



## The Ciena (100<sup>th</sup> Street) & Hobbs Court (102<sup>nd</sup> Street) New York, New York

A joint venture between Phipps Houses (Phipps) and Urban Builders Collaborative (UBC) redeveloped two Metro North public housing sites in East Harlem. The project was awarded by the Department of Housing Preservation and Development (HPD) and The New York City Housing Authority (NYCHA) in response to a Request for Proposals.

“The Ciena” and “Hobbs Court” are mixed income developments with a range of affordable rental housing opportunities. The buildings were guided by principles of progressive urban design, including clear orientation to the street and defensible spaces, consolidated service areas, and high-quality street environments. The project includes sustainable design features, such as cross ventilation and passive solar and day lighting, that are intended to reduce the buildings’ operating costs and impact on non-renewable resources.

The project site was formerly comprised of seventeen six-story walk-up tenement buildings located on East 100<sup>th</sup> and East 102<sup>nd</sup> Streets between 1<sup>st</sup> and 2<sup>nd</sup> Avenues. The 100<sup>th</sup> Street site, named “The Ciena”, transformed these tenement buildings into a single building of 78 units. The 102<sup>nd</sup> Street site, named “Hobbs Court”, is an eight-story, 261 unit building that was constructed ground-up. The first floor of “The Ciena” contains a 4,000 s.f. day care center home care services for elderly and homebound residents are operated out of the “Hobbs Court” community facility space.



Hobbs Court (East 102<sup>nd</sup> Street)

**Phipps & UBC Roles:**  
Co-Developers  
Mark Alexander, Principal in UBC

**Project Type:**  
Residential  
Affordable Rental  
Community  
Facility

**Construction Type:**  
Substantial Rehabilitation  
New Construction  
Masonry and Poured In Place Concrete

**Development Team:**  
Architect: MHG Architects  
Contractor: Urban Builders Construction

**Development Profile:**  
339 Residential Units  
9,000 s.f. Community Facility  
152 Parking Units

- Amenities: Day care center, landscaped courtyard, outdoor and indoor children’s play area, doorman, laundry facility, exercise room and community space, parking
- Sustainable “Green” building design

**Development Budget:**  
\$113,411,799 Tax-exempt Bond Financing, City Subsidized/Second Mortgage, Tax Credit Equity, Purchase Money Mortgage, NYSERDA Grant

**Status:**  
Completed 2011