



Haven Green FAQ

What is planned on the Elizabeth Street Garden Site / What is the Haven Green project?

Haven Green is a mixed-use affordable housing project that will also provide approximately 6,700 square feet of publicly accessible open space. The proposed development will also contain approximately 123 affordable studio units for seniors, ground-floor retail, and community facility office space. Residential amenities include an exercise room, computer room, supportive services office space, and a dedicated outdoor green space on the second floor. Haven Green will also provide an office space for Habitat for Humanity New York City, and a supportive services office programmed by SAGE (Services and Advocacy for Gay, Lesbian Bisexual and Transgender Elders) and is a LGBTQ friendly development.

At the street level, there will be three retail spaces that will contribute to the vibrant street life in Nolita. The Elizabeth Street frontage will also feature a covered entryway to the approximately 6,700 square feet of publicly accessible open space for gardening and recreation.

Haven Green will achieve Passive House standards which is the gold standard for energy and resource-efficient building design. The Haven Green development team is led by Pennrose Properties, Habitat for Humanity NYC and Riseboro Community Development.

How was the development team for this project designated?

HPD Issued the Mott-Elizabeth Request for Proposal (RFP) in September 2016. Applicant teams were required to present proposals that provided affordable housing for seniors compliant with senior housing design guidelines, long-term affordability, ground floor commercial and community facility spaces that will encourage active street frontages, and at least approximately 5,000 square feet of high-quality, publicly-accessible open space.

Responses were also evaluated on the quality of architectural design, sustainability principles, financial structure and investments for the community.

How many of the apartments will be affordable?

The proposed development will contain approximately 123 apartments and these apartments will be affordable to households that, upon initial occupancy, include at least one senior with incomes ranging from 30% AMI to 60% AMI (In 2018, 30% AMI for an individual is \$21,930 and 60% AMI is \$43,860).

The new building will be financed using HPD's Senior Affordable Rental

Apartments (SARA) program which also sets aside 30% of units for homeless seniors (referred by a City or State agency). The regulatory term will be for at least 60 years.

Why are you developing on an open space?

There is a high need for affordable housing in core Manhattan and in the City in general, with 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. This site has been in the project pipeline for several years and the City is ready to advance the project to produce much needed affordable housing in this neighborhood. In addition the proposed development will have approximately 6,700 square feet of publicly accessible open space, including dedicated space for gardening and public art displays.

Will there be a re-zoning? Is there a ULURP process?

There will be no rezoning. The site is currently zoned as C6-2 (R 8 equivalent) and is located in the Special Little Italy District, Preservation A. ULURP is required for the disposition of the City-owned lot and certification is targeted to occur late fall of 2018.

Will there be Mandatory Inclusionary Housing (MIH)?

No, since this proposal does not include a rezoning, MIH is not triggered.

Will there be permanent affordable units?

Units will be affordable for at least 60 years and will also be required to be entered into the New York State Rent Stabilization system at rents specified in the regulatory agreement.

Why only studios?

Haven Green is responsive to the tremendous demand for affordable senior housing options by providing the greatest number of units the building's envelope can offer, while balancing the need for public open space. The efficient and accessible studio layouts of Haven Green are complemented by the project's common spaces (community room, roof terrace and fitness room), which will encourage resident socialization and foster a sense of community. The project will be also be designed according to HPD's Design Guidelines for New Construction.

How does the Passive House benefit the building? Doesn't this increase costs?

Designing Haven Green to meet Passive House standards will result in significant reductions in energy consumption, compared to a typical New York City apartment building. These reductions not only reduce the project's carbon footprint, but also greatly improve the efficiency of the building's operations. This in turn results in a cost savings that can leverage additional sources of financing.

Will there be project-based vouchers (PBVs)?

Vouchers are not currently contemplated for the project. The project is currently underwritten with rents affordable to households making 30%, 40% and 60% of AMI (In 2018, 30% AMI for an individual is \$21,930, 40% AMI translates to \$29,240, and 60% AMI is \$43,860).

Will there be a preference for neighborhood residents who apply to live in the new development?

The selected developer must follow HPD and HDC marketing guidelines when leasing the units. The units will be marketed using HPD's housing lottery system (NYC Housing Connect).

Once the regulatory agreement expires, will the affordable units automatically become market-rate units?

All units shall be subject to rent stabilization during the term of the regulatory agreement and shall remain subject to rent stabilization upon the expiration of the regulatory agreement. HPD loan programs are designed to incentivize extended affordability at the end of regulatory agreements.

Will there be open space or gardens in the new development?

Haven Green features approximately 6,700 square feet of publicly accessible open space, including dedicated space for gardening and public art displays. The open space will be accessible through a covered entryway from Elizabeth Street and accessible from Mott Street (subject to feedback from the participatory design meetings). The development team will own and maintain this open space, and the hours of operation will be established with input from the community and future users of the outdoor space.

The development team will also hold a number of Participatory Design Events beginning in September 2018 to establish a community vision and design guidelines for the outdoor space. Keep updated on public events at www.havengreencommunity.nyc

Why is there no EIS for this project?

The Haven Green project is required to follow the City Environmental Quality Review (CEQR) process www1.nyc.gov/site/oec/environmental-quality-review/environmental-quality-review.page. This project is required to complete an Environmental Assessment Statement (EAS) and the findings under the EAS review determine whether or not further analysis is required that results in a need for an Environmental Impact Statement (EIS).

How long will construction of the project last?

Construction will last for approximately 24 months which will commence after the construction finance closing.

CB2 has made repeatedly requested for HPD to consider alternate sites for the Elizabeth/Mott Street development. Why not develop at 388 Hudson Street, where you can get more housing units, instead of the Mott-Elizabeth garden site?

There is a high need for affordable housing in Manhattan, with 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. The meaningful incorporation of open space in the proposed development was a key goal of the RFP.

The Mott/Elizabeth Street site has been in our pipeline for affordable housing development for several years, and is at the point in our process where we are ready to move forward with the development of this site. The City has been in communication with DEP regarding 388 Hudson Street and this site is under consideration as an additional future affordable housing opportunity.

Was the Community or Community Board a part of the RFP evaluation process?

HPD planning, finance and design staff, along with HDC, conducted the RFP evaluation process. Community and Community Board input was important in informing the goals and guidelines included in the RFP.

Visit www.havengreencommunity.nyc for more information about the project, and to participate in upcoming participatory planning workshops!