



WATER STREET (GOUVERNEUR COURT)

LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES, GOUVERNEUR COURT IS A FORMER HOSPITAL ACQUIRED AND RENOVATED BY COMMUNITY ACCESS IN THE EARLY 1990s. HARD HIT BY HURRICANE SANDY IN 2012, THE BUILDING HAS BEEN RESTORED TO ITS FORMER GLORY.

BOROUGH:

Manhattan

NEIGHBORHOOD:

Lower East Side/CB 2

OCCUPANCY DATE:

1994

NUMBER OF UNITS:

63 supportive studios
20 HASA studios
40 community studios

SIZE:

60,000 sq. ft.

PROJECT COST:

\$13.3 million

ARCHITECT:

Peter L. Woll Architect, P.C.

CONTRACTOR:

Sparrow Construction Corp.

TENANT PROFILE:

Individuals living with psychiatric disabilities, individuals with HIV/AIDS, low-income individuals

FUNDERS:

Capital Financing:

- NYC Department of Housing Preservation and Development
- National Equity Fund (tax credit syndicator)
- Federal Home Loan Bank of New York

\$8,253,369

\$4,826,132

\$250,000

TOTAL: \$13,329,132

Operating/Services Financing (annual):

- Tenant Rents
- Section 8 rent subsidies
- NYC Department of Health & Mental Hygiene
- NYC HIV/AIDS Services Administration
- NYC Department of Homeless Services
- NYS Office of Mental Health

STAFF:

Program Director, Deputy Program Director, Service Coordinators, Harm Reduction Specialist, Superintendent/Maintenance Staff, 24-hour Front Desk Reception Staff

ADDITIONAL INFORMATION:

- Recipient of the Preservation League of New York State "Award for Affordable Housing and Historic Preservation" (1993)
- Recipient of the Fannie Mae Foundation "Maxwell Award for Excellence for Special Needs Housing" (1995)

BUILDING FEATURES:

Art Collective workshop, computer room, dining room serving breakfast and dinner daily, enclosed courtyard with fountain donated by the Rhodebeck Charitable Trust, exercise room, laundry room, on-site social services, WiFi