

HCCI SENIOR HOUSING

HPD Commissioner Cestero, Harlem Congregations for Community Improvement (HCCI), Jonathan Rose Companies Announce Ground Breaking for "Erbograph Apartments" - Harlem's first LEED-Designed Affordable Housing Development for Seniors - Harlem Project on West 146th Street to Create 65 Green Residences for Seniors

NYC Department of Housing Preservation and Development (HPD) Commissioner Rafael E. Cestero, Harlem Congregations for Community Improvement (HCCI) President and CEO Lucille McEwen, and Jonathan Rose Companies President Jonathan F. P. Rose, joined to break ground on Erbograph Apartments, the first senior housing development in Harlem designed to achieve LEED® Silver certification. The 8-story, 65-unit senior housing building will be located at 203 West 146th Street between Adam Clayton Powell Jr. Blvd. and Frederick Douglass Blvd in the Bradhurst section of Harlem. The residence will be owned by HCCI upon its completion in Fall 2011. Erbograph Apartments is designed to accommodate aging-in-place seniors earning no more than 50% of the area median income, and will be fully accessible for individuals with physical disabilities. HCCI will offer health and wellness services to building residents and operating support from the HUD Section 202 program will allow for an on-site social services coordinator. Upon completion, the building will be renamed Dr. Muriel Petioni Plaza after Dr. Petioni, an active member of HCCI's Board of Directors who has served as a doctor in Harlem for over 60 years.

"Thanks to leadership of HCCI, the Jonathan Rose Companies and their successful partnership with community leaders and elected officials, our community will have a new, multi-faceted, energy-efficient facility that will

address the health, education and social service needs of our elderly," said Congressman Charles Rangel. "After so many years of hard work and contributions to society, our seniors deserve an affordable, supportive place that will provide the necessary resources to allow them to continue to be active, healthy members of our community," added Rangel. "Naming such a facility after a living legend like Dr. Muriel Petioni is not only fitting but way overdue. There can never be enough honors and monuments for a woman who had done so much for this community. She has had a constant impact on our lives both as a primary care physician to millions and as a passionate advocate for quality education and healthcare. Creating housing for New York's seniors is an important piece of the City's New Housing Marketplace Plan (NHMP), which was launched by Mayor Michael R. Bloomberg in 2003. The Plan, an \$8.5 billion initiative to build or preserve 165,000 units of housing by 2014, has resulted in more than 100,000 units financed to date, of which 9,084 are in Community Board 10 where this development is located. "Nobody should have to choose between paying rent and paying for other critical needs such as food or healthcare, but unfortunately this is a choice faced by many seniors living on fixed incomes," said HPD Commissioner Rafael E. Cestero. "At the Erbograph Apartments we are providing New York's low-income seniors with a safe, affordable place to



call home - one that offers a full complement of healthcare and other services in a state of the art, sustainable development. I thank HCCI and Jonathan Rose Companies for their work in helping us continue to set the standard for green urban living." In the 1980s, Bradhurst, in Central Harlem, had one of the highest concentrations of owner-abandoned properties in the City, all of which were seized by the City in lieu of property tax payments. Over the intervening decades, the City, through HPD and the NYC Housing Development Corporation (HDC), created programs and partnerships that put these in-rent buildings and properties back into private or not-for-profit ownership and productive use as affordable housing.

The Erbograph Apartments, which sit on a city-owned site formerly occupied by an abandoned film storage warehouse known as the Erbograph building, is a model of this positive redevelopment. "It gives me great

pleasure to bring green affordable housing to our seniors and to bring health education services to the residents of the building to be renamed Dr. Muriel Petioni Plaza upon completion," said Lucille McEwen, President and CEO of HCCI. "At 95, Dr. Petioni is an active member of HCCI's Board of Directors and has served as a doctor in Harlem for over 60 years. We thank her for her lifelong commitment to our community." Dr. Petioni stated, "I am very happy that this building will be named after me because it supports my passion for increased services to seniors. This project fulfills and emphasizes the need for housing devoted to seniors and increased services for seniors."

"I am proud that HCCI continues to honor its commitment to provide quality, affordable housing for the people of New York, and I am equally as proud to name the new complex after one of the giants of our community, Dr. Muriel Petioni," said Dr. Charles Curtis, Chairman of the HCCI Board of Directors. "Over the years HCCI has made a critical difference in the Harlem Community through its health, jobs and computer projects. Our success can be attributed to the guidance of a caring and insightful, Board of Directors, a dedicated staff, loyal lending institutions, city agencies, supportive political leaders, and a loving community. We look forward to accomplishing even greater things to make Harlem and all New York an even greater place to live and enjoy".

"Erbograph, the first LEED and Green Communities designed affordable housing development for seniors in Harlem, is a tremendous investment in the future of the community," said Jonathan F.P. Rose, President of Jonathan Rose Companies. "By integrating social services, affordable housing and green design, we're modeling a powerful example of positive urban redevelopment through this collaboration with HCCI."