



1. What is the exact square footage coverage of the proposed office building?

We wouldn't describe the space as an "office building". The Community Facility Space that will be occupied by Habitat for Humanity New York City for purposes of housing preservation and community revitalization services to the surrounding neighborhoods and affordable homebuilding efforts citywide. The space is a combination of first floor and cellar space. (Proposed at approximately 11,189 gross square footage / 10,278 net)

Note: Breezeway: proposed at approximately 2,000 sq.ft. exterior/covered space. The Building Department counts the covered breezeway as "zoning floor area". Since the breezeway will act in part as an access point for the Community Facility (Habitat Space), the breezeway is technically being considered Community Facility Zoning Floor Area.

Habitat NYC's space within Haven Green will also be a home to the community itself. The development team is currently designing a portion of the first floor to function as flexible conference room space which will act as meeting space for local not-for-profit and community-based groups to utilize. We also envision this community facility as a space that could be utilized for the garden groups to meet, plan, and steward the garden and its programming. The community flex space currently included in the plans for the first floor is proposed at approximately, 675 sf.

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 building as designed accommodates anchor tenant needs, senior recreational space and community space. The area envisioned for HFH NYC does include both main floor and cellar space. Habitat NYC is a non-profit organization that exists to serve the housing needs of our community. As such, our programs will serve our neighbors, our neighborhood, the five boroughs of NYC and beyond. As has been described, design accommodations have been incorporated that include flexible space that will be located on the ground level and that will be useful for and made available to, local community based organizations.

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?

The building plan and financial structure depends upon the inclusion of a main floor tenant. Habitat NYC believes strongly that our role as that anchor tenant is appropriate to the building's long term success and community goals. We envision a seat at the table alongside our neighbors as main point of contact for the flexible community space. Our core programmatic activities designed to stabilize and preserve housing will be operationalized from this space. Our long term lease provides long term stability, and will be structured at slightly below market rate realizing a benefit to Habitat NYC supporting our long



term stability and organizational health, and by extension, supporting our role as a champion for housing solutions for NY'ers in need. The effectiveness of our mission at Haven Green will be measured in the ongoing security, decency, and affordability our programs provide for future generations and protect against institutional displacement for Habitat NYC and future not-for-profits seeking affordable space in an increasingly cost-prohibitive community.

Retail:

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, a well-respected non-profit social services organization with over 30-years' experience serving Lower Manhattan and the City at large. The storefront retail space will provide additional building revenue to ensure the long-term financial sustainability for the residents and property.

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.

The development team understands and respects the role of CB2 in the land use approval process. However, Haven Green's impetus, through the HPD RFP, precluded any discussion with the community in advance of submission to the solicitation. We refrained from design engagement until after the recent first public meeting. Holding the Participatory Design (PD) prior to certification allows community input creating a more responsive project to be submitted to City Planning for certification and review as usually occurs with most development in NYC. We see the participatory design as informing our ULURP application, not as a requirement of it. As the PD will be held prior to certification, there will be no conflict with the Community Board review process.

We are aware there could be potential project changes during the ULURP process and are willing to take that risk, knowing changes are less likely with productive community participation. Given this perspective, we hope the CB and ESG working group will support, promote and participate in our upcoming participatory design sessions to ensure maximum input.