

**PROJECT SUMMARY**

- 1. **PROGRAM:** SUPPORTIVE HOUSING LOAN PROGRAM
- 2. **PROJECT:** WSFSSH at West 108<sup>th</sup> Street
- 3. **LOCATION:** 103 – 159 West 108<sup>th</sup> Street

- a. **BOROUGH:** Manhattan
- b. **COMMUNITY DISTRICT:** 7
- c. **COUNCIL DISTRICT:** 7

d. **DISPOSITION AREA:**

<u>BLOCKS</u>	<u>LOTS</u>	<u>ADDRESSES</u>
1863	5	151 – 159 W. 108 <sup>th</sup> Street
1863	13	137 – 143 W. 108 <sup>th</sup> Street
1863	26	103 – 107 W. 108 <sup>th</sup> Street

e. **PROJECT AREA:**

<u>BLOCKS</u>	<u>LOTS</u>	<u>ADDRESSES</u>
1863	5	151 – 159 W. 108 <sup>th</sup> Street
1863	10*	148 W. 108 <sup>th</sup> Street
1863	13	137 – 143 W. 108 <sup>th</sup> Street
1863	26	103 – 107 W. 108 <sup>th</sup> Street

\* privately owned

- 4. **BASIS OF DISPOSITION PRICE:** Nominal. The sponsor will pay one dollar per tax lot in cash and will deliver an enforcement note and mortgage for the remainder of the appraised value.

- 5. **TYPE OF PROJECT:** New Construction

- 6. **APPROXIMATE NUMBER OF BUILDINGS:** Two Not-For-Profit Institutions with Sleeping Accommodations

- 7. **APPROXIMATE NUMBER OF UNITS:** 279 Rental  
2 Superintendent  
281 Total  
110 transitional shelter beds

- 8. **HOUSING TYPE:** Rental

- 9. **ESTIMATE OF INITIAL RENTS** Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. Other tenants will pay rents set at up to 30% of 60% of the area median income (AMI) on an annual basis.

- 10. **INCOME TARGETS** Up to 60% of AMI

- 11. **PROPOSED FACILITIES:** Community Room, Administrative Offices, Social Service Offices

- 12. **PROPOSED CODES/ORDINANCES:** None

- 13. **ENVIRONMENTAL STATUS:** Environmental Impact Statement

- 14. **PROPOSED TIME SCHEDULE:** Approximately 24 - 36 months from closing to completion of construction

2018 MAR 26 P 4: 14  
 CITY COUNCIL  
 LAND USE DIVISION