



Fortune Society and Jonathan Rose Cos. break ground for \$42 million green project

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JoAnne Page, president and CEO of Fortune Society and Jonathan Rose, president of Jonathan Rose Cos., were joined by federal, state and local officials recently to celebrate the official groundbreaking of Fortune's new, \$42 million, green affordable housing complex and service space in West Harlem.

This 114-unit, 110,000 s/f project, located at 625 West 140th St., will bring affordable housing to the Harlem community, provide supportive permanent housing and service space for formerly incarcerated homeless men and women and generate ongoing revenue to support the services the Fortune Society provides its clients.

The new complex is adjacent to The Fortune Academy, familiarly called "The Castle," which provides transitional housing for homeless men and women just released from prison.

This development will expand on the programs and housing opportunities, as well as provide affordable units for low-income families. Additionally, 20,000 s/f of program space will allow Fortune to offer enhanced services including job training, counseling and education. The project will be ready for residents in mid-2010 and public spaces will also be available for community use.

As co-developer for the new Fortune Academy Complex, Jonathan Rose Cos. has guided the architect selection, helped create a financing strategy and managed the construction. The Fortune Society and Jonathan Rose Cos. have worked hand-in-hand with Curtis + Ginsberg Architects LLP and Lettire Construction creating a space that complements the historic character of the existing Fortune Academy.

The project follows rigorous green design standards, seeking LEED-NC Gold Certification.

As well as participating in programs from Enterprise Green Communities and the New York State Energy Research and Development Authority (NYSERDA). A roof garden will feature an extensive green roof and a rain water harvesting system, while also allowing residents to take advantage of views of the Hudson River. Among the other green features of the project, aluminum solar shades will be used on the south facade of the building, blocking the intense summer sun and keeping apartments cool, while allowing winter daylight in during the colder months.

Green, healthy materials will be used throughout the project, including paints, sealants and cabinetry that are free of toxic ingredients. Where possible, wood products will be sourced from forests that are managed responsibly. Mechanical systems were designed with input from an energy model and include a high-efficiency boiler located on the rooftop, which enhances performance. Energy-efficient appliances and lighting, along with low-flow plumbing fixtures, will conserve energy, water and money.

Also on hand for the groundbreaking ceremony were congressman Charles Rangel; borough president Scott Stringer; city council speaker Christine Quinn; city council member Robert Jackson;

acting commissioner Marc Jahr, Department of Housing and Preservation; commissioner David Hansell, Office of Temporary and Disability Assistance; president/CEO of New York State Housing Finance Agency Priscilla Almodovar; Michael Colgrove, director of NYC Office for NYSERDA; Keith Fairey, New York director and regional operations officer for Enterprise Community Partners; Patricia Jones, chair of Community Board 9; Mark Ginsberg of Curtis + Ginsberg Architects LLP; Nick Lettore of Lettore Construction; James Covington, senior vice president of Capital One; John Zeiler, CEO of Hudson Housing; Alfred DelliBovi, president of the Federal Home Loan Bank of New York; and hundreds of supporters.

"Supportive housing is essential for the health, safety, and dignity of many vulnerable New Yorkers who are weathering hard economic times," said mayor Bloomberg. "By combining public and private funds and partnering with organizations like the Fortune Society and Jonathan Rose Companies, the city has set the stage for a stunning new green housing complex that will become an important anchor in this West Harlem community."

"The Fortune Society is honored to partner with Jonathan Rose Companies and our broad array of funders on this socially significant and environmentally responsible project," said Page, who has led the Society for 20 years. "Since Fortune opened the Castle in 2002, our residents have demonstrated that men and women can, with proper supports, return home from incarceration as resources to their families and community."

"We have seen a neighborhood that once feared our presence become our strongest supporters, use our building as a resource and meeting place, and ask that our planned new building serve the Harlem community by including affordable housing for low income families. In keeping with our commitments to Fortune's mission, our Advisory Board and Community Board 9, we are delighted to announce that one hundred percent of the housing units in the building will be priced at a level that this community can afford. With the homes that will be provided in this beautiful, green new building, we hope in some small measure to give back to our neighbors who have embraced Fortune and our mission," Page said.

"We are deeply committed to the equitable repair of the fabric of New York City's neighborhoods. The Fortune Academy Complex is our fourth green, healthy, affordable residential project in the extraordinary community of Harlem. We simply could not do this work without exceptional partners such as the Fortune Society, who serve their clients and communities so well, and without the City of New York, which is so deeply committed to making sure these projects are funded and developed," said Rose. "We are honored to once again have been chosen by the Fortune Society as their private partner in the design, construction and financing of their latest expansion project in West Harlem. This new development will not only provide additional opportunities for the Fortune Society's clients, but also provide an energy-efficient and healthy environment to support their ongoing mission to provide integrated services to the formerly incarcerated as they re-enter the community."

"I am proud to support the Fortune Society for the groundbreaking of such an important project that will offer a three-fold benefit: environmental sustainability, affordable housing for Harlem, and supportive services for formerly incarcerated men and women who deserve a second chance," said borough president Stringer. "This green building will provide much needed space to allow this vital program to expand and help their clients transition back into society."

"Combining the best elements of green building and community-based planning, the Fortune Academy Complex will serve as a visionary model of supportive, affordable housing for years to

come," said Speaker Quinn. "This new complex represents an extraordinary alliance of not-for-profit organizations, elected officials and local private firms who came together and recognized that we need more housing opportunities for New Yorkers transitioning back into our city. Together, we must continue to support New Yorkers who need our help most."

Councilmember Robert Jackson said, "It's a rare pleasure to be involved with a project from concept through development to conclusion. This groundbreaking puts us at the midpoint - and I look forward to the ribbon cutting, knowing that this 'green' facility will provide greatly needed services in my district."

Significant financing sources - public and private - include New York City Department of Housing Preservation and Development; New York City Council; Manhattan Borough President's Office; Mayor's Fund to Advance New York City; New York State Housing Finance Agency; New York State Office of Temporary and Disability Assistance (HHAP); New York State Energy Research and Development Authority; Capital One Community Development Finance; Hudson Housing Capital; Federal Home Loan Bank of New York; Deutsche Bank Americas Foundation; Corporation for Supportive Housing; Enterprise Green Communities; and Carver Federal Savings Bank.

Page noted the contributions of everyone involved in the project saying, "On behalf of Fortune Society, I would like to congratulate and thank everyone whose efforts made this project a reality. In fact, some of the most important feedback for this project came from members of the community who serve on our Advisory Board and from Community Board 9. Without their backing this project would never have become a reality. For this we are deeply grateful."

For more than forty years, The Fortune Society has been developing model programs that help formerly incarcerated men and women successfully re-enter their communities. The Fortune Society offers a holistic and integrated "one-stop-shopping" model of service provision. Among the services offered are supportive housing, career development, job retention, substance abuse treatment, alternatives to incarceration, HIV/AIDS services, education, family services, and drop in services as well as ongoing access to aftercare.

Jonathan Rose Companies LLC is a multidisciplinary planning, project management, development, acquisitions and asset management firm whose mission is to repair the fabric of communities. The firm works with cities, not-for-profit organizations and private clients to define planning objectives and develop creative solutions to real estate challenges. Jonathan Rose Companies has primary presences on the East Coast, in the Southwest, and in the Rocky Mountain region.

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