



Incubator

CO-OP HOUSING
DEVELOPMENT

UHAB HOUSING DEVELOPMENT HISTORY

Co-op Housing Development



1. | UHAB's Approach
to Housing
Development

2. | Case Study: 45 -
14 42nd St
Sunnyside, QN

3. | Case Study:
700 E 134th St
Port Morris, BX

4. | Q&A

UHAB CO-OP

DEVELOPMENT HISTORY

Developing HDFC co -ops since 2002

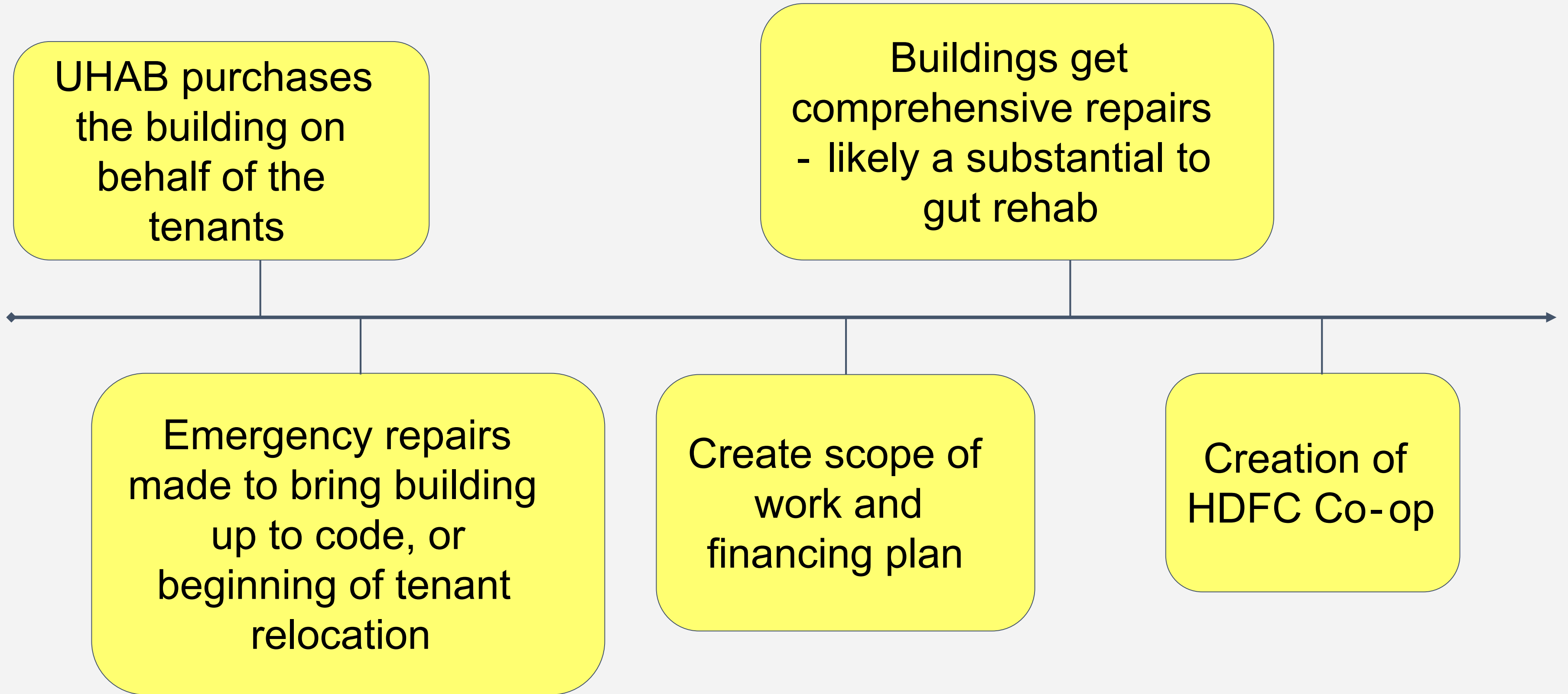
- TPT, HUD 203K, LES Homesteaders
- Specialty in tenant-occupied buildings & rehab

Completed Projects:

- 57 HDFC Co-ops & 10 rentals
- 102 buildings, 1873 Units
- TDC \$240 million

Current Pipeline:

- 26 buildings, 390 units



45-14 42nd St

Sunnyside, Queens

20 units of HDFC co -op housing:

13 occupied units

7 vacant units

Maintenance fees:

Approx 50% AMI

Financing Sources:

Debt: HPD PLP loan, CPC loan

Equity: Sales equity, AHC grant



THIRD PARTY TRANSFER PROGRAM

Created in 1996 to replace in rem foreclosure process

- Created new public-private organization called Neighborhood Restore to hold buildings during foreclosure process
- Professionalized development process with list of HPD-approved organizations who could be awarded development rights

Program structure:

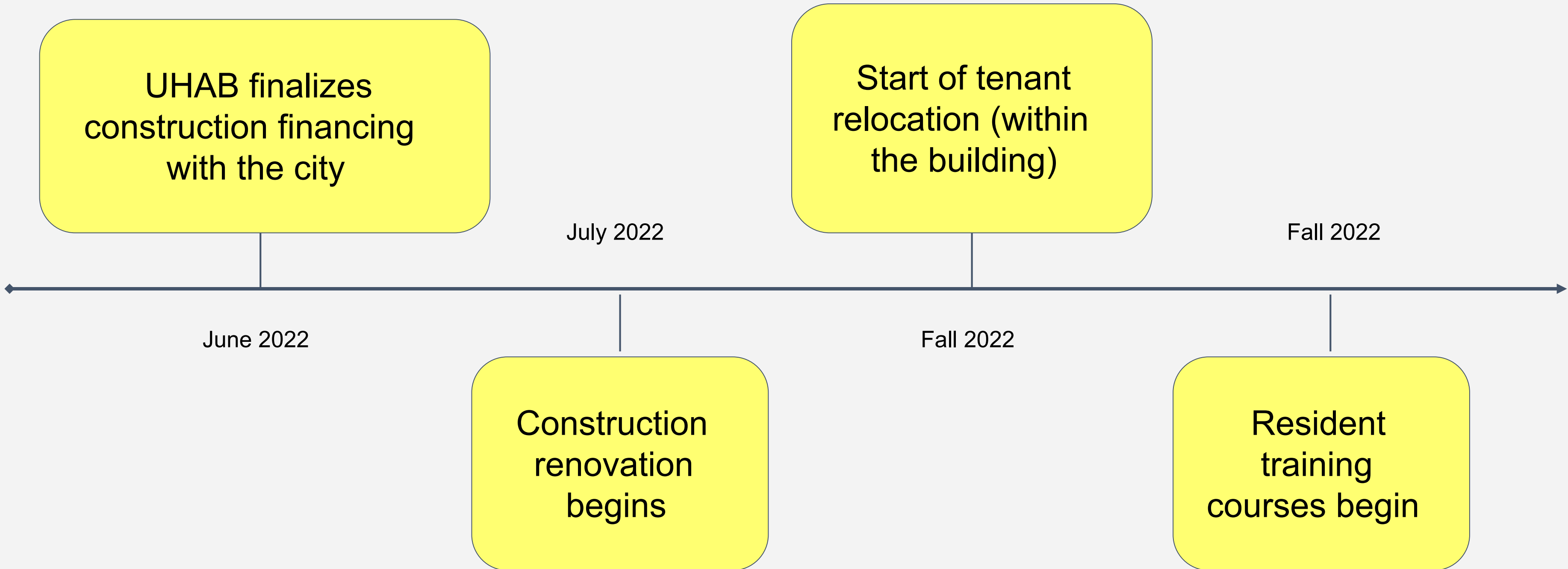
- Tenants are notified of foreclosure and can petition HPD to become an HDFC co-op
- Neighborhood Restore holds buildings immediately after foreclosure process
- Participation Loan Program mixes City funds with private construction financing
- Predevelopment & construction overseen by sponsor
- For co-op pathway, sponsor creates offering plan, gets AG approval, & presents to tenants

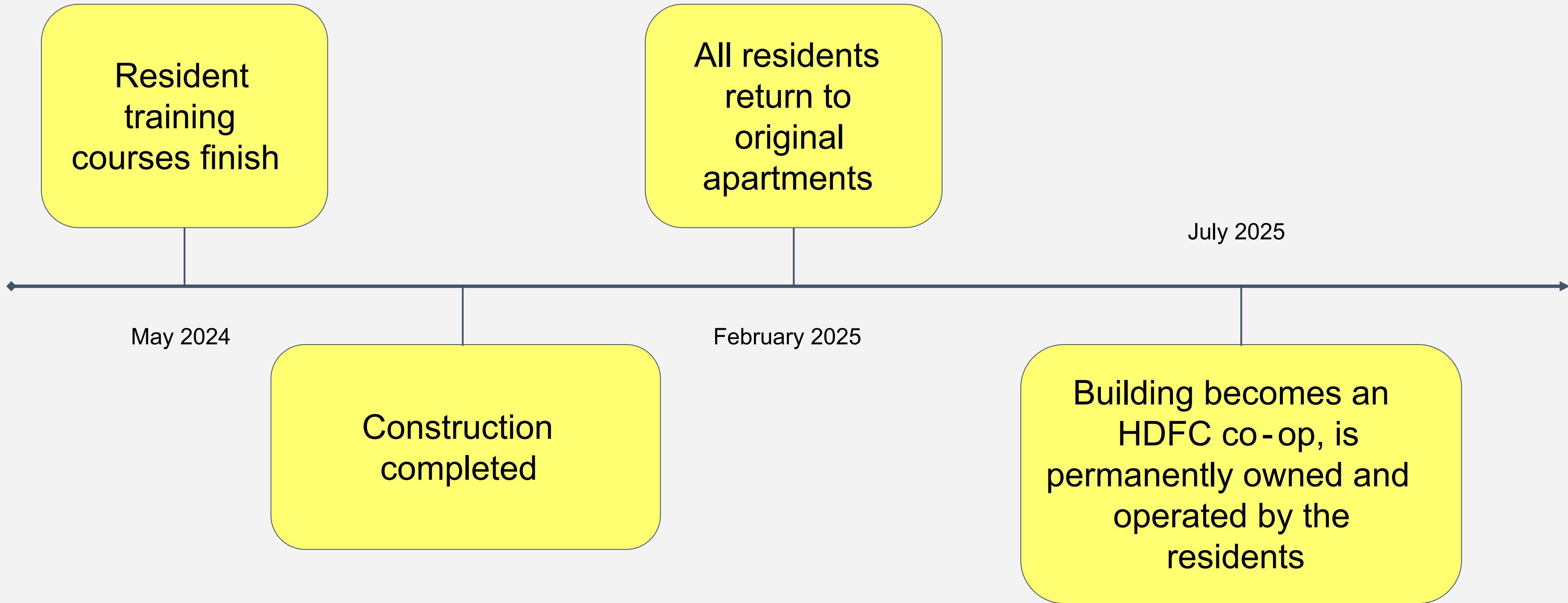
45 - 14 42nd St
added to city
foreclosure list

UHAB begins working with
the city on a financing and
construction plan for 45 - 14
42nd St

Tenants organize
with UHAB and ask
to become an
HDFC co-op

45 - 14 42nd St
enters the Third
Party Transfer
Program





SCOPE OF WORK

Building System Work	In Unit Work
<ul style="list-style-type: none">● New roof, brick pointing, and parapet repair● Scrape and repair fire escapes● New boiler and hot water heater● Update gas meters and piping● New electrical panels and risers● New pressure gauges, valves, and insulation for plumbing● New floor joists and sub-frame as required● New windows and window guards as needed● Asbestos remediation● Refinish, paint, and add energy-efficient lighting to common areas● Repair stair treads in common areas● New intercom system● Repair and upgrade exterior entrance including new fence and planting● Repair to concrete at side and rear yards	<ul style="list-style-type: none">● Replace all exterior and interior apartment doors● New appliances and fixtures in kitchens and bathrooms as needed● Add shower grab-bars and other accessibility features to bathrooms● Replace kitchen cabinets as needed● New tiling in kitchens and bathrooms as needed● Strip, sand, and refinish wood floors● Repair to plaster walls and ceilings● Paint walls and ceilings● New energy efficient lighting fixtures

Construction Sources		Permanent Sources	
CPC Mortgage	\$1,263,167	CPC Mortgage	\$1,263,167
HPD Mortgage	\$3,724,486	HPD Mortgage	\$3,724,486
Owner Equity	\$155,438	Sales Equity	\$50,000
Deferred Developer Fee	\$100,000	AHC First Time Homebuyer Grant	\$1,200,000
Reserves	\$128,833	Reserves	\$128,833
TOTAL	\$5,216,857	TOTAL	\$6,366,486

Hard Costs	
<u>Acquisition</u>	
Site Acquisition	\$ 175,000
DEP Arrears	\$ 52,144
Total	\$ 227,144
<u>Construction Cost</u>	
Building Renovation	\$ 5,119,611
Repair Contingency	\$ 511,961
Total	\$ 5,631,572

Soft Costs	
Professional Fees	\$ 451,765
Closing and Other Fees	\$ 321,972
Carrying Costs	\$ 692,805
Reserves	\$ 537,446
Co-op Conversion	\$ 188,078
Total:	\$ 8,050,782

CHALLENGES

- COVID-19 pandemic delays
- Addressing contentious squatter unit
- Fostering community & inclusion
- Creating resident leadership
- Additional scope of work
- Extension of GC contract
- Timing of various funding sources





uhab National

700 E 134th St

Port Morris, Bronx

21 units of HDFC co -op housing:

14 occupied units

7 vacant units

Maintenance fees:

Approx 50% AMI

Financing Sources:

Debt: FHA 223(f), HCR AHOP

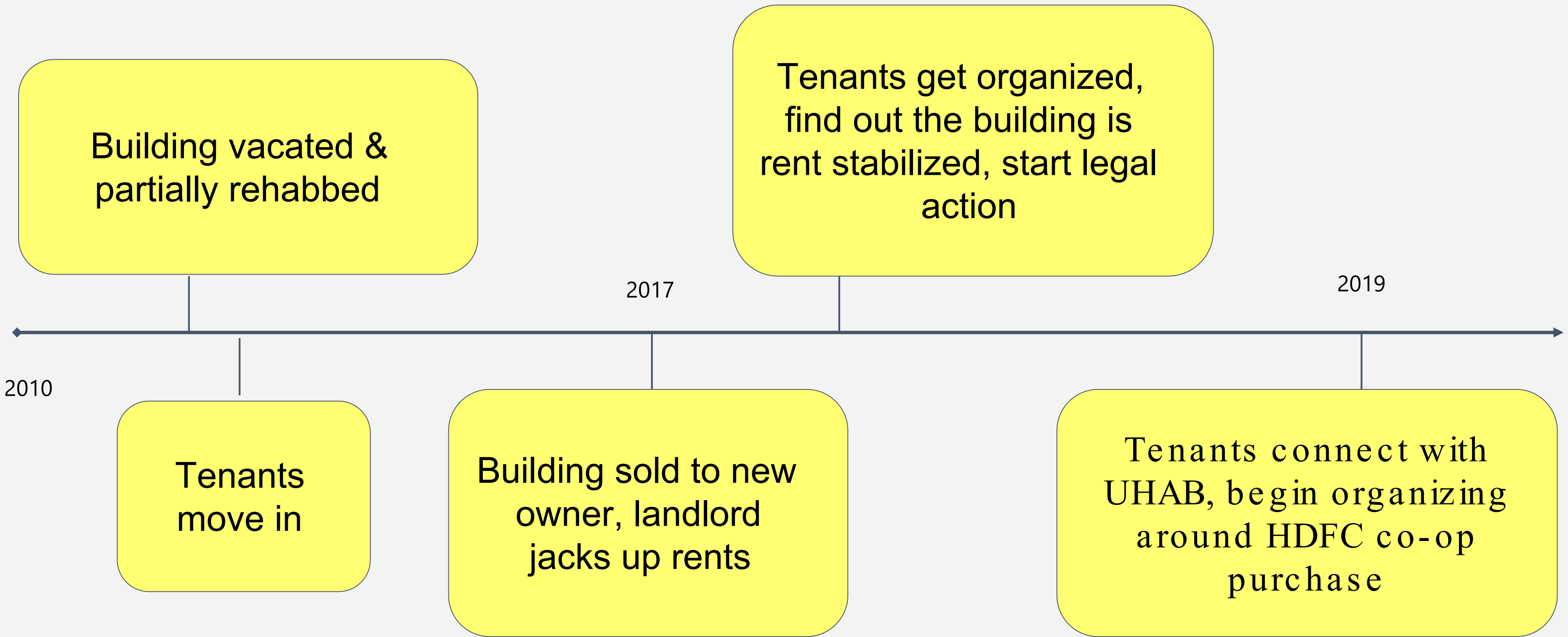
Equity: Sales equity

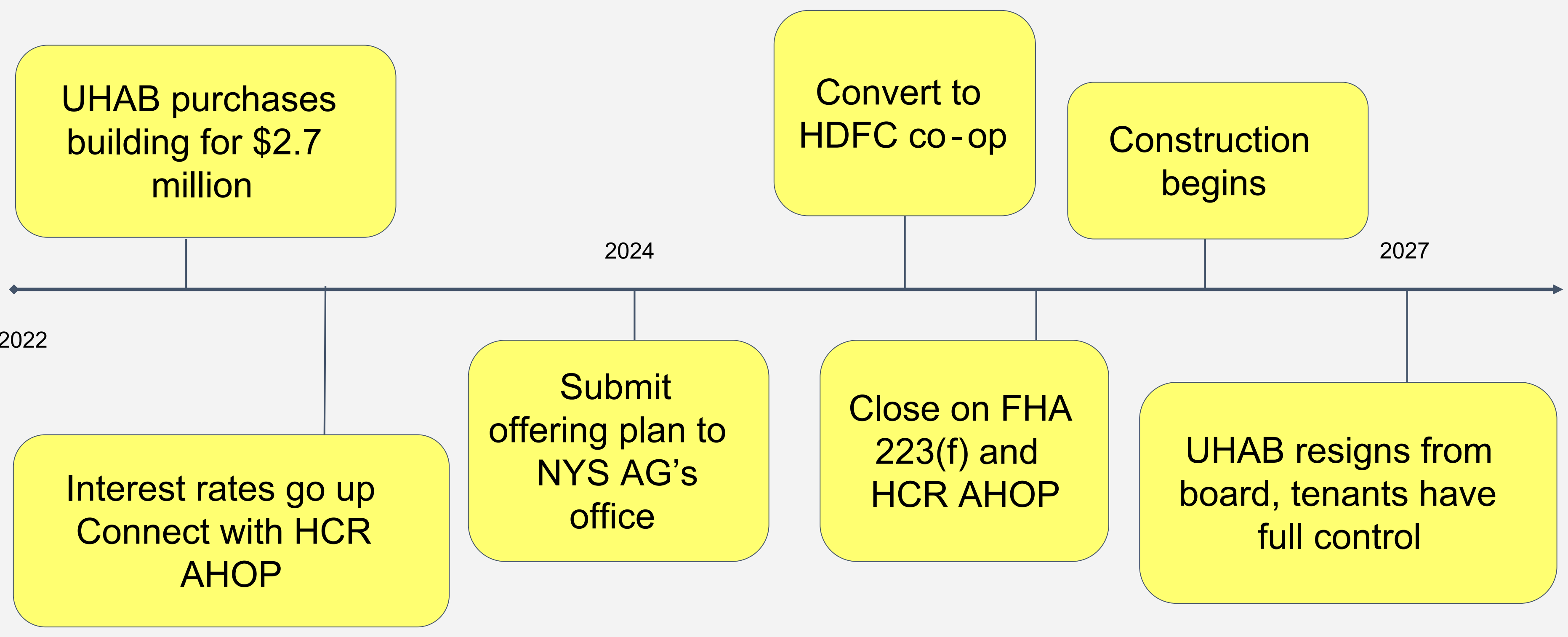


A Landlord 'Underestimated' His Tenants. Now They Could Own the Building.

When a new landlord bought their building in the Bronx and threatened to raise rents and kick them out, tenants banded together. They never expected how far they might get: the chance to buy their apartments for \$2,500 each.







WEATHERIZATION

New DHW Heat Pump Water Heater

Air Source Heat Pumps

Hardwire Outlets STHP

High Efficiency Refrigerators and Induction Stoves*

Windows - Replace with LowE Argon-Filled Thermal Pane

Upgrade Internal Lighting/External Lighting - LED

Replace Apartment Lighting - LED

*Includes induction-friendly cookware



Interim Sources		Permanent Sources	
Foundation Loan	\$3,000,000	FHA 223(f) Loan	\$2,025,800
Deutsche Bank Working Capital Grant	\$125,000	HCR AHOP Loan	\$2,201,943
		Weatherization Grant	\$1,46,100
		Share Equity	\$455,000
TOTAL	\$3,125,000	TOTAL	\$6,081,584

Hard Costs	
<u>Acquisition</u>	
Site Acquisition	\$ 2,751,635
Total	\$ 2,791,635
<u>Construction Cost</u>	
Building Renovation	\$ 430,291
Weatherization Owner Contribution	\$ 99,000
Weatherization Construction	\$ 1,3466,100
Repair Contingency	\$ 43,029
Total	\$ 1,918,420

Soft Costs	
Professional Fees	\$ 281,615
HUD Fees	\$ 18,329
Closing and Other Fees	\$ 184,329
Carrying Costs	\$ 771,617
Reserves	\$ 115,500
Total:	\$ 6,081,584

CHALLENGES

- Sustaining cash flow with arrears & vacancies
- Non-traditional pathway to co-op conversion
- Holding partners accountable



OUR CITY
OUR HOMES

700 EAST 134TH STREET TA

HOUSING JUSTICE
FOR ALL
uhab

STAND UP
for
HOUSING JUSTICE NOW!

Join the
FIGHT
for housing
RIGHTS!

THANK YOU

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