



EAST 4TH STREET

OUR EAST 4TH STREET BUILDING WAS THE FIRST RESIDENCE BUILDING IN NEW YORK CITY DESIGNED TO INCLUDE BOTH LOW-INCOME FAMILIES AND INDIVIDUALS LIVING WITH PSYCHIATRIC DISABILITIES.

BOROUGH:

Manhattan

NEIGHBORHOOD:

East Village/CB 3

OCCUPANCY DATE:

1993

NUMBER OF UNITS:

22 studios
28 2-bedrooms

SIZE:

45,000 sq. ft.

PROJECT COST:

\$8.2 million

ARCHITECT:

Amie Gross Architects

CONTRACTOR:

Sparrow Construction Corp.

TENANT PROFILE:

Low-income families, individuals living with psychiatric disabilities

FUNDERS:

Capital Financing:

- NYS Homes and Community Renewal
- Enterprise Housing Partners (tax credit syndication)

\$5,923,192

\$2,254,381

TOTAL: \$8,177,573

Operating/Services Financing (annual):

- Tenant Rents
- NYS Office of Mental Health

ADDITIONAL INFORMATION:

- NYC Cool Roofs: white reflective roof coating
- New energy-efficient boiler, new lighting and new windows installed in 2012 with a weatherization grant

STAFF:

Superintendent, Maintenance Staff,
16-hour Front Desk Reception Staff

BUILDING FEATURES:

Backyard with play area, community room with computer, laundry room