

**For Immediate Release:**  
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**HPD, HDC AND NYPL ANNOUNCE DEVELOPMENT PLANS FOR  
A RENEWED INWOOD LIBRARY, 175 NEW DEEPLY AFFORDABLE HOMES,  
AND A NEW PRE-K FOR ALL FACILITY IN UPPER MANHATTAN**

*All 100% affordable 175 new apartments will be affordable to individuals earning up to \$20,040 - \$40,080 annually, with over 20% of all apartments affordable to a family of three earning less than \$26,000. Housing will also be available to formerly homeless households.*

*The community will have access to a temporary library space during the length of construction.*

*The New York Public Library will maintain ownership of the library in perpetuity; and through the use of a remainder interest HPD will guarantee future control of the land*



*Photo Credit: Fogarty Finger Architecture and Andrew Berman Architect*

*High resolution images can be found in the following [link](#).*

**NEW YORK CITY**– Department of Housing Preservation and Development Commissioner Maria Torres-Springer, New York City Housing Development Corporation (HDC) President Eric Enderlin, and the New York Public Library (NYPL) announce development plans for 175 deeply affordable apartments and a

new public library to be owned and operated by NYPL. The development will also feature community programming through an onsite Activities, Culture, Training (ACTS) Center and a brand new Pre-K for All facility that will be operated by the New York City Department of Education (DOE). Informed by community input after months of community engagement and neighborhood planning exercises through the [Inwood Affordable Housing and Library Planning Process](#), the development plan establishes the renewed Inwood Library Branch as the core of a new building.

“Through Housing New York, we strive to pair affordable housing development with the dynamic community spaces that neighborhoods need to thrive. The Eliza—fittingly named for one of the earliest supporters of the Inwood library and a champion of literacy and education—weds deeply affordable homes with a beautifully redesigned library and a new pre-K facility that will benefit the Inwood neighborhood for generations to come,” said **HPD Commissioner Maria Torres-Springer**. “I want to thank the development team of CLOTH, Ranger Properties, The Children’s Village, and Alembic for their thoughtful proposal, and NYPL, DOE, and the Robin Hood Foundation for their partnership in creating an exciting plan that reflects the needs of the community.”

“Everyone deserves a secure place to call home and a high quality environment to gather and learn,” said **HDC President Eric Enderlin**. “I look forward to working with all our public and private partners to create affordable homes for 175 low-income families, while also infusing new life into the Inwood library so it will serve as a central hub for the neighborhood for generations to come.”

“The creation of a new, state-of-the-art library with a first-class UPK facility and 175 deeply affordable homes is a big win for the Inwood community,” said **NYCEDC President James Patchett**. “Through the Inwood NYC neighborhood planning process, residents have consistently identified a need for improved community spaces and educational programming, as well as housing that’s truly affordable for local residents. This project responds to that input and demonstrates the City’s commitment to ensuring Inwood remains affordable for working families.”

"Inwood is a diverse and vibrant community of passionate Library users -- families who attend our popular early literacy events, students who need our after-school programs or ESOL classes, and readers of all ages" said **NYPL President Tony Marx**. "The new Inwood Library will provide patrons, young and old, with a larger library that supports the opportunities for success they deserve, offering greater access to books, technology, and programs that ensure the vitality of the neighborhood."

“This project will generate apartments that are genuinely affordable to neighborhood residents and a beautiful new public library. It will also provide long-term affordability, and I’ll continue to push for that commitment to be entirely permanent. In short, it’s the kind of project I want to see more of,” said **Manhattan Borough President Gale A. Brewer**. “There’s always room for improvement, and I’ll have some more suggestions in my formal ULURP opinion, but this project is on the right track and I’m proud to support it.”

“The selection of the winning bid for the development of the Inwood Library site is an important step as we go through the process of considering major changes to our community. As conversations progress, we will ensure that any proposed changes and new resources will benefit our community. They must expressly serve to strengthen District 10 residents, the small business community, our schools and job opportunities in booming fields. We deserve nothing less than the best,” said **Council Member Ydanis Rodriguez**.

“It is with humility, gratitude, and honor that CLOTH and the members of our team, embrace this opportunity to continue serving our community. We look forward to engaging with our neighbors and

friends to create a valuable community asset that will positively impact the lives of thousands today and into the future,” says **Yvonne Stennett the executive director of CLOTH.**

**Benjamin Warnke of Alembic** added: “Alembic very much appreciates the opportunity to join our development partners, the City of New York and the New York Public Library in the design and implementation of this vital community project, transforming a beloved community resource to meet the needs of the 21st century and creating 175 units of quality housing affordable for the current residents of Inwood.”

“We are honored to be selected by the City of New York and the New York Public Library to be a co-developer of this important landmark project. Together with CLOTH and Ranger Properties we look forward to creating a beautiful space that is affordable, welcomes and provides opportunity for all who need it and offers support to families.” **Dr. Jeremy C. Kohomban, President and CEO The Children's Village.**

The Eliza, named in honor of Eliza Hamilton, will be developed by a joint venture between the Community League of the Heights (CLOTH), Ranger Properties, Alembic, and the Children’s Village. In addition to a new three-level library branch, the new fourteen story building will include a mix of studio, one bedroom, two bedroom, and three bedroom apartments that will be affordable to extremely low-, very low-, and low-income households. Housing will also be available to formerly homeless households. Building residents will have access to an onsite gym, tenant lounge, a kid’s playroom, a terrace, a roof garden, a bike room, and a laundry room.



*Photo Credit: Fogarty Finger Architecture and Andrew Berman Architect*

The new library will maintain existing services such as early literacy and ‘storytime’ programs, technology classes for adults and families, bilingual materials and resources, while providing additional space for

computers, classes, a community room, and more. The new library will be funded through capital funding from HPD and a \$5 million dollar grant from the Robin Hood Foundation.



*Photo Credit: Fogarty Finger Architecture and Andrew Berman Architect*

Feedback from the extensive community visioning process incorporated into the development plan includes:

### **Library Updates**

The renewed library will include an extensive collection of books and circulating material, digital resources, publicly accessible computers, and Wi-Fi access. The design will incorporate collaborative work spaces of varying sizes, quiet reading spaces for all ages, as well as open flexible space to accommodate classrooms for education programs. A large community room will be accessible both from the library and from a separate exterior entrance, so that it can continue to be available to the community outside of the regular library operating hours.

### **Guaranteed Deep Affordability**

The development will be financed under Mayor de Blasio's Housing New York plan under the [Extremely Low and Low-income Affordability \(ELLA\)](#) program. The site is subject to the requirements of [Mandatory Inclusionary Housing \(MIH\)](#) which will guarantee that approximately 25-30% of all homes will be permanently affordable through the MIH program. HPD will guarantee future control of the land through the use of a remainder interest—a legal tool that will give the City ownership of the property at the end of the initial affordability period, unless the owner agrees to extend the affordability period.

The new building will be designed to serve extremely low-, very low-, and low-income families with income caps set between \$20,040 - \$40,080 for individuals and \$25,700 - \$51,540 for a household of three according to the U.S. Department of Housing and Urban Development's (HUD) 2017 calculations. Over 20% of all apartments will be affordable to a family of three earning less than \$26,000. Apartments will also be reserved for formerly homeless households.

### **Curated Community Spaces and Services**

The new development will feature a mix of services for the community including an ACTS Center which will provide community facility space for education, health and wellness related programs, jobs training and cultural activities. The Pre-K for All facility will be a 4,030 square foot center accessible via a private corridor off of Broadway. The three classrooms will be connected to a 2,100 square foot exterior play terrace that will overlook the nearby public school athletic fields. The generously sized class rooms will have a full wall of windows and suite bathrooms.



*Photo Credit: Fogarty Finger Architecture and Andrew Berman Architect*

The Inwood Library project is part of Inwood NYC, a community-wide comprehensive planning initiative led by the New York City Economic Development Corporation (NYCEDC). The initiative, which is currently going through the City's public review process, seeks to create a comprehensive zoning framework that generates at least 1,300 – 1,500 affordable homes through the MIH program and projects like the Inwood Library; invests in infrastructure such as parks, streets, and sewers; and protects the community's built character by instituting height limits and zoning. Additionally, the initiative seeks to open up public access to the Harlem River waterfront, preserve existing affordable housing and protect tenants; create good-paying jobs, support small businesses, and provide educational and workforce training opportunities for Inwood residents. More information on what the City is already doing to deliver on these goals is available in the latest update to the [Inwood NYC Action Plan](#). The initiative is expected to complete the public review process this summer.

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**About the New York City Department of Housing Preservation and Development (HPD):**

The New York City Department of Housing Preservation and Development (HPD) is the nation's largest municipal housing preservation and development agency. Its mission is to promote quality housing and diverse, thriving neighborhoods for New Yorkers through loan and development programs for new affordable housing, preservation of the affordability of the existing housing stock, enforcement of housing quality standards, and educational programs for tenants and building owners. HPD is tasked with fulfilling Mayor de Blasio's Housing New York Plan which was recently expanded and accelerated through [Housing New York 2.0](#) to complete the initial goal of 200,000 homes two years ahead of schedule—by 2022, and achieve an additional 100,000 homes over the following four years, for a total of 300,000 homes by 2026. For full details visit [www.nyc.gov/hpd](http://www.nyc.gov/hpd) and for regular updates on HPD news and services, connect with us on Facebook, Twitter, and Instagram @NYCHousing.

**About The New York Public Library:**

The New York Public Library is a free provider of education and information for the people of New York and beyond. With 92 locations—including research and branch libraries—throughout the Bronx, Manhattan, and Staten Island, the Library offers free materials, computer access, classes, exhibitions, programming and more to everyone from toddlers to scholars, and has seen record numbers of attendance and circulation in recent years. The New York Public Library serves nearly 18 million patrons who come through its doors annually and millions more around the globe who use its resources at [www.nypl.org](http://www.nypl.org). To offer this wide array of free programming, The New York Public Library relies on both public and private funding. Learn more about how to support the Library at [nypl.org/support](http://nypl.org/support).

**About CLOTH:**

The Community League of the Heights (CLOTH) is a multi-service, community development organization serving the communities of Northern Manhattan for over 65 years.. We work dynamically with over 90,000 community members annually to address problems and needs as they arise, keeping pace with the changing needs and demographics of our residents. CLOTH has developed and rehabilitated over 1,000 units of affordable housing.

**About Children's Village:**

Since 1851, The Children's Village has worked in partnership with families to help society's most at-risk children become educationally proficient, economically productive, and socially responsible members of our communities.

**About Ranger Properties:**

Ranger Properties is a New York based property development firm focused on excellence of design and quality of life. Our mission is to build interesting and evocative homes and workplaces where mental and physical wellness is most impacted. We endeavor to advance equity and inclusiveness within our corporate commitments to our investors and partners.

**About Housing Workshop:**

Housing Workshop Inc. provides consulting and project management services related to program development, implement and strategy, including financial structuring for complex affordable housing and community development projects.

**About Fogarty Finger Architecture:**

Fogarty Finger Architecture is an architecture and interiors firm committed to sophisticated and contemporary designs spanning residential and commercial projects. The firm has rapidly become a major New York City design studio and has considerable experience with significant and large-scale

projects. Current and recent projects include The Dime in Williamsburg, The Jackson near MoMA PS1 in Long Island City, and Dock 72 in Brooklyn Navy Yard.

**About Andrew Berman Architect, PLLC:**

Andrew Berman Architect is an award-winning New York City-based practice focused on the realization of unique and finely executed buildings and public spaces. The practice is currently working on several projects with the New York Public Library, Princeton, Montclair and Skokie Public Libraries, and other cultural and private commissions.