

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L. U. 590

MMN 1902 – Lemle West 117 Street
Multifamily Participation Loan Program (MPLP)

December 2, 2019

{Perkins} **L. U. No 590** consists of the proposed disposition of three partially occupied city-owned buildings located at **138 and 140 West 117th Street** (Block 1901, Lots 51 and 52) and **264 West 117th Street** (Block 1922, Lot 53), in Manhattan Council District 9. The project is known as MMN1902-Lemle West 117 Street and it is slated for redevelopment under HPD’s Multifamily Preservation Loan Program (MPLP).

Under MPLP, Sponsors purchase and rehabilitate city –owned and privately-owned vacant and/or occupied multiple dwellings in order to create rental housing with a range of affordability. The three buildings were taken into City ownership through In Rem Foreclosure actions as early as 1973 and subsequently entered the Tenant Interim Lease (TIL) program in the early 2000s. The tenant associations within this cluster failed to meet obligations and were therefore terminated from the program. Currently, the buildings, as mentioned, are in MPLP and will be conveyed to the Sponsor, Lemle & Wolfe Development Company, LLC, who will undertake the rehabilitation of the properties to create affordable rental units.

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The cluster comprises 59 residential units, including a superintendent's unit.

However, the current configuration is not code compliant and therefore post rehab the final unit count will be Forty-one (41) in view of the necessary layout changes.

There will be a mixture of unit types including: 8 studios, 16 one-bedroom and 17 two-bedrooms apartments, including one for the superintendent.

The sponsor is proposing to substantially rehabilitate all three buildings and the work includes rehabilitation to the envelope (new roof, windows and façade), the common areas and all the residential units will be upgraded with new bathroom and kitchen fixtures, new doors, a new boiler, and yard repairs. During the rehabilitation period tenants are offered temporary relocation and are provided with a written agreement regarding their relocation rights. Upon completion of the work, the Sponsor must offer legal tenants the right to return to an apartment of size suitable for their family composition.

All units will be rent-stabilized and a portion of the units will be set aside for homeless households. The targeted incomes for existing tenants will not exceed 60% of AMI and rents will not exceed 30% of household income. The vacant

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units will be marketed to incoming households with AMIs no greater than 80% of AMI.

In order to facilitate long term affordability of the rental units, HPD also seeks approval of Article XI tax benefits for a term of 40 years coinciding with the regulatory agreement. The net present value of the exemption is \$2,399,887 (Cumulative tax benefit \$8,590,315).

Councilmember Perkins has been briefed on the project and has indicated his support.

West 117th Street Preservation Project

138, 140, & 264 West 117th Street
New York, NY 10026

Presented to Councilmember Bill
Perkins, Manhattan District 9

Presented by:

LW Lemle & Wolff
COMPANIES



Agenda

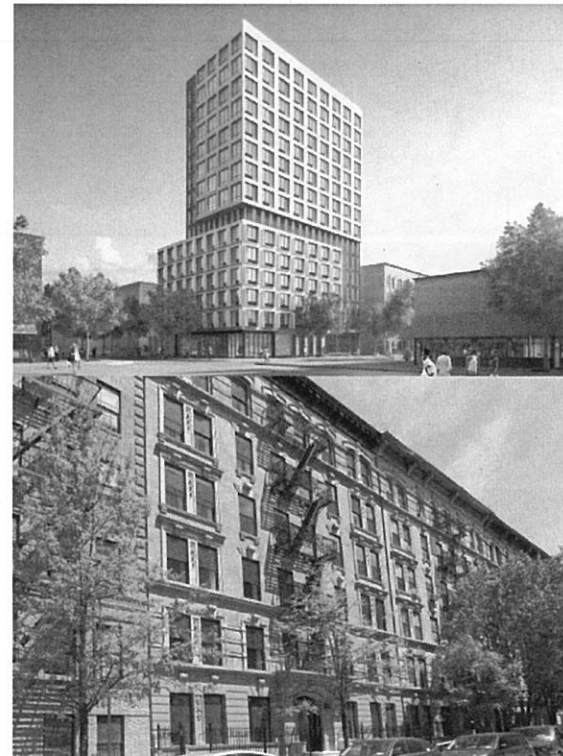
1. Who We Are
2. Existing Conditions
3. Renovation Scope
4. Project Financing & Timeline

Who We Are



Established 1991

Over 1,500 affordable units preserved or developed in conjunction with various city and state housing agencies



Betances VI,
Mott Haven,
Bronx

Four Cornice,
West 129th Street,
Harlem

Who We Are

Established 1938

Specialize in affordable housing management, including supportive housing

Today manage over 6,000 units in Harlem, Northern Manhattan, South Bronx, & Brooklyn

LW Lemle & Wolff
MANAGEMENT



Who We Are



Established 1981

Experienced in moderate & substantial rehab, as well as new construction

Over 1,100 affordable apartments built or renovated in last 5 years



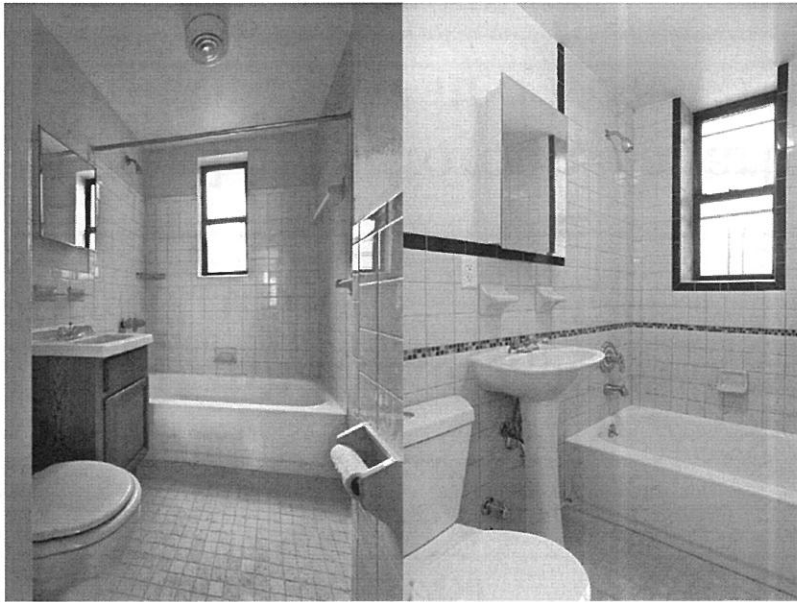
Hunts Point Ave,
Bronx



Soundview Family
Housing, Bronx

Who We Are

LW Lemle&Wolff
CONSTRUCTION



Before and After views of bathrooms and kitchens at Rivulet Row, Inwood

Existing Conditions

- 138 & 140 West 117th built in 1901
- 22 existing units each
- 264 West 117th built in 1910
- 15 existing units

59 existing units total



Existing Conditions

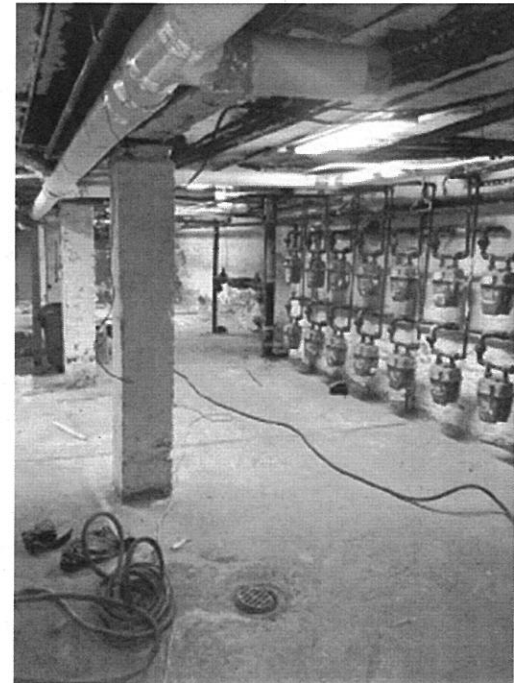
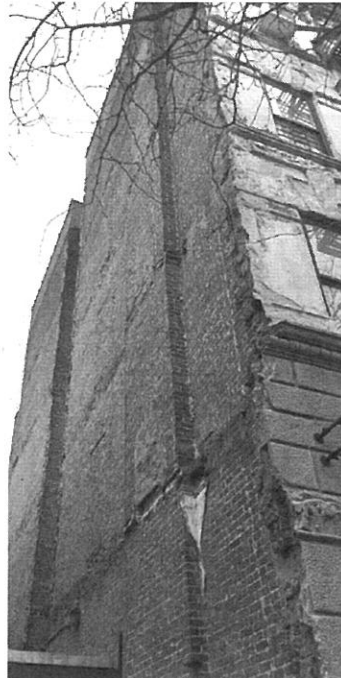
70% vacancy

Structural deflection

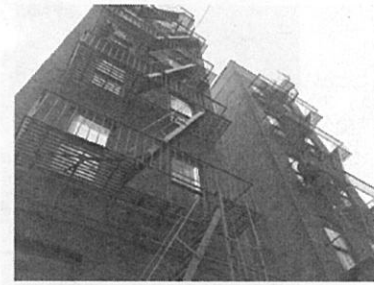
Failing mechanical & electrical systems

Undersized units

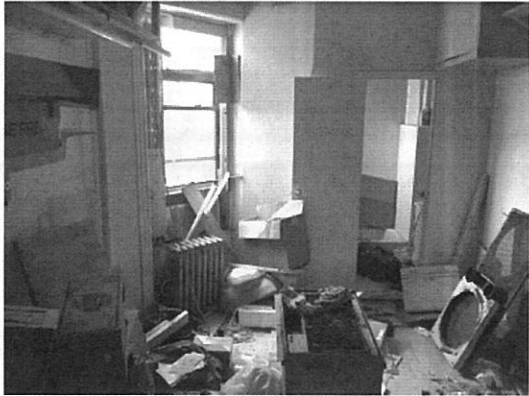
Crumbling exterior



Existing Conditions: 138 & 140



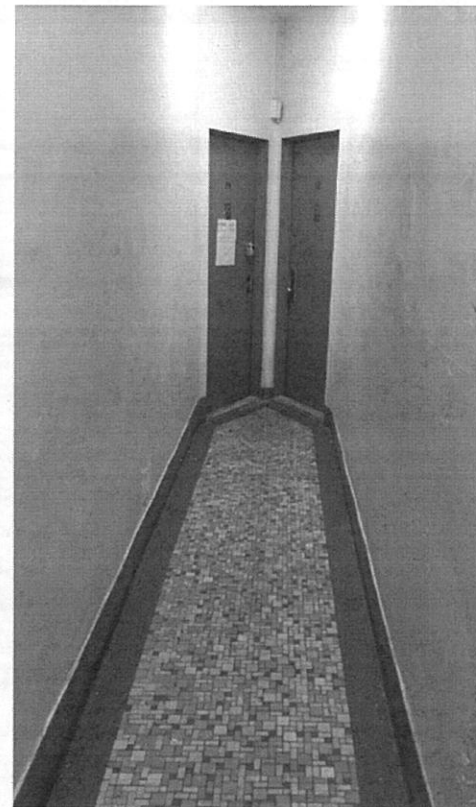
Existing Conditions: 138 & 140



Existing Conditions: 264



Existing Conditions: 264



Renovation

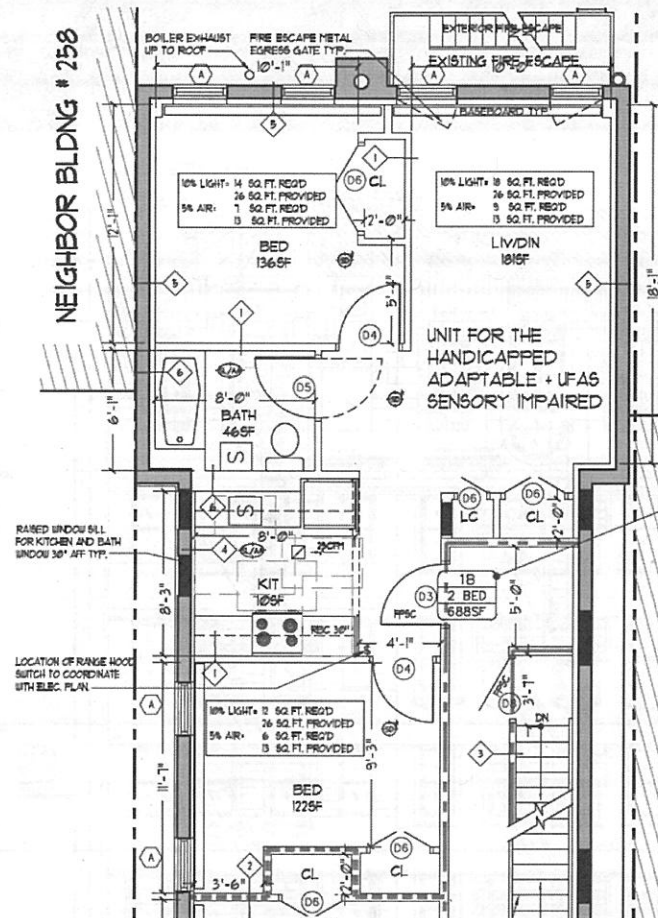
Structural reinforcement

Enlarged, code-compliant units

New kitchens, bathrooms, & windows

New building systems, including plumbing, heating plant and distribution, compliant with Enterprise Green Communities

Envelope including exterior repointing and new roof



Project Financing & Timeline

- Lenders: HPD, private lender, & tax credit investor
- Tax incentive: Article XI
- Section 8 made available for income-qualifying tenants
- HPD Regulatory Agreement: 40 years
- Homeless set-aside: 10%
- AMI rents: Average of 60%

Construction closing expected first quarter of 2020.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 590 Res. No. _____

in favor in opposition

Date: 12/2/2019

(PLEASE PRINT)

Name: Nelson Chan

Address: 100 Gold Street

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 590 Res. No. _____

in favor in opposition

Date: 12/2/2019

(PLEASE PRINT)

Name: Arth'meche (Artie) Pearson

Address: 100 Gold Street

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

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THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Patrick Logan

Address: 5925 Broadway, Bronx, NY 10463

I represent: Lema & Wolff

Address: 5925 Broadway, Bronx, NY 10463

▶ Please complete this card and return to the Sergeant-at-Arms ◀

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Alejandra Ramos

Address: 5925 Broadway, Bronx, NY 10463

I represent: Lema + Wolff

Address: 5925 Broadway, Bronx, NY 10463

▶ Please complete this card and return to the Sergeant-at-Arms ◀

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