



ELMCOR, HPD, CPC, AND ELECTED OFFICIALS BREAK GROUND ON SUPPORTIVE AFFORDABLE HOUSING DEVELOPMENT IN CORONA, QUEENS

30 new affordable homes with supportive services will serve seniors and New Yorkers recovering from substance use or mental health issues

[Queens, NY] - ElmcOR Youth and Adult Activities, Inc (ElmcOR), New York City Department of Housing Preservation and Development (HPD), Community Preservation Corporation (CPC) and elected officials broke ground on a new supportive housing development bringing 30 affordable homes to Corona Queens. The development will serve those recovering from substance use and/or mental health issues as well as older adults. The project's architect, Monica Lopez Uran is NYC and NYS M/WBE Certified, and Queens-based Penta Restoration Corp. is the general contractor.

Located at 104-10 Northern Boulevard, Queens, the project includes 21 supportive homes and 9 homes for low-income senior households. ElmcOR, the developer and supportive service provider, is a Queens-based non-profit providing a variety of comprehensive programs that serve all populations from preschool aged children to older adults. For over 55 years, ElmcOR has fostered positive life changes for individuals and families through skills development leading to self-sufficiency, a sense of accountability, and a strong, empowered community.

“Our local elected officials, spearheaded by the late Honorable Helen Marshall, worked with us to build the funding for this initiative with so many others over decades because they believed in us,” **said Executive Director Saeeda Dunston**, “because they *are* us, and because they saw Elmcors effectively respond to our community’s needs. Now, we are breaking ground on a mixed-use housing project for which we have fought and fundraised for many years. This building will be a home that is consistent with who we are; a community that doesn’t separate people but integrates groups to support the healing and recovery that happens when we see each other as one community. We will provide supportive housing both for individuals in recovery and affordable housing for older adults. We know the impact that the lack of affordable housing has on the physical and mental health of people. Elmcors wants to place our 57 years of serving with a human justice approach into homes for our community.”

“For more than 55 years, Elmcors has been on the frontlines of supporting our most vulnerable neighbors” **said Michael-Sean Spence, Board Chairman at Elmcors** “Providing access to critical resources and programs for our older adults, youth, and friends in recovery, while scaling community-centered initiatives like our food pantry in response to the critical issues that disproportionately impact Black and brown communities like ours, and have only been exacerbated in recent years – like food insecurity, gun violence and housing inequity. With this transformational project, we will build upon Elmcors’s legacy of service at a most urgent time - as New Yorkers fight their way back from the pandemic and seek affordable housing to better their path forward.”

“Safe, affordable housing equipped with supportive services is KEY to getting people get back on their feet,” **said HPD Commissioner Adolfo Carrión Jr.** “Projects like the one we are celebrating today address our city’s dire need for more holistic and compassionate solutions to our affordable housing crisis. Thank you to our partners Elmcors, Community Preservation Corporation, and elected officials for making this project possible. We look forward to welcoming new residents to this terrific project.”

“It’s been a pleasure working with our partners at Elmcors to help make their first mixed-used development project a reality,” **said Andrew Giglio, Vice President & Mortgage Officer, The Community Preservation Corporation.** “At CPC we believe that it’s important to collaborate on housing projects that provide our most vulnerable citizens with an affordable place to call home, and a supportive environment where they can get their lives back on track. My thanks to Elmcors, HPD, our local elected officials, and to the Comptroller and our funding partners at NYCERS for their commitment to making New York City more affordable and equitable for everyone.”

“Safe and affordable housing is a basic human need” **said Assemblyman Jeffrion Aubry.** “It also serves as the foundation of a healthy and prosperous community. I am excited and grateful for the construction of a new 30 units, multi-use supportive, affordable housing project which will provide housing to some of our most vulnerable residents. I want to thank all who have worked tirelessly to make this possible”.

“Elmcors has diligently and effectively served the families of Queens for decades, a mission that continues with Thursday’s critically important groundbreaking. By providing those

recovering from substance abuse and mental health issues, as well as our older residents, with supportive, affordable housing right here in our community, we are creating a model of human justice through housing for the rest of the city to follow,” **said Queens Borough President Donovan Richards Jr.** “Congratulations and thank you to Elmcors for its efforts to uplift Queens residents, as well as all our elected and community partners who helped make this day possible.”

“Elmcors Youth and Adult Activities Inc. boasts a proven track record of providing positive, impactful programming for the community” **said District Attorney Melinda Katz.** “Anyone from preschool aged children to senior citizens can access much needed assistance through this organization, including recreation activities, summer camp options, workforce development, food pantries, and drug rehabilitation. I am thrilled to see Elmcors expand its reach throughout the Borough, and I look forward to continuing our strong partnership to ensure that Queens residents have access to quality community-based services.”

“A lot of the issues that our city is facing stems from the lack of affordable housing, which is why when I set foot in the City Council creating a true path has been a priority. The construction of these new supportive and affordable housing units means less people struggling to put a roof over their head. Grateful to Elmcors and all involved for their work and partnership to have this right here in Corona, one of the hardest hit neighborhoods by COVID,” **said Council Member Francisco Moya,** who represents district 21 including Corona.

“CSH is thrilled to be an early funding partner for Elmcors, and we congratulate them on starting construction on their first supportive housing development. This project, combining Elmcors's quality services and deep ties in the community will create healthy vibrant homes where their residents can thrive,” **said Jen Trepinski, Director of Loan Originations at Corporation for Supportive Housing (CSH).**

Giovanna Reid, District Manager Queens Community Board 3 **said** “Community Board 3 is honored to be a part of this historic occasion, to see our community's hard-fought dream come to fruition. The development of affordable housing for our at-risk families and seniors couldn't have come at a better time. This miracle is happening because of the vision of former Borough President Helen Marshall, esteemed elected officials and the dedication and outstanding work of Elmcors Youth and Adult Activities, Inc. Community Board 3 is proud to have played a small role in this endeavor”.

To support the project, CPC is providing a \$1.7 million construction loan, and a \$2.5 million permanent loan through its funding partnership with NYCERS. HPD is providing \$2.9 million in subsidy through its Supportive Housing Loan Program. The office of the Queens Borough President is providing \$5.4 million in ResoA funding, and the City Council is providing an additional \$2.5 million ResoA funding, The project also utilizes the NYC 15/15 program which provides rental assistance and supportive service operating support.

Elmcor Youth & Adult Activities, Inc. is a Queens, New York non-profit, multi-service organization of professionals providing a variety of comprehensive programs that serve all populations from preschool aged children to older adults. For over 55 years, Elmcor has fostered positive life changes for individuals and families through skills development leading to self-sufficiency, a sense of accountability, and a strong, empowered community. Visit elmcor.org.