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

NUMBER OF UNITS:
22 studios
28 2-bedroom

ARCHITECT:
Amie Gross Architects

NUMBER OF UNITS:
22 studios
28 2-bedroom

SIZE:
45,000 sq. ft.

CONTRACTOR:
Sparrow Construction Corp.

PROJECT COST:
$8.2 million

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