CAMBA Gardens

**Community Partner:** CAMBA Housing Ventures  
**Location:** Brooklyn, New York  
**Target Population:** Chronically homeless and low-income individuals and families  
**Homes Created:** 209  
**Loan Fund Investment:** $400,000 Predevelopment Loan  
**Total Enterprise Investment:** $26,580,093

CAMBA Housing Ventures (CHV) and New York Health + Hospitals partnered on an innovative model that reduces the cost of developing affordable homes for a vulnerable low-income population. This partnership resulted in a 99-year land-lease on the Kings County Hospital Center campus to CHV for the construction of supportive housing. Leveraging over $26 million in investment from Enterprise Community Partners, CHV was able to build CAMBA Gardens I on the Kings County Hospital Center campus, providing 209 new affordable homes with supportive services (permanent supportive housing, or PSH) for low-income and chronically homeless people.

This is the first of CAMBA Garden’s two phases, and lessons learned from CAMBA Gardens I have provided crucial insights. By better understanding which features and amenities are most useful for resident comfort and well-being, CHV will be able to direct its limited resources to invest in what will be most beneficial in Phase II, which will add 293 homes adjacent to Phase I. Phase II will similarly target chronically homeless and special-needs populations and was announced as one of the first projects of Mayor Bill de Blasio’s 10-year Housing New York plan. CAMBA Gardens I provides benefits for both residents and the broader community, creating health care cost savings as formerly homeless residents experience stability and improved health.1

The CAMBA Gardens I impact case study featured in Aligning Home and Health Care Through Strategic Investment uses quantitative and qualitative evidence to better understand the project’s positive impact on patients, residents and the community.

Comparing Annual Public-Sector Health Care Costs:

- **Homeless:** $23,500  
- **Permanent Supportive Housing:** $16,200  
- **Annual Savings:** $7,300

**THE POSITIVE IMPACT WHEN HOSPITALS INVEST IN AFFORDABLE HOMES**

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<tr>
<th>Housing Security</th>
<th>Economic Impact</th>
<th>Health and Wellness</th>
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<td>Case management services support residents’ ability to thrive and remain in their home, avoiding further bouts of homelessness.</td>
<td>CAMBA Gardens I helps create economic stability for residents, while also generating jobs and other economic benefits for the community.</td>
<td>Residents are better able to access health care. This regular care combined with housing stability has contributed to a reduced reliance on emergency care. In fact, 79% of residents who had used emergency room services multiple times the year before they moved in did not do so the year after they moved in.</td>
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<td>94% of permanent supportive housing residents at CAMBA Gardens I have remained stably housed since moving in.</td>
<td>The development and operations of CAMBA Gardens I have contributed an estimated $27 million to the local economy.</td>
<td>The permanent supportive housing at CAMBA Gardens I is estimated to result in a total public-sector health cost savings of up to $1.07 million annually.</td>
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**RESIDENT PERSPECTIVE**

Renee first became homeless due to the large expenses she incurred related to the unexpected death of her mother. She lived in a women’s shelter for 18 months before finding her home at CAMBA Gardens I. She loves her apartment, and her son has been able to move in with her to help her manage her poor health. Her son has obtained full-time employment at a warehouse, and Renee is finally looking forward to their future. She believes that affordable housing is vitally important to help the homeless get back on their feet. “People can have good jobs or a good education, and something can happen and they lose everything. Now, I feel good. It’s great that they make places like this.”

To learn more about Renee, her neighbors, and the positive impact of CAMBA Gardens I, read our Social Return on Investment report: Aligning Home and Health Care Through Strategic Investment at www.enterprisecommunity.org/resources. For more information, contact Rachel Reilly Carroll at rrcarroll@enterprisecommunity.org