



Knitting Mill Apartments

55 Elm Street
Perry, New York 14530
Wyoming County

DePaul's Knitting Mill
Apartments pay tribute to the
Perry Knitting Company and
the building originally known
as Mill No. 1, which was
erected in 1882.

The Perry Knitting Company
closed in 1914.



Before



Before



Rendering



Open House

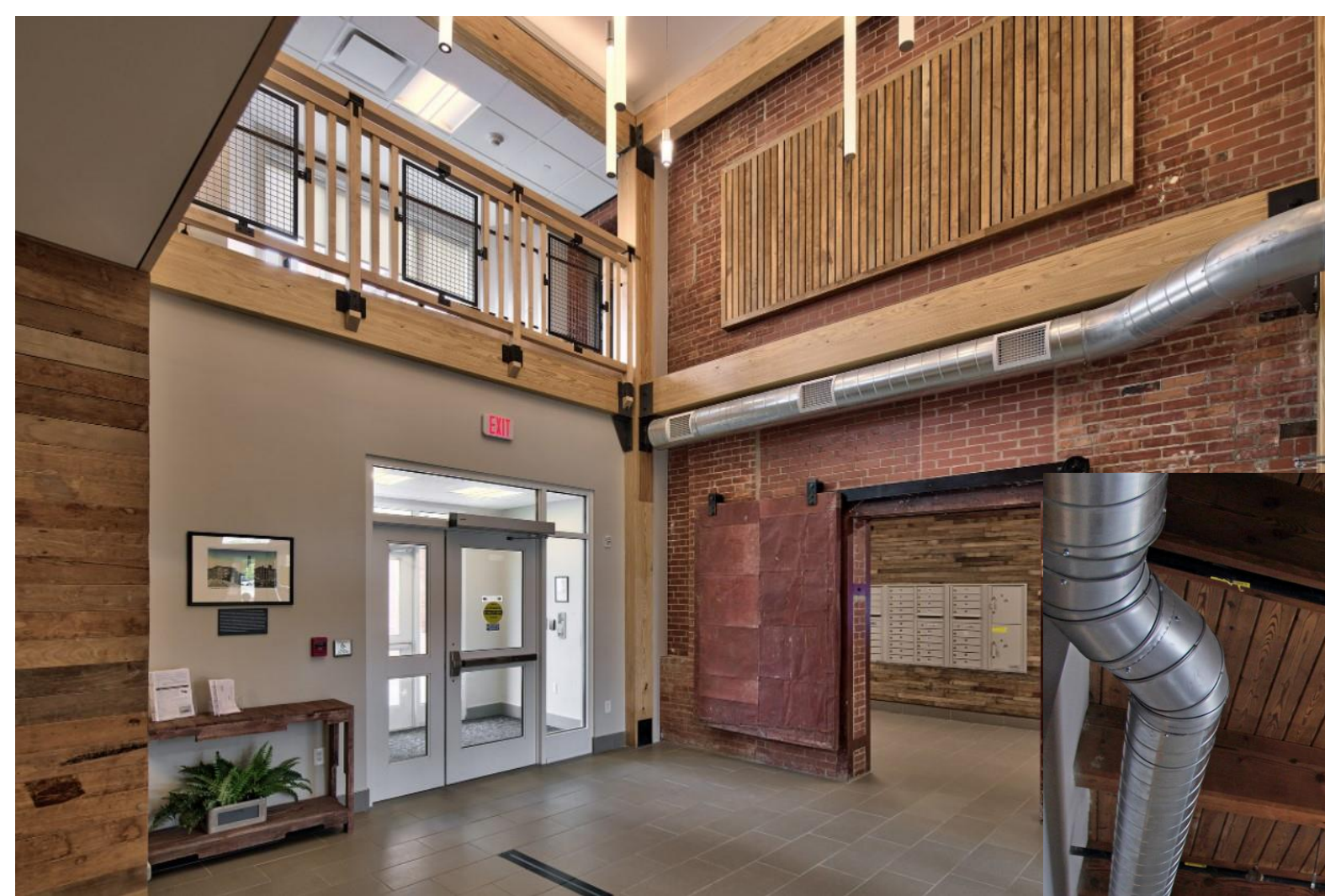


Knitting Mill Apartments

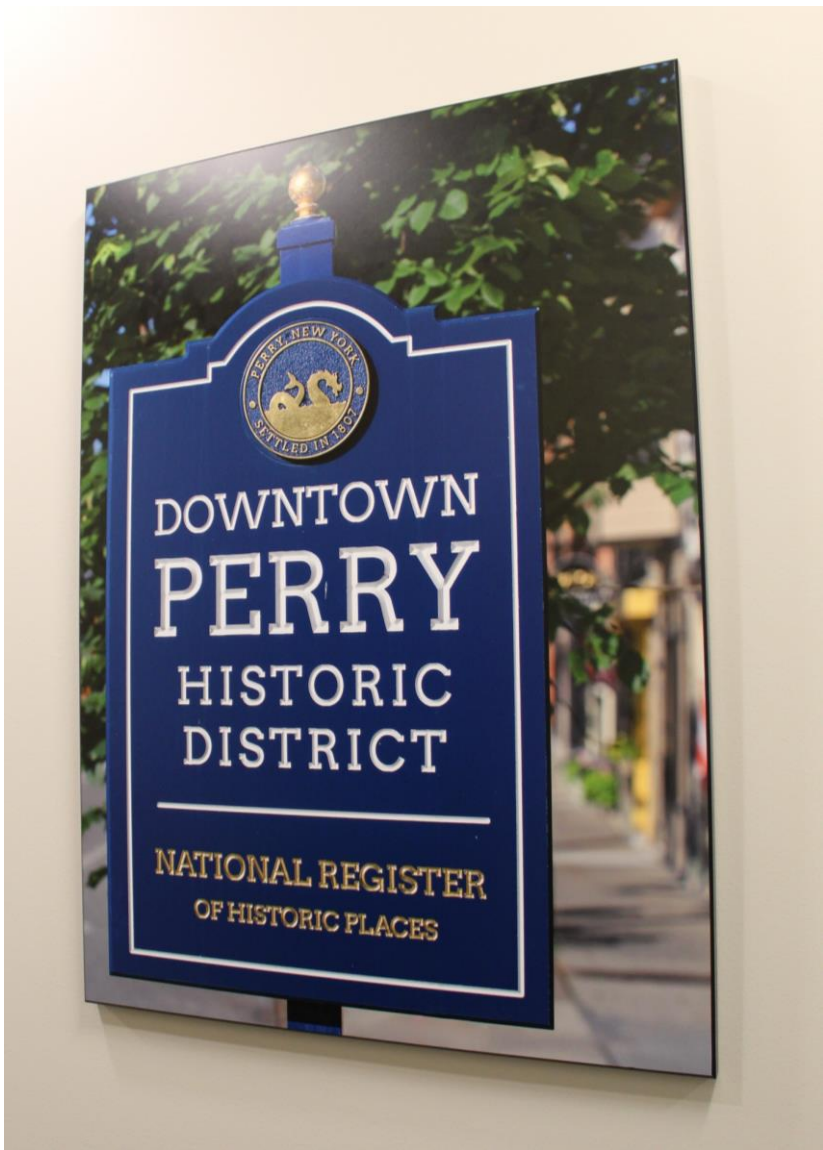
- **Opened in October 2019**
- **48 apartments for income-eligible tenants**
 - 34 Empire State Supportive Housing Initiative (ESSHI) apartments
 - 10 units for those 55 and over
 - 24 units for mental health supportive housing















"My heart is so happy after moving in today!

The opportunity to live here and be around the positive people in this space is what I needed in my life. This is where I'm supposed to be."

-Knitting Mill Apartments Tenant





“We are excited that this adaptive re-use of an important local landmark into a vital and welcome resource will knit an entire neighborhood together. It serves as a community model, supports our residents, and helps us to stabilize and restore population.”

-Village of Perry Mayor Rick Hauser

Permanent Sources:

Equity	\$11,208,431
HCR SHOP	\$4,103,000
OMH PDG	\$203,976
NYSERDA	\$48,000
Sponsor Loans	\$1,094,009
Total	\$16,657,416

Uses:

Construction	\$11,652,274
Soft Costs	\$1,894,929
FF&E	\$418,786
Acquisition	\$556,000
Developer Fee	\$1,926,376
Reserves	\$209,051
Total	\$16,657,416
Gross Developer Fee	\$1,926,376
Less Sponsor Loans	\$ (1,094,009)
Less Syndication Fee	\$ (25,000)
Net Developer Fee	\$807,367



2022 New York State Supportive Housing Conference

In the Spotlight: Innovative Projects from ESSHI & NYC 15/15

Dayspring Campus: Commons and Community Center

Dayspring Commons, Yonkers NY



Supportive and Affordable Family Housing
63 Units, New construction

- ✓ 63 Affordable Housing Units
 - ✓ 37 ESSHI Units
 - 15 units at 30% AMI (HTF)
 - 22 units at 50% AMI
 - ✓ 25 YA (18-25) w Children
 - ✓ 12 SMI HoH w Children

- ✓ 25 Affordable LIHTC at 50% AMI
 - & 1 Super's Unit

- ✓ Bedroom Types
 - Five 1-BR units
 - Fifty five 2- BR Units
 - Three 3-BR Units

On-Site Supportive Services – Case management, life skills (housekeeping, nutrition, financial budgeting), mental health services, entitlements and community integration

Dayspring Campus: Commons and Community Center

- ✓ Commons/Community Center - Sources
 - ✓ HCR - 4% Tax Credits and Tax Exempt Bonds
 - ✓ HCR - SHOP Subsidy (per DU amount impacted by unit mix)
 - ✓ HCR – Housing Trust Fund (HTF)
 - ✓ HCR – Community Investment Fund (CIF) Subsidy
 - ✓ Westchester County – NHLA Funds
 - ✓ ESSHI - \$25,000 per DU (48% budgeted for services subsidy)

- ✓ Community Center – Sources (Westhab Funded)
 - ✓ Westchester County – NHLA Funds
 - ✓ Westhab Capital and Developer Fee
 - ✓ Fundraising Committee

Dayspring Campus: Commons and Community Center

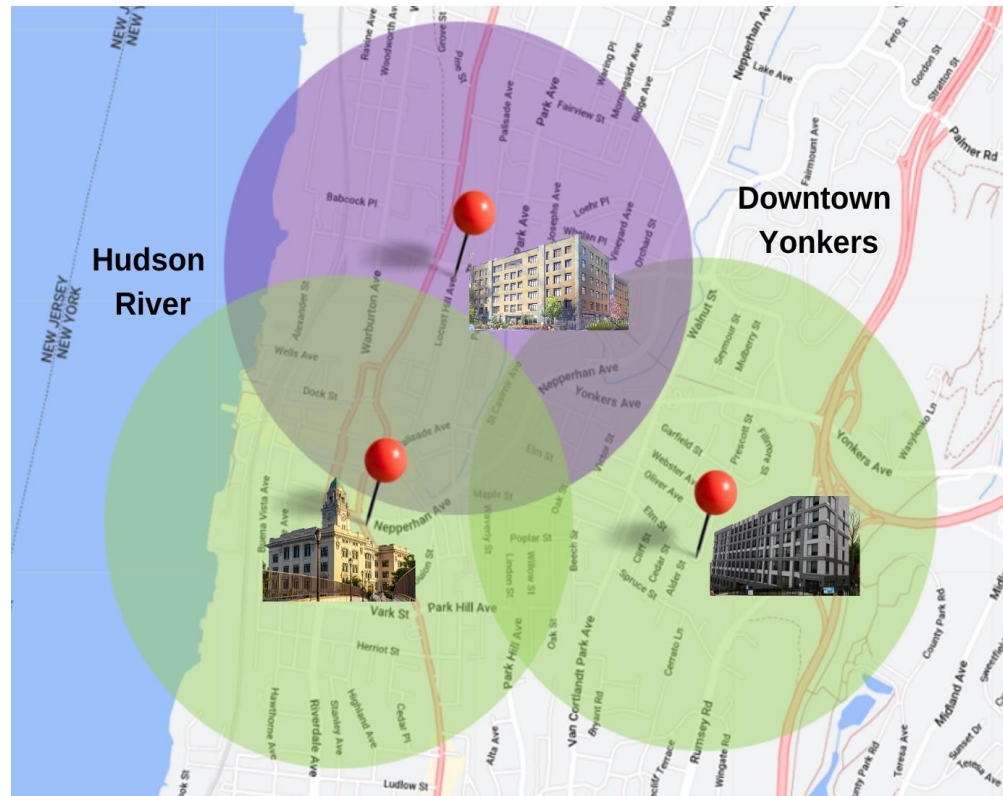
Dayspring Community Center – As part of the transformation of the 100 year old church, Westhab restored the stained glass windows and refinished the arched wooden ceilings, while building out modern amenities including a basketball gym, performance arts stage and early childcare center.



- ✓ Youth Services
- ✓ Early Childcare
- ✓ Employment Services
- ✓ Food Pantry
- ✓ Neighbor's Link Services (non-profit partnerships)
- ✓ Faith Community
- ✓ Tech Initiative – Y-Zone

Wi-Fi

- ✓ Cisco Partnership
- ✓ Y-Zone
Community Wi-Fi
(City of Yonkers
Partnership)
- ✓ Hudson Hill –
ESSHI Connection



Park Haven – Profile of Mixed Income Community in the Bronx



- Total Development Cost: \$91 million
- Mixed Income Apartments: 178 apartments, 30% AMI to 80% AMI, lease up started Sept 2021
- Supportive Services: 50 apartments for chronically homeless with on-site services provided by Bronxworks
- Mixed Use: 2 non-residential Units - Grocery (NYC FRESH) + Workforce Development Center
- Property Management: Initial third-party management by Concord Property Management
- Design: Passive House + Roof Solar, awarded NYSERDA "Buildings of Excellence" and "MFNC" grants
- CL: New staff hired in October 2021

Financing Supporting Housing + Partnership Model

Units by TC Classification

	Units	
ESSHI/LIHTC	50	28%
S8/LIHTC	0	0%
LIHTC-Only	127	72%
Other Restricted	0	0%
Unrestricted	0	0%
Total	177	

LIHTC Percentages (App Frac)

LIHTC Units	178	100.0%
Non LIHTC Units	0	0.0%
LIHTC NSF	103,307	100.0%
Total Res NSF	103,307	

Units By Type

	Units	
BR		
0	48	27%
1	73	41%
2	41	23%
3	16	9%
4	-	0%
5	-	0%
Total	178	

Units by Tier

	Units	
Formerly Homeless	50	28%
30% AMI	17	10%
40% AMI	17	10%
50% AMI	17	10%
60% AMI	26	15%
70% AMI	25	14%
80% AMI	25	14%
90-110% AMI	-	0%
Total	177	

- Combination of ESSHI and LIHTC Funding
- Bedroom Mix of Studios to Three Bedrooms
- Strong Mix of Income Tiers including formerly homeless individuals
- Intended goal of fostering an inclusive community
- Partnership model that blends Direct service partner with a TCB Community Life Service Coordinator

BronxWorks + Addressing Chronic Homelessness



Social Service Provider: BronxWorks

Funding Source: ESSHI

Contracting agency: OTDA

Population Category: Chronic Homelessness

50 Supportive Housing Units

- 40 Singles in Studio or 1BR units
- 10 Families with Minors in 2 BR units

Social Supportive Services on site:

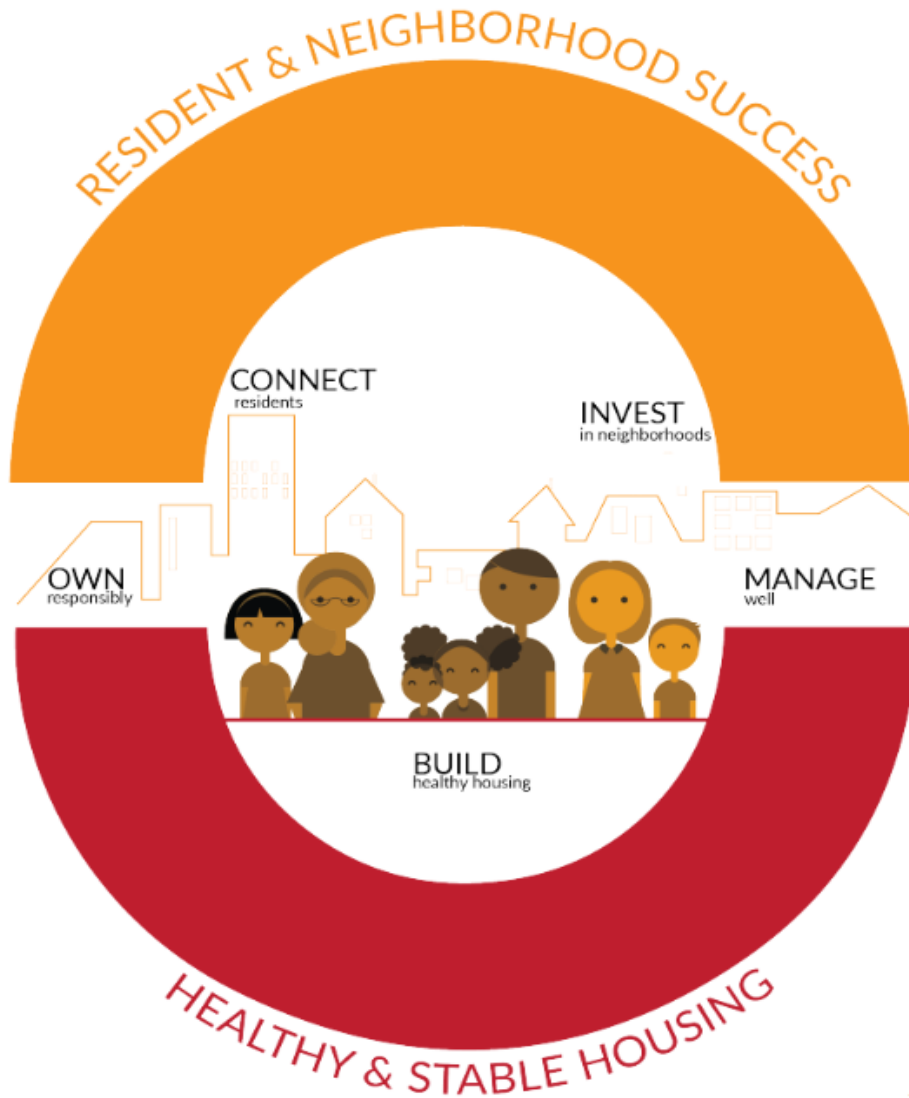
- Intensive Case Management
- Medication Monitoring
- Representative Payee Services
- Tenant Activities for children and adults
- Contracted medical provider on site once a week starting in the fall

TCB Community Life at Park Haven – Initial Survey of Resident Needs



- Initial Outreach to Residents launch in December 2021
- One on One CL advisement with residents
- Established Communication tool – “Dial My Calls” outreach
- Developed close-working relationships with on-site Bronxworks staff
- Bi-weekly CL, Bronxworks and Concord meetings on resident concerns and inquiries
- First in-person resident meeting was held in Feb 2022

TCB MISSION: TO BUILD AND SUSTAIN STRONG COMMUNITIES WHERE ARE PEOPLE CAN THRIVE



TCB VISION

We envision a world with **vibrant, safe and inclusive neighborhoods** in which all people live in **healthy homes** with **equitable access** to resources and opportunities to pursue their dreams.

THEORY OF CHANGE

The **power of home** is when stable housing and opportunity come together for residents to form their own horizon of a better future.

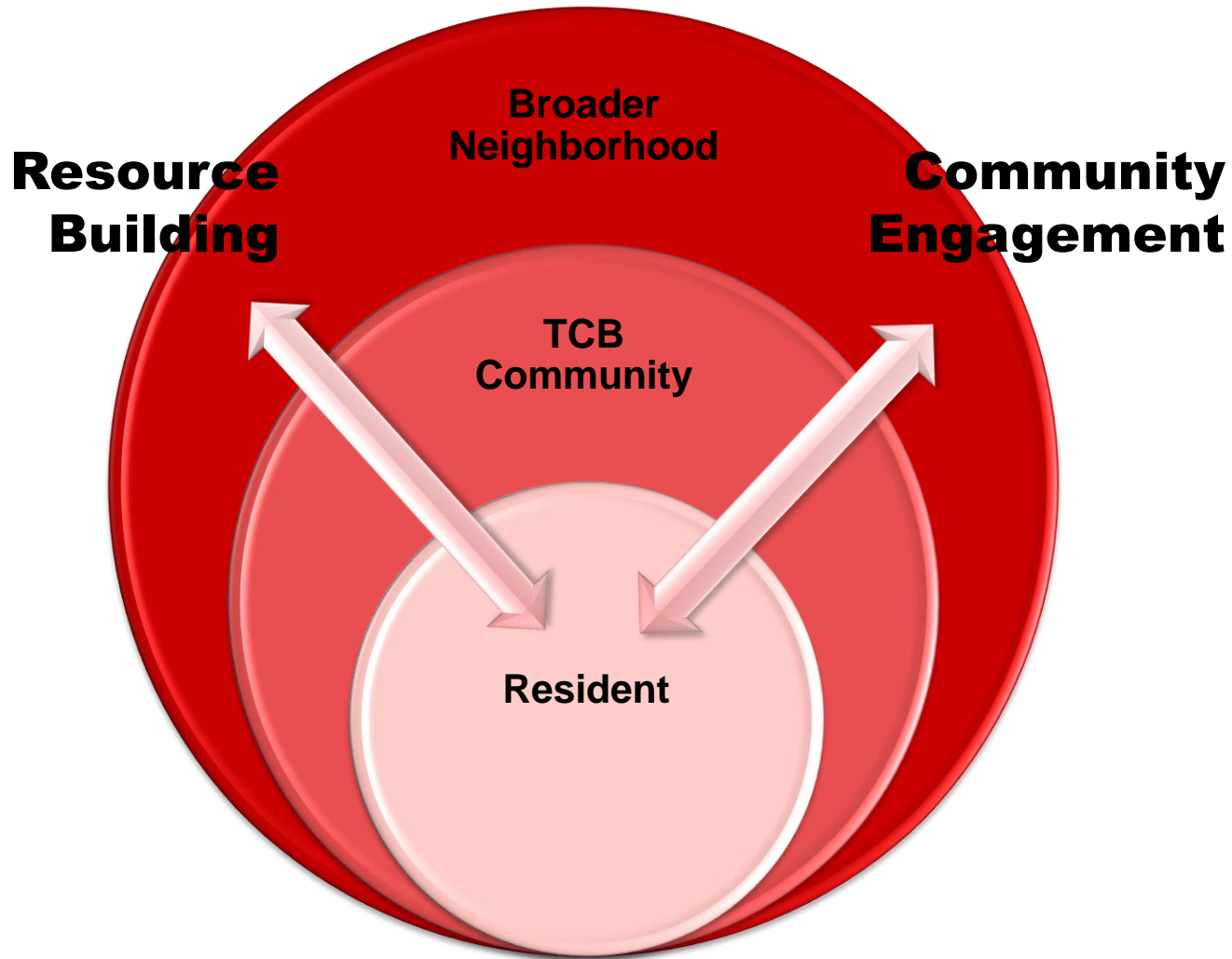
What is Community Life?

Community Life (CL) is The Community Builders (TCB)'s place-based model that uses healthy and stable housing **as a platform for connecting our residents to community resources and opportunities so they can thrive.**

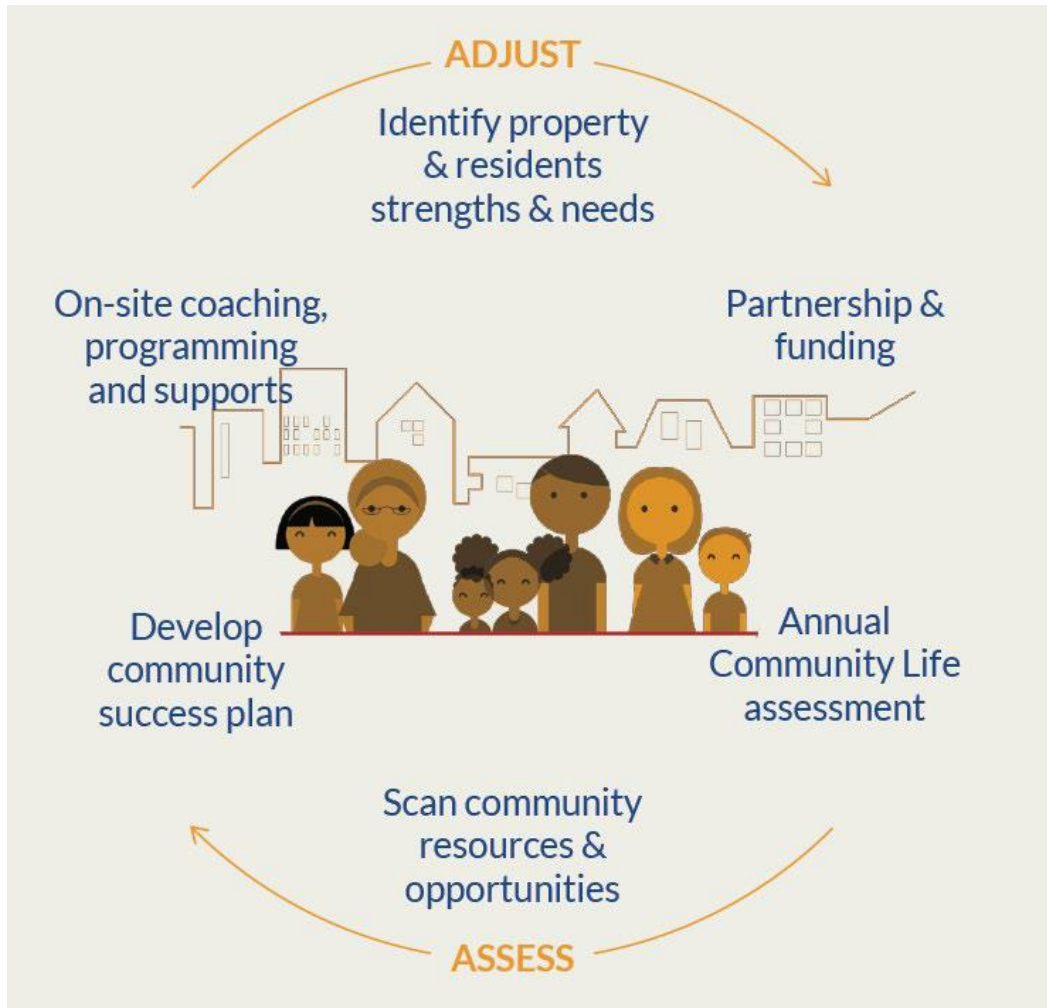
By creating programs and building strategic partnerships with residents and local stakeholders, Community Life **helps create pathways to opportunities** in early education, economic mobility, youth development, community engagement, voting registration, healthy living, and resident leadership.



Community Life: Target Multiple Levels of Impact



How Does Community Life Work?



- Identify Strengths and Needs
- Annual Assessments
- Scan Community Resources and Opportunities
- Do on-site coaching and programming
- Develop a Community Success Plan

Engaging All Residents with Practical Tools and Life Skills



Connecting Diversity of Residents through Activities

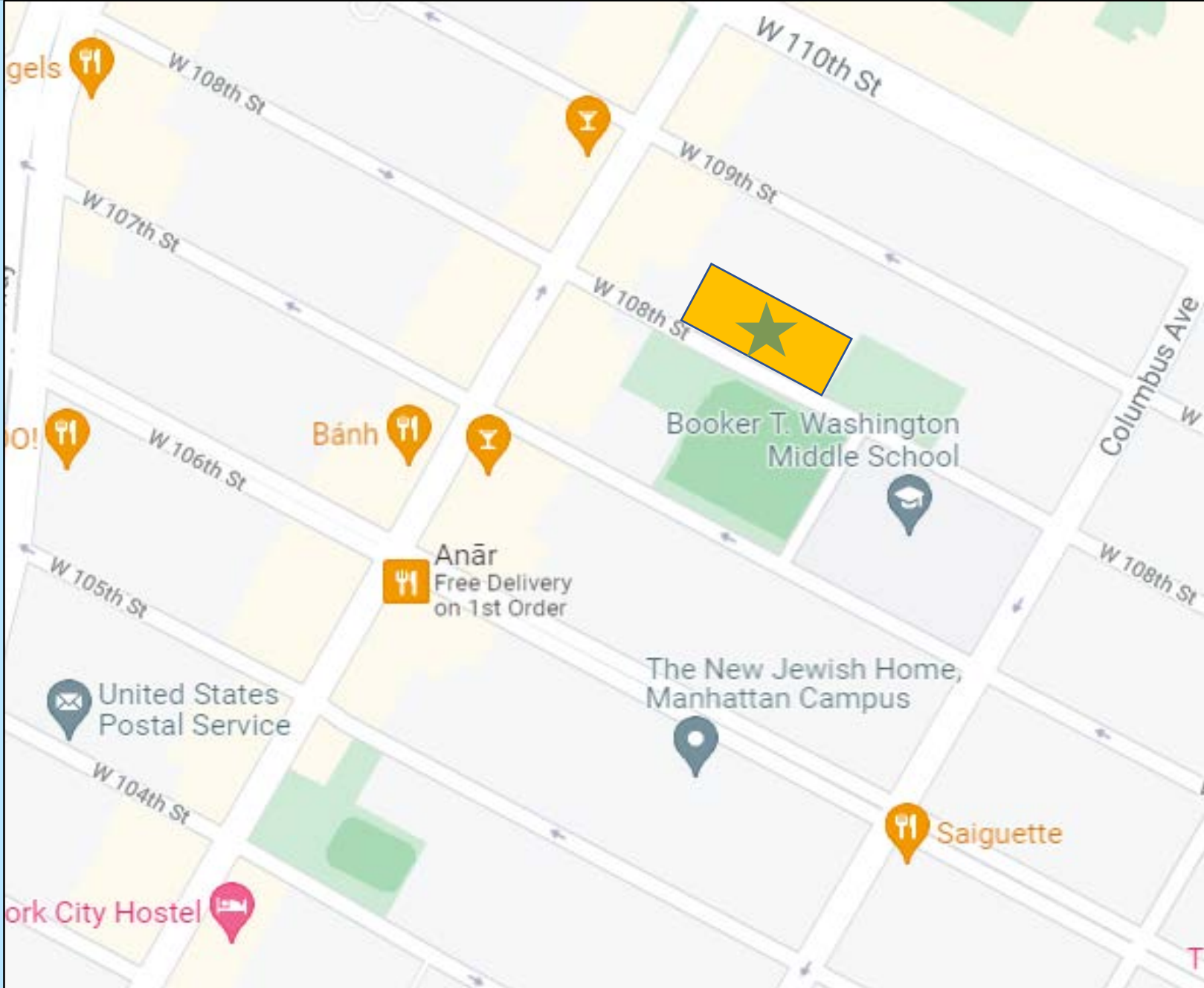


WSFSSH at West 108

Paul R. Freitag | Executive Director, WFSH

June 2, 2022





Project Timeline

- Pre-2009: West 108 Site Identified for Housing in Urban Renewal Plan
- 2009-2011: WSFSSH Develops the Concept
- 2012-2013: Concept Discussions with the City
- 2014-2018: Predevelopment and Community Outreach
 - 2017-2018: ULURP
- 2018: Construction Begins
- 2021: Construction Complete, Lease-Up Begins
- 2022: 100% Occupancy Expected This Summer

Gateway: A Model for Integrating Supportive Housing with Transitional Shelter

Gateway Housing will initiate a fundamental shift away from New York's current "one-size-fits-all" emergency homeless response.

Gateway's comprehensive, anti-poverty approach will: improve a shelter system badly in need of repair; create new permanent affordable housing units; and strengthen neighborhoods with new on-site community-based supports.

OUR INITIATIVE WILL ACHIEVE 5 COMPLEMENTARY GOALS:



Develop New Financing Models

Apply innovative and efficient financing models to transitional housing.



Expand Transitional Capacity

Expand current shelter capacity and create high quality transitional housing.



Improve Services

Improve and evaluate the effectiveness of services in transitional housing.



Increase Affordable Housing

Increase the supply of permanent affordable housing units.



Strengthen Neighborhoods

Create needed community amenities that strengthen neighborhoods.



SAVE MANHATTAN VALLEY

In coalition with: The West Side Federation of Neighborhood and Block Associations, The North West Central Park Multi Block Association, The Dominican Sunday Group, The Duke Ellington Boulevard Neighborhood Association and W 102 & W 103 Streets Block Association.

PROTEST THE DEVELOPMENT ON WEST 108th STREET

IT IS NOT A 'DONE DEAL' YET!

PUBLIC HEARING / COMMUNITY BOARD 7 MEETING

MONDAY OCTOBER 30th at 5:30PM

Goddard Riverside, 593 Columbus Ave. at W. 88th

**It runs late, arrive when you can. Please speak up!
You can sign up to speak at the front desk when entering.**

The City has plans to demolish all 3 garages on W. 108 St. and replace them with an 11-story affordable housing development (part of de Blasio's agenda). **This project violates the protective zoning on our side streets and opens the door to future high-rise buildings here.** The city also has NO plans to replace the garages that have served this neighborhood for 30 years and are a community resource.

Stand Up for Diversity - Support WSFSSH at West 108

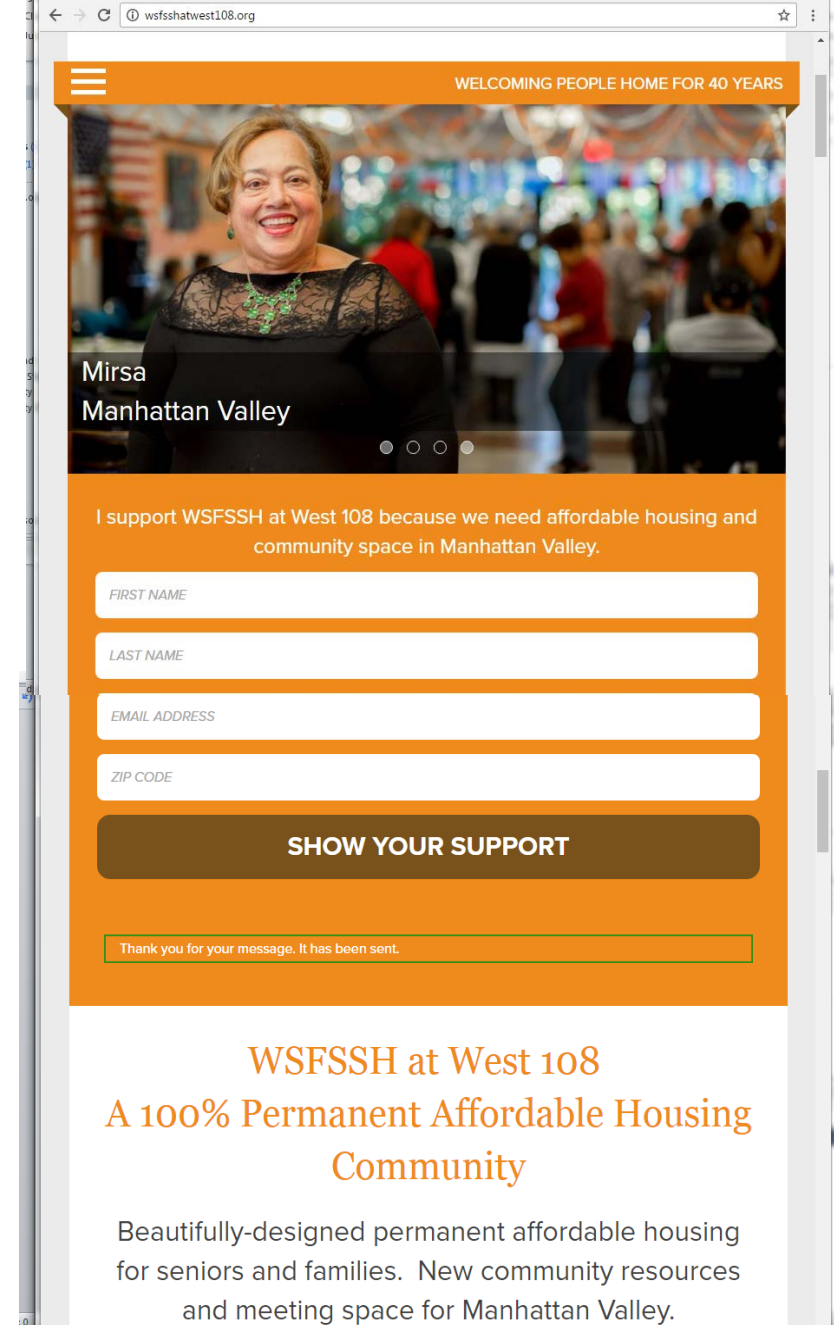


What is WSFSSH at West 108?

WSFSSH at West 108, our newest development, includes 195 100% permanently affordable and supportive apartments for low-income families and seniors and a new Valley Lodge serving 110 seniors. There will also be community healthcare services, public meeting spaces, and other important neighborhood benefits. This is an important extension of WSFSSH's forty years of work providing permanent affordable and supportive housing and services for seniors and families, with significant benefits for the community.

WSFSSH at West 108 will help preserve the income diversity that makes New York special. Your support is important!

Please contact [Samantha Justiniano 212-721-6032 x 1001](mailto:Samantha.Justiniano@wsfssh.org) to find out how you can help bring WSFSSH at West 108 to families and seniors on the Upper West Side.



COMMUNITY FACILITIES



CENTRAL PARK
MEDICAL UNIT



BOOKER T. WASHINGTON
MIDDLE SCHOOL

COMMUNITY SUPPORTERS

Bloomingtondale Family Program, Inc. • West End Presbyterian Church
Goddard Riverside Community Center • Westgate Tenants Association
• Romemu • Friends of Anibal Aviles Playground • New York Mandolin Orchestra
• Trinity Lutheran Church of Manhattan • Church of the Ascension • LiveOn NY
Church of Holy Name of Jesus—Saint Gregory the Great • DOROT • Help USA
Service Program for Older People, Inc. • The DOME Project • Strycker’s Bay Neighborhood
Council • Interfaith Assembly on Homelessness and Housing • LISC New York
Church of The Master Presbyterian Church • Fifth Avenue Presbyterian Church Broadway
Presbyterian Church • Rutgers Presbyterian Church • Second Presbyterian Church
The Institute for Family Health • Enterprise Community Partners, Inc. Presbytery of NYC •
Supportive Housing Network of New York • LeadingAge New York • Gateway Housing
Homeless Services United, Inc. • Association for Neighborhood & Housing Development
Congregation Ohab Zedek • Congregation Ramath Orah • Young Israel of the West Side

Sources and Uses: Permanent Apartments (199 units)

Source	Construction Phase	Permanent Phase
HDC Bonds	\$45.4M	\$18.4M
HDC ELLA	\$11.9M	\$11.9M
HPD SHLP	\$8.3M	\$9.2M
HHAC	\$8.9M	\$8.9M
4% LIHTC	\$1.2M	\$33.5M
Deferred Developer Fee	\$10.8M	\$4.5M
Other	\$3.0M	\$3.1M

Use	
Acquisition	\$2
Construction	\$57.3M
Soft Costs	\$19.5M
Developer Fee	\$11.5M
Operating Reserves	\$1.3M

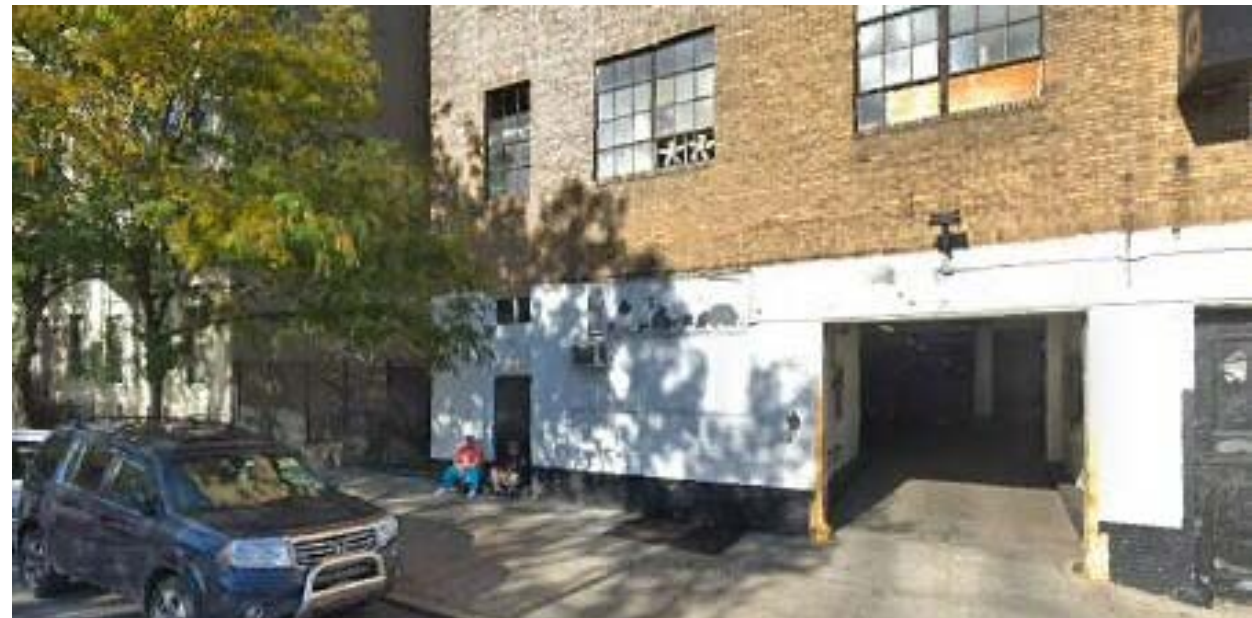
Total Development Cost: \$89.6M

Sources and Uses: Valley Lodge Shelter (110 beds)

Source	Construction Phase	Permanent Phase
Bank Loan	\$45.4M	\$18.4M
Owners Equity	\$11.9M	\$11.9M
Deferred Developer Fee	\$10.8M	\$4.5M

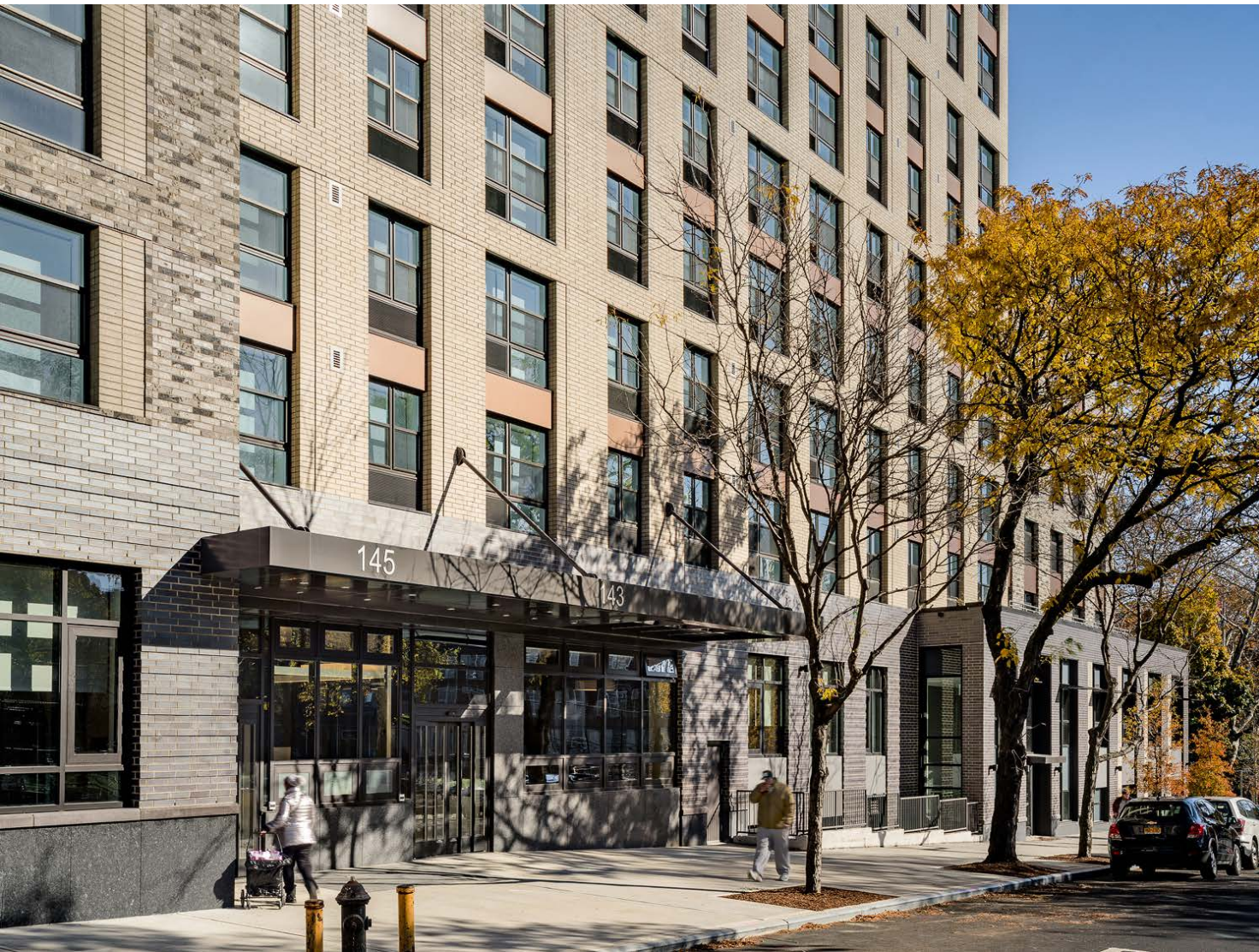
Use	
Acquisition	\$1
Construction	\$10.8M
Soft Costs	\$4.5M
Developer Fee	\$2.3M

Total Development Cost: \$17.5M









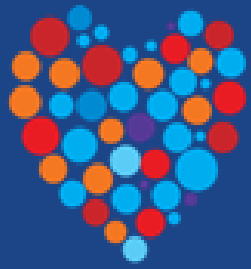






THANK YOU





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The Network's 20th Annual New York State Supportive Housing Conference

Healthy Living in Community

Woodhull Residence

2



- ❖ 6-story supportive housing building sponsored by Woodhull Hospital and the NYC Health and Hospitals Corporation,
- ❖ 89 single room occupancy units, averaging just over 350 sq. ft
- ❖ 54 units for supportive clients with NY15/15 designation
- ❖ 35 LIHTC Units
 - ❖ 8 units at 50% AMI
 - ❖ 27 units at 60% AMI



Referral Process

3

- ❖ Woodhull Hospital (Inpatient Services)
- ❖ NYC Health + Hospitals
- ❖ Human Resource Administration (HRA) 2010e via the Coordinated Assessment & Placement System (CAPS).
- ❖ NY 15/15
 - ❖ With SMI and/or substance use disorder who are HUD chronically homeless.

Project Funding

4

- ❖ **NYS Homes and Community Renewal** (the State's affordable housing agency), provided Loan and 9% LIHTC award.
- ❖ **NYC Department of Housing Preservation and Development (HPD)**, provided SHLP Loan.
- ❖ **Hudson Housing Capital**, who syndicated the Low Income Housing Tax Credits, and
- ❖ **JP Morgan Chase**, who provided the Permanent Mortgage.
- ❖ The rental subsidies are from **NYC HPD**, and the service award is provided by the **NYC Department of Health and Mental Hygiene**.

To find out more about our programs, please
visit our website at:

www.comunilife.org

Twitter: @comunilifeinc

Facebook: facebook.com/Comunilife