

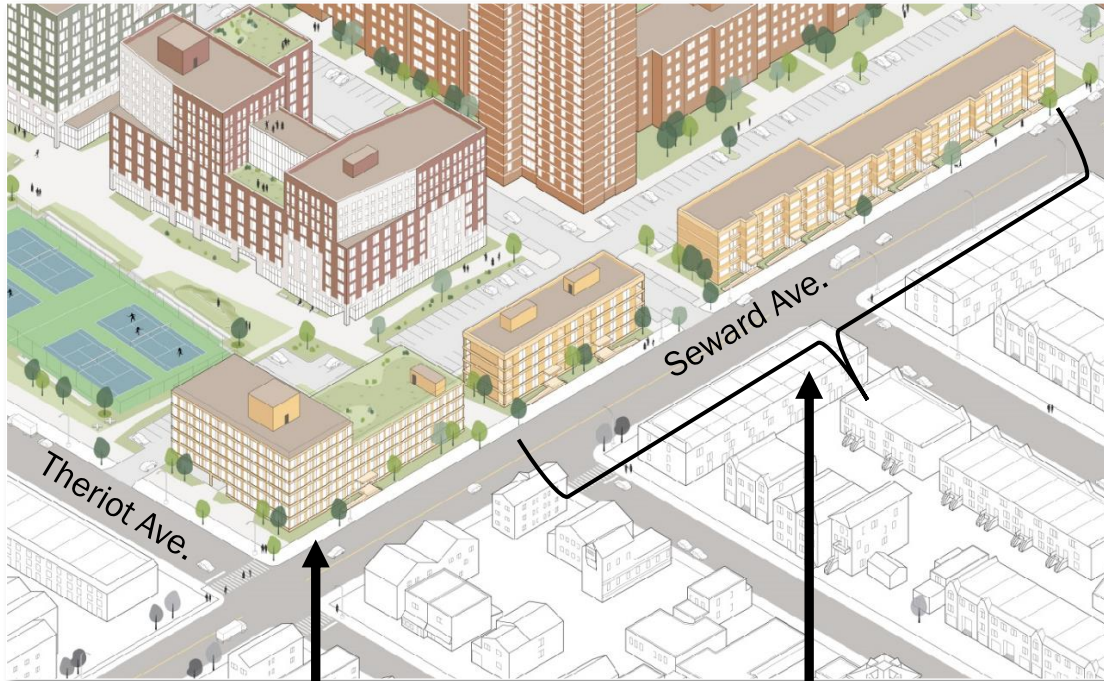
# STEVENSON SQUARE



# Agenda

- Development Team Introduction
- Construction Overview
  - Affordable Homeownership
  - Affordable Senior Housing
- Construction Team Introduction
- Construction FAQs
  - Timeline
  - Hours
  - Security
  - Mitigation Efforts
- What's next?

# Overview



Senior Affordable  
Rental Housing

Affordable Coops

- 3 new buildings
- The affordable coops will be available to first-time homebuyers
- Senior rental housing will be available to individuals 62+ years of age

# Affordable Coops



*16 Coops, smaller building*



*42 Coops, larger building*

- Affordable to households earning between 60%-80% AMI
  - Eligible households making between \$59,303 and \$102,800 annually
  - Average monthly expenses (including mortgage, utilities and maintenance) between \$1,696 - \$2,688 depending on unit size and interest rates
- 58 coops across two buildings
  - 16 coops in smaller building
  - 42 coops in larger building

# Affordable Coops



*Sample kitchen*



*Sample bathroom*

- Partnering with Habitat for Humanity New York City for homebuyer education and support
- Construction to begin December 2023
- Applications expected to be available Summer of 2025



# Affordable Senior Housing

- 117 Studio Units
- Affordable to seniors making between \$39,560 and \$56,500
- 100% of residents will receive Project Based Vouchers



*Affordable Senior Housing*

# Affordable Senior Housing



*Affordable Senior Housing – Seward Avenue*



- Partnership with Regional Aid for Interim Needs (R.A.I.N) to deliver on-site services including:
  - Case Assistance
  - Home Care Services
  - Recreational activities
- Construction to begin December 2023
- Applications expected to be available Summer of 2025

# Meet the Construction Team





# Construction FAQs

- **Timeline**

- Site Preparation work will begin on 12/26 to prepare for excavation and foundation which will begin in January. Phase 1 construction is expected to last 24 months.

- **Site Hours**

- Construction will typically be from 7am-6pm Monday- Friday.
- Additional instances of After Hours or Saturday work permits may be requested from the NYC DOB to accommodate work progression

- **Construction Site Security**

- 8' tall fence to secure the construction zone.
- Two additional security booths that will be manned even during non-working hours.
- 24/7 monitoring of construction site security cameras.
- 24/7 construction lighting installed.

# Construction FAQs (cont.)

- **Noise Mitigation**
  - Limit work to permitted hours as indicated on DOB permits.
  - Mitigate noise from construction devices with internal combustion engines.
  - All tools and equipment shall be maintained in good condition, equipped with appropriate manufacturer's muffler.
- **Rodent Mitigation**
  - An exterminator will be brought in at the start of construction to assess the site and create a mitigation plan.
  - Additional bait traps will be deployed across the construction site.
  - Identify and treating burrows and nests.
- **Dust Mitigation**
  - Soil and debris piles will be moistened if dust is being emitted from prevailing winds.
  - Tarps will be used as needed to contain any potential dust.
  - Vehicles entering or exiting the site shall travel at low speeds to minimize dust emissions.

# What's Next?

- **What to expect in the coming weeks/months:**
  - Construction fencing going up
  - Construction lighting put in place
  - Site preparation- tree trimming, etc.
  - Southern parking lot along Seward Ave. closed for construction
  - Construction equipment brought in on the Seward Ave. side of the property

# How Can I Find Out More?

- Website that will provide the following information:
  - General information and updates about the new developments
  - Construction timeline and schedules
  - Job opportunities & Job Fairs
  - Housing applications
  - Frequently Asked Questions (FAQs)
- Host townhall meetings, including:
  - Construction Meet and Greets
  - Construction job fairs in 2024
  - Annual resident presentations during construction
  - How to apply for affordable housing



<https://stevensonsquare.info/>