



FACT SHEET

Hart Street/Lafayette Avenue Homes Bedford-Stuyvesant, Brooklyn



118 Hart St., 512-514 Lafayette Ave. and 544 Lafayette Ave.

Project Overview

- Four row houses, each four stories
- 16 units, mix of two- and three-bedroom condominiums
- Two are adjacent at 512 and 514 Lafayette Ave.
- Single buildings are at 544 Lafayette Ave. and 118 Hart St.
- Construction started in July 2009
- Completion expected in early 2011
- Architect: Scott Groom Architect, PC

Total Development Costs

- \$6.8 million
- Funding sources include: Brooklyn Borough President Markowitz, Brooklyn Community Foundation, the New York City Housing Trust Fund, New York City Capital Funds, NYS Affordable Housing Corporation, NYS Division of Housing and Community Renewal – HOME Program and NYC Councilmember Al Vann
- Construction loan provided by Amalgamated Bank
- Home sponsors include Citi, Credit Suisse, Delta Air Lines and others
- HPD sold the land to Habitat-NYC for \$16,000

Habitat-NYC Homeowners

- Must earn between 50% - 80% of the city's area median (\$38,757 to \$61,440 for a family of four)
- Will work at least 300 hours per adult (to a maximum of 600 hours) to help build their homes
- Homebuyers will pay no more than 33% of their gross household income on monthly housing expenses
- Must be first-time homebuyers
- Qualify for the State of New York Mortgage Authority (SONYMA) Habitat for Humanity Mortgage Program
- Cash purchase prices start at \$125,000 and average \$183,125

Green Building

- Will be built to ENERGY STAR standards
- ENERGY STAR appliances & lighting fixtures
- High-efficiency boilers
- Energy-efficient, low-emissivity windows
- Construction materials are non-toxic and sustainable
- Water-saving toilets, faucets and showerheads
- Landscaped back yards
- Homeowners will be able to save an estimated 30% or more on their utility bills

Volunteers

- Approximately 2,500 volunteers expected to work on the project