



Special Projects Update
Board Meeting | April 29, 2013

Special Projects: Vulnerable Mitchell-Lama Developments

HCR, thru the HTFC, will fund three vulnerable Mitchell-Lama projects in Coney Island:

Sea Rise I, Sea Rise II, and Harbor View

Approximately 150,000 people live in State-assisted Mitchell Lama developments throughout New York City. Of the 164 Mitchell Lama developments statewide regulated by HCR (comprising approximately 71,000 units), eight (with over 6,100 units) experienced moderate to severe damage by Hurricane Sandy, directly impacting low and moderate income families.

The Mitchell-Lama Program: Preserving Middle-Income Housing

- The Mitchell Lama program was created in 1955 for the purpose of building affordable housing for low- and moderate-income families.
- A total of 269 State-supervised Mitchell-Lama developments with over 105,000 apartments were built under the program. After twenty years from initial occupancy, housing companies are statutorily permitted to voluntarily dissolve (buyout) and leave the program.
- DHCR currently regulates 164 Mitchell-Lama developments comprising approximately 71,000 units statewide. An additional 45,000 Mitchell-Lama units are administered by NYC.

Examples of Mitchell Lama Developments

Coop City, Bronx, NY

Co-op City in the northeast section of the Bronx has 15,372 residential units in 35 high-rise buildings and 7 townhouse clusters with ~50,000 residents.



Starrett City Brooklyn, NY

Starrett City, also referred to as Spring Creek, was built on 153 acres of land and has 5,881 residential units in 46 buildings with ~14,000 residents.



NYC Hurricane Sandy Surge Map



Sea Rise I & II

Damage Est. \$8M - \$12M

Damage Est. \$8M - \$12M

Located in Coney Island, Sea Rise I & II have been occupied since 1975.

- 334 and 338 units of housing respectively
- Median income: \$20,000-\$30,000
- Average rent: \$850
- Damage estimates: \$8Million - \$12Million

Description of damage:

- Water damage to boiler rooms and electrical panels; temporary generators are currently on site.
- Flooding on the 1st floor affected a number of apartments and the elevator system. Low rise buildings that have hydraulic elevator systems were more severely damaged.
- Water in basements affected main disconnect fuses for the area; switch gears were submerged under water.

Sea Rise I

Damage Expenses

Damage Expenses

Replace Hallway Lights

Replace Stairway Lights

Roofs Replacement

Replace Cogen/Generator

Restore Landscaping

Install Underground

Sprinkler System

Restore Parking Lot

Restore Walkways

Restore Basketball Court

Standpipe Replacement

Insurance Deductible

Sea Rise II

Damage Expenses

Damage Expenses

Replace Hallway Lights

Replace Stairway Lights

Roofs Replacement

Replace Cogen/Generator

Restore Landscaping

Install Underground

Sprinkler System

Restore Parking Lot

Repair Sink Hole in Parking Lot

Restore Walkways

Restore Basketball Court

Restore Atrium in Courtyard

Insurance Deductible

Harbor View

Damage Est. \$2M - \$4M

Damage Est. \$2M - \$4M

Located in Coney Island, Harbor View has been occupied since 1975.

- 224 units of housing
- Median income: \$25,000-\$30,000
- Average rent: \$880 a month
- Damage estimates: \$2Million- \$4Million

Description of damage:

- Flooding of electrical rooms damaged main distribution panels; elevator pits were flooded.
- Flooding of first floor apartments damaged appliances and electrical wiring and receptacles.
- Temporary generators were on-site while Con Ed and private contractors rewired panels and installed new circuits to re-feed outlets.

Harbor View

Damage Expenses

Damage Expenses

Replace Fence to Property

Install Security Booth

Camera Upgrade

Roof Replacement

Replace Cogen/Generator

Replace Hallway Windows

Replace Hallway Lights

Replace Stairway Lights

Basement Repairs to Columns

Restore Landscaping

Repaving/Stripping of Parking Lots

Playground Replacement

Insurance Deductible

How will funds be processed?

- Reimbursement to the housing companies for emergency work done and not paid for by insurance.
- The HTFC will provide the housing companies with additional resources to perform work that otherwise funds were not available for.
- In supervising these Mitchell-Lama projects, any contracted work is subject to the agency's approval; we approve plans and specs, the award of contracts and progress payments.
- The ESRF will release funds to HTFC and progress payments will be made as projects and activities are approved.
- Reimbursable project will be processed first and until funds are expended, with prospective work to be funded as monies are available.