

# EL BARRIO'S ARTSPACE PS109

215 E. 99th Street, New York, NY 10029

[artspace.org/ps109](http://artspace.org/ps109)



## PROJECT DETAILS

**Owner/Developer** Artspace Projects, Inc.  
and El Barrio's Operation Fightback

**Type of Development** Mixed-use arts/culture/education

**Number of Residential Units** 89

**Commercial Square Footage** 10,000 sq. ft.

**Community Square Footage** 3,000 sq. ft.

**Type of Units** Studio, one-, two-bedroom

**Affordability** Range from 38% to 58% of  
area median income

**Total Project Cost** \$52M

## OVERVIEW

El Barrio's Artspace PS109 is a community-driven project which has transformed an abandoned public school building in East Harlem into an arts facility with 89 units of affordable live/work housing for artists and their families and 10,000 square feet of complementary space for arts organizations.

PS109 will serve the El Barrio community by creating permanently affordable live/work housing in a neighborhood at risk of gentrification. To help the area retain its identity, 50% of the units are reserved for current El Barrio residents.

Artists are currently moving into PS109 and residential units are expected to be fully leased by March 2015. Non-residential tenants will take occupancy in Summer 2015.

## PROJECT GOALS

**PS109 brings together a multitude of partners by collaboratively addressing a broad range of locally initiated goals. These include:**

*Providing a demonstration project of sustainable, affordable live/work for artists and their families in New York City. We are very proud that PS109 was cited in Mayor di Blasio's 10-year plan for affordable housing in New York. As a mission-driven organization, Artspace works in partnership with civic leaders and agencies to create projects that address multiple civic agendas, including affordable housing, historic preservation, economic development, and cultural infrastructure. This enables us to access subsidies and financing tools from a variety of sources that traditional developers are unlikely to obtain.*

*Anchoring and further catalyzing El Barrio's dynamic cultural mix. By working with community and City leaders such as Council Speaker Melissa Mark-Viverito, Former Commissioner Mathew Wambua at the Department of Housing Preservation & Development as well as Commissioner Kate Levin's team at the Department of Cultural Affairs, PS109 will add sustainability in a community which, within a matter of blocks, includes the Julia De Burgos Latino Cultural Center, El Museo del Barrio, La Marqueta, MediaNoche, Museum of the City of New York, the Islamic Cultural Center, as well as a rich collection of public art and murals, galleries, gardens and restaurants.*

*Providing affordable live/work housing for 89 artists and their families as well as 13,000 square feet of community space.*

*Engaging the 1,000+ residents of the Washington Homes high rises immediately adjacent to PS109 through the diverse programmatic offerings of our anchor tenants as well as through gallery shows, open studio events, and "arts in the parks" style activities. Our facilities will also be available for community meetings.*

*Facilitating economic growth in the community during construction and operations – during our two-year construction period, PS109 has provided hundreds of construction jobs and a boost to the mix of small businesses and restaurants that serve the residential community of El Barrio. Once complete, PS109 will be a destination by attracting both new residents and cultural tourists who are drawn to PS109 for its programming and arts experiences.*

*Helping a changing community retain its identity by ensuring that 50% of the affordable live/work housing units are reserved for current community residents. These painters, dancers, actors, writers, and other artists are essential to the cultural fabric that has long defined El Barrio as a Latino cultural capital.*

*Bringing an important historic building back to life. PS109 is an extraordinary edifice, designed in the Collegiate Gothic Revival style by Charles B.J. Snyder, and listed on the National Register of Historic Places. Completed in 1898, this structure is five stories tall with a steeply pitched roof.*

Exterior details include several copper-clad cupolas and a wealth of decorative terra cotta. After the building was boarded up in 1995, much of the terra cotta was removed; it has been restored as part of the project.

## PROJECT FUNDING

PS109 is a \$52 million project. Of this sum, the vast majority will come from Low-Income Housing Tax Credits, State and Federal Historic Tax Credits, and other city, state and federal sources.

Our financing and funding partners include NYC HPD, NYC DCA, NYC Council, Capital One Bank, Raymond James, the Ford Foundation, the Andy Warhol Foundation for Visual Art, ArtPlace, Booth Ferris Foundation, the Rockefeller Foundation, JPMorgan Chase Foundation, Deutsche Bank, the MetLife Foundation, the Rockefeller Brothers Fund, New York Community Trust, and the David Rockefeller Fund, among others.

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## EL BARRIO'S OPERATION FIGHTBACK

El Barrio's Operation Fightback Inc., (EBOF), located in the Northern Manhattan community of East Harlem, was founded in 1983 out of the struggles of tenants and community residents to secure decent affordable housing for neighborhood families in the glaring context of housing neglect, abandonment, arson, crime and drug proliferation. Incorporated in 1986, El Barrio's Operation Fightback Inc. today focuses on the housing, economic development and social service needs of East Harlem's diverse and growing community. Additional information is available at [ebofb.org](http://ebofb.org).

The Artspace logo features the word "artspace" in a lowercase, sans-serif font. The "a" is green, and the "rtspace" is dark blue.

### AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, New York, Seattle, and Washington D.C., Artspace is America's leading developer of arts facilities; and has served as a consultant to hundreds of communities and arts organizations nationwide.

[WWW.ARTSPACE.ORG](http://WWW.ARTSPACE.ORG)