



**Testimony of Judi Kende
Vice President and New York Market Leader
On Behalf of Enterprise Community Partners, Inc.**

**Testimony to the City Council
Subcommittee on Landmarks, Public Siting and Maritime Uses
Hearing on Haven Green
May 2nd, 2019**

Good morning. My name is Judi Kende, and I lead the New York office of Enterprise Community Partners. I am pleased to testify today in support of the Haven Green Project and the creation of sorely needed affordable housing for seniors at the Spring and Elizabeth Street site.

Enterprise brings opportunity to low- and moderate-income communities nationwide through safe, healthy affordable housing. Since 1987, we have created or preserved 63,000 homes for over 167,000 New Yorkers and invested \$3.6 billion in equity, grants, and loans to community development projects throughout the city.

Despite the sizeable investments by Enterprise and our partners, the need for affordable housing in this city has never been greater. Seniors are particularly vulnerable as they face declining incomes, increased medical costs and housing that is not designed to meet their needs.ⁱ Furthermore, they are the fastest growing age group in NYC. According to a recent analysis of United States (U.S.) Census data by the New York City Department of Planning, the senior population in the City will grow by over 40% between 2010 and 2040, accounting for more than 15% of the City's population.ⁱⁱ In the past decade, seniors have already grown to comprise 16% of the population in Manhattanⁱⁱⁱ Additionally a shocking 18% of New York City residents aged 65 and over live below the federal poverty line, which is double the national rate of 9%.^{iv}

Unfortunately, construction of affordable senior housing has not kept pace with the demand. While the number of affordable senior housing units is approximately 37,000 citywide, there are over 443,941 seniors living at or near the federal poverty level.^{iv} As a result, there are approximately 200,000 waitlisted applications for senior affordable housing citywide.^v

The Spring and Elizabeth Street site is ideal for senior housing as it is conveniently located near many public transportation options including the 6, J and Z lines and within five blocks of Sara D. Roosevelt Park, Petrosino Square and the Liz Christy Bowery-Houston Garden. The site is a city-owned parcel—making it financially viable for a development that is 100% affordable. Haven Green will preserve 8,400 square feet of public green space while creating 123 new affordable units for seniors, allowing them to age with dignity, peace of mind and without fear of losing their homes. The development will also include LGBTQ-friendly, and set-aside 30% of

units for the formerly homeless, providing housing to some of New York City's most vulnerable residents.

The severe need for senior housing coupled with the lack of suitable sites to develop a substantial number of affordable units make this project too good to pass up. Haven Green provides green space and senior housing in a neighborhood that is desperate for both.

With so many low-income older adults facing displacement from their homes and communities, we strongly urge the City Council to move forward and approve this project. Thank you for your time and consideration.

ⁱ Johnson, Richard W. Housing Costs and Financial Challenges for Low-Income Older Adults, the Urban Institute, July 2015

ⁱⁱ New York City Department of City Planning, New York City Population Projections by Age/Sex & Borough, 2010-2040, Aug. 2015: http://www.nyc.gov/html/dcp/pdf/census/projections_report_2010_2040.pdf

ⁱⁱⁱ Center for an Urban Future, New York's Older Adult Population Is Booming Statewide, Feb. 2019:

<https://nycfuture.org/research/new-yorks-older-adult-population-is-booming-statewide>

^{iv} NYU Furman Center, Focus on Poverty in New York City, June 2017:

<https://furmancenter.org/thestoop/entry/focus-on-poverty>

^v City Limits, The Distressing Math of NYC's Future Senior-Housing Need, April 2019:

<https://citylimits.org/2019/04/24/the-distressing-math-of-nycs-future-senior-housing-need/>