

NYCEEC DEAL SPOTLIGHT

DESIGN AND PLANNING FOR A LEED GOLD HOMELESS SHELTER

SUCCESS BY THE NUMBERS

\$1,320,000
PREDEVELOPMENT LOAN AMOUNT

\$34,900,000
ESTIMATED TOTAL CONSTRUCTION COST

19,200
PROJECTED LIFETIME GHG SAVINGS (METRIC TONS)



THE BUILDING

Building type

Institutional

Building profile

53,706 square feet
200 shelter beds

Year built

1932

Location

Brooklyn, NY

Closing date

March 2021

Project type

Predevelopment, High-Performance Buildings

Upgrade

Increased insulation, air sealing, air source heat pumps, energy recovery ventilators, triple-pane windows, solar PV

NYCEEC loan product

Green Predevelopment Loan

THE PROJECT

The redevelopment of the Greenpoint Hospital campus, in East Williamsburg, Brooklyn, will include apartments for extremely low-income and very low-income residents and seniors, a new 200-bed homeless shelter, a community facility, and a network of new open spaces to connect the campus to the surrounding neighborhood. A partnership between St. Nick's Alliance, Project Renewal, and Hudson Companies was designated by New York City to redevelop the site, which has been primarily vacant since 1982 when the Greenpoint Hospital was closed.

NYCEEC's Green Predevelopment Loan supported the adaptive reuse of a former nurses' residence into a 200-bed homeless shelter, into which an existing shelter will be relocated. Like the multifamily development next door, the shelter will significantly reduce carbon emissions by only using electricity for heating, cooling, hot-water production, and cooking. The shelter is expected to achieve LEED Gold certification.

The Green Predevelopment Loan will pay for energy modeling, feasibility analysis, design drawings, and land-use approvals. During the predevelopment phase, the NYCEEC will make disbursements as progress is made toward obtaining land use approvals, completing design milestones, and securing construction financing.

THE PROJECT NUMBERS

Total project cost	\$34,900,000
NYCEEC loan	\$1,320,000
Shelter beds for homeless individuals	200
Estimated greenhouse gas emissions saved over project lifetime (compared with conventional construction)	19,200 metric tons

THE RESULTS

The completed building will provide state of the art temporary accommodation to New York City's most vulnerable residents. Along with the rest of the redevelopment, the shelter will set an important precedent for future projects seeking to implement high-performance measures – savings in greenhouse gas emissions compared to conventional construction are projected to be 384 metric tons of carbon dioxide equivalent per year.