



FOR IMMEDIATE RELEASE

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HOUSING FOR HOMELESS FAMILIES: Win Opens 52 Supportive Housing Apartments For Homeless Families in Brooklyn

Working with New York State Homes and Community Renewal, the New York City Department of Housing Preservation and Development, Brooklyn Borough President Antonio Reynoso, and L+M Development Partners, Win has opened the Marcus Garvey Residence, which will provide supportive housing to families at Brownsville mixed-use housing development

NEW YORK (August 17, 2022) – Win, New York City’s largest provider of shelter and supportive housing for homeless families, today announced the opening of the Marcus Garvey Residence a 96-unit affordable housing development that includes 52 new supportive apartments for formerly homeless families in Brownsville, Brooklyn.

Formerly homeless families living in the supportive housing units will permanently live in their own apartments and pay a reduced rent, equal to 30 percent of their income. To support these families, Win will provide onsite wraparound services and programming including case management, financial literacy, crisis intervention, workforce training, education counseling, social activities, and referrals for physical and mental health services. Win is the largest provider of permanent supportive housing in New York City, with over 410 families in Win-managed supportive housing units.

“Far too many families get caught in a cycle of homelessness. Because of the traumas they face, many parents will struggle to find stable, long-term homes for themselves and their children,” said **Christine C. Quinn, President and CEO of Win**. “That’s why it’s a privilege to be able to welcome 52 families to our new residence in Brownsville, featuring 52 brand new apartments and staff and services designed to help homeless families who leave shelter to find stability and independence. Win thanks Brooklyn Borough President Antonio Reynoso and L+M Development Partners for their partnership to build these brand-new units and wraparound services that can help families break the cycle of homelessness permanently.”

The development will provide 52 new one-bedroom, two-bedroom, or three-bedroom apartments for formerly homeless families. Residents will have access to a bike room, laundry room, community room, and a landscaped yard. The supportive housing units are part of L+M’s Marcus Garvey Extension, which features over 300 affordable and supportive housing apartments and 13,400 square feet of commercial and community facility space across three new buildings.

New York State Homes and Community Renewal invested more than \$55 million in tax-exempt bonds, Low Income Housing Tax Credits, and subsidy in the \$88.4 million mixed-use housing development. The Marcus Garvey Extension is designed by Curtis + Ginsberg Architects and it is part of NYSEDA's Multifamily Performance Program and leverages energy efficiency measures including Energy Star™ refrigerators and dishwashers, high-efficiency lighting fixtures, and a closed loop geothermal system that uses the ground's temperature to heat and cool the building. The improved energy efficiency eases costs for residents and building management while reducing the building's carbon footprint.

"Our partnership with Win ensures that local formerly homeless families will have a safe home to call their own," said **Elaine Braithwaite, Senior Director at L+M Development Partners**. "In a time when rents are skyrocketing, creating dedicated affordable and supportive housing for those in need is even more crucial in keeping our local communities comfortable and cared for. Not only is this new space a place to live, it is a place to connect, and with amenities such as a bike room, laundry room, community room and landscaped yard, residents become part of a community."

"The more truly affordable housing units we create in Brooklyn, the more individuals and families will have the stability necessary to succeed and thrive in our city," said **Brooklyn Borough President Antonio Reynoso**. "Thank you to Win for their tireless work in creating more affordable homes for families. Without their fearless advocacy, hundreds of families wouldn't have livable, affordable homes today. I look forward to working with Win to build on this success during my tenure."

"HCR is proud to carry out Governor Hochul's \$25 billion plan to increase and protect the supply of affordable, supportive housing across the state. It is especially gratifying when we are working with our partners Win and L+M to create supportive apartments for families who have been homeless. The 96 homes, including 52 with support services, at the Marcus Garvey Extension are an example of New York State making a responsible and sound investment from the heart that will endure for generations to come," said **New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas**.

"There is no question about it – homelessness is a housing issue. Supportive housing is one of the most effective tools we have to keep formerly homeless New Yorkers housed and put them on a stable path forward," said **New York City Department of Housing Preservation and Development Commissioner Adolfo Carrión Jr.** "With the opening of Marcus Garvey Residence, 96 households will now have an affordable home of their own, including 52 formerly homeless households who can access critical wraparound services. Thank you to Win and L+M for your committed efforts to house all New Yorkers."

"Supportive housing is critical to preventing homelessness and displacement, and making sure Brooklyn families get the services they need," said **New York State Senator Zellnor Myrie**. "I'm grateful to Win for this investment in our community, and look forward to welcoming these families to our neighborhood."

About Win

Win is the largest provider of family shelter and supportive housing in New York City, operating 14 family shelters and 9 supportive housing facilities across New York City as well as more than 100 supportive housing units in the Bronx and Brooklyn. In the past year, Win served nearly 9,200 homeless people – including more than 5,000 children – helping them to break the cycle of homelessness. Housing instability can stymie a child's healthy socio-emotional and cognitive development, with implications for mental health, behavioral health, and success in life. Through Camp Win, an immersive summer-long

program, and other programming, Win works to provide a safe, engaging environment for children in shelter.

About L+M Development Partners

At L+M Development Partners, working together to build stronger communities is our mission. Our double bottom line philosophy means that we measure success not only in financial returns but also by the positive impacts we make in the communities we serve.

Founded in 1984, L+M is a full-service real estate development firm which develops, invests, constructs and manages properties with industry-leading innovation. Ranked in the Top 25 on Affordable Housing Finance's Top 50 Developers list nationally, L+M and its affiliate companies are responsible for over \$10 billion in development and investment and have acquired, built, or preserved nearly 40,000 high-quality residential units in a variety of urban markets nationwide, primarily in New York's tristate area.

Please visit our website for more information: <http://lmdevpartners.com>. To learn more about our mission and values, go to <https://lmdevpartners.com/our-mission-values/>.