



Bowery Residents' Committee, Camber Property Group, and Fifth Avenue Builders top-out 13-12 Beach Channel Dr.

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Queens, NY Bowery Residents' Committee (BRC), Camber Property Group (CPG), and Fifth Avenue Builders (FAB) – a joint venture between Urban Atelier Group (UAG) and CPG–have topped out on 13-12 Beach Channel Dr., a 100% affordable housing development in Far Rockaway. The development will consist of an eight-story building with 146 affordable and supportive apartments, social service programming, and a community facility with various tenant amenities. Beach Channel Dr. is expected to be completed in January 2025. The project will also include 100 shelter units with supportive services for single women provided by BRC, addressing two critical needs facing the city.

The \$97 million project is financed in partnership with Citibank, Freddie Mac and the New York City Department of Housing Preservation and Development.

“BRC is grateful for the opportunity to provide vulnerable and low-income New Yorkers with opportunities for health and self-sufficiency at Beach Channel Dr.,” said Muzzy Rosenblatt, CEO and president of BRC. “Together with our partners, we continue to develop opportunities for safe and quality housing for the New Yorkers who will benefit greatly.”

“The need for affordable and supportive housing in New York City grows by the day, and projects

like Beach Channel Drive are leading the way to fill that critical demand and provide families with the high-quality homes they deserve,” said Rick Gropper, principal at Camber Property Group. “This topping out ceremony represents a major step towards this project’s completion and a new vision for affordability in Far Rockaway, and I congratulate our partners BRC and FAB for their efforts that lead to this milestone.”

“At FAB, we believe that everyone deserves access to safe, affordable housing, and we are proud to be part of a project that prioritizes the needs of vulnerable populations in our city,” said Andy D’Amico, president and CEO of Urban Atelier Group, joint venture partner in FAB. “By combining innovative design with compassionate programming, we hope to create a space that not only provides shelter, but also supports the physical and mental wellbeing of the individuals who call 13-12 Beach Channel Dr. home.”

13-12 Beach Channel Dr. is being developed in accordance with the Housing Preservation and Development’s Supportive Housing Loan Program (SHLP) and Mandatory Inclusionary Housing (MIH). Sixty percent of the units (88 units) will be set aside as supportive, and the remaining 58 units will be available for low-income individuals and families earning up to 60% AMI. Additionally, 14 of those 58 units will be designated Mandatory Inclusionary Housing (MIH).

The shelter component will serve as a 100-bed facility dedicated to single adult women. Occupants will have access to a range of person-centered therapy services that stabilize individuals and move each woman into her highest level of independent housing. The clinically-based model will provide services specifically targeted toward the needs of this population, with an overarching focus on recovery and community reintegration goals.

Resident amenities at the building will include full-time security and maintenance staff, on-site staff offices, social service programming space, a community room, outdoor recreational space, bike storage, and a laundry room.

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