



Division of Planning &
Predevelopment

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Community Board 2, Manhattan
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Dear Ms. Cude and Mr. Gruber,

Thank you for your letter regarding the New York City Department of Housing Preservation and Development (HPD) and the development team's June 25, 2018 presentation on the Haven Green project. Our responses to your questions are as follows:

Proposed office space for Habitat for Humanity:

- 1. What is the exact square footage coverage of the proposed office building?**
- 2. Additionally, will Habitat for Humanity (HFH) take space in the basement and lower floors of the residential building, which might otherwise be utilized for larger senior recreational space and/or for community space?**

The project comprises one building that includes residential, commercial, and community facility spaces. The community facility space is approximately 11,000 gross square feet on the first floor and in the cellar. Habitat for Humanity New York City (Habitat), which is a part of the development team, proposes utilizing this space for services and programs that benefit both the Haven Green residents and the larger community.

- 3. Why doesn't HFH take nearby office space given that there are two new buildings nearing completion in the immediate neighborhood and other available local office space?**

As a partner in the development team that was designated to develop this site, Habitat is a key player in this project. In addition to being a tenant on site, Habitat will provide services and programs for both Haven Green residents and the community at large.

Unit size, distribution, demographics, preferences:

- 1. What are the sizes of each unit, in terms of square feet and studios/bedroom(s); will the units all be the same size of a range of sizes?**

- a. **Studios often extend the isolation of single older people and preclude visits from family and friends or the presence of 24-hour caregivers, reduce space available for medical and mobility equipment, etc. Furthermore, even for a single but especially for a couple, a studio of approx. 350 sq. ft. would indeed be a cell-like lifestyle. Will there be any 1-bedroom apartments as part of the development? Other configurations?**

HPD's Senior Affordable Rental Apartments (SARA) Program term sheet requires that projects include studios and/or one-bedroom apartments. Additionally, the apartments must comply with HPD's Design Guidelines, which require that studio sizes range from 350 to 400 sq. ft.

More information about the SARA program is available here:

<https://www1.nyc.gov/site/hpd/developers/development-programs/senior-affordable-rental-apartments-program.page>.

2. **What are the AMI levels, and have lower AMIs been considered especially as it is anticipated that many lease holders may be living solely on social security? Will any housing units be allocated for very low income seniors and AMI levels below 60%?**

Consistent with the SARA term sheet, senior households with incomes of 60% of Area Median Income (AMI) and below will be eligible for an apartment at Haven Green. Currently, units are expected to be available for households at 30% AMI, 40% AMI, and 60% AMI. In addition, 30% of the units will be set aside for formerly homeless seniors.

3. Preferences/Set-asides

- a) **Will units be assigned by lottery with 50% preference to CB2 residents?**

Developers creating City-sponsored affordable housing are required to follow HPD's Marketing Handbook and tenant selection procedures. The Marketing Handbook is available at this link: <https://www1.nyc.gov/site/hpd/developers/marketing.page>. Currently, the guidelines require a 50% Community Board preference.

- b) **Will all the housing be allocated by lottery or will any housing be allocated by referrals from NYC or independent social services agencies?**

Tenants for the 30% of units set aside for formerly homeless seniors will be referred by HPD's Homeless Placement Unit.

- c) **Will there be any preference for municipal employees or other preferences?**

As stated above, developers creating City-sponsored affordable housing are required to follow HPD's Marketing Handbook, which currently requires a 5% preference for municipal employees and, after fulfilling all other preferences and set-asides, a preference for New York City residents.

- d) **In addition to the 30% set-aside for formerly homeless seniors, are there any other set-asides planned? Do set-asides come from the CB2 pool, the total units before CB preference, or other?**

Federal law requires set-asides of 5% of the units for persons with a mobility disability, and 2% of the units for persons with a hearing or vision disability. CB preference is not applied to set aside units.

e) Will this project provide any preference, set-aside or other priority for affordable housing based on sexual orientation?

Haven Green is an LGBTQ friendly development; Seniors and Advocacy for GLBT Elders (“SAGE”) will provide services for the residents. There are no preferences or set-asides for residents based on sexual orientation.

For more details on set-asides and preferences, please see Section 5-1 of the Marketing Handbook.

Retail:

1. Since the current neighborhood has many high-end fashion stores, galleries and restaurants, will any of the retail in the proposed development be dedicated to the needs of the seniors that would reside there, including a moderate priced supermarket (even one subsidized by the developers)?

No specific tenants for the retail spaces have been identified yet. The development team anticipates renting the retail space to a tenant who provides services or products to both Haven Green residents and the community.

2. Who will be the beneficiaries of the revenue generated by the retail stores? Will it be the developers or the City? Will the revenues – to the developers or the City – directly fund senior programs, recreation, counseling, social services or other services for senior residents?

Haven Green will be owned and operated by a joint venture controlled by affiliates of the development team. The City will not be a member of the project ownership. Project revenues will be used by the owner to pay for ongoing operations and to ensure the long-term financial health of the building.

3. Will the retail include nonprofit social service organizations and/or a small storefront medical urgent care facility like the ones popping up all over Manhattan (incentivized with subsidized rent if needed)?

The community facility space will house Habitat for Humanity New York City. No specific tenants for the storefront retail spaces have been identified yet.

Garden Design:

The Community Board, which has a charter-mandated role in the ULURP process, feels strongly that the proposed community garden design task force should start after the ULURP ends. It will be distracting to have the community participate in a design for a possible garden while the overall process is ongoing with public meetings and reviews. A garden design process could not result in any final sizes, uses, materials, etc. in the absence of knowing the final land-use disposition including ULURP approved size of the lot,

coverage, building positioning and other vital decisions yet to be made. We urge that outreach for design be held until an agreement for any disposition of the land be finalized at the end of ULURP.

As you are aware, there is a high need for affordable housing in core Manhattan, and an extremely limited number of public sites. HPD must look for opportunities to create the desperately needed affordable housing, while also protecting community assets like open space.

In compliance with the ULURP process, the proposed square footages of the building design and the public open space will be included in the ULURP application that will be certified and presented to the public throughout the entire ULURP process. The goal of the design charrettes is to solicit community input prior to certification and to include in the ULURP documents, when possible, ideas regarding what the community envisions for the space. Decisions about the operations, programming and hours of operation will continue throughout the public review process and after ULURP is completed.

Again, thank you for your thoughtful questions.

Respectfully submitted,

Leila Bozorg

Deputy Commissioner