



ASCENDANT NEIGHBORHOOD DEVELOPMENT

— New York, NY

Ascendant Neighborhood Development Corporation builds homes, engages community members, and partners with allies to raise up neighborhoods that provide stability and access to opportunity for all. Since its founding in 1988, Ascendant Neighborhood Development (AND) has supported the stabilization and growth of East and Central Harlem communities, advocated for preservation of affordable housing, and helped thousands of New Yorkers live with dignity and respect. Ascendant has renovated and redeveloped 22 vacant and underutilized buildings to provide much-needed housing, built five new buildings – with a focus on senior housing – and has supported the transformation of entire blocks that had suffered from neglect and decay during widespread disinvestment in the 1970s and 1980s.

Team:

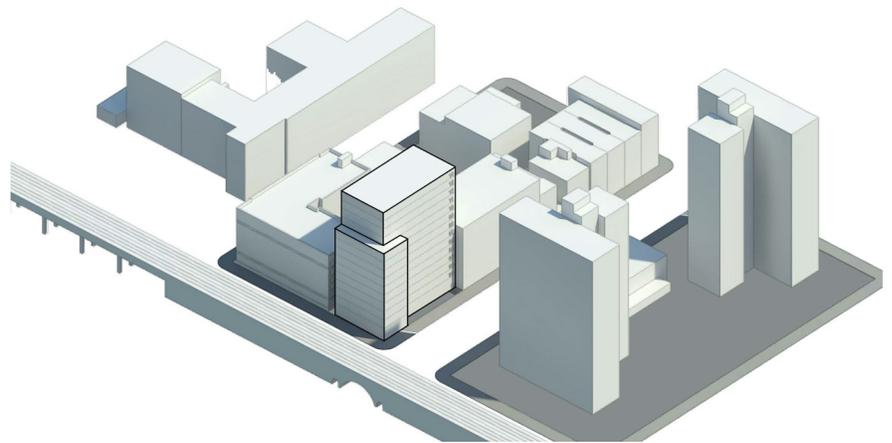
Christopher Cirillo, Executive Director / President
Maggie Calmes, Project Manager

ASCENDANT NEIGHBORHOOD

CARMEN VILLEGAS APARTMENTS — EAST HARLEM, NYC

PROJECT SUMMARY

Carmen Villegas Apartments will be a 139-147 unit LGBTQ-friendly elder housing project in East Harlem, New York City. These units will provide supportive housing that is cognizant of the needs of LGBTQ elders, who often have fewer family and social support as they age, and can face significant health challenges. The project reclaims an underutilized parking lot adjacent to one of Ascendant Neighborhood Development's existing buildings and will be the first new construction project that Ascendant has undertaken in almost ten years. The development is responding to Mayor Bill de Blasio's citywide Housing New York plan and the East Harlem Neighborhood Plan, which aims to invest in the future of the neighborhood, centering the pressures of gentrification.



PROJECT SNAPSHOT

NEIGHBORHOOD TYPOLOGY

- Urban
- Suburban
- Rural

SPECIFIC POPULATIONS

- Seniors
- Veterans
- Supportive
- Families

DEVELOPMENT STRATEGY

- New Construction
- Rehabilitation
- Transit-Oriented
- Large Site Redevelopment

HOUSING TYPOLOGY

- Multi-family
- Single Family
- Mixed Use
- Supportive Housing

DEVELOPMENT

INSTITUTE GOALS

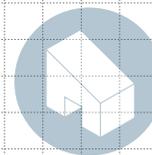
- Maximize project sustainability and resiliency, especially in Harlem, which is prone to flooding
- Redesign the existing landscaped courtyard and ground floor amenity spaces of the adjacent building to better integrate with the new Carmen Villegas Apartments
- Incorporate community focused amenities like retail space, community facilities, open space, etc.
- Set the tone for future design efforts as they expand their portfolio

AREAS OF EXPERTISE

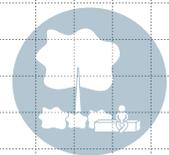
Public-private partnerships, redevelopment of publicly-owned sites



Site



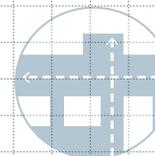
Massing



Landscape



Program



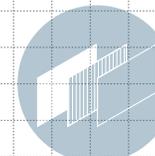
Circulation



Unit



Systems



Materials



Culture