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HUDSON COMPANIES & ST. NICKS ALLIANCE BREAK GROUND ON THE SECOND PHASE OF REDEVELOPMENT AT KINGSLAND COMMONS

Construction on the second phase of redevelopment for the former Greenpoint Hospital campus is expected to be completed in April 2027

NEW YORK, NY (TKTK, 2024) — The Hudson Companies and St. Nicks Alliance, in partnership with the New York City Department of Housing Preservation and Development (HPD), the New York City Housing Development Corporation (HDC), the New York State Research and Development Authority (NYSERDA), the New York City Energy Efficiency Corporation (NYCEEC), Capital One Bank, Bank of New York (BNY), Hudson Housing Capital, and local elected officials, today celebrated the groundbreaking of the second phase of development for Kingsland Commons, the former Greenpoint Hospital campus. The groundbreaking comes after Hudson Companies and St. Nicks Alliance closed on \$235 million in financing in July 2024 for the project's construction. Once completed, the second phase of Kingsland Commons will deliver *an 18-story* building with 311 permanently affordable homes for extremely low-income and very low-income residents, including formerly homeless individuals and families.

"We are humbled work with GREC community leaders who have fought with passion and determination for over 40 years to see this development go forward. With this community support we were able to partner with Hudson Companies which has brought experience and innovation to this venture in achieving the community plan," **said Michael Rochford, executive director of St. Nicks Alliance**. "We are equally proud that Hudson Companies has committed to investing in skill training for 30 neighborhood residents to work and develop the skills to a career as well as joining with St. Nicks Alliance to invest in improving Cooper Park across the street from the site and \$1M in the new School Settlement Community Center nearby." We remain deeply grateful to NYC HPD for their support and guidance and Brooklyn Borough President Antonio Reynoso and NYC Council Members Jennifer Gutierrez and Lincoln Restler for their supplemental financial support".

"In transforming a historic former hospital campus into a vibrant community of affordable housing, Kingsland Commons is a prime example of what our city needs more of—developments that not only provide homes but make a positive impact on the neighborhood for generations to come," said **Ernesto Padron, development director of Hudson Companies**. "As we officially begin the second phase of redevelopment at Kingsland Commons, we look forward to soon welcoming 311 new families, including those who are formerly homeless, to our growing community. We are grateful to our partners at St. Nicks Alliance and those in the city government who made today's milestone a reality."

“Today’s groundbreaking ceremony represents a critical step towards delivering over 300 new, deeply affordable homes to the Greenpoint community,” said **HDC President Eric Enderlin**. “HDC is proud to join our partners in addressing the ongoing housing crisis through innovative projects like Kingsland Commons.”

In September 2018, HPD designated Hudson Companies, St. Nicks Alliance, and Project Renewal to develop the multi-phased project at the former Greenpoint Hospital campus. Shortly after receiving ULURP approval in November 2021, the development team broke ground on the project’s first phase, an adaptive reuse of the former hospital’s nurses residence that will serve as a 200-bed men’s shelter named after Barbara Kleiman. Project Renewal, a venerable non-profit provider for the homeless, will operate and provide client care coordination and services for residents in the shelter. The 54,000-square-foot facility will be converted in partnership with the New York State Historic Preservation Office to preserve the historic façade and character of the building, restore some of the interior elements, and install brand-new building systems, finishes, and landscaping. Construction for the project’s first phase is being done by Broadway Builders and is expected to be completed in 2025.

Directly adjacent to the project’s first phase, the project’s second phase will construct an 18-story building with 311 deeply affordable homes for low-income families earning between 30 and 80 percent of Area Median Income (AMI). Additionally, 93 of the units will be set aside for formerly homeless individuals. The newly constructed apartment building will offer a range of studios, one, two, and three-bedroom units and include amenities such as an outdoor courtyard and playground, a rooftop terrace, laundry room, fitness center, bike storage, a children’s playroom, and a tenants’ lounge.

Once the fourth and final phase is completed, the project will rehabilitate and transform two existing buildings and construct two new buildings containing approximately 557 affordable homes for seniors and families, a 200-bed men’s shelter, a health clinic, a senior center, a workforce development center, a cafe, and public open space.

Kingsland Commons is within walking distance from the Graham Avenue L subway station.

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About Hudson Companies

At Hudson, we develop housing for everyone. From townhouses to high rises, and gut rehabilitation of warehouses to modest renovations of 100-year-old walk-ups, we have touched all housing typologies. Our collaborative team is guided by entrepreneurial vigor, civic spirit, and deep expertise. We are fully integrated, having close affiliates that handle property management and leasing, Lisa Management, general contracting construction services, and Broadway Builders, a WBE firm. Our team is diverse, and our motivations arise from varied personal and professional experiences, but our crucial commonality is a desire to thoughtfully add to New York’s great blocks and boroughs. Hudson has completed over 8,000 residential units, with almost 7,000 more in the pipeline. <https://www.hudsoninc.com/>

About St. Nicks Alliance

Founded in 1975, St. Nicks Alliance has built over 2,800 units of housing; is developing an additional 1,800 units of housing and currently manages 1,750 affordable apartments. The organization serves over 17,000 people annually and seeks to transform lives of low- and moderate-income people through employment, education, housing, and health care. We do this by delivering impactful services with measurable outcomes to children, adults, and the elderly. As a civic anchor we carry out this mission within the context of building a sustainable community for all people through the arts, environmental advocacy, and urban planning.

www.stnicksalliance.org