

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

WIN Powers

(Ayala) L .U. No. (C 210399 HAX, C 210398 ZSX) are related to proposed ULURP actions for a project known as WIN Powers in Bronx Council District 8. The project area is comprised of one City-owned lot located at Block 2572, Lot 6 and is bounded by East 142nd Street to the north, East 141st Street to the south, Jackson Avenue to the east, and Powers Avenue to the west. The ULURP actions before the City Council involve designation for an Urban Development Action Area Project (UDAAP), disposition of City-owned land to a developer selected by HPD, and a special permit pursuant to Section 74-903 of the New York City Zoning Resolution (“ZR”) to modify the requirements of ZR section 24-111 to allow an increase in permitted floor area ratio (“FAR”) for Use Group 3 non-profit use with sleeping accommodations from 2.43 FAR to 4.8 FAR.

The project calls for the existing Women in Need (WIN) transitional shelter to be replaced with the Proposed Development which will encompass approximately 281,790 feet of floor area in two new buildings. The two buildings are herein referred to as “Building 1” (the family shelter building) and “Building 2” (the supportive housing building).

The proposed 11-story Building 1 will contain approximately 80,071 square feet of floor area for an approximately 95-unit Use Group 3 shelter for families with children. The ground floor of the building will include a variety of rooms and spaces for offices, programming, recreation and on-site supportive services that include case management services to assess the strengths and needs of each family; after-school recreation programs; and permanent housing search counseling and assistance, as well as typical amenities such as a laundry room, mail room and computer room. The ground floor will also contain approximately 1,214 square feet of childcare

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space for residents of the shelter. The cellar will primarily contain offices for building and social service staff, as well as space for storage and mechanical equipment.

Building 2 will have eight stories and would be a Use Group 3 permanent supportive housing facility with a total of approximately 221 units including approximately 153 supportive units and approximately 68 for families with children plus two units for superintendents and a Use Group 3A day care facility use. Building 2 will contain in total approximately 201,719 square feet of community facility floor area. The ground floor will contain both a mix of one-, two- and three-bedroom units for residents, as well as a community room and computer lab, while the upper floors will be populated with a similar mix of supportive housing units and the 7th floor will also include two laundry rooms. Additionally, approximately 4,186 square feet of floor area will be dedicated for a Use Group 3A day care center on the ground floor. The cellar will primarily contain offices for building and social service staff to provide on-site supportive services such as case management services, clinical mental and behavioral health services; a child-family liaison providing individual therapeutic interventions and family counseling; and job development counseling.

In the center of the development site landscaped open passive and active recreational space will be provided for each of the buildings. This space will include a playground and play area, seating areas with picnic tables, as well as other passive seating areas. Trees, plantings and other landscaping elements will also be provided throughout the space. However, because of agency

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regulations and security requirements, the open space utilized by the residents of Building 1 and Building 2 will be separated from each other.

Formerly homeless tenants referred by the Department of Homeless Services and other city agencies will pay up to 30% of their income as rent and all other tenants will pay rents at up to 80% of the Area Median Income (AMI) on an annual basis.