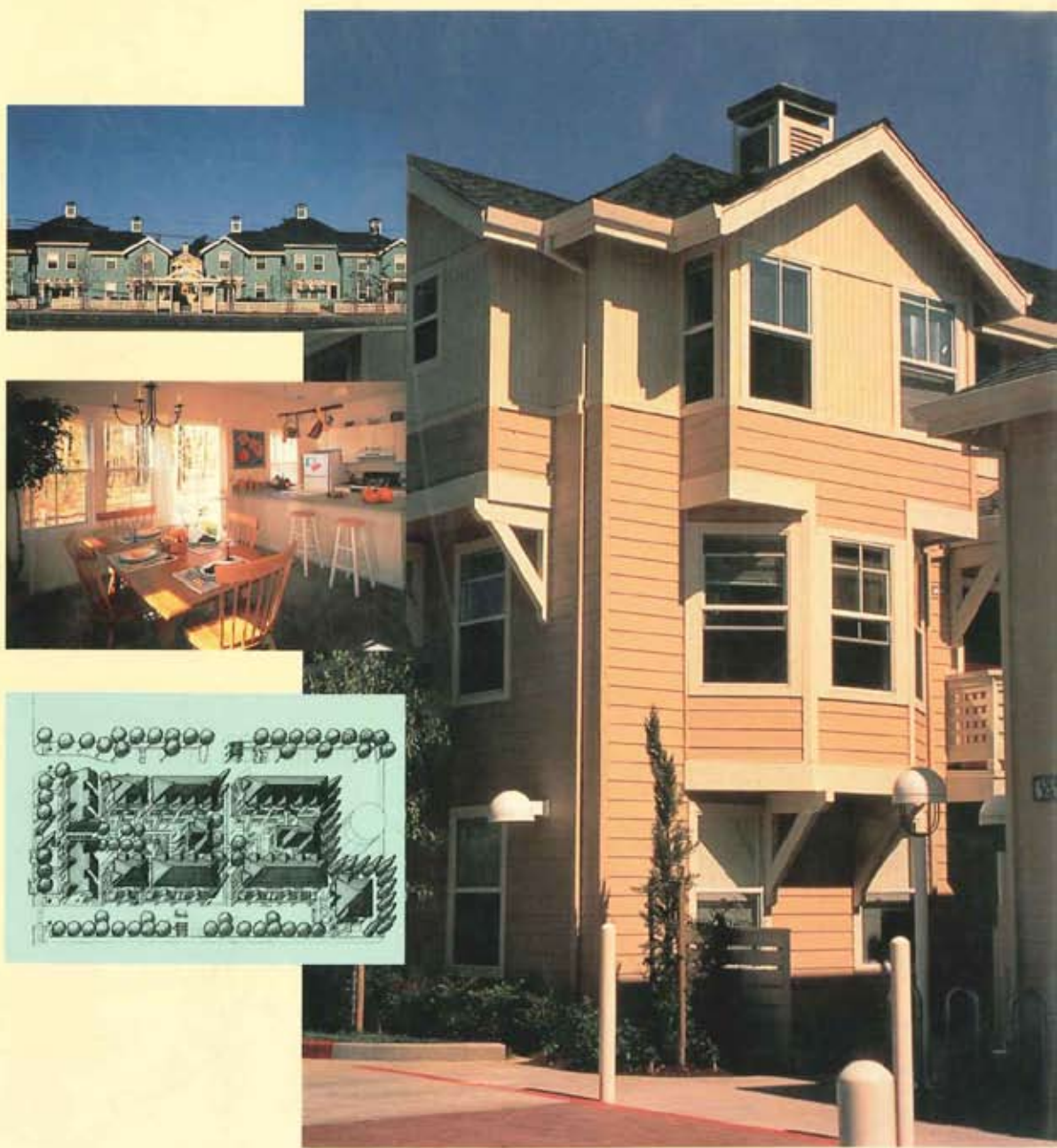


# GOOD NEIGHBORS: AFFORDABLE FAMILY HOUSING



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## Sojourner Truth Homes Brooklyn, New York

59 units/acre

### SPONSOR

New York City Housing Partnership

### BUILDER/DEVELOPER

Stuyvesant Avenue Housing Corp.  
The Hudson Companies, Inc.

### ARCHITECT

Harden Van Arman Architects

### CONTRACTOR

Monadnock Construction Inc.

### MANAGEMENT

Homeowners Association

### FUNDERS

Chase Community Devel. Corp.  
N.Y. State Affordable Hsg Corp.  
N.Y. City Dept. of HPD

### TYPE

Loan  
Soft loan/grant  
Soft loan/grant

### DEVELOPMENT TYPE

New construction, for-sale attached townhouses +  
basement, with rental unit on 2nd floor of townhouse.

### RESIDENT PROFILE

First-time homebuyers, incomes \$32,000-53,000.

### DENSITY

59 units/acre

### DEVELOPMENT PROFILE

Type	Nº/Units	Size (sf)	Sale Prices/Rents
2-4 BR TH	68	1,840	\$154,683 after subsidy
1-2 BR Flat	68	920	Rental
<b>TOTAL</b>	<b>136</b>		

Laundry: in for-sale unit  
Courtyard/play: 980 sf front and rear yards  
Parking: 68 surface  
Total site area: 150,603 (3.45 acres)

### CONSTRUCTION TYPE

Two-story woodframe over concrete basement; brick  
vener in front, aluminum siding in rear over gypsum  
sheathing

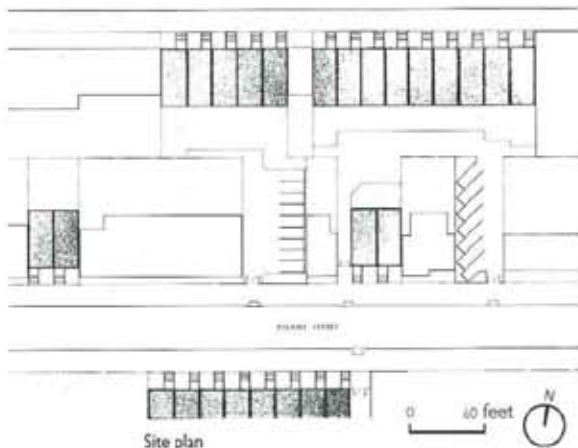
### COSTS

Land Cost: \$646,000; Constr. Costs: \$10,763,000;  
Other Costs: \$2,099,000; Total Development Cost:  
\$14,429,000 (\$212,191/house and \$106,095/unit).  
(Completed December 1992)

The Sojourner Truth Homes in the Bedford Stuyvesant area of Brooklyn consists of 68 attached, two-family townhouses in which owners occupy the first level and basement, and tenants rent the second floor unit. If the owner wishes, an extended family may occupy the building. As is typical throughout the neighborhood, these homes have stoops which lead to separate front entrances for each unit; the owner's townhouse has a rear stair leading to the backyard. Architect Cindy Harden commented that concepts such as jogging the building line and adding bay windows were rejected by the developer to make these homes affordable to potential buyers. However, the team was able to provide adequate square

footage for families and a brick facade to blend in with the traditional housing in the neighborhood.

Off-street parking was considered to be an important feature for attracting buyers to these new homes. However, in contrast to most similar developments that provide for parking pads in front of the homes, the architect and developer, Alan Bell of The Hudson Companies Inc., agreed to place most of the parking in secure lots at the rear of the homes in order to preserve the traditional townhouse character of the neighborhood. Sojourner Truth Homes was considered highly desirable by local residents and has helped to successfully transform the area by filling vacant, debris-filled lots with new owner-occupied homes.



Stuyvesant Gardens Brian Ross