WATER STREET (GOVERNEUR COURT)

LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, GOVERNEUR COURT IS A FORMER HOSPITAL ACQUIRED AND RENOVATED BY COMMUNITY ACCESS IN THE EARLY 1990s. HARD HIT BY HURRICANE SANDY IN 2012, THE BUILDING HAS BEEN RESTORED TO ITS FORMER GLORY.

BOROUGH: Manhattan
NEIGHBORHOOD: Lower East Side/CB 2
OCCUPANCY DATE: 1994

NUMBER OF UNITS:
• 63 supportive studios
• 20 HASA studios
• 40 community studios

SIZE: 60,000 sq. ft.

PROJECT COST: $13.3 million

ARCHITECT: Peter L. Woll Architect, P.C.
CONTRACTOR: Sparrow Construction Corp.

FUNDERS:
Capital Financing:
• NYC Department of Housing Preservation and Development
• National Equity Fund (tax credit syndicator)
• Federal Home Loan Bank of New York

TOTAL: $13,329,132

Operating/Services Financing (annual):
• Tenant Rents
• Section 8 rent subsidies
• NYC Department of Health & Mental Hygiene
• NYC HIV/AIDS Services Administration
• NYC Department of Homeless Services
• NYS Office of Mental Health

TENANT PROFILE:
Individuals living with psychiatric disabilities, individuals with HIV/AIDS, low-income individuals

$8,253,369
$4,826,132
$250,000
TOTAL: $13,329,132

STAFF:
Program Director, Deputy Program Director, Service Coordinators, Harm Reduction Specialist, Superintendent/Maintenance Staff, 24-hour Front Desk Reception Staff

BUILDING FEATURES:
Art Collective workshop, computer room, dining room serving breakfast and dinner daily, enclosed courtyard with fountain donated by the Rhodebeck Charitable Trust, exercise room, laundry room, on-site social services, WiFi

ADDITIONAL INFORMATION:
• Recipient of the Preservation League of New York State “Award for Affordable Housing and Historic Preservation” (1993)
• Recipient of the Fannie Mae Foundation “Maxwell Award for Excellence for Special Needs Housing” (1995)