

# NYCEEC DEAL SPOTLIGHT

## Development 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 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.

*Projected energy savings based on source savings. All information is from sources deemed reliable. No representation is made and we do not guarantee the accuracy of any information provided. No assurances can be given that the future results indicated, whether expressed or implied, will be achieved.*

### 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