

Rustin House

Conversion of commercial SRO into permanent affordable housing
319 West 94th Street, New York, NY 10025 (Block 1253, Lot 10)
Updated: August 6, 2012

SCHEDULE OF AMENITIES AND BUILDING IMPROVEMENTS

Before Renovation	After Renovation
1 elevator (non-handicap accessible)	2 elevators (1 handicap accessible)
1 staircase	2 staircases
Garbage containers in common kitchens	New trash chute and compactor room
Security desk in back of first floor	Security desk at front door entrance
No program/recreation space	New program & recreation space in cellar floor Multipurpose room with full size kitchen
Two suites of 5 SROs and 1 bathroom (5:1 ratio) Two suites of 8 SROs and 2 bathrooms (4:1 ratio)	Three suites of 5 SROs and 2 bathrooms (2.5:1 ratio) One suite of 4 SROs and 2 bathrooms (2:1 ratio)
1 common kitchen per section (5 or 8 SROs)	Each SRO unit equipped with own kitchenette: <ul style="list-style-type: none">• Sink, mid-size refrigerator, microwave,• 2 burner electric cook top
Units with sinks, carpet or vinyl tile floor	Each unit equipped with: <ul style="list-style-type: none">• Built-in cabinets and closet space• New ceiling fan• New intercom system• Additional electricity for A/C
Unit average square feet – 90	Unit average square feet – 140 (55% increase)
Building not fully fireproofed (only 1 st floor)	Building fully fireproofed with new sprinkler system & front façade fire escape removed. New mansard roof and steam cleaned front façade for improved building appearance.
Old oil burning boiler	New natural gas energy efficient boiler
No laundry room	New laundry room in basement
Total number of units 149	Total number of units 123
Old plumbing and electrical system	New plumbing and electrical system throughout

- Tenants will choose units in order of seniority
- Existing tenants will not receive rent increases resulting from redevelopment of the building and will continue pay preferential rent (current rent amount)
- All units will be registered with NYS DHCR at maximum collectible rent (legal rent)
- The only allowed increases will be issued as per NYC RGB (Rent Guideline Board)
- Tenants will need to provide proof of income upon renovation completion