



## **Camber Property Group and RiseBoro break ground on \$75m, 127-unit affordable housing**

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Shown (from left) are: Richard Gerwitz, Rick Gropper, principal at Camber Property Group; Celestina Leon, district manager on Brooklyn Community Board #44; Rafael Espinal, former city council member; Brooklyn borough president Antonio Reynoso, city council member; Sandy Nurse, Adolfo Carrion, HPD commissioner; Robert Camacho, chair at Brooklyn Community Board #49; Scott Short, CEO at RiseBoro Community Partnership; Lauren Connors, and Joseph Yanis, AM Maritza Davila. Photo credit: Sylvester Zawadzki

Brooklyn, NY Camber Property Group and RiseBoro Community Partnership co-hosted a groundbreaking ceremony for 1601 DeKalb Ave., a \$75 million dollar affordable development featuring 127 units of new housing in bushwick.

Camber and RiseBoro were joined by numerous elected officials and community leaders at the groundbreaking celebration, including borough president Antonio Reynoso, city council member Sandy Nurse, New York City Department of Housing Preservation and Development commissioner Adolfo Carrión Jr., New York City Housing Development Corporation senior vice president Lauren Connors and former City council member Rafael Espinal.

1601 DeKalb Ave. went through a rezoning process to convert what was previously a manufacturing-zoned vacant lot to a designation suitable for housing. During this rezoning, which was completed in 2018, Camber and RiseBoro collaborated closely with local elected officials,

Brooklyn Community Board #4 as well as community stakeholders to achieve a 100 % affordable project.

The development team closed on the project in December 2023. Construction at 1601 DeKalb Ave. is expected to be completed in December 2025. The building is designed by Aufgang Architects. The general contractor is Fifth Avenue Builders.

1601 DeKalb Ave. will feature 33 studios, 52 one-bedrooms, 24 two-bedrooms, and 18 three-bedroom apartments, allowing for a mix of different types of families. 45 of the units will be funded by the NYC 15/15 program, which will provide rental assistance and fund social services to help young families with children achieve long-term housing stability. The rental affordability of the units will range from 40% to 100% of the Area Median Income. Fifty percent of the units will remain affordable in perpetuity.

The 1601 DeKalb project will also include on-site property management and social services offices, 24/7 security, and laundry facilities. The development team is expecting to start marketing all affordable units through HPD's Housing Connect portal in mid-2025. As with all HPD-funded projects, there will be a 50% Community Board preference, a 5% set-aside for mobility-impaired individuals and 2% set-aside for the vision/hearing impaired.

The project will be among the greenest new buildings in New York City. It will comply with the Enterprise Green Communities Criteria for increasing energy efficiency, decreasing carbon emissions, and prioritizing community health and well-being. 1601 DeKalb's high efficiency heating and cooling systems will be fully electric. Bike storage, community rooms, and the open landscaped courtyard space will provide opportunities for passive and active on-site recreation.

"Our city faces a housing crisis, and projects like 1601 DeKalb Avenue are critical to solving that issue by providing affordable homes for those New Yorkers who need them the most," said Rick Gropper, principal at Camber Property Group. "Bushwick is a wonderful community, and we are thrilled to be a part of it. We look forward to working with our partners RiseBoro, local elected officials, and the community as a whole to ensure that 1601 DeKalb Avenue is a project that all of Brooklyn can be proud of."

"Riseboro is so proud to break ground on the 1601 DeKalb Avenue development. We would like to thank our partners at Camber and the local elected officials who helped make this happen," said Scott Short, CEO at RiseBoro Community Partnership, "Bushwick residents deserve housing that reflects the vibrant community of the neighborhood, and that is exactly what we hope to give them with this project."

"Projects like 1601 DeKalb Ave. that bring 100% affordable homes can make a world of difference in neighborhoods like Bushwick, where housing costs are high and displacement pressures are strong," said borough president Reynoso. "It is no secret that New York is in the middle of a severe housing crisis that is making life unaffordable for far too many Brooklynites. If we are going to ensure our borough can be a stable home for new and longtime residents, we must follow in the

tradition of 1601 DeKalb, working hand in hand to ensure community needs are put first and our neighborhoods can flourish. Thank you to Camber, RiseBoro, local leaders, and members of the Bushwick community for your teamwork on this essential housing project.”

“These 127 affordable housing units are a welcome addition to Bushwick,” said Nurse. “With affordable housing vacancies at record lows, projects like 1601 Dekalb are crucial to alleviating our City’s most intractable crisis. Over the last 10+ years, market rate development has dominated in Bushwick, producing housing that is out of reach for the nearly 50% of Bushwick residents who spend over 35% of their income on rent. We desperately need more affordable and supportive housing units and I am happy that - after years of negotiating with community organizations, the development team, and local officials - we are finally able to see this affordable development come to fruition.”

“This development will help meet some of our community’s most pressing needs,” said State Senator Julia Salazar. “Expanding truly, permanently affordable housing for individuals and families: check. Creating high efficiency building infrastructure to minimize carbon emissions and protect our climate: check. Putting an important vacant lot to good use: check. I applaud RiseBoro and Camber Property Group for their partnership in completing this project.”

“I am extremely honored to join the Camber Property Group and Riseboro in spirit to celebrate the Groundbreaking for 1601 Dekalb Avenue. This development is not only 100% affordable but will also help house 127 families in the heart of Bushwick. In a community that is rapidly changing and facing the challenges of gentrification, this is a huge accomplishment that we have fought for many years,” said assemblywoman Mariza Davila. “This is why I am so passionate about building strong community partnerships, passing the budget, and strengthening legislation, to see hard work come into fruition. We will continue to fight for more deep affordable housing.”

“We’re not just building homes in Bushwick; we’re providing stability for 127 families,” said Carrión Jr. “New York City’s housing crisis is dire, with the number of available apartments at a historic low, but today we are creating new opportunities. 1601 DeKalb is part of the solution. As we celebrate this groundbreaking, we are also doubling down on our commitment to building more housing and addressing the need for long-term housing security.”

“Once complete, 1601 DeKalb will provide 127 deeply affordable homes, coupled with supportive services for dozens of families and individuals who have experienced homelessness,” said HDC president Eric Enderlin. “Congratulations to all our partners, and we look forward to working together to bring much-needed affordable housing to the Bushwick community.”

“We are proud to have been a part of this unique financing that is bringing new affordable housing to the Bushwick community,” said Richard Gerwitz, managing director, Citi Community Capital. “Our congratulations to Camber, Riseboro and the public officials and staff of HPD and HDC who worked so hard to get to this point.”

“When I approved the rezoning of 1601 DeKalb Avenue, I was committed to demonstrating how we

can achieve truly affordable, sustainable living in Bushwick - and across New York City - through community collaboration and determination,” said Espinal. “This project stands as a testament to our collective vision, transforming a vacant lot into a vibrant, green residence that prioritizes the needs and sustainability of its community. As we celebrate this milestone, let us continue to work toward a future where every New Yorker has access to quality, affordable housing. Because if we can transform private land in Bushwick into housing that is inclusive of all New Yorkers, we can replicate this success anywhere.”

1601 DeKalb Ave. has access to public transit due to its location within half a block of the DeKalb Ave. stop on the L subway line and the B13 and B38 bus lines. The project is also easy walking distance to Maria Hernandez Park and Grover Cleveland Playground.

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