



30 West Street

Quality Affordable Housing in the Village of Haverstraw

Westhab, Inc.

Building Communities. Changing Lives.

- Westhab is the largest non-profit developer of affordable housing and provider of related community development services in the Hudson Valley
- Westhab has built, rehabbed, or financed over 1,700 units of affordable, supportive, and transitional housing with a total investment of over \$575 Million
- Westhab's properties include supportive housing and service-enriched housing programs for seniors, young adults, veterans, and people with disabilities.
- Westhab has also developed a comprehensive service model which provides community-based employment programs, youth centers, and social services, among other services



Public-Private Partnership

Addressing the Challenge of Housing Affordability in the Village of Haverstraw

The Problem:

- Village Officials recognize the growing challenge of high housing cost in Haverstraw and throughout Rockland County
- Haverstraw renters suffer from a heavy rent burden:
 - 30% of renters in the area earn less than \$30,000 annually
 - 60% of renters pay more than 35% of their income on rent

The Solution:

- The Village of Haverstraw (VOH) and Westhab are partnering on a new venture to address the housing challenge by bringing much needed low and very-low income affordable housing to downtown Haverstraw
- Village Officials have identified a development site and committed to enter into a 99-year ground lease with Westhab
- Westhab has committed to developing approximately 81 units of affordable housing, affordable to residents earning up to 60% of area median income (AMI)
- Westhab has committed to constructing new dedicated community parking to benefit the Village
- The VOH and Westhab developed the Residential Inclusionary Zoning overlay which can be applied to this project, and which will facilitate the development of more affordable housing in the future

Development Team

A Team with Local Experience



Public-Private Partnership



Project Architect

Rockland County-based design firm specializing in affordable housing with over 42 years of experience in design for the commercial real estate industry



Civil Engineer

Full-service engineering firm with significant experience in Rockland County and the VOH, providing consulting, analysis, and design services



Developer and Property Manager

A leading community development organization and the largest non-profit developer and provider of affordable housing and related services in Westchester County



Sustainability Consultant

Leading provider of energy efficiency, renewable energy, and energy management solutions for the real estate industry



Land Use Counsel

Rockland County-based law office recognized as one of the County's premier law firms focused on land use, land development, and real property law

Location & Acquisition

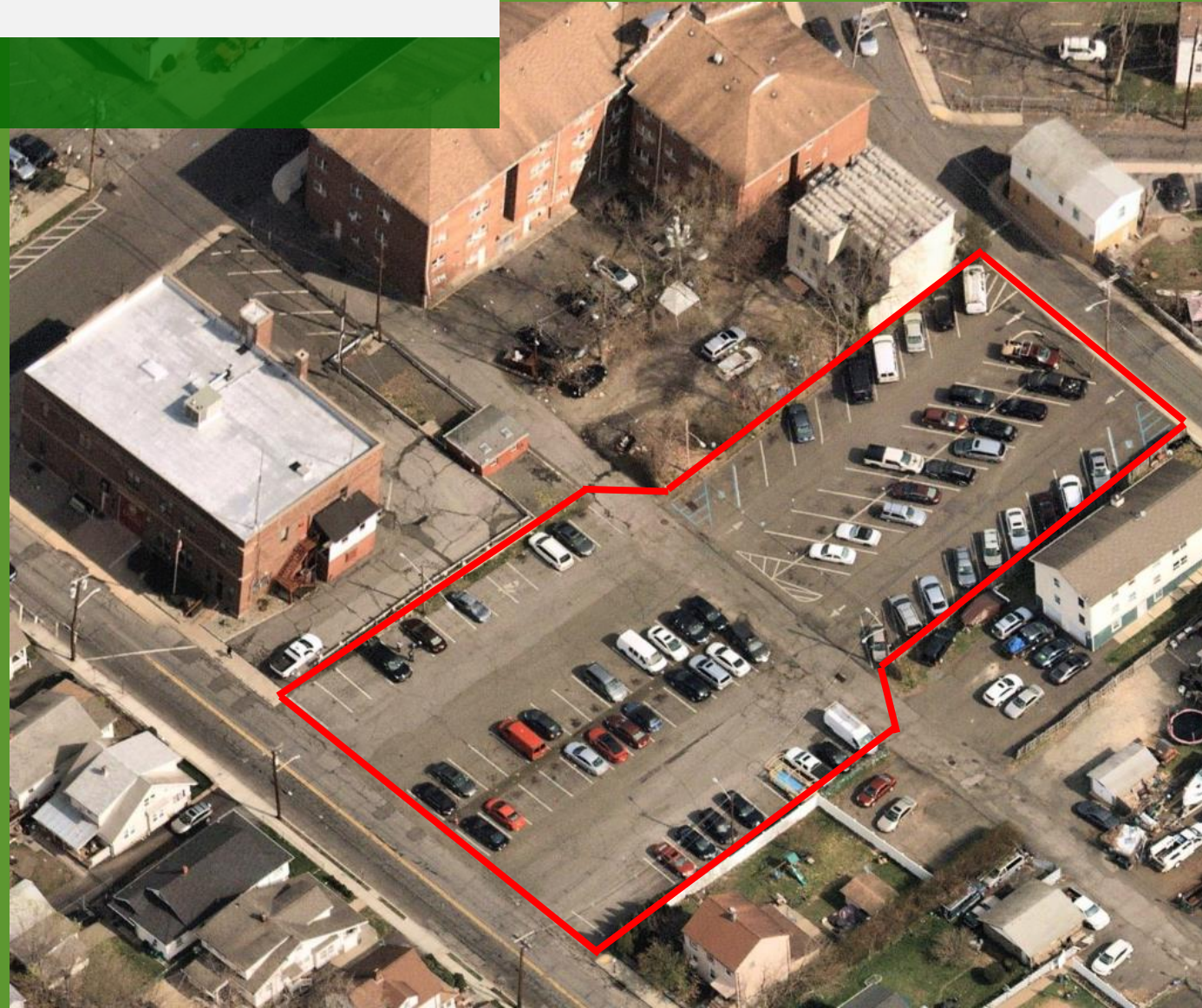
Selecting a Site in the Heart of Downtown Haverstraw

Location

- 30 West Street is located adjacent to the Village of Haverstraw Fire Department
- The existing vacant site is used as Community Parking operated by the Village
- The site is close to public transportation, including several bus routes along West Street and Maple Avenue

Acquisition

- The Village of Haverstraw and Westhab entered into an agreement to sign a 99-year Ground Lease for the property that includes no acquisition cost and no ongoing lease payment to ensure that the project is financially feasible
- Westhab has committed to utilize the site to build a 100% affordable building serving residents earning up to 60% of area median income
- Westhab has also committed to construct approximately 82 spaces of dedicated Community Parking as part of the Project for the use and benefit of the Village



Project Overview

High quality, sustainable, and affordable housing

- Proposed new construction of 81 units of high quality, sustainable, 100% affordable housing
- Four stories of residential housing over a two-story parking garage
- Approximately 143 parking spaces including approximately 82 units for dedicated Community Parking
- Total building square footage of approximately 79,000 GSF
- Amenity and service rich, constructed to be all-electric and to meet Passive House Standards for Sustainability
- The project will benefit from density bonuses for green building, solar, affordable housing, and public parking, and will take advantage of reduced parking requirements for affordable housing

Unit Mix	%	# of Units
Studio	25%	20
1 Bedroom	25%	20
2 Bedroom	41%	33
3 Bedroom	9%	7
Subtotal		80
Super's Unit		1
Total		81

Affordability

Housing to support the Village of Haverstraw's vital workforce

- Rents will be targeted to income tiers ranging from 30% to 60% of AMI
- Housing units will support low- to middle-income workers including professionals such as teachers, healthcare workers, retail clerks, service professionals, and tradespeople, among others
- These individuals and families are vital members of the Village's workforce and are foundational to the Village's economy

Unit Size	30% AMI	50% AMI	60% AMI	Average Market Rent For Comparison*
Studio	\$741	\$1,236	\$1,483	\$2,198
1 Bedroom	\$794	\$1,323	\$1,588	\$2,589
2 Bedroom	\$953	\$1,588	\$1,906	\$3,243
3 Bedroom	\$1,101	\$1,836	\$2,203	\$3,045

*As per 2023 market study performed by Newmark Valuation & Advisory



RETAIL CLERK

Dollar Store

\$29,536 / year
30% of AMI*



GENERAL MECHANIC

Div. Of Military & Naval Affairs

\$47,530 / year
50% of AMI



STAFF ACCOUNTANT

Montefiore Medical Center-Tarrytown
\$58,000 / year
60% of AMI

Design & Sustainability

Contextual Design that Incorporates Green Building Strategies

- Contextual design, reflecting and complementing the surrounding neighborhood
- Passive House certified design
- Building systems will be 100% electric
 - Heating and cooling will be provided via air source heat pumps
 - Energy recovery ventilators (ERVs) will be used for filtered fresh air
- The project will incorporate an approximately 100 kW solar photovoltaic (PV) array to offset the building's energy use
- The building will have a robust building envelope including high levels of continuous insulation and high-performance triple-pane windows
- ENERGY STAR certified appliances, ultra high efficiency LED light fixtures, and water-saving low-flow plumbing fixtures
- A minimum of 5% of all parking spaces will provide EV charging stations
- Elective emergency generator for backup power and resiliency



Benefits for the Village

A Myriad of Public Benefits for the Community

- 81 units of high-quality housing affordable to Village residents
- Housing units will target and serve a mix of income ranges for very low- and low-income working-class residents
- Building residents will become part of the Village's workforce, adding to the labor pool of service providers, healthcare workers, tradespeople and municipal employees that are foundational to the Village's economy.
- Tenants will be customers as well as employees of local businesses – additional patronage of local businesses will increase sales tax revenue for the Village
- The project will involve no displacement of existing residents and will allow long-time residents to remain in the community
- Community parking will generate revenue for the Village without the cost of having to maintain or insure the parking lot
- Revenue generation for the Village via annual property taxes by returning the now municipal-owned property to the tax roll
- Neighborhood beautification with an elegant and contextual yet modern building that will become an integral part of the community





Thank You

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www.Westhab.org





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