



## **Genesis MMN1901**

### **Multiple-family Preservation Loan Program (“MPLP”)**

New York City Council Subcommittee on Landmarks, Public Siting and Dispositions

March 28, 2024

If you are a member of the public who wishes to testify, please register on the City Council website at [council.nyc.gov](https://council.nyc.gov). Please visit the City Council website to watch live streams of all city council meetings and find recordings of previously held meetings.

# PROPOSED ACTIONS

- **Applicant:** NYC Department of Housing Preservation Development
- **Program:** Multifamily Preservation Loan Program (“MPLP”) designates qualified sponsors to purchase and rehabilitate City-owned vacant and/or occupied multifamily and mixed-use buildings in order to create low to moderate income rental housing.
- **Nominal (\$1) purchase price per property**
- **Sponsor:** Genesis Companies LLC
- **Property Manager:** ESRA Management
- **Land Use Actions:**
  - Urban Development Action Area (“UDAA”) designation, Urban Development Action Area Project (“UDAAP”) approval;
  - Disposition of the City – owned Development Site (Blocks 1823, 1831, 1720, 1720, 1937, 1736, 1849, 1914 & Lots 36,25, 35, 36, 27, 25, 42, 60)
- **Article XI tax exemption for the cluster**
- **40-year regulatory agreement preserving affordability**

# Property Overview

---

- The TPT Harlem Lenox Avenue cluster is comprised of eight (8) buildings with seventy-eight (78) units located in Harlem, NYC:
  - 220 Lenox Avenue (Vacated) – Landmarked: Exterior
  - 222 Lenox Avenue (Vacated) – Landmarked: Exterior
  - 170 West 130<sup>th</sup> Street (Occupied) – Landmarked: Exterior & Interior
  - 77 Lenox Avenue aka 100 West 114<sup>th</sup> Street (Occupied)
  - 203 West 131<sup>st</sup> Street (Occupied)
  - 205 West 115<sup>th</sup> Street (Occupied)
  - 33 West 138<sup>th</sup> Street (Occupied)
  - 358 West 116<sup>th</sup> Street (Occupied)
- One vacant commercial space located at 77 Lenox Avenue.
- The cluster consist of 46 occupied units and 39 vacant units
- All the buildings are City-owned
- There is no existing regulatory agreements on the properties as they are City-owned
- The properties require substantial renovations

# Location of properties



**Summary.** Founded in 2004, Genesis Companies (Genesis) is a leading Harlem-based affordable housing development firm that is committed to strengthening communities through disciplined real estate analysis, investment and innovative approaches.

**Background.** As a full-service 100% owned MBE, Genesis works collaboratively to maximize results while creating positive impact within the communities we operate. Among Genesis' key success factors are:

- Successful collaborations with community groups to enhance underutilized real estate and to provide services which enrich tenant experiences
- A commitment to developing energy-efficient as well as “smart” housing

**Proven Track Record.** Genesis’ experience includes development of 140+ buildings, over 3,800 units, with aggregate economic activity of over \$1.4 billion

- Successful completion of 11 projects, representing 60 buildings 1,167 units and total TDC of +\$250M
- Currently developing 10 projects, representing 82 buildings 2,784 units and total TDC of +\$1.2Bn

- Genesis is committed to advancing diversity, equity and inclusion not just in its ownership structure but in all its endeavors from the types of projects the firm undertakes to the MWBE businesses it supports and the truly diverse talent it employs.
- Genesis' efforts to promote MWBE participation has garnered recognition, including:
  - "Outstanding Achievement in Hiring Minority and Women Owned Contractors Award" – City & State Magazine
  - "2023 Diversity Champion Award" - Crains NY
- This project will be participating in HPD's "MWBE Build Up" and "Hire NYC" programs
- The MWBE Build Up program requires that a minimum of a quarter of HPD/HDC-supported costs go to certified MWBEs over the course of design and construction
- HireNYC is a free program designed to help New Yorkers access training and jobs
  - Developers, general contractors, and subcontractors will share job openings in entry- and mid-level construction positions with HireNYC and interview qualified candidates that HireNYC refers for those openings.



# Rehabilitation Summary

---

- Substantial rehab to address building repair needs
- 78 units across 8 multi-family buildings converted into 85-units of affordable housing post-rehab
- One commercial space at 77 Lenox Avenue
- 70,138 GSF residential space & 770 GSF commercial space
- Existing tenants will be offered a preferential rent to preserve affordability
- 15% homeless set aside

# Scope of Work

---

- Highlights include:
  - Roof replacement
  - Facade work
  - Window replacements
  - Boiler replacement and upgrade
  - Improvements to hallways and common areas
  - In-unit repair work
    - new kitchens and bathrooms
  - Enterprise Green Communities Certification
  - Electrification of kitchens at gut-rehabs
  - Compliance with Section 504 of the 1973 Rehabilitation Act
- Construction is anticipated to take 30 months

# Proposed Unit Mix

---

Unit Type	Existing	Proposed*
Studio	5	7
1 bdr	35	44
2 bdr	18	16
3 bdr	12	18
4 bdr	7	0
5 bdr	1	0
<b>Total</b>	<b>78</b>	<b>85</b>

*\*Proposed unit mix based on current plans. Final unit layout mix is subject to change.*

# Affordability Mix

---

<b>Income Restriction</b>	<b>Count</b>
<b>40%</b>	<b>8</b>
<b>50%</b>	<b>38</b>
<b>60%</b>	<b>4</b>
<b>80%</b>	<b>10</b>
<b>95%</b>	<b>11</b>
<b>110%</b>	<b>14</b>

*\*8 Project-base Section 8 Vouchers have been awarded, with an additional 8 applied for*