



Restoration and St. Nicks Alliance break ground on Dekalb Commons, affordable housing development

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Brooklyn, NY Bedford Stuyvesant Restoration Corp. (Restoration) and St. Nicks Alliance (St. Nicks) celebrated the groundbreaking of Dekalb Commons, three new 100% affordable housing developments. The development includes 652 Dekalb Ave., 639 Dekalb Ave. and 1187 Fulton St. Special guests in attendance included council member Chi Ossé, assembly Member Stefani Zinerman and Assembly member Phara Souffrant Forrest.

Restoration and St. Nicks were selected in 2017 by NYC Housing Preservation & Development (HPD) to develop the three vacant city-owned sites. The project will create 85 affordable residential apartments for low- and moderate-income households (27%–77% of AMI), including 13 supportive

housing units for formerly homeless individuals and one superintendent's unit. The development will also feature 1,187 s/f of ground-floor commercial space.

Dekalb Commons' sustainable Passive House design enabled the project to receive the NYSEERDA's Buildings of Excellence Blue Ribbon Award totaling \$1 million. The competition recognizes and rewards the design, construction, and operation of clean, resilient, and carbon neutral-ready multifamily buildings. The passive house model is revolutionizing new construction by demonstrating that low-carbon, green buildings can be built to create clean, resilient, healthy, and affordable living spaces that minimize operational costs and are cost-effective for owners.

Dekalb Commons continues Restoration's legacy as a leading affordable housing developer. Since its founding in 1967, Restoration has constructed and preserved over 7,500 affordable housing units and helped over 1,500 prospective owners secure \$60 million in mortgage financing. In addition to developing affordable housing, Restoration provides a range of housing services for local residents including rental assistance and eviction protection.

The \$62.3 million project received financing from a variety of sources including HPD's Extremely Low- and Low-income Affordability (ELLA) program, HDC's tax-exempt city bonds along with the NYSEERDA award. The project also received NY City capital grant funds from City Councilmember Chi Osse and former Brooklyn Borough President now Mayor Eric Adams. Construction and Permanent financing is being provided by Webster Bank. CREA LLC with HSBC Bank is making the Tax Credit equity investment in the project.

The Dekalb Commons team includes design by Magnusson Architecture & Planning and sustainability consulting by Bright Power. CP Contractors (A joint venture between Procida Companies and Constructomics LLC) is the general contractor for 652 and 639 DeKalb Ave., and Shamas Contracting Co. Inc. is the contractor for 1187 Fulton St.

NYS assembly member Stafani Zinerman said, "Dekalb Commons is a testament to our commitment to green infrastructure, sustainability, and affordability in the 56th Assembly District. This Blue Ribbon Award-winning development is crucial to combating climate change, addressing New York State's Climate Act goals, and creating a healthy environment for Bedford Stuyvesant families. With this project, Restoration and St. Nicks Alliance have proven that it is possible to achieve true affordability when the government invests in local community development. I applaud the efforts of this coalition and their intentional efforts to develop a nurturing space where every resident can thrive."

"The start of construction of Dekalb Commons is a major win for Bed-Stuy and Central Brooklyn," said Blondel Pinnock, president and CEO of Bedford Stuyvesant Restoration Corporation. "New York is in the midst of a housing crisis and our community is under threat of displacement. We know that housing stability is at the heart of a successful community and Restoration is proud to serve as a co-developer on this project to significantly increase the neighborhood's affordable housing

supply”

Michael Rochford, executive director of St. Nicks Alliance said, “St. Nicks Alliance is honored to partner with Bedford-Stuyvesant Restoration to develop these city-owned lots and provide desperately needed housing in Central Brooklyn. Our organizations have a long history of collaborating on many initiatives and advocacy over the years and it is extremely gratifying that we can add these much-needed 85 apartments to benefit the low-income residents in the community.”

“Dekalb Commons will generate essential 100% affordable housing right in the heart of Central Brooklyn. What Brooklyn needs, HPD delivers.” said HPD commissioner Adolfo Carrión Jr. “NYC stands stronger when community and government work together and HPD is excited to partner with Restoration and St. Nicks Alliance in tackling the housing crisis.”

Doreen Harris, president and CEO of NYSERDA said, “NYSERDA is excited to see the Dekalb Commons housing development begin construction which is a major step toward the creation of new affordable, healthy and resilient living spaces for Brooklyn’s residents. Dekalb Commons stands out as one of our Buildings of Excellence Competition winners for incorporating both renewable energy and energy efficient features which will make this multi-use complex more sustainable and showcase how the State’s investments in buildings located in underserved communities can yield tremendous benefits for all.”

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