



## **Bernheimer designs Breaking Ground's Sutphin Senior Residence**

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Queens, NY Breaking Ground broke ground on Sutphin Senior Residence, a new affordable housing development that will bring 173 units of affordable and supportive housing to seniors in the Jamaica neighborhood. Breaking Ground celebrates the milestone with project partner Community

Healthcare Network, who provided the land and plans to operate a federally qualified health center clinic on the ground floor and cellar level of the building.

Designed by Bernheimer Architecture, Sutphin Senior Residence will feature five- and six-story podiums along Sutphin Blvd. and 97th Ave. and the main residential portion of the building will rise to fifteen stories. The design includes charcoal and cerulean blue bricks, grabbing light from oblique angles and reflecting the sky and adjacent buildings. As the building sets back from the street, panels of rustic brick break up the solidity of the mass and introduce additional texture, while simultaneously reinforcing the order of the window grid.

Located at the corner of Sutphin Blvd. and 97th Ave. and the downtown Jamaica District, Sutphin Senior Residence will include a mix of studio and one-bedroom apartments. 52 units will serve formerly homeless older adults, 121 will be home to seniors with incomes at or below 50% of the Area Median Income (AMI), and one unit will be reserved for an onsite superintendent. Onsite social services will be offered to all tenants, funded by a contract between Breaking Ground and New York City's Department of Health and Mental Hygiene.

The 15-story, 145,000 s/f building will feature a 24-hour attended lobby, security systems, a laundry room, exercise room, and multipurpose room, and a courtyard. Along the corner of Sutphin Blvd. and 97th Ave., the Community Healthcare Network will operate a 15,000 s/f FQHC clinic that will serve tenants and the community.

Breaking Ground and Community Healthcare Network were joined for the occasion by New York State Homes and Community Renewal, New York State Office of Temporary and Disability Assistance/Homeless Housing and Assistance Corporation, New York City Department of Housing Preservation and Development, New York City Department of Health and Mental Hygiene, Corporation for Supportive Housing, Hudson Housing Capital and Capital One.

"Thanks to a significant State investment, we are creating much-needed affordable housing for older New Yorkers living in Queens while providing them with a healthy and comfortable living environment," governor Hochul said. "Like many other developments supported by the State, this project meets high standards for energy efficiency as part of our commitment to reducing carbon emissions in the buildings sector, especially in lower-income communities. As we celebrate Climate Week, it is imperative that we continue our work toward reducing the harmful impacts of climate change by incorporating nation-leading standards and building a greener New York for all."

"We are thrilled to break ground on Sutphin Senior Residence today," said Brenda Rosen, president and CEO of Breaking Ground. "Older adults are the fastest growing population in New York, and the fastest growing age demographic falling into homelessness. We are grateful for the leadership of governor Hochul and the collaboration among New York state and city agencies that make it possible to create new housing, with onsite support, for our most vulnerable neighbors. And with the co-location of a brand-new medical clinic by our great partners at the Community Healthcare Network, this project brings vital health services for the Queens community in a burgeoning downtown Jamaica."

“Housing remains the most essential social determinant of good health outcomes,” said Bob Hayes, president and CEO of Community Healthcare Network. “Affordable housing, combined with quality healthcare, improves lives and saves lives.”

“The groundbreaking of the Sutphin Senior Housing development marks the start of a crucial initiative to bring Queens’ older adult population the safe, accessible, and affordable housing they have been needing,” said New York Statesenator Leroy Comrie. “My colleagues and I worked hard in the State Legislature alongside Governor Hochul to secure funds for this development in the past budget cycle. The Sutphin Senior Housing development will be a welcome addition to my district, and I thank the Office of Temporary and Disability Assistance for their persistent advocacy to include supportive service accommodations in the final project through their Homeless Housing and Assistance Program.”

“Building new affordable and supportive housing is critical to addressing New York’s dire housing crisis and rising homelessness that impacts every community,” said New York City council speaker Adrienne Adams. “Sutphin Senior Housing will deliver safety, stability, and important services to hundreds of older New Yorkers, and I am incredibly proud to support this project through City Council funding and guidance through the rezoning process to expand its impact. Supportive housing is a key solution to supporting residents who are experiencing chronic homelessness and serious mental illness, so it is crucial that we create even more units that serve New Yorkers. I am grateful for the partnership of governor Hochul and her administration, Queens borough president Richards, Breaking Ground, and all stakeholders who helped this significant project reach the finish line.”

“We must move with the urgency of now to address our city’s affordable housing crisis, which has a disparate impact on our seniors trying to age with grace in their communities. The Sutphin Senior Residence is a critical investment in our mission to combat this crisis, and I commend Breaking Ground and all our government and community partners for taking this bold step to address the severe shortage of affordable, supportive senior housing,” said borough president Richards Jr. “Our seniors deserve affordable, high-quality housing that also offers the services they need to not just survive, but thrive. Today’s groundbreaking delivers exactly that.”

“The 173 affordable apartments that will soon be available at Sutphin Senior will be nothing short of life-changing for future residents,” said New York State Homes and Community Renewal Commissioner RuthAnne Visnaukas. “With the inclusion of a 15,000 s/f clinic offering medical and psychiatric care, and a highly energy-efficient, all-electric design, this health-focused development will have a positive impact on the well-being of all who call Jamaica home. Sutphin Senior is only the latest example of Governor Hochul’s commitment to addressing the housing crisis while ensuring that no community is left behind in the transition to a greener economy. Thank you to Breaking Ground and our state and city partners for the role they have played in reaching this critical milestone.”

“There is no overstating the positive and stabilizing impact that permanent supportive housing can

have on older adults who experience chronic homelessness,” said New York State Office of Temporary and Disability Assistance acting commissioner Barbara Guinn. “Sutphin Senior Housing will provide the safe homes and supportive services these individuals and their families can use to address underlying issues that contributed to their housing instability. I commend Governor Hochul for recognizing the crucial role supportive housing plays in our efforts to address homelessness statewide and ensure all New Yorkers have access to safe, stable homes.”

“Housing is the foundation to a healthy, stable life,” said New York City HPD commissioner Adolfo Carrión, Jr. “Working hand-in-hand with City, State, and private partners, we’re delivering affordable and supportive housing for older New Yorkers in the heart of Jamaica, Queens. Together we are deepening our commitment to provide housing for the most vulnerable, and deepening affordability in this community.”

“CSH is proud to be an early lender for the Sutphin Senior Residence project and a longtime partner of Breaking Ground,” said Ross Clarke, senior community investment officer at CSH. “This state-of-the-art housing and healthcare complex will help residents and community members achieve their highest level of health and vibrancy.”

Sutphin Senior Residence marks Breaking Ground’s first building in this city and continues Breaking Ground’s dedication to sustainable development as its second project to seek Passive House certification, a rigorous energy-use standard for residential buildings. The building is designed and will be constructed to the latest standard for Passive House certification, and will be powered by all-electric mechanical systems. The general contractor is Monadnock Construction, and Bright Power is providing energy use and Passive House consulting services.

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