



Rockabill secures \$89 million for Catholic Homes NY to build housing

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St. Anselm Apartments - Bronx, NY

Bronx, NY Rockabill has secured \$89 million on behalf of Catholic Homes New York, a division within Catholic Charities of the Archdiocese of New York, to finance the creation of 126 affordable homes, including 63 units with supportive services, in the Mott Haven section of the borough.

Mountco Construction and Development Corp. is the general contractor and ESKW is the project architect.

Financing for St. Anselm's includes \$39.2 million in Federal Low-Income Housing Tax Credits (LIHTC) and \$22.6 million in subsidy from New York State Housing Finance Agency (HFA). The project also will receive an award from the Empire State Supportive Housing Initiative (ESSHI) from the Office of Temporary and Disability Assistance (OTDA) for rental assistance for the supportive units. TD Bank provided a \$47.4 million construction loan and Richman Housing Resources is the tax credit syndicator.

"We are pleased to have secured financing that will allow Catholic Homes and the Archdiocese to create new affordable homes and provide social services in this high-need area of the Bronx," said Niall Murray, managing principal and founder, Rockabill Consulting. "Rockabill is deeply appreciative of our continued partnership with Catholic Homes, HCR, OTDA, TD Bank and Richman Housing Resources, all of whom share our commitment to improving the housing safety net and helping communities and families thrive."

"St. Anselm Apartments will be a beacon of hope for those most greatly in need, providing essential and supportive housing to vulnerable New Yorkers who require a helping hand," said cardinal Timothy Dolan. "By transforming this church property into long-term affordable homes, the Church continues our commitment to build communities of hope and dignity for our neighbors in need."

"At a time when New Yorkers need affordable housing, Catholic Charities is answering the call," said Monsignor Kevin Sullivan, executive director, Catholic Charities of the Archdiocese of New York. "St. Anselm Apartments will provide 126 affordable homes and is emblematic of our efforts to build new affordable housing in neighborhoods throughout New York."

Located at 671 Tinton Ave., the project will involve the construction of a 12-story building on the site of a parking lot for St. Anselm's Church. Of the 126 affordable homes, eight units will be set aside for households with incomes at or below 40% of the area median income (AMI), 71 units will be set aside for households with income at or below 50% AMI, 25 units will be set aside for households with income at or below 60% AMI and 21 units will be set aside for households with income at or below 70% AMI. The project will include one superintendent's apartment.

Apartments that benefit from supportive services at St. Anselm's will go to survivors of domestic violence as well as individuals and families with a history of chronic homelessness. These services will be provided by Nazareth Housing and will include case management, legal and medical referrals, assistance with employment and job readiness, counseling, education, children's programming and benefits assistance.

"Nazareth Housing is happy to provide onsite supportive services at St. Anselm Apartments," said Rachel Levine, executive director, Nazareth Housing. "By focusing on families who have experienced these unfortunate challenges, we will be able to unlock their potential and provide the tools they need to embark on their next journey in a safe and supportive environment."

The climate-friendly development will feature a rooftop solar array and native drought tolerant plantings in addition to Energy Star Appliances, LED low wattage lighting, low-flow water fixtures, high efficiency heating, high R-Value windows and insulation, and airtight construction to improve insulation and low or non-toxic building materials.

The new building will also provide many amenities to residents including laundry facilities, bicycle storage, a library, a community room, an office for supportive services and an outdoor recreational area and free Wi-Fi.

"Governor Hochul is confronting the housing crisis head on through the creation of high-quality affordable housing developments that improve the lives of residents and benefit entire neighborhoods," said New York State Homes and Community Renewal commissioner RuthAnne Visnuskas. "This is evident in the Bronx where we are continuously making investments with projects like St. Anselm's that deliver affordable homes, expand access to services, and redevelop underutilized space. Thanks to our partnership with Rockabill, Catholic Homes, and the New York Institute for Human Development, 126 households will soon have a safe and secure apartment where they can live and thrive."

"Often, individuals experiencing chronic homelessness also have behavioral health challenges that limit their ability to remain stably housed," said Office of Temporary and Disability Assistance acting commissioner Barbara Guinn. "Projects like the St. Anselm development will increase the availability of supportive housing in the Mott Haven neighborhood, which helps ensure stable housing with services for those the most in need. Governor Hochul's Empire State Supportive Housing Initiative continues to provide critical operating funds that make vital projects like this one become a reality."

St. Anselm's is located in a mixed-use district where restaurants, supermarkets, schools and parks are within walking distance. There are many access points to trains and buses within one block including the Jackson Ave. subway station and the Westchester Ave./East 156th St., Westchester Ave./Jackson Ave., and Prospect Ave./East 152nd St. MTA bus stops.