Design & Supportive Housing
Buildings Rebuilding Lives
Supportive Housing Loan Program (SHLP)

- Loans to non-profit and for-profit developers of permanent supportive housing with on-site social services

- 60% of units rented to homeless, disabled individuals or homeless families with a disabled head-of-household

- Remaining 40% of units can be rented to households from the community earning up to 60% AMI ($51,780 for a family of 4)

- Tenants have leases and pay up to 30% of their income toward rent

- SHLP loans are typically used with LIHTC, private loans or other subsidies

- Projects may involve new construction or renovation on City-owned or privately-owned land
Design and SHLP

• Project design is a focus early on

• Design goals
  – Project relates to and enhances neighborhood character
  – Site is used effectively and efficiently
  – Spaces are inviting and promote opportunities for interaction and community building
  – Dwelling units are livable, easily furnished and accessible

• Emphasis on high quality design, sustainability and cost efficiency

* Project must also be in full compliance with the design requirements of all applicable laws (NYC Building Code, NYC Zoning Resolution, NYC HMC, NYS MDL, the Fair Housing Act, Section 504, etc.)
Green Design

• Enterprise Green Communities
• HPD Green Housing Preservation Program
• Other green measures (LEED, etc.)
Active Design

Design approach being incorporated into our review of building layouts

Concepts:
• Placement of Stairs vs. Elevators
• Outdoor spaces
• Signage
• Lighting/Windows
Supportive Housing in NYC

Prospero Hall
Lantern; Manhattan
Architect: UAI Architects
New Construction; Completed in 2015

6 stories tall; traditional design with ashlar stone base, cast stone window surrounds, and articulated cornice; sustainable design features; sound attenuation features due to proximity to Metro-North
Prospero Hall
1st Floor layout

Double-loaded corridors

Security office

Studio = roughly 350sf, or about 600 gross sf with common areas and circulation
Supportive Housing in NYC

Navy Green
Pratt Area Community Council, Dunn Development Corp. & L&M Development Partners, Inc.; Brooklyn Architect: Architecture in Formation; Curtis + Ginsberg LLP
New Construction; completed in 2012
Supportive Housing in NYC

True Colors
West End Residences, Manhattan
Architect: Edelman Sultan Knox Wood
New Construction; Completed 2011
Supportive Housing in NYC

The Christopher
Common Ground; Manhattan
Architect: OCV Architects
Rehab; completed in 2004
Supportive Housing in NYC

3361 Third Avenue
SUS, Bronx Pro & Strategic Development; Bronx
Architect: James McCullar Architecture, PC
New Construction; will complete in 2015
Bike storage on first floor, near entrance

Stairwells flank elevator bank, share equal prominence

Multi-purpose space is adjacent to outdoor space

Third Avenue
SUS and Bronx Pro; Bronx
Architect: James McCullar Architecture, PC
New Construction; will complete in 2015
Increasing Supportive Housing Production

In 2012, HPD and partner agencies announced their joint commitment to double the production of supportive housing units throughout the City.

Under Housing New York, commitment to increase production of supportive housing even further over the next 10 years.