

# Rustin House

## Rehabilitation and Preservation of SRO Housing

Updated: 11/29/2012

319 West 94<sup>th</sup> Street, New York, NY



**Project:** Rustin House, located at 319 West 94<sup>th</sup> Street is an extensive rehabilitation and conversion of a 149 unit commercial SRO building into affordable housing. After renovation, the building will consist of 123 SROs. Each unit will be enlarged and equipped with a kitchenette. Number of shared bathrooms will be increased. There will also be a 1-bedroom Superintendent's apartment. New mechanical systems and finishes will be installed throughout the building, including: HVAC, plumbing, electrical, carpentry, finishes and amenities.

**Location:** The proposed housing site occupies the north side of West 94<sup>th</sup> Street/Block 1253, Lot 10. The building is one-third occupied.

**Income Mix:** Sixty percent of the units are set aside for single adults who meet NY/NY III requirements. Forty percent of the units will house existing tenants and working homeless. All units will have a priority in housing residents from Community Board No. 7.

**Services:** Rustin House provides safe, affordable housing with on-site supportive services available to all tenants. The purpose of the supportive services program is to keep residents housed in their apartments through case management services organized around social stability, economic stability and continued independent living. Case management services will include:

- Intake Screening
- Service plans, including identification of health, financial, career development, education, and vocational goals
- Supportive Counseling
- Referral Services
- Nutritionist
- Benefits Counseling
- Employment/Vocational services

Rustin House is within walking distance to commercial establishments and convenience stores, public transportation, schools, park and playgrounds, library, community facilities, hospital and clinical offices.

<b>Borough</b>	Manhattan
<b>Neighborhood</b>	Upper West Side
<b>Sponsor</b>	Lantern Group, Inc. (www.lanterngroup.org)
<b>Status</b>	Pre-development
<b>Housing Units</b>	123 units
<b>Zoning</b>	The project was granted a BSA variance.
<b>Development Cost</b>	Approximately \$39.5 million
<b>Capital Financing</b>	- Federal Home Loan Bank - NYC HPD Supportive Housing Loan Program - Low-Income Housing Tax Credits (Syndicated by The Richman Group)
<b>Architect</b>	OCV Architects
<b>Contractor</b>	Bruno Frustaci Contracting
<b>Rent Levels</b>	\$820 (new)/\$330 (existing; avg.); new tenants will pay 30% of their income towards rent
<b>Community Facility Features</b>	Recreation room, on-site supportive services and on-site employment services.
<b>Building Features</b>	Program/meeting space, laundry room, community kitchen.