



*Community Development ♥ Special Needs Housing ♥ Nutrition ♥ Recreation ♥ Mentoring and Advocacy*

## **Executive Summary**

### **Johnson Park Green Community Apartments (JPA VII)**

#### **Organizational Information and Structure**

JCTOD Outreach, Inc. dba Johnson Park Center (“JPC”), is a not-for-profit community-based organization founded in 1995 by the Rev. Dr. Maria A. Scates, D.D. JPC’s mission is to serve the residents, and promote the revitalization of the Johnson Park-Cornhill neighborhood of Utica. JPC currently operates a family shelter and created has 33 Johnson Park Apartments (JPA I-V) safe and supportive housing units in the community. JPC completed the gut rehabilitation of two buildings to create JPA VI with 8 Empire State Supportive Housing Initiative (ESSHI) units. The main source of capital funding for the JPA supportive housing apartments is through the New York State Homeless Housing Assistance Program (“HHAP”). JPC aims to serve the community through the provision of housing and support services to Utica’s low-income community including but not limited to services to aid the homeless, elderly, people with emotional or mental disabilities, and persons in various stages of recovery from substance abuse.

The Johnson Park Green Community Apartments-JPA VII (the “Project”) working in partnership with Rockabill Development (“Rockabill”) in the development of the Project. Founded in 2007 by Niall Murray, Rockabill has a proven track record in the preservation and development of over 8,000 units of affordable housing, with total costs over \$1 billion. Rockabill specializes in partnering with not for profit organizations on projects that are financed through the issuance of tax-exempt bonds and funded with equity generated from the sale of Low Income Housing Tax Credits. They have been at the forefront of successfully structuring and completing complex financing for HUD, Mitchell Lama, Year 15 Preservation, Public Housing Revitalization, Supportive Housing, and Affordable Assisted Living Development projects. Rockabill has substantial experience working with New York State Homes and Community Renewal, most recently closing on a project that received funding through the Empire State Supportive Housing Initiative (“ESSHI”).

A limited liability company (“LLC”) will facilitate the financing of the JPA VII Project through the use of Low Income Housing Tax Credits. The Sponsor will maintain a majority controlling interest in the General Partner of the LLC following the completion of the Project construction and lease-up.

*Rev. Dr. Maria A. Scates, D.D.*  
Chief Executive Officer

*Rev. Ursula Meier*  
Chief Operations Officer

*Mr. Robert A. Polivka*  
Board President



# Johnson Park Center

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JPA VII seeks to create an affordable and welcoming community in the Utica Johnson Park-Cornhill neighborhood, which will complement its properties that have previously been financed by HHAP. Undeveloped parcels of land owned or controlled by JPC, in the 1300 block of West Street, Square Street, and Johnson Park in the City of Utica, is the location of the new construction “Project.”

JPA VII will provide 62 units of affordable housing for households earning less than 60% of Area Median Income (AMI) for the Utica-Rome MSA. The Project will serve low-income individuals and families in an integrated housing setting in the Johnson Park-Cornhill neighborhood of Utica. A three-story building with 51 units, is planned for the 1300 block of West Street. The remaining units will be duplex style buildings on Square Street and townhouse-style buildings in Johnson Park. JPC strives to create energy-efficient, affordable housing. Some of their previous buildings have been LEED-certified. JPC view it as an important part of their mission that the “Project” be built to the highest energy efficiency standards. Our goal is that JPA VII will meet passive house standards.

The Project will have 51 one-bedroom units, eight two-bedroom units, and three three-bedroom units. JPC received a conditional award for funding 31 units through the Empire State Supportive Housing Initiative’s (“ESSHI”) 2019 to fund support services and rents for the frail elderly and severe and persistently serious mentally ill (SMI) populations. Twenty-one units will be set aside for the “Frail Elderly,” seniors that are aged 55 and over that are at risk of homelessness with chronic illnesses and disabilities, identified as having an unmet housing need, and identified as having two or more disabling conditions or life challenges, and ten units designated for SMI qualifying individuals.

## **Project Budget**

The Project received a Grant Award of \$4.5 million in funding through the NYS Homeless Housing Assistance Program (HHAP). We are seeking additional funding for the project through an award of approximately \$1,380,000 in Low Income Housing Tax Credits by New York State Homes and Community Renewal (HCR) through their Unified Funding Round for 9% Tax Credits. If awarded, these credits will generate \$12,000,000 in equity to be provided by Hudson Housing Capital. JP Morgan Chase Bank will provide construction financing. Corporation of Supportive Housing (CSH) and the City of Utica will provide pre-development funds.

JPC was recently awarded grant funding for Services/Operations/Subsidy through the New York State Empire State Supportive Housing Initiative (ESSHI). Additional funding, if awarded, will come through a subsidy provided by HCR through their Supportive Housing Opportunities Program (“SHOP”).