

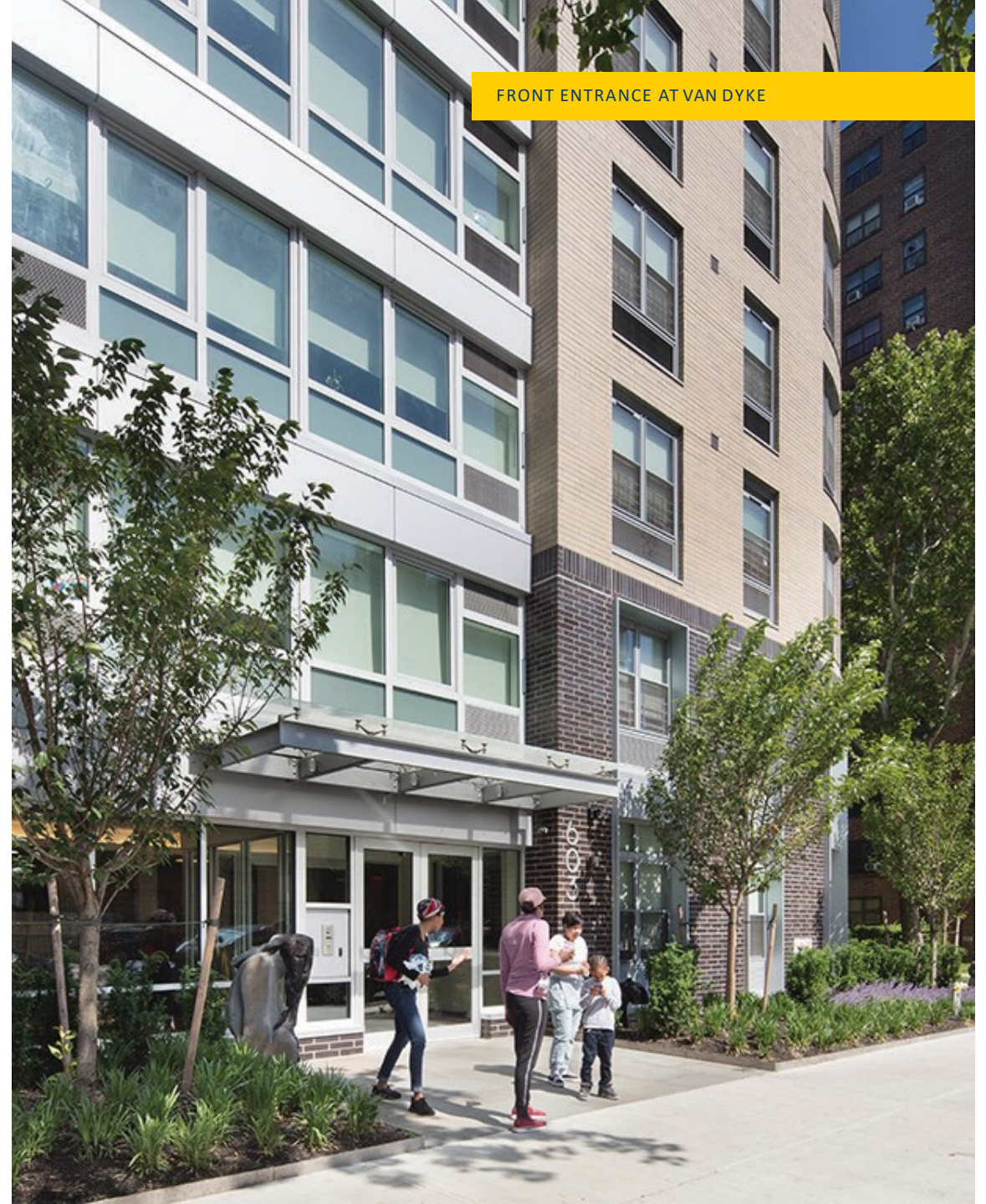


Affordable and Supportive Housing

MODELS OF DEVELOPMENT,
SERVICES OPERATIONS AND
OWNERSHIP

October 28, 2025

FRONT ENTRANCE AT VAN DYKE



Our Mission & Vision

- CAMBA Housing Ventures is a nonprofit that envisions diverse, thriving communities where affordable housing plays a transformative role in the success of low-income individuals and families.
- CAMBA Housing Ventures' mission is to elevate the definition of affordable and supportive housing by creating and preserving sustainable, high-quality, and energy-efficient developments that provide residents with a healthy, stabilizing, and beautiful home.
- We are committed to creating equitable and inclusive neighborhoods by empowering communities with resources and opportunities to flourish.

CHV envisions vital neighborhoods where affordable housing plays a critical role in the long-term economic and social success of lower-income individuals and families.

Our Results

- Since 2005, CHV's portfolio has grown to represent **over \$1 billion in public-private investment** in completed or in-progress developments located throughout New York City.
- CHV's portfolio includes **work-out acquisition, new construction, rehabilitation, and preservation** projects.
- CHV currently has created or has in construction and predevelopment **nearly 3,000 units/17 developments** (including four joint ventures), representing **over 2 million square feet**, and providing **100% affordable housing for over 7,000 individuals**.

\$1B+

OF PUBLIC-PRIVATE INVESTMENT
in completed or in-progress developments
throughout New York City

17

DEVELOPMENTS
created, partnered to create, or in
construction and predevelopment

3,000

UNITS OF AFFORDABLE HOUSING
created, partnered to create, or in
construction and predevelopment

Development Portfolio



DEVELOPMENTS TO DATE

CAMBA Housing Ventures has completed 14 developments (including 4 joint ventures) totaling 2,385 units in New York City, representing over \$808million in public-private investment:

MORRIS MANOR* FLATBUSH, BROOKLYN

- 46 units | \$8.4MM | New Construction

880 WILLOUGHBY* BUSHWICK, BROOKLYN

- 100 units | \$15.6MM with ground floor commercial | Work-out Acquisition/Rehab/ New Construction

97 CROOKE FLATBUSH, BROOKLYN

- 53 units | \$15.3MM | New Construction

CAMBA GARDENS I WINGATE, BROOKLYN

- 209 units | \$66.8MM | New Construction
- On Kings County Hospital Center campus

CAMBA GARDENS II WINGATE, BROOKLYN

- 293 units | \$99.7MM | New Construction

GATEWAY ELTON I EAST NEW YORK, BROOKLYN

- 197 units | \$67.8MM with ground floor community facility | New Construction
- In partnership with Hudson Companies and Related

ALAN EPSTEIN APARTMENTS EAST NEW YORK, BROOKLYN

- 175 units | \$60.4MM with ground floor community facility | New Construction
- In partnership with Hudson Companies and Related

VAN DYKE BROWNSVILLE, BROOKLYN

- 101 units | \$55.8MM | New Construction
- Competitively-awarded affordable and supportive family housing on NYCHA site

GATEWAY ELTON III EAST NEW YORK, BROOKLYN

- 287 units | \$105.5MM with ground floor community facility | New Construction
- In partnership with Hudson Companies and Related

CASTLETON PARK ST. GEORGE, STATEN ISLAND

- 454 units | \$90.9MM | Work-out Acquisition/ Rehabilitation/Preservation
- A Mitchell Lama redevelopment in partnership with Stellar Management

HERITAGE HOUSE* EAST HARLEM, MANHATTAN

- 40 units | \$13MM | Work-out Acquisition

HEGEMAN BROWNSVILLE, BROOKLYN

- 71 units | \$29MM | New Construction

BUCKINGHAM PORT RICHMOND, STATEN ISLAND

- 36 units | \$12MM | Work-out Acquisition/ Resiliency/Occupied Rehab/Preservation

THE BRONX GROVE BEDFORD PARK, THE BRONX

- 323 units | \$164MM | New Construction
- Stabilizing veterans, seniors, formerly homeless individuals and families

*YEAR 15 DEALS

DEVELOPMENT PIPELINE

CHV currently has 629 units in predevelopment and construction, representing \$487 million in public-private investment:

In Construction

THE HART BEDFORD-STUYVESANT, BROOKLYN

- 57 units | \$50.6MM with ground floor community facility | New Construction
- Vital Brooklyn competitively-awarded Site C
- Completion 2025

CLARKSON ESTATES FLATBUSH, BROOKLYN

- 328 units | \$238MM with community facility, commercial, and parking | New Construction
- Vital Brooklyn competitively-awarded Site L
- Completion 2026

Predevelopment

KINGSBOROUGH SENIORS CROWN HEIGHTS, BROOKLYN

- 244 units | \$198MM+ with community facility | New Construction
- NYCHA/HPD Seniors First competitively-awarded Kingsborough Site
- Closing 2026
- Completion 2029

Our Approach

- ⁂ By developing with award winning, high-quality and environmentally-friendly materials that are sourced for each project, we ensure every building is beautiful, contextual, and stands the test of time.
- ⁂ CHV builds amenity-rich housing to promote health and wellbeing. We approach each project as an opportunity to build and design supportive housing to the highest and best use.
- ⁂ CHV's commitment to beautifully landscaped outdoor spaces and curated artwork throughout our buildings is a commitment to the health and wellbeing of our tenants.
- ⁂ CHV approaches site selection by understanding:
 - Neighborhood context and local priorities
 - Zoning and initial massing/units
 - Financial feasibility and funding availability

CHV uses quality, budget-conscious materials that are sourced for specific projects to ensure each building is beautiful, contextual, and stands the test of time.

Our Development Models

CHV's portfolio is focused on advancing replicable models for development including:

- New Construction
- Work-out/Acquisition
- Year 15 & Preservation
- Underutilized Public and Institutional opportunities:
 - City-owned Sites
 - NYCHA In-fill Sites
 - Public or Private Hospital Properties
 - National model for co-located Housing and Healthcare
 - Church or other Housing Authority Sites



Completed Developments



97 Crooke



CAMBA Gardens II community room



CAMBA Gardens II courtyard



The Bronx Grove



The Bronx Grove lobby



Hegeman at dusk



CAMBA Gardens II



Hegeman community room



880 Willoughby lobby

Select Interiors



CAMBA GARDENS II LOBBY



CAMBA GARDENS I LOBBY



HEGEMAN COMMUNITY KITCHEN



CAMBA GARDENS II COMMUNITY ROOM



CAMBA GARDENS I TEACHING KITCHEN



VAN DYKE COMMUNITY ROOM



HEGEMAN APARTMENT

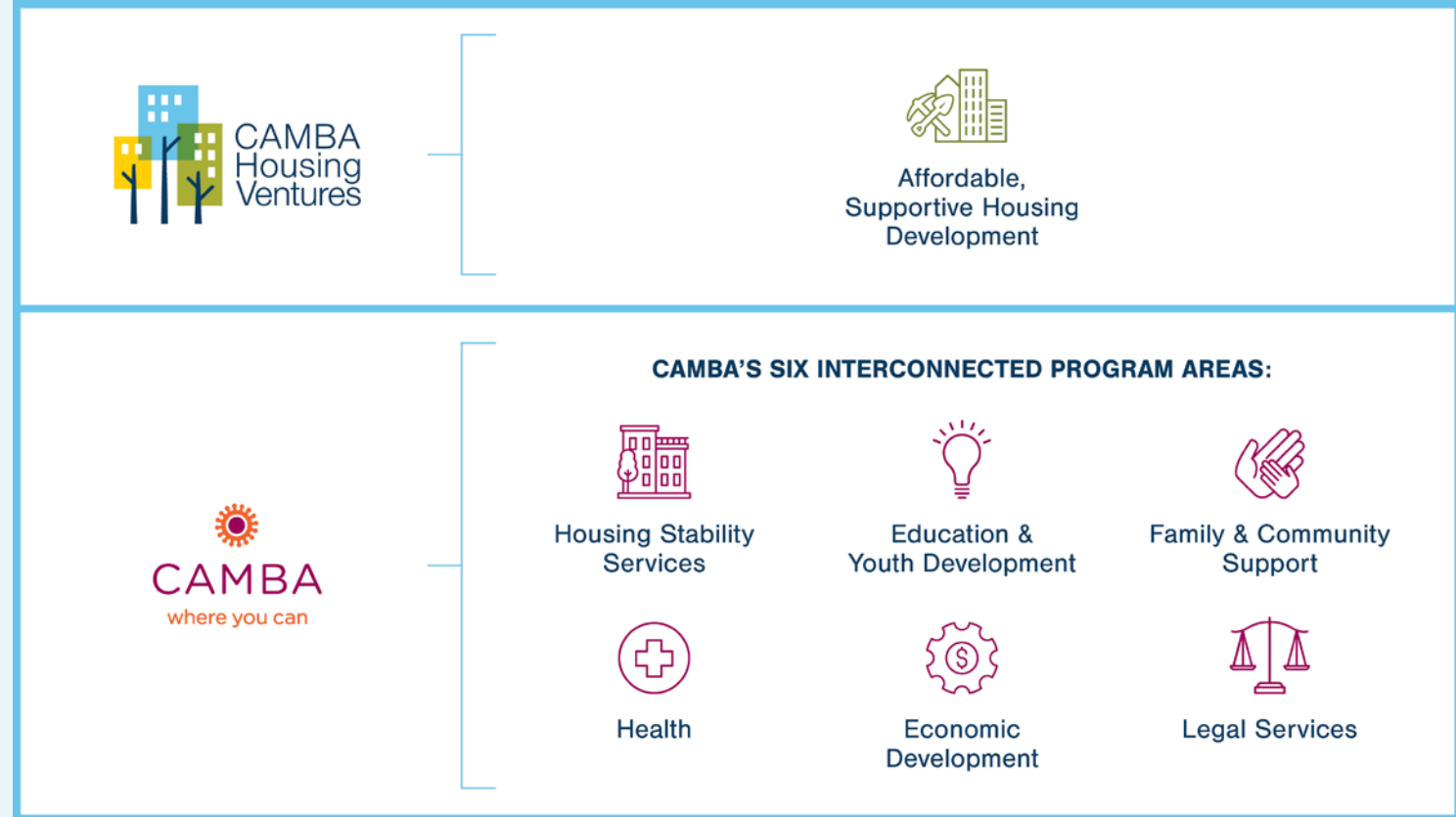


VAN DYKE APARTMENT

The CAMBA Housing Ventures and CAMBA Connection



- CAMBA Housing Ventures, Inc. was **founded** as an affiliate of CAMBA, Inc. in **2005** to be part of the solution to ending homelessness crisis by creating and preserving permanently affordable and supportive housing.
- Our two organizations form a unique team comprised of a **national award-winning nonprofit** affordable housing developer and an experienced supportive services provider.
- CAMBA's onsite supportive services and city-wide program affiliations complete CHV's developments as a **comprehensive continuum of care** for vulnerable families and individuals.



CAMBA: Comprehensive Social Services Provider



- Founded in 1977, CAMBA provides over 180 programs at over 100 locations across the five boroughs, serving over **80,000 individuals** each year
- CAMBA currently **has six interconnected** program areas:
 - Economic Development
 - Education & Youth Development
 - Family & Community Support
 - Health
 - Housing Stability
 - Legal Services
- For more than 25 years, **CAMBA has a 100% track record** applying for and securing supportive housing service and rental subsidy contracts for **4,538 units across 63 programs totaling over \$66MM annually in contracts**, including OTDA:
 - In FY 2024-25, CAMBA was awarded and utilized over \$5 MM in OTDA funding for supportive housing and other stabilization services
 - To date, CAMBA has secured or been awarded ESSHI contracts for 442 units/over \$11.7m through OMH and OTDA

CAMBA began as a merchant association and has been providing services throughout New York City for nearly 50 years.

CAMBA: Comprehensive Social Services Provider



Recently completed and leased Bronx development

The Bronx Grove

- 261 East 202nd Street and 270 East 203rd Street, Bedford Park, The Bronx; 323 units / \$173M TDC
- In 2024, CHV completed The Bronx Grove, creating 323 homes for low-income, veterans, seniors, and formerly homeless families and individuals. For the 194 supportive units, 97 received 15/15 contracts and 97 received ESSHI contracts.
- CHV, with the marketing team, was able to lease up 321 units within 5 months and convert within 9 months of TCO.
- CHV/CAMBA sponsored 3 heavily-attended construction job fairs to maximize local hiring; 18 permanent jobs were created for operations, with a priority on the local Bronx community.
- To date, The Bronx Grove has met and surpassed HPD MWBE (109%), HHAP MBE (113%), HHAP SDVOB (108%), and HFA MBE (108%) goals and has met HHAP WBE (100%) and HFA WBE (100%) goals.



CAMBA Gardens II

293 homes
\$100MM investment
257,873 sf
Wingate, Brooklyn

Award-winning national model for co-locating housing, healthcare, and supportive services

New Construction, LEED-Gold certified building

182 units for formerly unhoused/special needs families and individuals, 110 units for low-income community members

Amenities: Transit-oriented, 24/7 front desk security, computer training center, onsite laundry, community rooms, outdoor landscaped areas, resident gardening beds, curated local artwork

CAMBA's Onsite Supportive Services: Tailored case management, economic development services, education & youth development services, mental health & wellbeing groups, nutrition workshops



101 homes
\$56MM investment
109,415 sf
Brownsville, Brooklyn

Competitively-awarded sustainable, affordable, and supportive housing for families, developed on underutilized NYCHA site

New Construction, LEED-Gold certified building

30 units for formerly unhoused families, 70 units for families earning up to 60% AMI, 1 unit for superintendent

Amenities: Transit-oriented, 24/7 front desk security, computer training center, onsite laundry, community rooms, outdoor landscaped areas and roof terrace, bicycle parking, curated local artwork

CAMBA's Onsite Supportive Services: Economic development services, education & youth development services, mental health & wellbeing groups, nutrition workshops





Thank you!

For more information:
cambahousingventures.org
camba.org

