

**Comunilife**  
**Presentation at**  
**New York City Health + Hospitals**  
**Virtual - Public Hearing**

**By: Dr. Rosa Gil, Founder, President and CEO**  
**July 20, 2020**

☐ Healthy Living in Community

# Agenda

2

- Agency History – Comunilife, Inc.
- Success of Woodhull Phase I
- Phase II: Building Design, the Residents, Programming
- Proposal and Process

# Agency History – Comunilife, Inc.

3

- ❑ Established in 1989.
- ❑ Our Mission is to provide vulnerable communities with housing and culturally sensitive support services.
- ❑ Housing is a Critical Social Determinant of Health.
- ❑ Comunilife has grown into one of NYC's best-respected community-based health and housing service providers.
- ❑ Today, Comunilife owns/manages 2,152 units of affordable and supportive housing.
- ❑ Each year, the needs of more than 3,000 low income and vulnerable New Yorkers are served.

# Agency History – Comunilife, Inc.

4

- The high quality of our services are evidenced in our Board of Directors 2019 Quarterly Quality Improvement reports consistently showing that of all patients, only 2% had Emergency Department presentations and inpatient hospital admissions.
- We have a longstanding relationship with NYC Health + Hospitals, Woodhull Hospital Medical Center and their patients.
- Building on this relationship, in 2019 Comunilife opened Woodhull Phase I at 179 Throop Avenue at Woodhull Hospital Medical Center.

# Woodhull Phase I – Success Story

5

*“Housing can be a critical intervention to improve a patient’s health and transform their life.” Mitchell Katz, M.D., President and CEO, H+H at the opening of the Woodhull Residence, April, 2019.*

- Our successful supportive housing model includes weekly meetings with staff from the Department of Psychiatry to review patients’ progress or issues needed to be addressed. Continuity of care is a core feature of our model to improve patient health outcomes.

# Woodhull Phase I – Success Story

6

- Indeed, there is evidence that patients' health improved while living at the Woodhull Residence. 54 patients living with mental illness (25 referred by Woodhull Hospital and 29 referred by MetroPlus) have been living at the Woodhull Residence since January 2019. A study conducted by MetroPlus found statistically significant reduction in behavioral health and medical admissions for their 29 patients during the first year of residence at the Woodhull Residence when compared to their behavioral health and medical admissions the previous year. (Dr. Sha, MetroPlus, February 2020)

# Woodhull Phase I – Patient Testimonial

7

*“Right before Comunilife I was living in subhuman conditions. I was smoking a lot. I was very depressed. I was suicidal....When I found out I got this apartment here I just felt like I hit the jackpot....Comunilife has impacted my life in an extremely positive way....The way that my life differs from before I came here is I have much to live for.”*

*Miriam Jimenez*



# Woodhull Phase I – Project Summary

8

- 6-story Supportive Housing building with cellar level
  - ▣ 89 Studio Apartments
    - 35 studios for individuals who are low income (i.e., 60% Area Median Income or less).
    - 54 studios for people living with mental illness, referred by Woodhull Department of Psychiatry
- Each unit has its own kitchen and bathroom
- Comunilife is Developer and Social Service Provider
- Property is fully occupied and integrated into the community.



# Woodhull Phase I – Supportive Housing located at 179 Throop Ave

9



# Woodhull Phase II

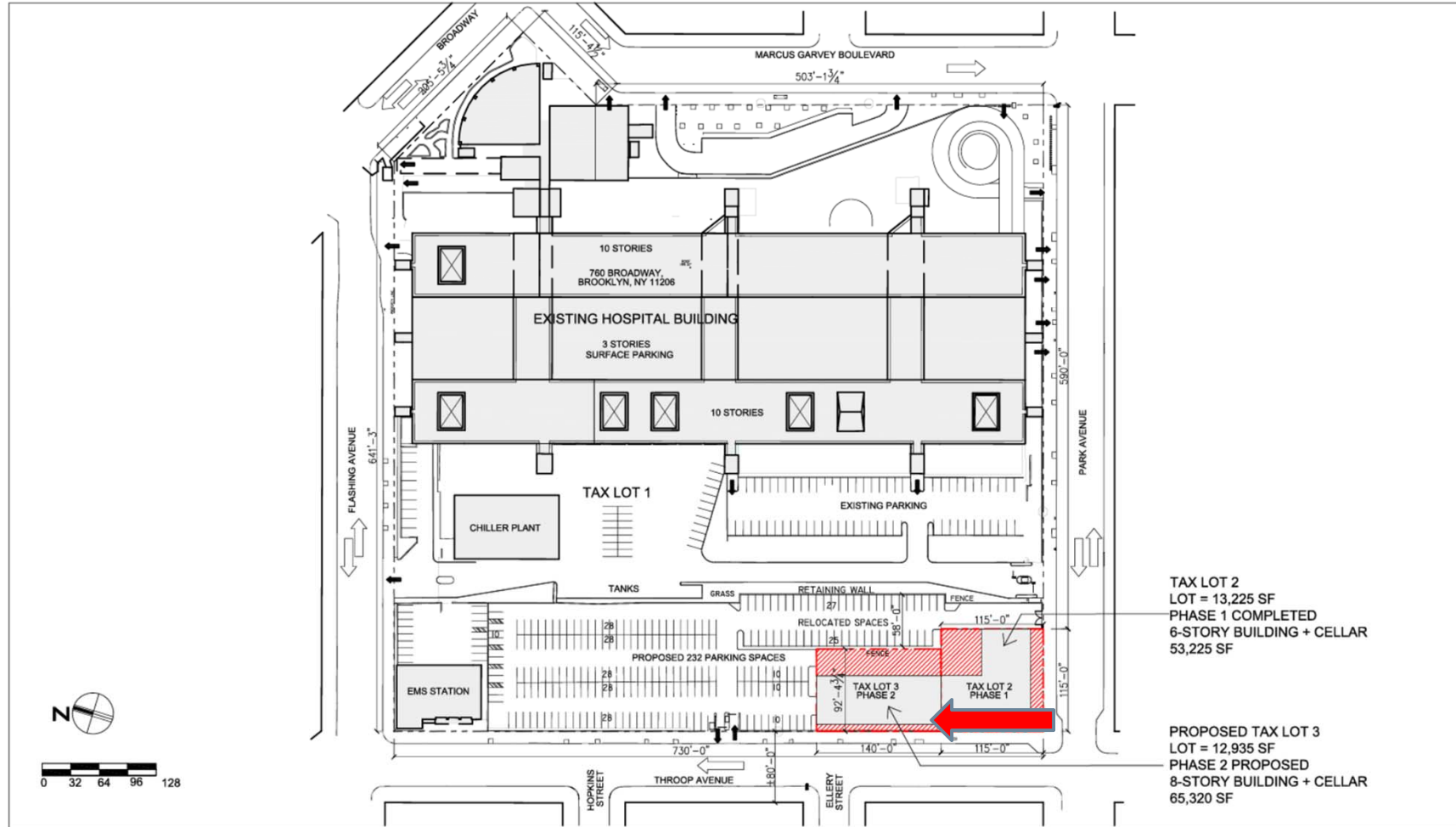
## - Proposal

10

- NYC Health + Hospitals, Woodhull Hospital Medical Center and NYC Department of Housing Preservation and Development are supporting the development of a second Supportive Housing residence at Woodhull.
- Phase II builds on the success of our collaboration in Phase I.
- Comunilife to serve as project developer and sponsor, as well as on-site social service provider.
- Comunilife will work with Woodhull Hospital and H+H to obtain referrals of their behavioral health patients who can live independently in permanent housing with appropriate social service support.
  - ▣ This site will serve as a source of housing for such individuals upon initial lease-up and as additional vacancies present themselves.
  - ▣ Comunilife and H+H will coordinate occupancy with NYC DSS

# Woodhull Phase II Site Plan

(on Throop Avenue between Ellery Street and Park Avenue on the Woodhull Hospital Campus in Bedford–Stuyvesant, Brooklyn)



<p>COMUNILIFE WOODHULL HOUSING DEVELOPMENT CORPORATION 462 7TH AVENUE, 3RD FLOOR NEW YORK, NEW YORK 10018</p> <p><b>comunilife</b> healthy living in community</p>	<p>PROJECT WOODHULL COMMUNITY RESIDENCE - PHASE 2 179 THROOP AVENUE, BROOKLYN, NY 11206</p> <p>PRE-SCHEMATIC DESIGN</p>	<p>DRAWING <b>SITE PLAN - PROPOSED</b>  PHASE 1 + PHASE 2</p>	<p>SCALE: NTS DATE: 09/23/19</p>	<p><b>MONICA LOPEZ</b> ARCHITECT, LLC 85 Broad Street, 18th Fl New York, NY 10004</p> <p><b>S2</b></p>
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# Woodhull Phase II

## – Proposed Street View

12

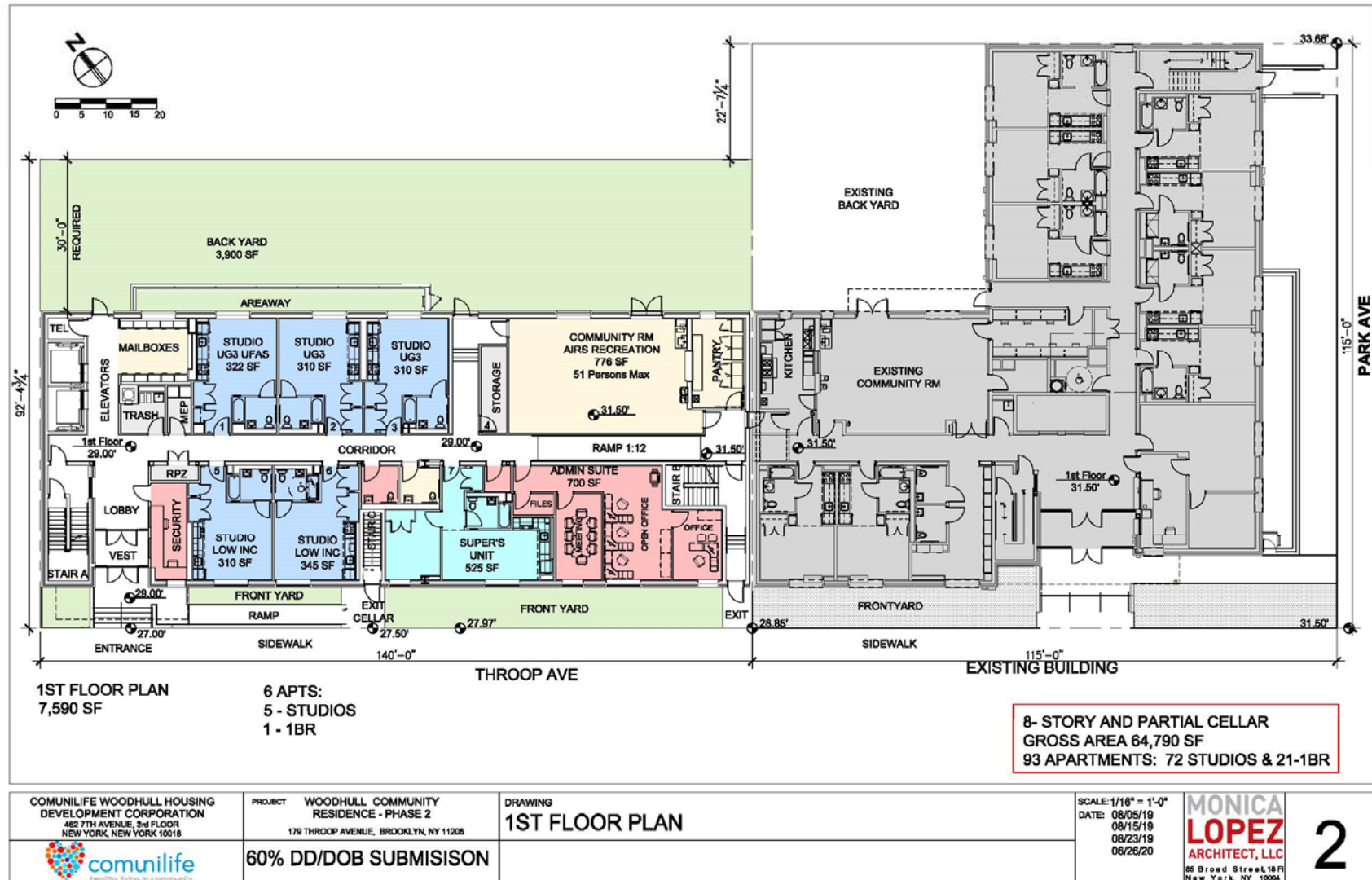


**MONICA  
LOPEZ**  
ARCHITECT, LLC  
85 Broad Street, 18F  
New York, NY 10004

# Woodhull Phase II

## – Proposed Ground Level

13



# Woodhull Phase II

## – Proposed Development

14

- 8-story building with a half cellar
- Proposed Unit Mix
  - ▣ 93 affordable and supportive Apartments
    - 56 studios for people living with mental illness.
    - 21 one-bedrooms for low-income seniors (i.e., 30% Area Median Income or less).
    - 15 affordable studios (i.e., 60% Area Median Income or less). The units will be marketed through Housing Connect per HPD guidelines.
    - 1 super's unit (one- bedroom)
    - One-bedrooms are 540 sq. ft.; Studios are approx. 310 sq. ft.
- Each residential unit has its own kitchen and bathroom

# Woodhull Phase II

## – Proposed Development (cont.)

15

- ❑ Landscaping along Throop Avenues and landscaped plaza in rear yard
- ❑ Preservation of 51 parking spaces
- ❑ 24-hour doorman security
- ❑ On-site laundry
- ❑ Community room
- ❑ Computer room
- ❑ Shared kitchen and pantry with Woodhull Phase I
- ❑ Bike storage

# Woodhull Phase II

## - Proposed On-Site Social Services

16

- Comunilife will continue to provide robust services through the synergy and connection of the two buildings
- Case management services provided on-site
- Care coordination will continue through out-patient treatment
- On-going resident educational, social and recreational activities



# Woodhull Phase II

## – Proposal (cont.)

17

- Comunilife joined the St. Nick's Business Council and will coordinate with St. Nick's Alliance to train and assist community residents with placement in the construction related jobs
- Comunilife will continue to participate in the local job fairs for recruitment of agency staff
- Comunilife will work with other local vendors to provide services where appropriate
- Comunilife has hired residents and patients where appropriate, including one patient living at the Woodhull Residence.

# Comunilife Hires Brooklyn Residents

18

## □ Phase I

- ▣ Held 3 job fairs
- ▣ Hired 14 residents from the community

## □ Comunilife's Current Staffing

- ▣ 51 positions total in Brooklyn
- ▣ 39 employees that live in Brooklyn
- ▣ 12 from zip codes of Community Board 3
- ▣ 15 current job vacancies

# Woodhull Phase II

## - Development Timeline

19

- Commence project design – 2019
- Apply for City financing – 2020
- NYC Approval – 2021
- Estimated closing on Construction Financing – 2021
- Estimated Construction Start– 2021
- Estimated Construction Completion – 2023

# Comunilife Real Estate Portfolio

20

## **Supportive Housing Portfolio**

7 Buildings, 405 Supportive Units.

## **Multi-family Affordable Housing Portfolio**

3 Buildings 100% affordable with 242 units, and 159 affordable units in Supportive Residences. Total of 401 units.

## **Multi-family Buildings in Construction**

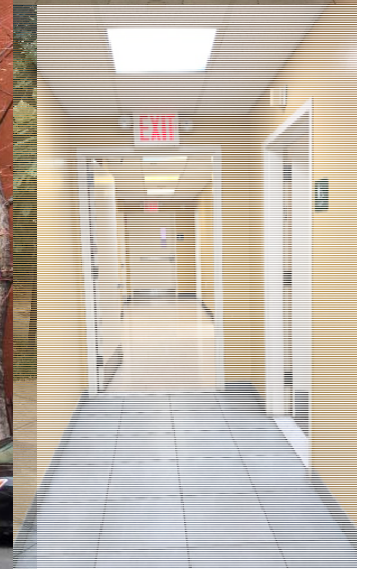
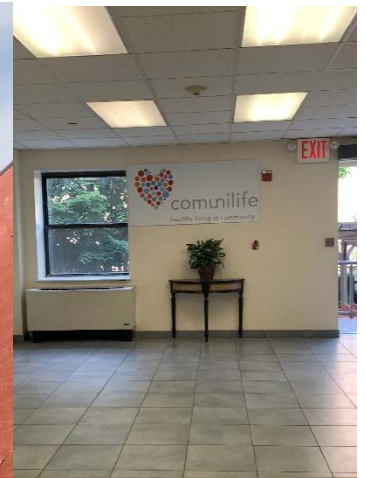
4 Buildings under construction with a total of 136 supportive units and 574 affordable units.

**Note: The balance of the portfolio consists of permanent supportive scatter site apartments.**

# Comunilife Real Estate Portfolio

Dona Rosita II - 750 Rockaway Avenue (Brooklyn)

21





# Comunilife Real Estate Portfolio

Prospect – 780 Prospect Ave (Bronx)

22

