

ShareNYC

244 E. 106th Street

City Council Subcommittee of Landmarks,
Public Sitings, and Dispositions Hearing

September 19, 2023

"If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov.

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Application #: 230285PQM; 230286PPM

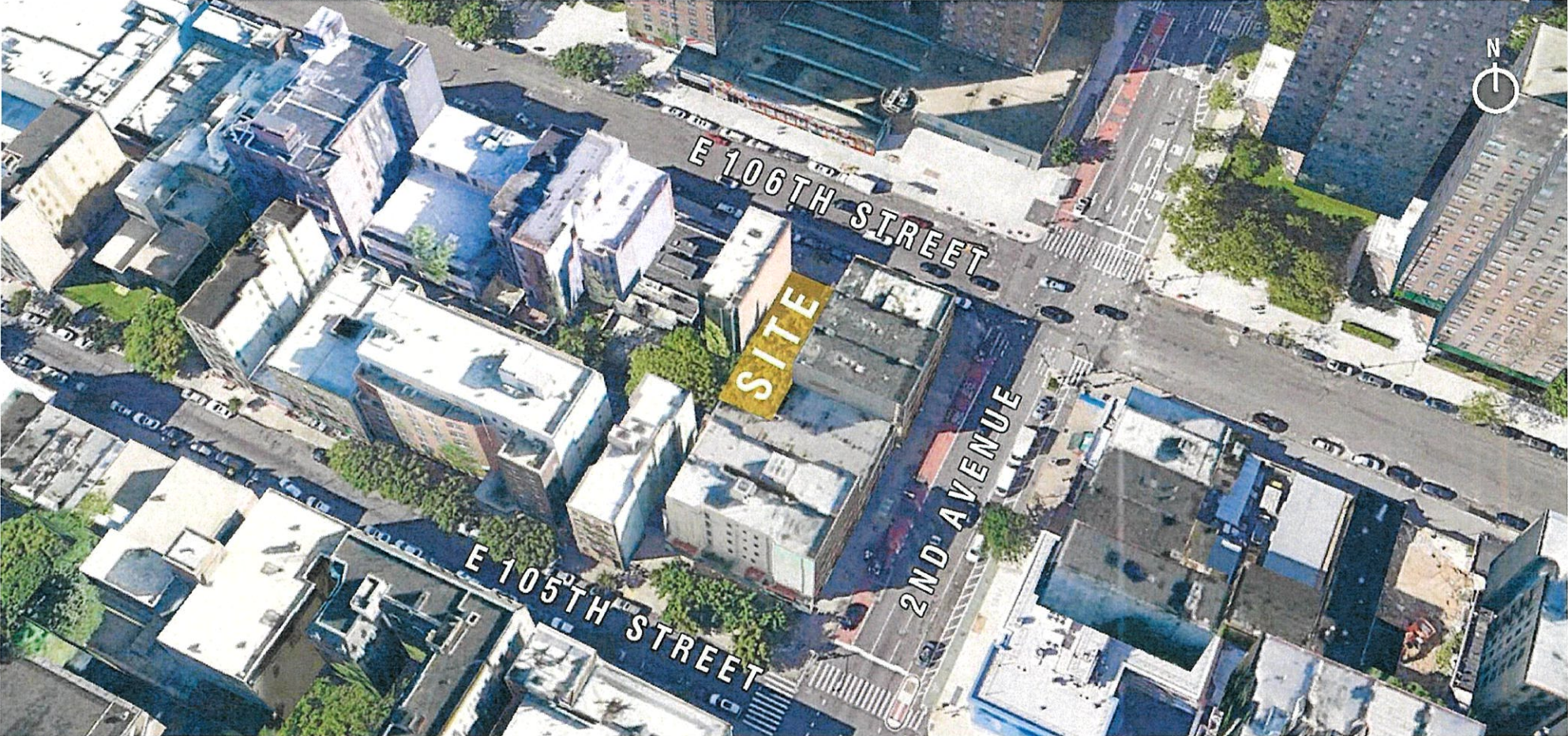


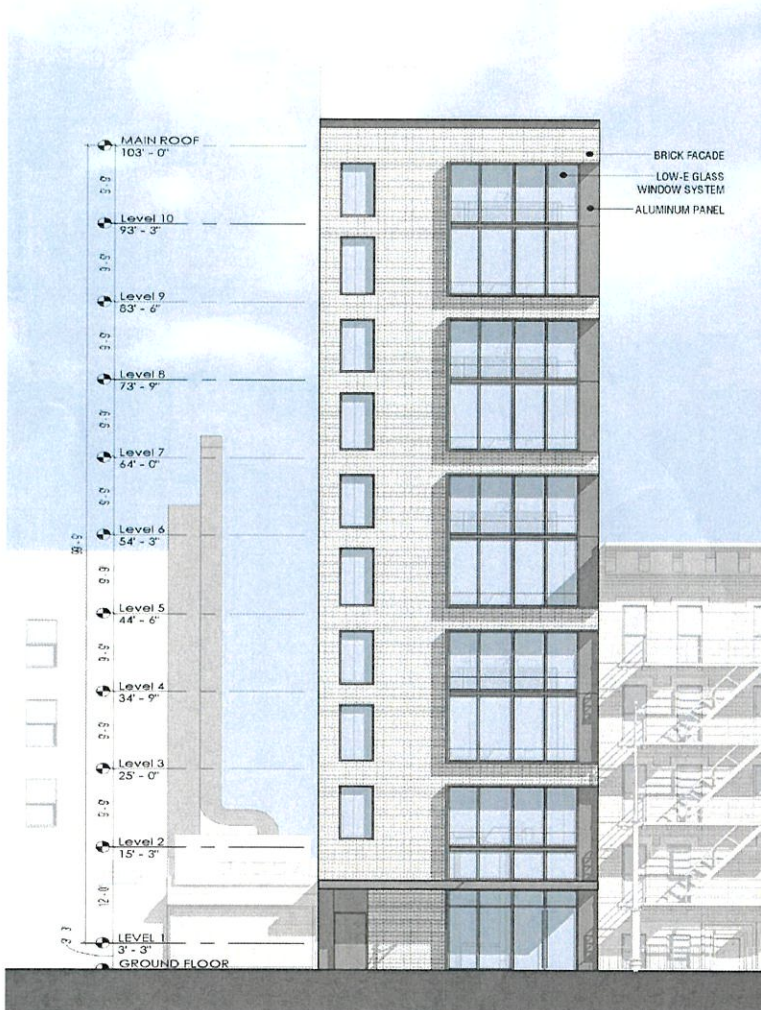
Introduction & Proposed Land Use Actions

- Applicant Team: **NYC HPD**
- ULURP Certification: Monday 03/27/2023
- Proposed Project: **Residential building with approximately 32 affordable rooming units**, plus one building manager's unit
- HPD Program: **Supportive Housing Loan Program (SHLP)**
- Land Use Actions:
 - ▶ Acquisition of previously City-owned land by the City (p/o Lot 29 or "Development Site");
 - ▶ Disposition of the Development Site



Location & Context





Project Overview

- One 10-story new construction building, classified as a Community Facility (NPISA)
- Proposed building will contain **4 duplex shared housing units (8 rooming units in each)**:
 - **Approximately 32 total residential units, plus one building manager's unit**
- **100% Supportive Housing development**
 - Homeless youth referred by NYC HRA
 - Units restricted to households (individuals) **earning up to 60% AMI**
 - **The Ali Forney Center** will manage on-site supportive services
- Commitment to Local Hiring in collaboration with Local Workforce Development Training Programs for Laborers and MWBE subcontractors

Building Experience

- **LGBTQ-affirming building** aiming to provide support for formerly homeless youth
- Each duplex shared housing unit will contain:
 - One kitchen
 - Four ADA accessible bathrooms (two per floor)
 - Laundry facilities
- Other building amenities include:
 - Multi-purpose gathering space
 - Work/study spaces
 - Accessible landscaped rear yard



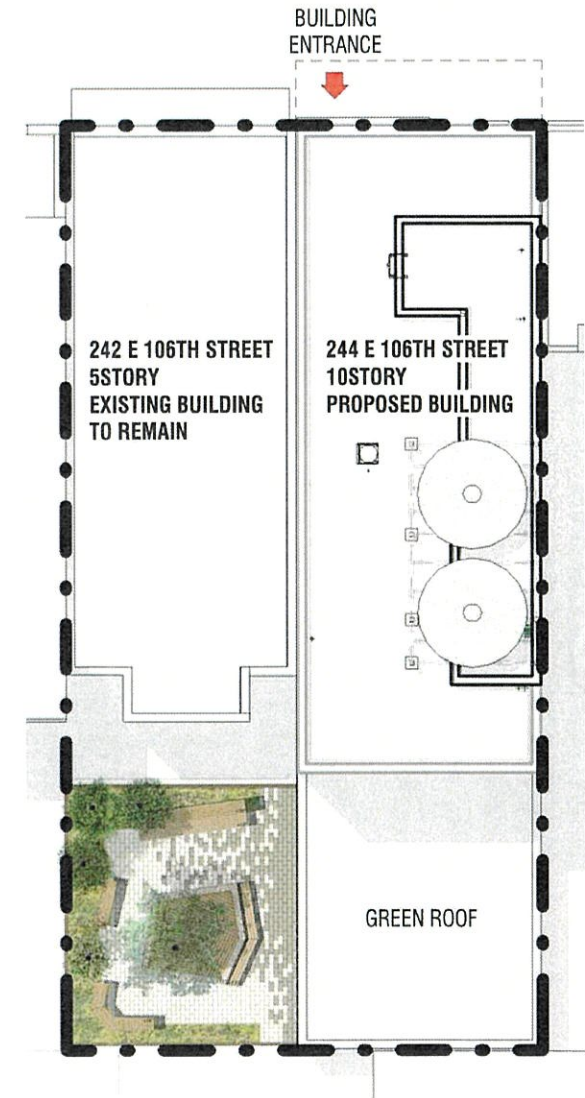
MULTI-PURPOSE SPACE



SHARED HOUSING UNIT

Resiliency & Sustainability

- **Building resiliency elements** incorporated due to location in the flood zone
 - Waterproof cellar
 - Elevated ground floor
 - Building mechanical utilities located on the elevated ground floor
 - Green roof
- **Enterprise Green Communities** standard building



Additional Renderings



GROUND FLOOR LOBBY



SHARED KITCHEN



WORK/STUDY SPACE

Questions?

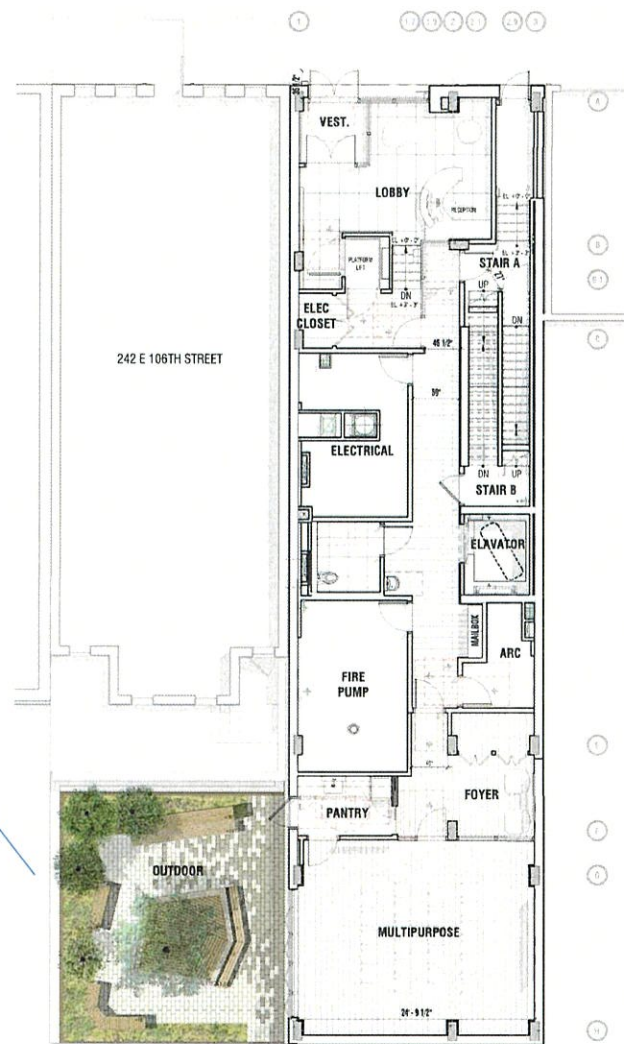


Appendix

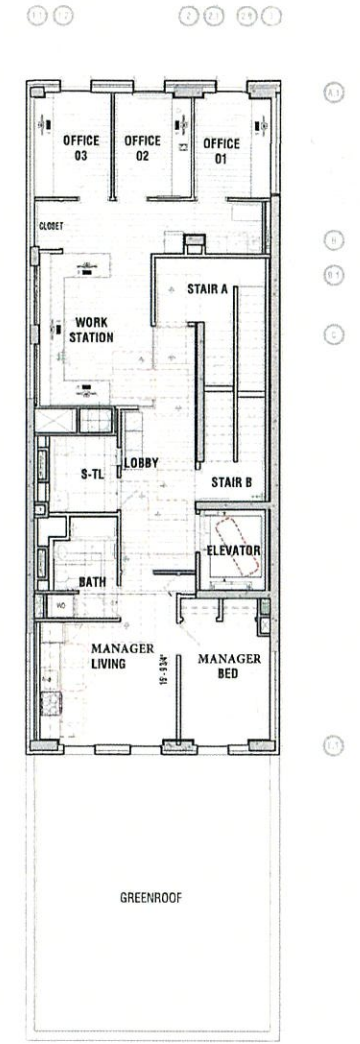
Floor Plans



REAR YARD

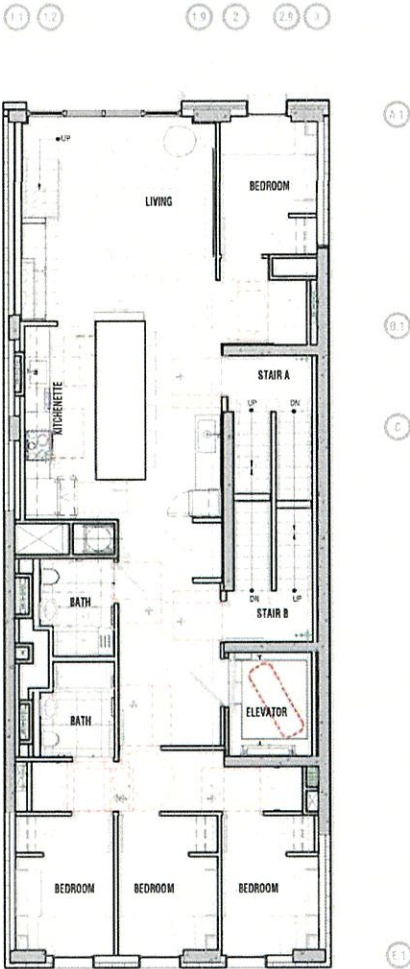


GROUND LEVEL

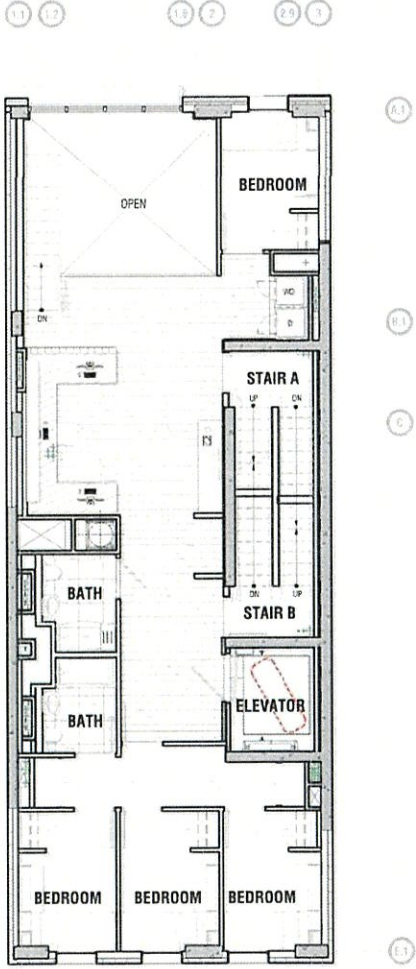


SECOND LEVEL

Floor Plans: Shared Units



 LOWER LEVEL TYPICAL FLOOR
3RD, 5TH, 7TH AND 9TH FLOOR



 UPPER LEVEL TYPICAL FLOOR
4TH, 6TH, 8TH AND 10TH FLOOR

Shared Unit Renderings



LIVING ROOM



ROOMING UNIT

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0266 Res. No. _____

in favor in opposition

Date: 09/19/23

(PLEASE PRINT)

Name: James Tschikow

Address: 1

I represent: NYC HPD

Address: 100 Gold Street, NY, NY 10038

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0266 Res. No. _____

in favor in opposition

Date: 9/19/2023

(PLEASE PRINT)

Name: CHRIS CIRILLO

Address: 421 EAST 116TH ST. NY NY 10029

I represent: ASCENDANT NEIGHBORHOOD DEVELOPMENT

Address: SAME AS ABOVE

**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: MARTIN KAPPELL

Address: 177 ST. JAMES PL. BROKLYN

I represent: THINK! ARCHITECTURE

Address: 1 METROTECH CT. N.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: 9/9/23

Name: MARIA FORWARD (PLEASE PRINT)

Address: _____

I represent: Aki Forward Center

Address: 307 West 30th St 2nd Fl. New York NY 10018

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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I intend to appear and speak on Int. No. 0266 Res. No. _____

in favor in opposition

Date: 9/19/23

Name: JUSTIN DOMONAY (PLEASE PRINT)

Address: _____ Queens NY 11103

I represent: HPD

Address: 100 Gold Street New York, NY 10038

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[]

I intend to appear and speak on Int. No. 0266 Res. No. _____

in favor in opposition

Date: 9/19/2023

Name: Daniel Girard (PLEASE PRINT)

Address: _____ Jefferson Ave Brooklyn

I represent: NYC HPD

Address: 100 Gold Street, New York, NY 10038