high efficiency heating, cooling and ventilation equipment; Energy Star-rated appliances and lighting, and low-flow plumbing fixtures. Its building design and construction achieved Gold Certification in Leadership in Energy and Environmental Design by the U.S. Green Building Council.

Located on Convent Rd., the development includes two buildings that house a fitness room, laundry room, community rooms and Vinny's Café, a communal space sponsored by the Sisters of Charity.

Support services for all residents include health monitoring, care coordination and case management, counselling, and social activities.

The development is within a half-mile of shopping and other services along Route 59 and close to public transit including NJ Transit's Pascack Valley Line. Local transportation for residents will be available through Rockland County Mini-Trans and TRIPS, the county's paratransit service.

State financing for Vincent's Village includes \$7.5 million in permanent tax-exempt bonds, federal low-income housing tax credits that generated \$14.7 million in equity, and \$14.4 million in subsidy from New York State Homes and Community Renewal.

"We are continuing to prioritize and invest in affordable senior housing with developments like Vincent's Village," gov. Hochul said. "This is an example of what can be achieved when a faith-based community, the state and private sector devote their energy and expertise to a development that will enhance the lives of our fellow New Yorkers who need a place to live independently and with dignity. This new community in Rockland allows residents to reside in beautiful surroundings with supportive services available if they need them."

Homes and Community Renewal Commissioner Visnauskas said, "We are proud to partner with the Sisters of Charity Housing Development Corp. and Rockabill Development on this important \$42 million development. 93 households have new, energy-efficient and safe homes in a thriving community where they can remain active and know support is there for them. The COVID pandemic has only strengthened our resolve to provide affordable housing opportunities that recognize the critical link between health and housing and aid in the state's long-term recovery."

The commitment to providing all New Yorkers with access to safe, affordable housing is reflected in the state's \$20 billion, five-year housing plan, which makes housing accessible and combats homelessness by building or preserving more than 100,000 affordable homes and 6,000 with support services. Over the past decade in the Hudson Valley, HCR has dedicated about \$1.4 billion to build or preserve more than 12,000 affordable homes, leveraging nearly \$3.8 billion in total investment, including \$51.5 million for 575 affordable homes in Rockland County.

Department of Health commissioner Howard Zucker, MD, said, "Reliable and safe housing is a pillar

for good health, and I am confident that through this award, Vincent's Village will be equipped to provide their residents with the services they need. I am proud of our continued efforts to move our state forward and provide New Yorkers with the security they need for a bright and healthy future."

Cardinal Timothy Michael Dolan said, "That Vincent's Village was built on the site of the former Saint Agatha's orphanage, also sponsored by the Sisters of Charity, reflects both the commitment of the Sisters to this community, as well as their willingness to change and adapt their ministry to meet the ever-evolving needs of the people they seek to serve."

Sisters of Charity of New York president Sister Donna Dodge said, "We are very grateful for the support of NYS Homes and Community Renewal and so many others who have made this project possible. The hope of the Sisters of Charity of New York is that the residents of Vincent's Village will experience many years of happiness, good health, and community in their new homes."

Sisters of Charity Housing Development Corp. executive director Matthew Janeczko said, "Vincent's Village answers the pressing need for affordable senior housing in Rockland County. Thanks to the commitment of Rockabill Development, the Sisters of Charity, state, local, and county government, and other partners, construction was completed both on budget and on time, even during a global pandemic. These 93 units will provide lasting quality homes for our residents."

Rockabill Development managing principal Niall Murray said, "Rockabill is honored to have partnered with the Sisters of Charity on a project of such importance to this community. In line with the Sisters' mission, Vincent's Village will provide high-quality homes and help seniors maintain their independence and well-being as they age. We wish to thank our many partners in this effort and are grateful for the teamwork that brought this vision to life."

Senator Elijah Reichlin-Melnick said, "I am grateful to Homes and Community Renewal and to the Sisters of Charity for their investment in affordable housing for seniors here in Clarkstown. As the cost of living has risen in Rockland County over the last twenty years, it is increasingly important that we have a way for seniors to age in place in our community while living on a fixed income. I appreciate this investment which will help our seniors stay in the community that they love."

Assemblyman Ken Zebrowski said, "Vincent's Village housing development will provide much needed affordable housing to Rockland senior citizens while fostering a healthy and supportive environment. A big thanks to governor Hochul, New York State Homes and Community Renewal Commissioner Visnaukas and Sister Donna Dodge of the Sisters of Charity Housing Development Corp. for their collaboration in bringing a project like this to reality. Rockland County had a huge unmet need for affordable housing and this project is critical in meeting that need."

Rockland County executive Ed Day said, "I am both personally and professionally proud of these new supportive and affordable apartments for Rockland's seniors. This Village is a beautiful place to call home and is exactly the type of forward thinking and responsible development that Rockland needs."

Supervisor George Hoehmann said, "Senior housing has always been one of my top priorities. I am delighted the Sisters of Charity and Rockabill Development have partnered to construct Vincent's Village in the town of Clarkstown. The new development will provide our seniors with an opportunity to have safe, accessible, affordable housing in Clarkstown, while also providing them the support services they need. Also, thank you to New York State Homes and Community Renewal for helping to finance this project."

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