

NYCHA, HPD and HDC have selected **BFC Partners** (BFC) and their proposal for a new 100% affordable housing development at **Ingersoll Houses**, located in the Fort Greene section of Brooklyn. The selection was based on financial feasibility, experience, quality of design and the additional benefits offered to the NYCHA community. The City will now refine BFC’s concept proposal into an agreement that finalizes the design, financing, affordability and programming.



- ✓ **100%** of the apartments will be for seniors with income up to 50% of Area Median Income (AMI)
- ✓ **NYCHA residents** will benefit from a preference for **25%** of the apartments.

Selected Developer:

BFC Partners (BFC)

BFC is a developer with more than 25 years of experience in creating more than 3,300 affordable housing units through 63 projects across New York City. Their portfolio includes Stapleton Senior Housing, an affordable senior housing building built on a former NYCHA parking lot in Staten Island.

Services and Amenities:

The proposed development includes an innovative ground floor senior center that provides a continuum of support services operated by Services and Advocacy for GLBT Elders (SAGE). The center proposes to be accessible to all seniors age 60+ in the building and the larger community. Proposed programming includes a full range of social, health and wellness, and culture and arts activities, including technology access and training. SAGE also proposes to provide onsite social services and case management.

Proposed Residential Units	Proposed Sustainable Features	Building Stories
144 affordable senior apartments <i>(plus 1 unit for the superintendent)</i>	Sustainable-design with a focus on resiliency; the proposal includes solar energy to provide back-up emergency power.	16

The Ingersoll Senior Building with Project Based Vouchers will be required to maintain **long-term affordability** for individuals and families with the following maximum income levels:

Percentage of Apartments	Proposed Affordability	
100%	50% of AMI and BELOW	\$36,250 per year for a family of two, or \$31,750 for an individual.

Note: The above Area Median Incomes (AMI) are set by the U.S. Department of Housing and Urban Development for 2016.