



FOR IMMEDIATE RELEASE

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Mayor Mamdani, Genesis Companies, Habitat for Humanity NYC and Westchester, and City Partners Celebrate Completion of ANCP Morningside Homeownership Project in Harlem

Watch the event [here](#).

Photos from the event available [here](#).

NEW YORK – Today, Mayor Zohran Mamdani joined [Genesis Companies](#), [Habitat for Humanity New York City and Westchester County](#), local elected officials and local residents to celebrate the completion of the ANCP Morningside homeownership project in Harlem with a ribbon-cutting ceremony.

Developed through the NYC Department of Housing Preservation & Development's (HPD) [Affordable Neighborhood Cooperative Program \(ANCP\)](#), the project converts city-owned rental housing into permanently affordable homeownership opportunities. The newly completed development includes 36 residential units and represents a significant step forward in expanding access to homeownership and building generational wealth for New Yorkers.

The ANCP Morningside project aligns with Mayor Mamdani's housing plan, [Block by Block](#), to expand affordable homeownership opportunities and create permanently affordable co-ops for working-class New Yorkers.

The ANCP development spans three buildings along Manhattan Avenue and West 115th and West 116th Streets in Morningside Heights. Previously part of the Tenant Interim Lease (TIL) program and long in need of significant repairs, the buildings have now undergone a comprehensive rehabilitation, including upgrades to major systems and unit interiors. The development includes 36 residential units and two ground-floor commercial spaces. In addition to returning residents, all homes will be affordable to working families earning up to 80 percent of Area Median Income (AMI) and protected by a 40-year regulatory agreement to ensure long-term affordability.

"For generations, homeownership has been a clear path to stability, but it's become out of reach for working class New Yorkers. Projects like ANCP Morningside show what is possible when we expand cooperative and community ownership and Block by Block will ensure more New Yorkers have the chance to put down roots and build a future here, whether they rent or own," said **Mayor Mamdani**.

“Our work to address the housing crisis is about more than just a place to lay your head – it is about ensuring that every New Yorker has a safe home where they can build a life. Through *Block by Block*, we are investing in affordable homeownership and co-op projects like ANCP Morningside so that even more New Yorkers can benefit from housing stability. This is just one piece of our work to treat the housing crisis with the ambition, scale, and urgency that New Yorkers deserve,” said **Leila Bozorg, Deputy Mayor for Housing and Planning**.

“We aim to lead the nation in every area of housing — building neighborhoods for working people, preserving affordability, and even something that many thought was impossible: affordable homeownership,” said **Patrick Love, Deputy Commissioner for Development at HPD**. “By transforming three neglected buildings into affordable coops, we are investing in Harlem and enabling families to finally build equity in their neighborhoods. Thank you to Habitat for Humanity, Genesis Companies, and the Community Preservation Corporation for believing in affordable homeownership.”

"There's something powerful about putting homeownership within reach for working families, and these are the kinds of projects that reflect what we value most," said **Karim Hutson, President and CEO of Genesis Companies**. "Working with our partners, we were able to take three buildings in Central Harlem that sat neglected for years and converted them into 36 permanently affordable homes. For the families moving in, this isn't just about keeping them housed — it's about giving them a real stake in their neighborhood, the chance to build equity and stay rooted in the community they love."

“ANCP Morningside shows what’s possible when we pair public resources with mission-driven development to create real homeownership opportunities,” said **Sabrina Lippman, CEO of Habitat for Humanity New York City and Westchester County**. “This project doesn’t just preserve housing, it creates pathways for families to own homes, build equity, and stay in the communities they’ve long called home. It’s a model for how we can address affordability at scale.”

"I commend everyone associated with this project as it accomplished the greatest goal we have in housing policy—preserving both the promise and substance of permanent affordability for longtime community residents and future generations,” said **State Senator Cordell Cleare, Member of the Senate Housing Committee**. “We need to look no further for a replicable model than this project. The residents of our communities deserve this.”

“Today’s opening of these new affordable cooperative homes is a powerful example of what we can achieve when the public and private sectors work together with community at the center,” said **Assemblymember Jordan Wright**. “Through HPD’s Affordable Neighborhood Cooperative Program, Genesis Companies, Habitat for Humanity New York City, and the Department of Housing Preservation & Development have transformed formerly city-owned rental buildings into 36 permanently affordable homeownership opportunities for working families. I’m proud to celebrate this milestone and deeply grateful to all of our partners and community stakeholders who made it possible. Together, we are moving New Yorkers closer to the promise of true housing security and shared prosperity.”

“Harlem has always been a community where families dig in deep and build their lives across generations, but soaring housing costs have put that legacy at risk for too many of my neighbors,” **said Council Member Yusef Salaam**. “ANCP Morningside protects that legacy, turning long-neglected buildings into permanently affordable homes where working families can own their piece of this neighborhood and pass it on to those who come after them. Homeownership is the foundation of generational wealth—it’s how families build equity, secure their futures, and break cycles of displacement that have threatened our community for too long.”

“At a time when far too many Manhattanites are being priced out of the neighborhoods they call home, ANCP Morningside is a powerful example of what it looks like to invest in affordable homeownership and long-term community stability,” said **Manhattan Borough President Brad Hoylman-Sigal**. “By transforming these buildings into permanently affordable cooperatives, this development will create generational opportunities for working families while helping ensure that Harlem remains the vibrant, diverse neighborhood that generations of New Yorkers have built. I’m grateful to Mayor Mamdani, Genesis Companies, and Habitat for Humanity for making this vision a reality, and I look forward to partnering on more projects that expand affordable housing opportunities and keep Manhattan accessible to people of all incomes.”

“Expanding access to affordable homeownership is key to strengthening New York City’s communities and creating pathways to long-term stability for our residents,” said **Rafael E. Cestero, CEO of the Community Preservation Corporation**. “Projects like ANCP Morningside give longtime residents the opportunity to own their homes, build equity, and create a more stable future in the neighborhoods where they’ve put down roots. My thanks to Karim Hutson and his team at Genesis, Mayor Mamdani, HPD Commissioner Levy, Habitat for Humanity, and most importantly, the new homeowners whose perseverance and commitment made this achievement possible.”

“We knew that if we did what we needed to do the dream of ownership would come,” said **Keith Robinson, Board Member and co-op owner at ANCP Morningside**. “We understood that we could not give up. We knew tenants who lived here who are not gonna be moving back in here. And we didn’t want that to happen to us. The dream has been realized, and now I know that my family, my kids, my grand kids, will have a stake in Harlem for as long as they want it.”

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About Genesis Companies

Genesis Companies is a full-service real estate development firm that specializes in financing, developing and operating mixed-income and mixed-use residential projects. Since its founding in 2004, Genesis has been committed to strengthening communities across New York and New Jersey through disciplined real estate analysis, investment and innovative approaches.

About Habitat for Humanity New York City and Westchester County

Habitat for Humanity New York City and Westchester County expands access to permanently affordable homeownership by creating, preserving, and scaling equity-building housing solutions

across New York City and Westchester County. We work with working class New Yorkers to promote long-term housing stability, community resilience, and generational equity. Through public-private partnerships, innovative development and preservation strategies, policy leadership, and scalable financial models, Habitat helps unlock pathways to sustainable homeownership and a more equitable housing system.

About The Community Preservation Corporation (CPC)

CPC is a nonprofit, multifamily finance company that was founded in 1974 to provide financial and technical resources to stabilize and revitalize underserved communities. Since its founding, CPC has invested over \$16 billion to finance the creation and preservation of more than 276,000 units of housing. CPC is a carbon-neutral company and maintains AA- S&P rating. Visit CPC at communityp.com, and on Facebook, Twitter and LinkedIn.