



NYSFAH Pre-Conference
May 2022

Presenter

Nicole Clare, Chief Real Estate Development Officer

BRC's Most Recent Innovation: Landing Road



The HomeStretch Model

A groundbreaking approach for building rental housing affordable to very low-income New Yorkers, by which a nonprofit leverages the net income from a shelter developed on the same site, to subsidize rents without government rental subsidies.

Landing Road Project – The Bronx

Constructed from August 2015-January 2018, Landing Road is New York City's first HomeStretch project. The site includes:

- 200-bed men's employment shelter
- 135 affordable apartments, comprising:
 - 111 studio apartments for individuals leaving shelter, renting at \$470/month;
 - 7 one-BR apartments renting at \$714/month; and
 - 14 two-BR apartments renting at \$1,058/month
- BRC Horizons Workforce Development Program on site
- 9 stories of bright, energy efficient floors, including common terraces and rooftop solar panels

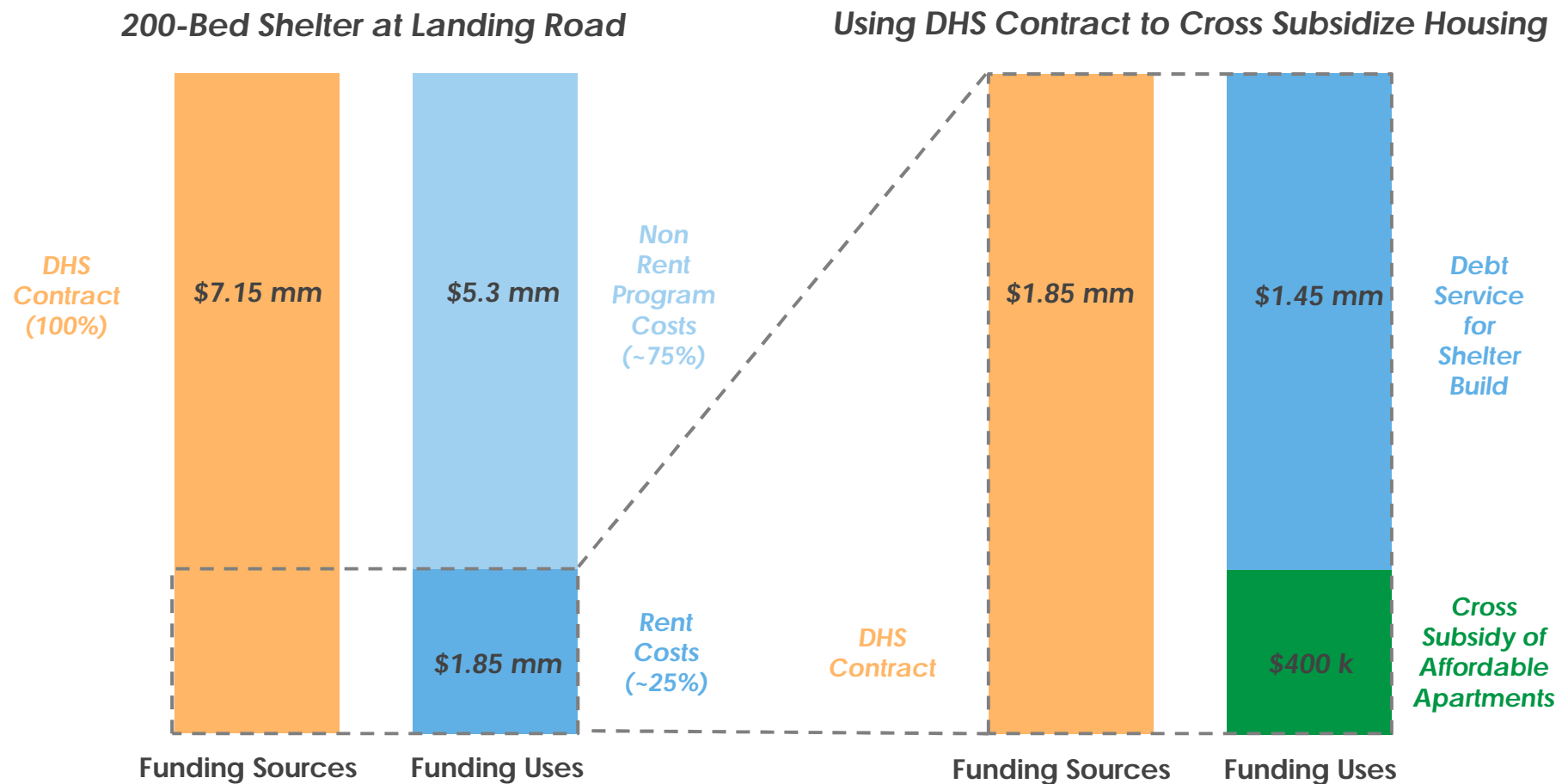
Landing Road Financing

\$65 million in total development costs, including \$42 million in hard costs, split between two HDFC condominiums

Achievements

2019 ULI New York Excellence in Affordable Housing Development
2018 New York Housing Conference Community Impact Award

The HomeStretch Innovation – Cross Subsidy



BRC's Most Recent Innovation: Landing Road



BRC's Most Recent Innovation: Landing Road



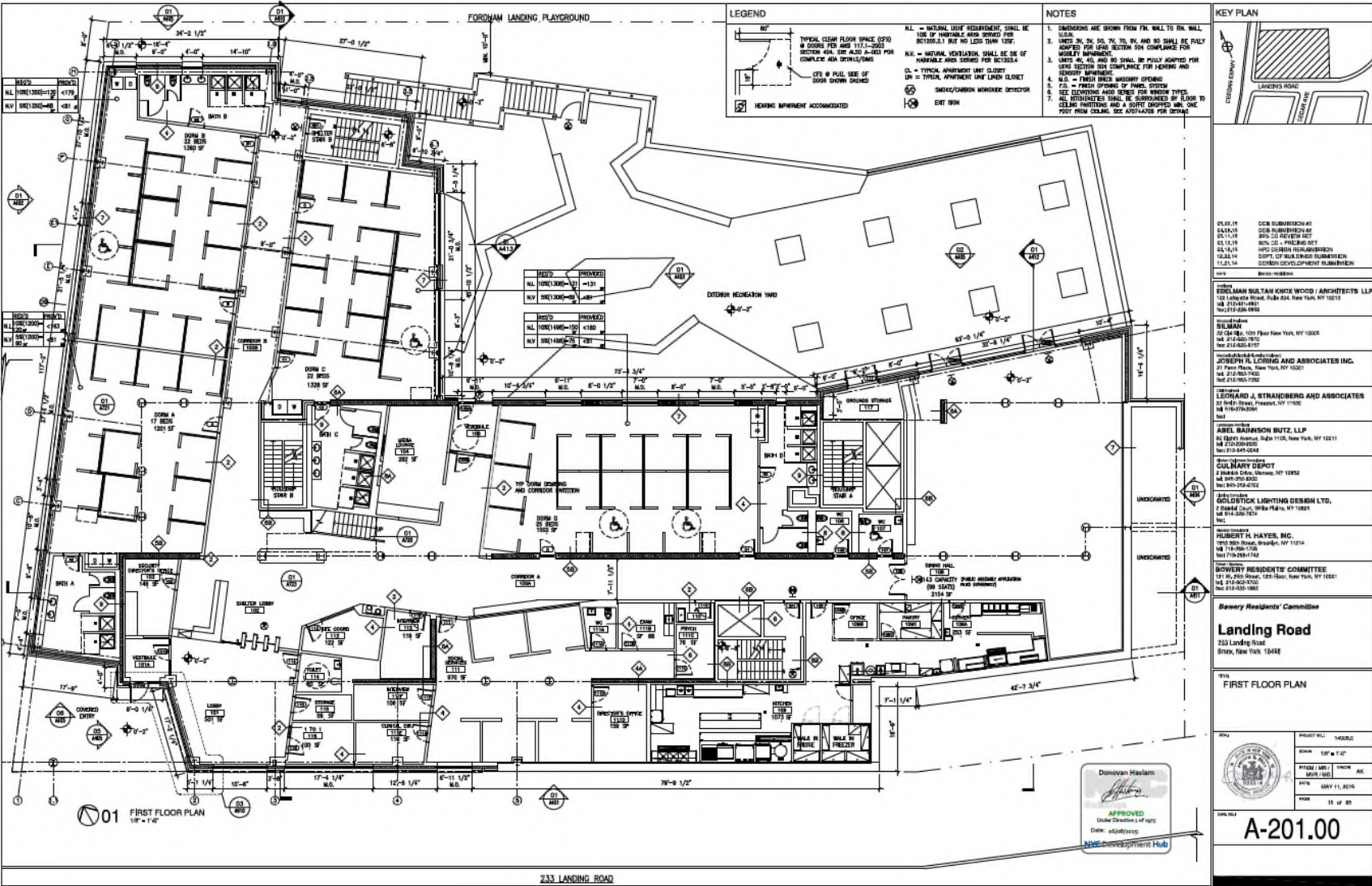
BRC's Most Recent Innovation: Landing Road



BRC's Most Recent Innovation: Landing Road



Reaching New Heights



Reaching New Heights



Reaching New Heights



Reaching New Heights



Reaching New Heights



Reaching New Heights



Reaching New Heights



Apartments at Landing Road



Apartments at Landing Road



Apartments at Landing Road



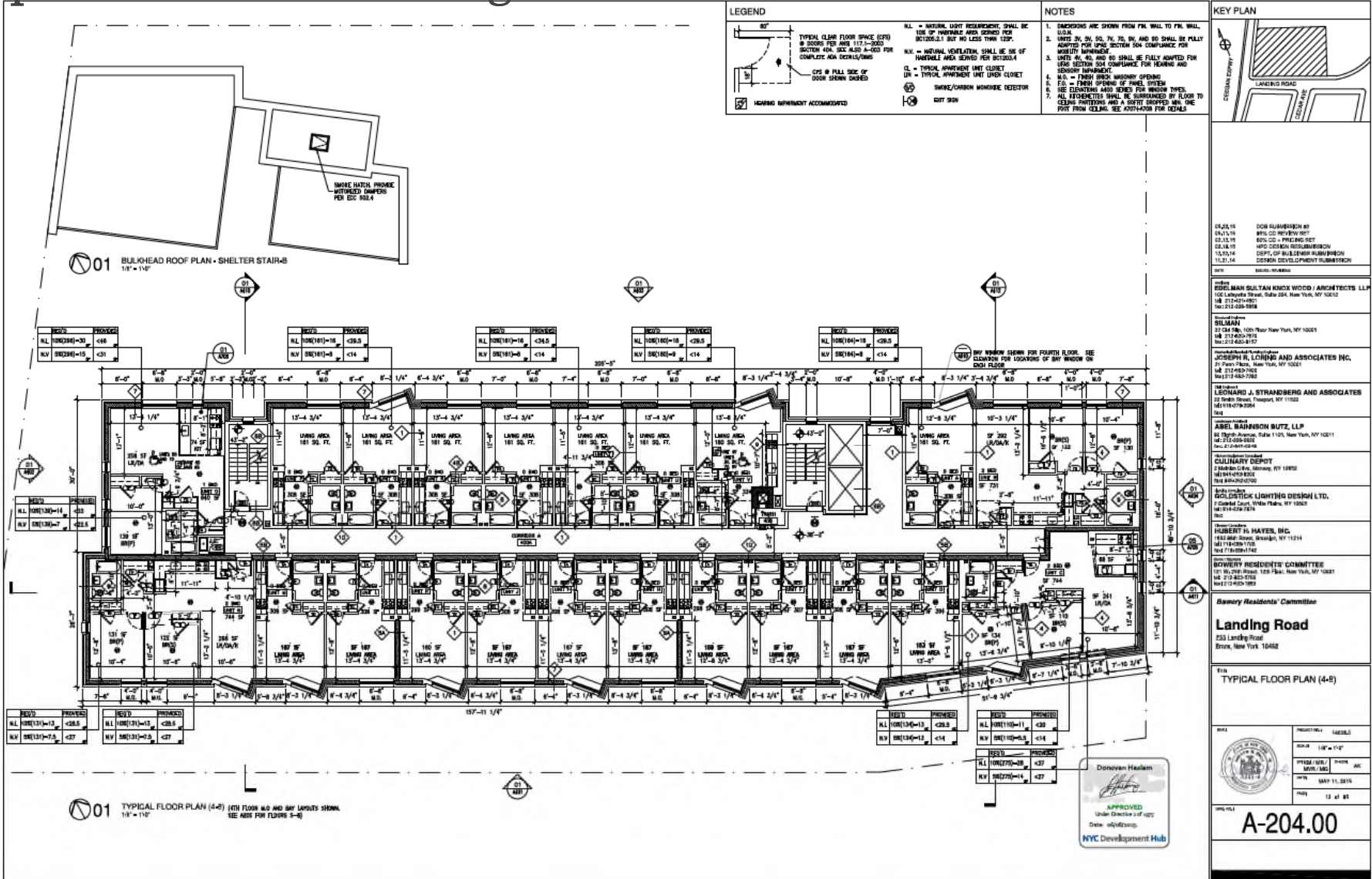
Apartments at Landing Road



Apartments at Landing Road



Apartments at Landing Road



How do we approach a new development?

Location:

- Is the site in a location that fits our programs?
- Does it have access to Transit (For both residents and staff)
- Is it near commercial and cultural assets?

Potential:

- What does the Zoning Text allow us to build?
- Lot size
- FAR
- Maximum zoning square footage
- Building Height Limitations
- Other Zoning requirements such as parking? Special District requirements?

Analyze:

- Is the site large enough to accommodate the proposed program?
- How much does it cost? Price per square foot?
- Does our Proforma work? Is the development financially feasible?
- Will the agencies fund it?

Program:

- Capacity
- Goals
- Staffing
- Funding

Agency/ Technical Requirements

Code Requirements

NYC Zoning Resolution

NYC Building Code

NYC Energy Conservation Code

ANSI A117.1 – Accessibility Requirements

Callahan Requirements

1979: Landmark Callahan vs. Carey class action litigation brought by Coalition for the Homeless against the Governor and Mayor that established the legal right to shelter for homeless individuals in New York (it was expanded to include women and children in later years). It set the minimum shelter standards in the City:

- Bed – minimum of 30 inches wide
- Mattress
- Sheets, blanket, pillow, towel, soap and toilet tissue
- Lockable storage unit
- Laundry services
- Staff to resident ratio of 2% minimum including those with first aid skills
- 10 hours per week of group recreation

Appendix A sets guidelines for shelter capacity:

- Sleeping areas- 60 SF per bed with an aisle a minimum of 3 feet wide between beds. Must be above grade and adequately lighted and ventilated.
- Dining room space- 12 SF per bed
- Leisure space – 12 SF per bed
- Plumbing Fixtures per bed – 1 per 6 for toilets and lavatories, 1 per 10 for showers.

Additional Guidelines

Active Design Guidelines

Conscious Shelter Design (early DHS draft- never issued)

BRC's Shelter Pipeline

- 13-12 Beach Channel Drive (Queens) Role: Co-Developer
 - 100 bed women's mental health shelter and 147 unit permanent supportive housing and low-income apartments
 - Projected financing 2022; projected opening 2024
- 3966 Tenth Avenue (Manhattan) Role: Sole Developer
 - 116 bed men's general population shelter
 - Projected financing 2022; projected opening 2024
- 38-78 11th Street (Queens) Role: Pre-Purchase Turnkey
 - 150 unit shelter for families
 - Projected financing 2022; projected opening 2025

