New York City Economic Development Corporation

Land Use Sub-committee Planning, Dispositions and Concessions

Bedford Union Armory

JAMES PATCHETT, PRESIDENT AND CEO

November 14, 2017

Good afternoon Chair Salamanca and members of the sub-committee on Planning, Dispositions and Concessions. My name is James Patchett, and I am President and CEO of the New York City Economic Development Corporation. I am joined by Jeff Nelson, Executive Vice President for Real Estate Transactions, and Lydia Downing, Senior Vice President for Government and Community Relations.

At EDC, it is our mission to create shared prosperity across New York City's five boroughs by strengthening neighborhoods and growing good jobs. The proposed redevelopment of Bedford Union Armory advances this mission by transforming a vacant building into an affordable and accessible community asset that serves residents of Crown Heights.

Project Summary and History

Inspired and initiated by the vision of local leaders like former Congressman Major Owens, this project would preserve and restore the historic building as a state-of-the-art recreation facility, cultural and community office space, and a flexible event space – all of which will offer deeply affordable rents and rates. The project will also produce hundreds of units of mixed-income housing, including permanently affordable housing units.

I'll touch on each of these components in more detail, but first I'd like to quickly talk about the history of the project and how community has directly informed this proposal.

In 2011, after military operations ended at the Armory, a group of local elected officials called on the City and State to transform the "vastly underutilized property ... into a valuable community asset." Specifically, the elected officials proposed redeveloping the Armory as a multipurpose community center, leveraging market rate housing at the site to offset construction and operating costs.

In response, the State relinquished use of the building in 2013. At the City's direction, EDC then issued a Request for Proposals for a financially feasible project that would:

- Deliver community-serving uses;
- Preserve historical character;
- · Incorporate sustainability; and
- Create jobs for local residents.

Prior to developer selection, EDC engaged in robust outreach to better understand the community's goals for the Armory. EDC and local elected officials co-hosted roundtable discussions with 23 community organizations. We held two large public meetings with nearly 250 community members in attendance. Based on this outreach, EDC negotiated a project that reflected community priorities, including:

- Conversion to a ground lease structure for the community space to maintain City ownership and guaranty ongoing community benefits;
- Establishment of a large recreational facility and auditorium with flexibility to accommodate the neighborhood's diverse needs and run by a capable, neutral operator;

- 3. Housing units spanning a wide range of income bands and unit sizes; and
- 4. Emphasis on historical preservation and neighborhood context.

In December 2015, EDC and local elected officials announced the selection of BFC Partners to redevelop the site because its proposal best fulfilled the RFP's goals and the community's priorities. The three main components of that project are a recreational facility, non-profit office and event space, and affordable housing. I'll now speak to each component in turn.

Recreation

First, the heart of this project is a state-of-the-art recreation facility that includes three full size basketball courts, a 6-lane swimming pool, and a number of multi-sport surfaces. This recreational facility will be truly affordable to the Crown Heights community, and remain affordable throughout the full 99-year life of the project. That means families with lower incomes will have access to the fitness center and courts for just ten dollars a month, along with discounted access to the pool and classes

We are also pleased that the recreation facility will be operated by CAMBA, a Brooklyn-based non-profit organization. They will be partnering with a host of other non-profit programming providers, and BFC will provide greater detail on that programming in just a few minutes.

Office and Event Space

The second component of the project will provide modern office space to a number of local community and cultural organizations at deeply affordable rates. Specifically, these non-profit

tenants will pay six dollars per square foot in rent – that's roughly 20% of market rate. This will ensure these organizations can continue to deliver important services and programs to Crown Heights long into the future.

The project also features a 5,000 square foot event space. This will be a flexible space that can accommodate a wide range of events and uses. And it will be made available to community organizations at affordable rates.

Affordable Housing

The third component of the project is affordable housing. As you know, this Administration is laser-focused on addressing New York City's affordable housing crisis. Mayor de Blasio recently announced an expansion of his affordable housing plan, with a commitment to create and preserve 300,000 units of affordable housing over the next decade.

The Armory project will deliver 165 affordable units at very low and moderate levels. It also includes market rate housing that is intended to cross-subsidize not just the affordable housing, but also the below-market rate recreation center and office space. We are aware that Council Member Cumbo - along with other local leaders and members of the Crown Heights community - have concerns about certain elements of the housing plan, especially the inclusion of market rate condos.

That is something we are currently reevaluating, not only in the context of this specific project, but going forward in the policy we will apply citywide to other projects on city owned land. And we will continue to work with Councilmember Cumbo to address her concerns with this project.

Accountability

Finally, we are committed to ensuring the long-term affordability and accountability of this project. The City's ground lease with BFC includes a system of incentives, penalties, reporting, and enforcement mechanisms to ensure the delivery of community benefits. That includes free or discounted user fees for individuals, free or discounted facility rentals for local organizations, and reduced rents on office space for non-profits.

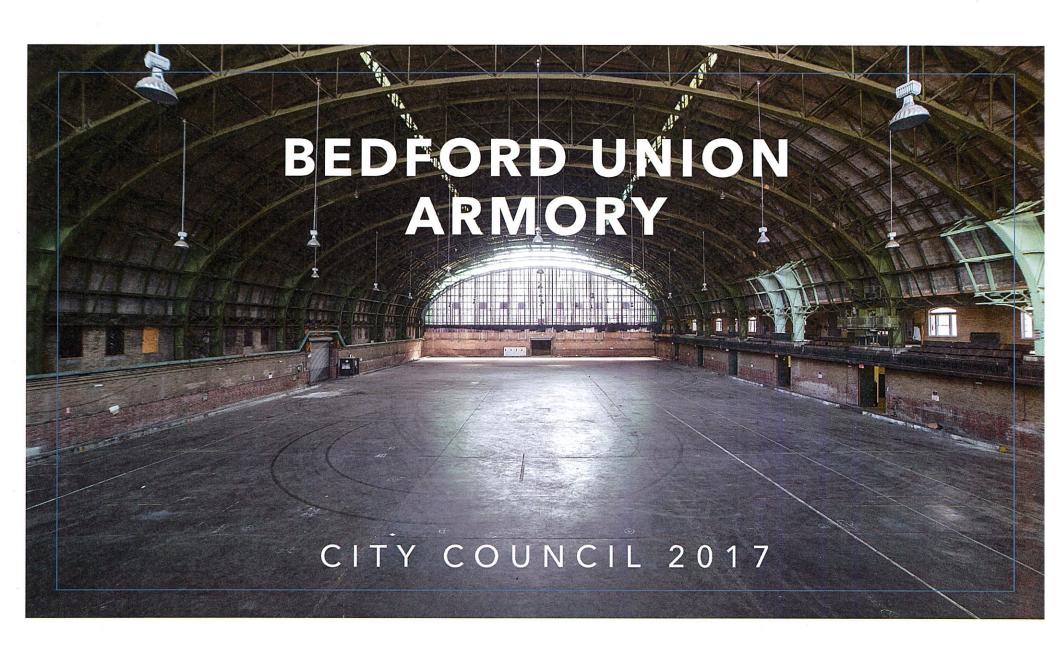
Every year, the development team must provide EDC with an independently audited report that details its delivery of community benefits. A community benefit only counts as delivered when an individual or organization actually uses the facilities. In other words, community benefits are based on true value to the community, not just what the development team makes available. I'm happy to provide more detail on the City's enforcement mechanisms during the question and answer period.

Closing

In closing, EDC strongly believes that activating the Bedford Union Armory as a world-class recreation center and community facility will provide exciting and affordable opportunities for Crown Heights residents. Not only does it respond to pressing community needs, it will continue to deliver community benefits for decades to come. I look forward to taking your questions, and

to working with the Council towards a project that we can all support. But first I'd like to turn over the presentation to the BFC team, who will walk us through some additional project detail.

-END-



DEVELOPMENT TEAM

BEDFORD UNION ARMORY



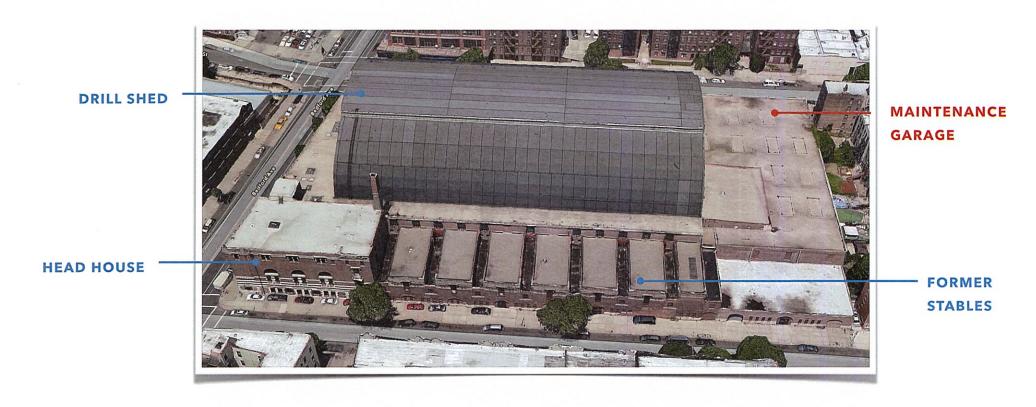




SELECTED DEVELOPER

OPERATOR

ARCHITECT









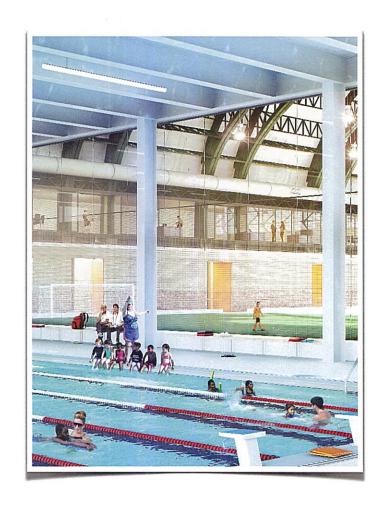
Designed for Calvary Troop C by Pilcher, Thomas & Tachau, and constructed from 1904-1907. The BUA was designed to be completely state of the art and was the first armory designed specifically for the cavalry.



The renovated and restored BUA will be completed in 2020 and is designed by Marvel Architects. The new BUA will be a state of the art recreation and community facility. In addition, the building will provide 178 units of much needed affordable housing to Crown Heights.

COMMUNITY BENEFITS

- ◆ Required to provide at least \$500,000 in annual community benefits, increasing by 3% annually. Examples include;
 - → Discounted access for individuals
 - ◆ Discounted facility rental for organizations
 - ◆ Reduced lease rates for non-profit organizations
- ◆ Developer is incentivized to provide up to an additional \$1,000,000 in community benefit or pay up to \$1,000,000 in additional ground rent.
- ◆ Total expected community benefit at least \$1,500,000, increasing by 3% annually.
- → Detailed annual reports will be submitted to EDC.





A new permanent, affordable home for local non-profits and community focused organizations. The Armory's head house will provide much needed discounted office space to organizations serving the local community with cultural programming, S.T.E.M classes, anti-violence resources and much more!

Free and low costs sports programs, clinics, camps and after school programs will be available in the new state of the art recreation center completer with hard wood basketball courts, flexible multi-sport court, fitness room and 25 meter swimming pool.

KEY NON-PROFIT PARTNERS











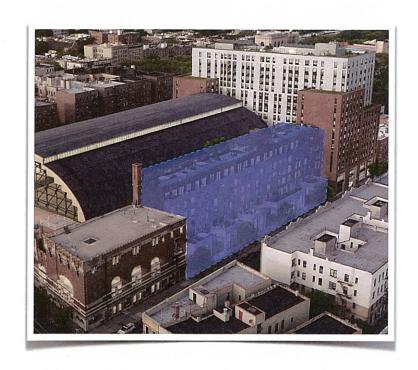








CONDOMINIUM PROGRAM



| AMI Level | Units | % of Total | Annual Income (family of 3) |
|-----------|-------|---------------|-----------------------------------|
| 120%* | 12 | 20% | \$103,080 |
| Market | 44 | 80% | N/A |
| Total | 56 | 100% | |

| Туре | Count | % of Total |
|--------|-------|------------|
| Studio | 0 | 0% |
| 1 BR | 28 | 50% |
| 2 BR | 18 | 32% |
| 3 BR | 10 | 18% |
| Total | 56 | 100% |

RENTAL PROGRAM

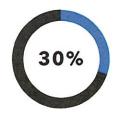


| AMI Level | Units | % of Total | 2 BR Monthly Rent | Annual Income (family of 3) |
|-----------|-------|---------------|-------------------------|-----------------------------------|
| 37% | 18 | 5% | \$736 | \$34,360 |
| 47% | 49 | 15% | \$933 | \$42,950 |
| 110% | 99 | 30% | \$2,303 | \$94,490 |
| Market | 164 | 50% | \$3,200 | N/A |
| Total | 330 | 100% | | |

| Туре | Count | % of Total |
|--------|-------|------------|
| Studio | 48 | 15% |
| 1 BR | 180 | 55% |
| 2 BR | 52 | 15% |
| 3 BR | 50 | 15% |
| Total | 330 | 100% |

AFFORDABLE RENTAL PROGRAM MIH +

BEDFORD UNION ARMORY



MIH COMPLIANT

99 UNITS

30% of the Affordable units will be permanently affordable under MIH





ADDITIONAL UNITS

67 UNITS

Additional 20% of rental units are set aside as affordable units





AFFORDABLE

166

166 rental apartments

PRESERVATION & AND SUSTAINABILITY

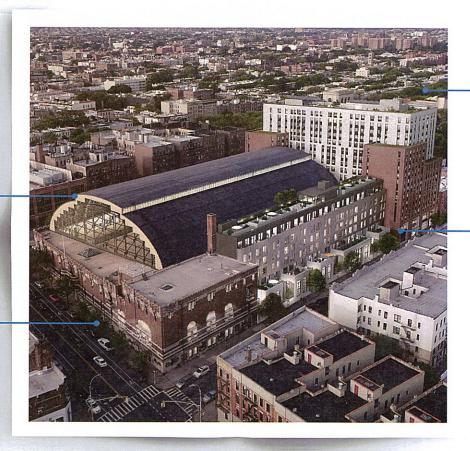
BEDFORD UNION ARMORY

CO-GENERATION PLANT-

On-site 700 Kw cogeneration plant will provide energy , hot and chilled water.

PRESERVATION

85% of the original historic structure to be preserved



SOLAR POWERED

U.S. Green Building LEED Silver designed residential building

LEED SILVER

U.S. Green Building LEED Silver designed residential building

M/WBE INITIATIVES & LOCAL HIRING

- ♦ 25% M/WBE utilization goal for construction
- ♦ HireNYC Development
- → HireNYC Permanent Jobs
- ♦ Partnership with 32BJ



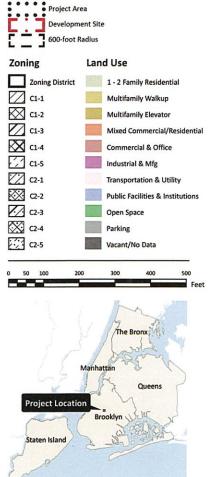


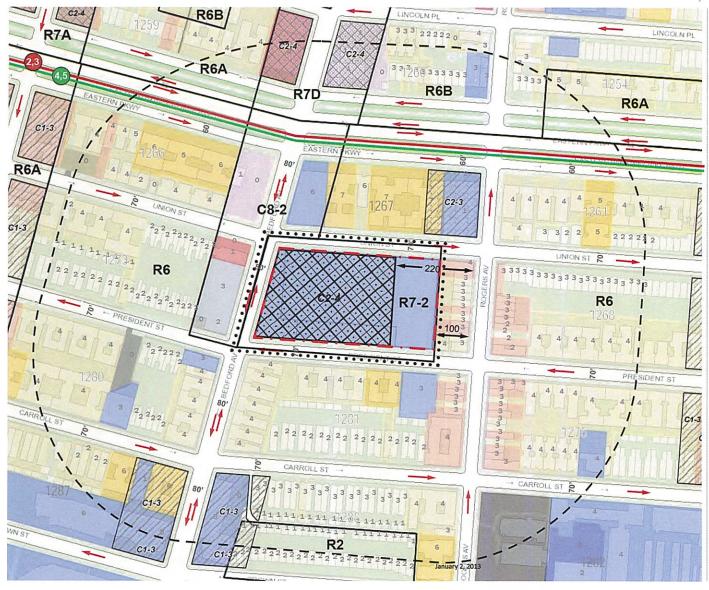


APPENDIX



Area Map Bedford Union Armory Brooklyn Lot 1247 Block 1



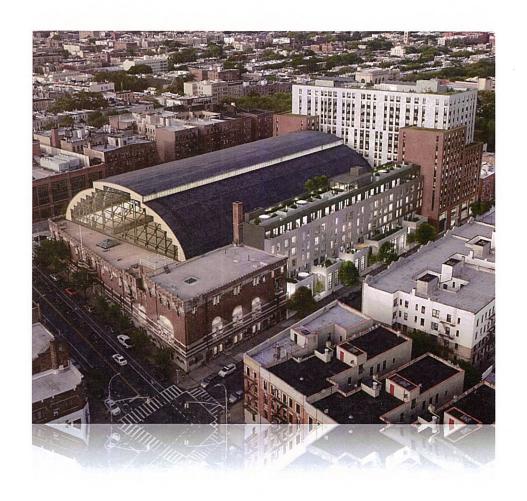


SITE AERIAL



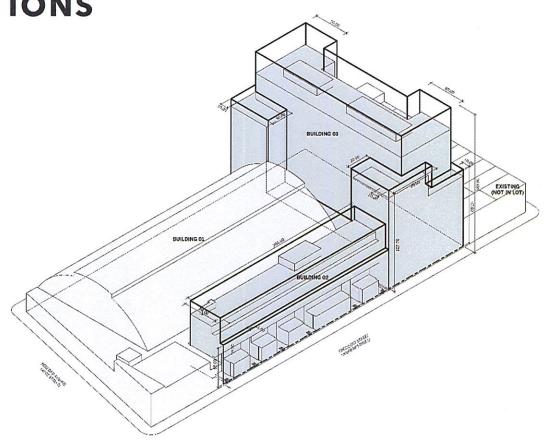
PROPOSED DEVELOPMENT

| Use Breakdown | |
|----------------------|------------|
| Zoning | R7-2 |
| Proposed FAR | 4.1 |
| Buildable SF | 495,911 SF |
| Residential | 362,719 SF |
| Community/Commercial | 133,192 SF |
| Parking | 118 Spaces |



PROPOSED LAND USE ACTIONS

- 1. Zoning Map Amendment: Rezoned from R6 to R7-2/C2-4.
- 2. Zoning Text Amendment: Designate Site as a Mandatory Inclusionary Housing Area.
- 3. Special Permits:
 - 1. Large Scale General Development
 - 2. Reduction of Parking Requirements
- 4. Disposition of City-owned Property: Ground lease and sale



2017 NYC AREA MEDIAN INCOME

| % of AMI | 1-person | 2-person | 3-person | 4-person | 5-person |
|----------|----------|----------|----------|----------|----------|
| 30% | 20,040 | 22,920 | 25,770 | 28,620 | 30,930 |
| 40% | 26,720 | 30,560 | 34,360 | 38,160 | 41,240 |
| 50% | 33,400 | 38,200 | 42,950 | 47,700 | 51,550 |
| 60% | 40,080 | 45,840 | 51,540 | 57,240 | 61,860 |
| 80% | 53,440 | 61,120 | 68,720 | 76,320 | 82,480 |
| 100% | 66,800 | 76,400 | 85,900 | 95,400 | 103,100 |
| 110% | 73,480 | 84,040 | 94,490 | 104,940 | 113,410 |
| 120% | 80,160 | 91,680 | 103,080 | 114,480 | 123,720 |

^{*}Marketing Bands for 30%, 40%, 50% and 60% begin at 27%, 37%, 47% & 57% and are shown above

MONTHLY RENTAL RATES BY AMI BAND

| Income Band | Studio | 1 BR | 2 BR | 3BR |
|-------------------|---------|---------|---------|---------|
| Formerly Homeless | \$215 | \$283 | \$425 | \$512 |
| 30% AMI | \$331 | \$426 | \$521 | \$594 |
| 40% AMI | \$475 | \$605 | \$736 | \$843 |
| 50% AMI | \$618 | \$784 | \$951 | \$1,094 |
| 60% AMI | \$761 | \$963 | \$1,166 | \$1,339 |
| 80% AMI | \$1,091 | \$1375 | \$1,660 | \$1,910 |
| 100% AMI | \$1,377 | \$1,733 | \$2,089 | \$2,406 |
| 110% AMI | \$1,520 | \$1,912 | \$2,304 | \$2,654 |

Bedford Union Armory, 1555 Bedford Ave. Brooklyn ULURP No. 170416, 170417, 170418, 170419 and 170420. CD No. 9

Statement of Maurice Reid

NYC Council's Planning, Dispositions and Concessions Subcommittee hearing: 11/14/17

Comment

Over the last 10 years, since rejoining the community effort led by the late Congressman, Major Owens, to secure local ownership and to develop the Bedford Union Armory, I have spoken to many residents and attended several community meetings in which the community has laid out its desire to develop the Armory in a manner that provides recreational facilities, affordable housing, a home for local social services, medical services, and cultural organizations and jobs for local residents. We now have a plan before us that goes a very long way toward fulfilling those demands of the community. However, it needs modification. During the next few months, we will expect to see the areas of change that is necessary to assure that the final plan achieves the goals presented by the community.

Despite the fact that it addresses most of the elements demanded in the past, there are those who are threatening to turn away, rather than fix, the development plans. We cannot allow this opportunity slip away. We must do all that we can to assure that the Bedford Union Armory development, with necessary improvements, will go forward to help revitalize our community. This space has been vacant for too many years, even as Crown Heights' neighborhood groups struggled to find quality, affordable event space. Let's work together to ensure that this development plan, with reasonable modifications, is implemented and the Armory is converted from an eyesore into a sustainable community treasure.

The proposed recreation center will provide opportunities for youth sports leagues, after-school programs and senior activities that our community so sorely lacks. Free and discounted recreational programming will be provided. It will also support anti-violence efforts by providing young people with a safe place to gather, play sports and build life skills. The center will include

three multi-sport courts, three hardwood basketball courts, an indoor athletic field and a 25-meter competitive swimming pool. The Armory's recreation center will also provide the perfect space for student-athletes from our local public schools and youth sports leagues.

The affordable office space at the complex will provide permanent homes for some of our most important non-profit community-based organizations, particularly those long-serving groups that have historically supported Crown Heights' low-income communities. These organizations serve thousands of people each year but need inadequate facilities. The Armory development will provide that affordable space. These non-profits will also provide academic tutoring and college prep services that will perfectly complement the after-school sports.

The project will also include a 500-seat event space that will be available to local residents and community organizations at affordable rates. This new community space will be an important place for holding performances, large meetings and other activities that serve the Central Brooklyn neighborhoods.

Finally, I support the development of the Bedford-Union Armory that will provide rental housing to serve a diverse mix of families, including those at low and middle-income levels. Although it is vital to provide housing that is truly affordable to current residents of Crown Heights it is also imperative that new housing is not segregated to narrow income levels. However, the project should not include luxury condominiums at the expense of providing more truly affordable housing. Further, we support the plan of the developers to institute an affordable housing fund that will continue to build and preserve more low-income apartments in Crown Heights and we urge the inclusion of a Federally Qualified Health Center to provide 21st century medical services to all of our neighbors.

In conclusion, completing the new Armory will create new resources for the people and organizations that have been in Crown Heights for decades and have made our community what it is and will serve as a template for future sustainable development.

FOR THE RECORD



Testimony Patrick Purcell, GNY LECET

Topic Bedford-Union Armory, Subcommittee on Planning, Dispositions, and

Concessions

Date November 14, 2017

Good afternoon, I want to first thank the Subcommittee on Planning, Dispositions, and Concessions and the Chair, Council Member Salamanca, for the opportunity to testify today.

My name is Patrick Purcell and I am the Executive Director of the Greater New York Laborers-Employers Cooperation and Education Trust (GNY LECET). I am here today in opposition to BFC's proposed Bedford-Union Armory project on behalf of the 15,000 hardworking men and women of the Mason Tenders District Council of Greater New York and our 1,500 signatory contractors.

For close to two years now, the Laborers union has been opposed to BFC's Bedford-Union Armory project because we know the kind of neighbor BFC Partners is when they come into a community to build. They make promises they don't always intend to keep and hurt tenants and workers alike through lackluster construction quality, exploitive practices that include wage theft and unsafe working conditions.

Let's look at the work BFC Partners is currently doing and apply it to what will inevitably happen at the Bedford-Union Armory if things don't change. BFC is currently one of three developers on the Essex Crossing project in Council Member Chin's district. Foremost, ask Council Member Chin what kind of partner they are in community development and take a look at the contractors and subcontractors they are employing on the site. These companies, L&M for example being one of them, have unscrupulous histories that include wage theft, worker exploitation, unsafe job sites, and even worker fatalities. BFC Partners chose to do business with these companies regardless of these issues and in fact is, at this very moment, still doing business with them.

Earlier today BFC was here claiming to care about their construction workers and to want only the safest, best jobs for them; but with a history of working with contractors and subcontractors that have been found to have job sites that endanger both workers and the community at large, can we expect that from them at the Bedford-Union Armory? We at the Laborers feel we can't unless stringent standards are put in place that ensure low-road contractors will not have a seat at the Bedford-Union Armory table.







These standards include but are not limited to: responsible contractor language, safety training requirements and local hire provisions that include reports to Council Member Cumbo and the City on exactly how many jobs have been given to local residents, the wages of each person, duration of their employment, and next planned job with BFC or a contractor/subcontractor on the job. Through standards like these, the Council will be able to ensure workers and residents are safe during construction and that the local residents hired for the project aren't given deadend jobs that will end as soon as construction on the Armory finishes.

This project has the power to uplift Crown Heights and bring much needed affordable housing, career-track jobs, and recreational space to the community but only if the Council pushes BFC to do the right thing.

With all these unanswered questions regarding construction standards, and also the affordability of the project, we urge you to vote NO on the Bedford-Union Armory as it currently stands.

Thank you.









November 14, 2017

RE: Bedford Armory Support Statement on Behalf of Ifetayo Cultural Arts Academy, Inc.

To: New York City Council Subcommittee on Planning, Dispositions and Concessions, Chair Rafael Salamanca

Good Afternoon, my name is Renee Smith and I currently serve as the Associate Executive Director at Ifetayo Cultural Arts Academy.

Ifetayo Cultural Arts Academy is a community-based arts and cultural organization dedicated to supporting the creative, educational and professional development of youth of African descent in Central Brooklyn and its surrounding areas. Ifetayo leverages arts and cultural learning to increase self-awareness, inspire civic engagement, and provide a platform for self and collective expression. Ifetayo serves over 2000 students annually through our on-site and in-school programs and an additional 5000 youth and families through affiliated programming and public performances. "Ifetayo" [a Yoruba word] that means "love is enough for joy" captures the nurturing and healing approach to empowering youth and redefining community development.

Our programs are culturally sound and achieve results....

- Over 90% of our graduating HS seniors enroll in college and 90% graduate from College with the assistance of our Financial Education Institute and Individual Development Account program which offers 2:1 matched funds for every dollar our students save.
- Our students are more likely to engage in community activism and less likely to be involved in violent incidents due to their engagement in culturally relevant activities that include creative expression.
- For 29 years we have served youth ages 2-18, adults and their families. As
 a result, our families remain engaged in programming on average for 5
 years or more and through multiple generations.



We have been seeking a permanent home located within the communities we serve for the past 20 years, and have had to use creative solutions in order to remain accessible to our families. Over the years, programming has occurred in a hospital, a daycare center, a duplex apartment and in public schools because we haven't been able to find a more permanent, affordable and sustainable option due to the increase in commercial rents which makes it impossible for non-profits to remain in the communities that they serve in Central Brooklyn. The historical undercapitalization of organizations operated by people of color has now prompted a sustainability crisis at a critical time for under-resourced communities. Especially with our current social and political climate, we believe that affordable housing and community spaces should be the highest priority for authentic service, healing and transformation in these communities.

We have a mandate from our Board of Directors to find a permanent home in our community. So, all developing properties with a community use mandate, happening within our community, is under review as a possible home base.

The Bedford Union Armory is an example of an upcoming development where local community based organizations should be housed, to offer programs for the residents in the community. Our ability to operate programming from the Armory, allows for increased access to Ifetayo through our ability to expand our operating hours and programming.

We are excited for the opportunity to occupy approximately 4500 square feet in this upcoming development to continue to provide and grow our culturally relevant programming that uses arts and culture as a vehicle to empower underresourced communities.

Itelayo cultural arts academy









ABOUT IFETAYO

Founded in 1989, Ifetayo began as a six-week series of free modern dance classes for 50 students living in the Flatbush community. Since that time, Ifetayo has expanded to serve over 2,000 students annually through six interrelated programs: Arts Education, Cultural Arts Program, Rites of Passage Program, Financial Education Institute/ Individual Development Account, Ifetayo Youth Ensemble and Marcus Garvey Cultural Heritage Program. Ifetayo serves an additional 5,000 youth and families through related programming and public performances. Through interdisciplinary instruction, which includes culturally relevant arts training, personal development, family engagement, and college and career preparation, Ifetayo serves as a pathway to new opportunities for youth to become self-governing, confident and transformative leaders in their communities. Ifetayo leverages arts and cultural learning to increase self-awareness, inspire civic engagement, and provide a platform for self and collective expression. Our programs are carried out in the context of the organization-wide cultural practice of Mbongi (Ki-Kongo word), a traditional African form of governance that promotes collective decision-making and community healing. "Ifetayo" [a Yoruba word] that means "love is enough for joy" captures the nurturing and healing approach to empowering youth and redefining community development.

VISION

To create a society where every child of African descent is valued and thrives.

MISSION

Ifetayo Cultural Arts Academy empowers youth and families of African descent to achieve high levels of educational, professional and artistic excellence. As a leading Brooklyn-based institution we inspire future generations to develop a strong African-centered cultural identity and realize their power to transform social inequity.

VALUES

- Kiujumla / Holistic
- Ifetayo / Love
- Mbongi / Collective Decision-Making
- Sankofa / Critical Reflection
 Ubuntu / Connectedness

Ifetalyo cultural arts academy







WHAT WE OFFER

- 1. Rites of Passage Program: Sisters in Sisterhood (SIS) and I Am My Brother (IAMB) is a year-round after-school program that empowers youth ages 8-19 to advance their intellectual and emotional skills in preparation for growth into independent, compassionate, self-confident leaders. Rites offers training and instruction that includes the development of personal skills; college and career counseling services; family meetings and home visits.
- 2. Financial Education Institute (FEI) and Individual Development Accounts Program (IDA) provide crucial financial education workshops and college savings accounts for students beginning at age 8 through graduation from college.
- 3. The **Ifetayo Youth Ensemble (IYE)** is a preparatory professional performance ensemble for youth ages 12- 19, which works rigorously through training and rehearsal to produce original works about social issues that affect their communities.
- 4. Arts Education Program (AE) provides sequential, weekly in-school and afterschool arts education and youth development programming to public, charter and private schools in New York City including Brooklyn, Queens, Manhattan, and the Bronx. Disciplines include visual arts (digital photography, jewelry making, painting & sketching), dance (African, hip-hop, modern), music (African drum, guitar, music theory) and audio production.
- 5. **Cultural Arts Program (CAP)** offers sequential, weekly arts classes in multiple disciplines to youth ages 2-18 and adults. CAP served 148 students over the course of 42 weeks. CAP provided 31 classes in high-level training in dance, music, visual arts, theater, creative expression/poetry and martial arts to students in levels from beginner to pre-professional.
- 6. Marcus Garvey Cultural Heritage Program (MGCHP) provides historical and cultural instruction that focuses on Africa and the African Diaspora for students, ages 6-18, and their parents. This program includes an international conference and tour component where youth and participants travel and experience cultures within the Diaspora.



IMPACT

With the current conditions of our socioeconomic structure, it is morally imperative to employ every approach we can to prevent inequity from increasing and the lives of youth and families of African descent from being disrupted. People of color frequently find themselves oppressed by forces such as mass incarceration, systemic violence, revisionist history, and cultural appropriation. With the increasing number of non-profit organizations seeking to serve under-resourced populations within and outside of the community, there is a deficit of sustainable models for authentic healing and transformation services in these communities. Ifetayo seeks to sustainably close those gaps as we advocate for change in the systems and structures that have historically maintained the deficits. Ifetayo provides access to culturally relevant resources that are responsive to the community needs through direct services and free health, wellness and financial education workshops. Ifetayo's community engagement approach provides services that are comprehensive and holistic – serving the mind, body, and spirit.

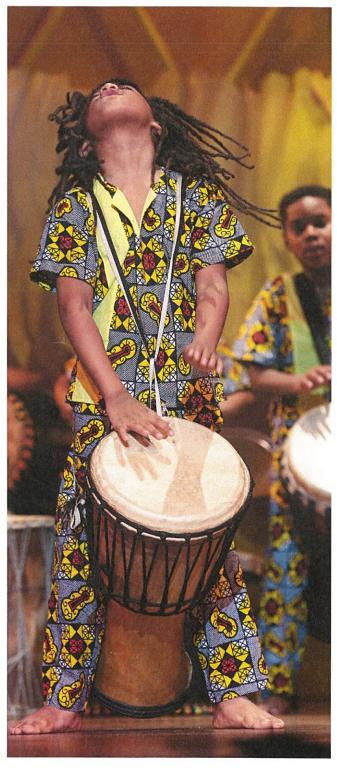
AWARDS

2016

Educational Leadership Award Ifetayo was presented with the Educational Leadership Award which honors organizations and schools who "go beyond the call" to ensure that children in Brooklyn receive the best education possible. The award was presented by Senator Kevin Parker and Healthfirst at the 5th Annual Educational Leadership Breakfast on May 6, 2016. For the first time, the event honored non-profit organizations. Ifetayo was recognized for its role as an organization in effectively supplementing the education of young people in Brooklyn.

2013

Ifetayo was recognized as an awardee of the National Arts and Humanities Youth Program Awards, chosen from a pool of more than 350 nominations. It is the highest national honor awarded to exemplary after-school and out-of-school time programs across the country. Ifetayo, along with 11 other awardees, received the award in November 2013, presented by First Lady Michelle Obama. The Ifetayo Youth Ensemble also had the exclusive pleasure of performing at the White House during the award ceremony.





MHANY Management Inc.
(A Mutual Housing Organization)

1 Metro Tech Center North
11th Floor
Brooklyn, NY, 11201
Ph: 718-246-8080 Fax: 718-246-7938
www.mutualhousingny.org

BEDFORD UNION ARMORY REASONS FOR CONCERN AND ALTERNATE CONSIDERATIONS NOVEMBER 14, 2017 Ismene Speliotis, Executive Director

• ,

- less apartments available in every income category 30%, 80%, 120%
- median income has increased in the neighborhoods around the Bedford Armory and in certain historical "high opportunity neighborhoods" in the City
- this indicates that yes our historically lower income neighborhoods are diversifying by income
- (=by race) but our high opportunity (high income neighborhoods) are not compensating by housing lower income people
- they are just housing more higher income people
- In 2000 you had a 36% and 37% chance of "bumping into" a person of a different race in North and South Crown Heights
- in 2016 your chance of bumping into people of a different race rose to 52% in south crown heights and 61% in north crown heights
- north crown heights in particular has been historically a black neighborhood increasing chances of meeting a person
- of a different race is a euphomism for increased chances of bumping into a white person
- bed stuy 40% in 2000 and 66% in 2016
- that would be fine increasing diversity is good and a goal for all of us
- however, one would need the diversity to improve in the "higher opportunity" traditionally "white" neighborhoods to compensate for this across the city and we do not see that
- in fact we see a DECREASE in diversity in certain neighborhoods park slope, brooklyn heights and greenwich village reduced and upper west side remain the samefor example

The private sector

- profit motivated
- responds to market pressure
- currently speculative and
- highest return on investment regardless of displacement and larger city goals

Public land

- mission driven
- counter balance to market pressure
- insure racial and income diversity particularly as neighborhoods "change"
- because land is free; highest return on investment removed from calculation
- long term/permanent affordability



MHANY Management Inc.
(A Mutual Housing Organization)

1 Metro Tech Center North
11th Floor
Brooklyn, NY, 11201
Ph: 718-246-8080 Fax: 718-246-7938

www.mutualhousingny.org

THE BEDFORD ARMORY - AN ALTERNATIVE IS POSSIBLE

TESTIMONY BEFORE CITY COUNCIL November 14, 2017

THE BEDFORD ARMORY IS A BEAUTIFUL, HISTORIC BUILDING LOCATED IN THE CROWN HEIGHTS NEIGHBORHOOD OF BROOKLYN.

CROWN HEIGHTS HAS BEEN A HISTORICALLY BLACK NEIGHBORHOOD COMPRISED OF BOTH HOMEOWNERS AND RENTERS. UNTIL JUST A FEW YEARS AGO MOST NEW YORKERS HAD NOT HEARD OF CROWN HEIGHTS, AND WHEN THEY DID THEY IMMEDIATELY ASSOCIATED WITH CRIME AND DRUGS – NOT A PLACE MOST FOLKS WOULD READILY VISIT.

ALL THAT HAS CHANGED OVER THE PAST SEVERAL YEARS AS CROWN HEIGHTS HAS SEEN AN INFLUX OF MARKET RATE APARTMENTS, A CHANGE IN DEMOGRAPHICS BOTH RACIAL AND ECONOMIC AND A HUGE AMOUNT OF DISPLACEMENT OF FORMER RESIDENTS WHO HAVE NOW BEEN "PRICED OUT OF THEIR OWN NEIGHBORHOOD."

THE REDEVELOPMENT OF THE BEDFORD ARMORY, A BUILDING OWNED AND CONTROLLED BY THE CITY OF NEW YORK, OFFERS AN OPPORTUNITY FOR THE CITY TO PROVIDE A WIDE RANGE OF DEEPLY AFFORDABLE HOUSING AND TO COUNTER THE MARKET RATE HOUSING DEVELOPMENT FRENZY THAT IS NOW BASICALLY UNSTOPPABLE IN CROWN HEIGHTS ON PRIVATE LAND and IN PRIVATE BUILDINGS.

THE CITY CANNOT CONTROL MARKET FORCES, BUT IT CAN CONTROL ITS OWN REAL ESTATE AND ITS OWN ASSETS. IT CAN DIRECT ITS RESOURCES TO CREATE BALANCE RATHER THAN SPUR THE UPWARDLY TRENDING REAL ESTATE BOOM.

THE BEDFORD ARMORY IS A CRITICAL AND UNIQUE OPPORTUNITY FOR THE CITY TO PROVIDE DEEPLY AFFORDABLE HOUSING IN A NOW HIGH INCOME NEIGHBORHOOD.

AS THE CITY REZONES SOME OF NEW YORK'S POOREST NEIGHBORHOODS (EAST NEW YORK, EAST HARLEM, SOUTH BRONX AND FAR ROCKAWAY) THE CONCERN IS ALWAYS ABOUT CONCENTRATING LOWER INCOME APARTMENTS IN LOW INCOME NEIGHBORHOODS. THE CITY CLAIMS THAT IS WHERE THE VACANT LAND IS; AND THEREFORE THAT IS WHERE THE CITY TARGETS ITS REZONING AND ITS RESOURCES.

IT IS TRUE THAT OFTEN IT IS HARDER TO IDENTIFY PUBLIC PROPERTY IN HIGH INCOME NEIGHBORHOODS; AND ONE OFTEN YEARS CITY OFFICIALS CLAIM THAT THERE IS NOWHERE TO BUILD TRULY AFFORDABLE HOUSING — WE CAN'T AFFORD IT IN HIGH INCOME NEIGHBORHOODS.

WELL, IN FACT THIS IS NOT TRUE – WHEN THE CITY CONTROLS THE LAND AND CAN DIRECT THE RESOURCES – IT CAN DICATE WHAT GETS BUILT AND FOR WHOM.

- RATHER THAN BUILD A MARKET RATE DEVELOPMENT ON PUBLIC PROPERTY (WHEN THE MARKET IS TAKING CARE OF THAT ON ITS OWN) THE CITY COULD PROVIDE BEAUTIFUL, AFFORDABLE HOUSING TO FORMERLY HOMELESS, VERY LOW, LOW AND MODERATE INCOME NEW YORKERS ON PUBLIC LAND. THE CITY COULD GO EVEN FURTHER TO PRESERVE AFFORDABILITY INTO PERPETUITY BY PLACING THIS PROPERTY IN A COMMUNITY LAND TRUST. WITH THIS SIMPLE ACTION THE CITY COULD INSURE THAT THE APARTMENTS AT THE ARMORY ARE TRULY AFFORDABLE TODAY AND INTO THE FUTURE NO MATTER HOW UNAFFORDABLE THE CROWN HEIGHTS NEIGHBORHOOD BECOMES.
- THE ATTACHED ALTERNATIVE SHOWS THAT 315 APARMENTS COULD BE BUILT ON THE MAIN BEDFORD ARMORY SITE
- THEY COULD BE AFFORDABLE TO A RANGE OF INDIVIDUALS AND FAMILIES WITH INCOMES FOR A FAMILY OF FOUR AT
 - \$24,000,
 - \$33,000,
 - \$42,000,
 - \$51,000
 - \$72,000
- (A RANGE OF INCOMES FROM A LOW OF 27% AREA MEDIAN INCOME TO A HIGH OF 100% OF THE AREA MEDIAN INCOME) AND IT COULD PROVIDE HOUSING FOR FORMERLY HOMELESS FAMILIES.
- THE ARMORY COULD BE THE CITY'S RESPONSE TO AN UNPRECDENTED HOUSING CRISIS NOT ADDITIONAL FUEL IN A HOUSING MARKET GONE AWRY.
- THE CITY WILL NEVER ADDRESS THE HOUSING CRISIS IF BUILDING LIKE THE BEDFORD ARMORY ARE
 BUILT WITH 80% MARKET RATE APARTMENTS AND 20% "AFFORDABLE" THIS RATIO OF
 MARKET TO AFFORDABLE IS UPSIDE DOWN AND EVEN THE AFFORDABLE IN THE CURRENT PLAN
 ADDRESSES NONE OF THE CITY'S MOST DIRE HOUSING NEEDS.
- WE CALL ON THE CITY TO START OVER. IT IS A DIFFERENT ECONOMIC TIME AND THIS TIME CALLS FOR BOLD AND UNAPOLOGETIC ACTION BY THE CITY. TAKE CONTROL OF CITY RESOURCES. DEPLOY THEM IN A MANNER THAT COUNTERS AND EVEN COMPLEMENTS THE PRIVATE REAL ESTATE MARKET AND DIRECT THEM TO THE MOST NEEDY. THE PRIVATE MARKET CAN TAKE CARE OF ITSELF, IT DOES NOT NEED THE CITY'S LIMITED RESOURCES TO DO FLOURISH.
- IT IS IMPERATIVE THAT THE CITY APPLY ITS LIMITED RESOURCES IN THIS MANNER. IF IT DOES NOT, NOT ONLY IS THE MAYOR NOT PROVIDING SOLUTIONS TO THE HOUSING CRISIS BUT UNFORTUNATLEY HE IS EXACERBATING IT.

Ismene Speliotis is the Executive Director of MHANY Management Inc.; a not for profit community housing development organization that owns, develops and manages some of the City's most affordable housing in the Bronx, Brooklyn, Manhattan and Queens. MHANY currently owns and managers over 1600 apartments for formerly homeless, extremely low, low and moderate income individuals and families.

The Bedford-Union Armory Rezoning: Public Land for Private Profit

As currently proposed, the Bedford Union Armory Project gives away our public land for private profit. It creates unaffordable housing; it creates low wage jobs with no commitment to provide real economic opportunity to local residents; it is shrouded in secrecy with the City refusing to provide important financial information to the public. And it does so using our taxpayer resources!

The Armory is a massive public building that occupies nearly a full block on Bedford Ave. between Union St. and President St. NYC wants to convey this site (in NYC's most rapidly gentrifying neighborhood) through a partial lease and partial sale to a private developer to build 330 units of mostly luxury housing, 24 luxury townhouses and a recreation center. The developer, BFC Partners, is very politically-connected to the Mayor and the Governor. BFC's principal, Joseph Ferrara, is a proud supporter of Donald Trump.

The Bedford-Union Armory project requires a rezoning. As such, Councilmember Cumbo has the ability to approve or reject this project.

Recreation Center To Be Built With \$16.5 Million In Hidden Public Subsidies

- Developer BFC Partners argues that in order to build the recreation center at no cost to the City they must "cross subsidize" this facility with the profits from the luxury apartments and townhouses they intend to build.
- However, according to the NYC Regional Economic Development Council, BFC intends to rely
 on \$16.5 million in hidden city and state subsidies to cover nearly % of the cost of the \$25
 million recreation center.
- These \$16.5 million in hidden subsidies include:
 - o More than \$5 million in proposed NYS Empire State Development Grant
 - Approximately \$5 million in New Market Tax Credits
 - \$4 million from Brooklyn Borough President Eric Adams
 - o \$1.5 million from the NYS Department of Homes and Community Renewal
 - o \$1 million from the NYC Council

There is No Guarantee the Recreational Center will be Accessible to Crown Heights Residents

 Neither the city nor BFC have made any commitment that the proposed recreational center will be affordable for or accessible to local youth and other Crown Heights residents.

The Bedford-Union Armory Proposal Is Unaffordable For Crown Heights Residents

- The median income in Crown Heights is around \$40,000 a year. This project includes 60 condominiums and 330 rental units -- only 18 of which will be affordable to Crown Heights residents. The breakdown of the proposed rental housing is:
 - o 50% of the units will be market rate
 - 30% of the units will be affordable for families who make 110% of Area Median Income
 (AMI) \$99,600 a year
 - 15% of the units will be affordable for families who make 60% of AMI \$54.360 a year
 - o 5% of the units will be affordable for families making 40% of AMI \$36,240 a year

The Bedford-Union Armory Will Not Create Good Jobs For Crown Heights Residents

 BFC Partners is a non-union developer with a history of hiring irresponsible construction contractors who exploit workers and break the law. BFC has made no commitment to provide good jobs with family sustaining wages, healthcare, or pensions to local residents on this project.

The City Is Not Providing Important Information About The Financial Impact Of The Bedford-Union Armory Project

State and Federal elected officials — including Congresswoman Yvette Clarke, State Senator
Jesse Hamilton, Assemblyman Walter Mosley, and Assemblywoman Diana Richardson — have
demanded the city release detailed financial information about this proposed project.

- In January 2017 these elected officials joined together to submit a Freedom of Information Law (FOIL) request seeking this information.
- To date, the City has not released this information, including:
 - o The details of the finances behind this project,
 - o How much profit the developer will make off this public land,
 - o How much subsidy (including from our elected officials) will go into this project,
 - What the real cost of this project is to the community.

Councilmember Cumbo Can Oppose the Bedford-Union Armory Rezoning and Stop this Project

- The Bedford-Union Armory must be rezoned under the City's Uniform Land Use Review Process (ULURP).
- Under ULURP, Councilmember Cumbo has the ability to oppose the rezoning and stop this
 project.

BEDFORD UNION ARMORY REASONS FOR CONCERN

AND ALTERNATE CONSIDERATIONS

| public land is a scarce resource and the only absolute controlled by the City of New York | | | | | | | |
|--|------------------|--------------------|----------------|---------------|-----------------|---|--|
| public land is an opportunity for the city to set parameters for development that will have lor | g lasting impact | s on the local nei | shborhood and | surrounding | community | | |
| public land is the one place where the city can demand and require what be built, by whom, f | or whom | | | | | | |
| by looking at historical data - the city can plan ahead for public space usage to counter balance | e the private m | arket and | | | | | |
| insure more affordability, income diversity, racial diversity; particularly protecting lowest, low | and moderate | income people as | | | | | |
| neighborhoods in the outerboroughs become more popular, populated and higher income pe | ople choose the | m over the overc | rowded, exhorl | oitant manhat | tan marketplace | 2 | |

specific data that makes this argument timely and imperative

rental unit affordability over time by borough

| lang nama | Descuelo | 2005 | 2005 | 2007 | 2000 | 2000 | 204.0 | 2244 | | | | | |
|---|---------------|------|------|------|------|------|-------|------|------|-------|------|------|-------------|
| long_name | Borough | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
| Rental units affordable at 30% AMI (% of recently available units) | Staten Island | | | | | | | | | | | | |
| Rental units affordable at 30% AMI (% of recently available units) | Manhattan | 7% | 7% | 8% | 9% | 5% | 5% | 6% | 10% | 6% | 5% | 6% | |
| Rental units affordable at 30% AMI (% of recently available units) | Queens | 1% | 3% | 7% | 5% | 6% | 4% | 3% | 5% | 5% | 5% | 6% | |
| Rental units affordable at 30% AMI (% of recently available units) | Bronx | 12% | 14% | 13% | 14% | 16% | 16% | 19% | 15% | 12% | 11% | 19% | |
| Rental units affordable at 30% AMI (% of recently available units) | Brooklyn | 9% | 9% | 9% | 8% | 11% | 9% | 9% | 9% | 8% | 8% | 7% | |
| | | | | | | | | | | | , | | |
| long_name | Borough | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
| Rental units affordable at 80% AMI (% of recently available units) | Queens | 40% | 43% | 44% | 55% | 44% | 49% | 53% | 48% | 49% | 40% | 38% | |
| Rental units affordable at 80% AMI (% of recently available units) | Manhattan | 21% | 29% | 27% | 26% | 21% | 22% | 22% | 29% | 23% | 23% | 19% | |
| Rental units affordable at 80% AMI (% of recently available units) | Bronx | 72% | 84% | 78% | 79% | 75% | 75% | 78% | 78% | 83% | 77% | 72% | - |
| Rental units affordable at 80% AMI (% of recently available units) | Brooklyn | 55% | 69% | 58% | 57% | 58% | 55% | 57% | 56% | 55% | 46% | 40% | , |
| Rental units affordable at 80% AMI (% of recently available units) | Staten Island | | | · | | | | | | | | | · · · · · · |
| | | | | | | | | | | · · · | | • | |
| long_name | Borough | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
| Rental units affordable at 120% AMI (% of recently available units) | Staten Island | | | | | | | | | | | | |
| Rental units affordable at 120% AMI (% of recently available units) | Manhattan | 40% | 50% | 45% | 45% | 47% | 51% | 50% | 50% | 46% | 48% | 42% | |
| Rental units affordable at 120% AMI (% of recently available units) | Bronx | 98% | 99% | 98% | 98% | 99% | 97% | 100% | 99% | 99% | 99% | 96% | |
| Rental units affordable at 120% AMI (% of recently available units) | Queens | 92% | 95% | 94% | 95% | 93% | 96% | 96% | 94% | 92% | 88% | 91% | |
| Rental units affordable at 120% AMI (% of recently available units) | Brooklyn | 89% | 92% | 91% | 90% | 89% | 88% | 88% | 86% | 84% | 79% | 77% | |

less apartments available in every income category 30%, 80%, 120%

| long_name | Sub-Borough Are | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|-----------------------------------|------------------|-----------|-----------|------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------|
| | | | | | | | | | | | | | | |
| median HH income renters (\$2016) | Brooklyn Heights | \$ 45,620 | \$ 48,990 | \$ 56,390 | \$ 56,560 | \$ 55,210 | \$ 61,680 | \$ 54,450 | \$ 57,250 | \$ 63,090 | \$ 69,470 | \$ 71,600 | \$ 76,360 | 167% |
| median HH income renters (\$2016) | Upper West Side | \$ 72,730 | \$ 78,770 | \$ 80,450 | \$ 87,020 | \$ 94,160 | \$ 68,530 | \$ 80,500 | \$ 75,350 | \$ 83,710 | \$ 79,790 | \$ 81,750 | \$ 87,190 | 120% |
| median HH income renters (\$2016) | Park Slope/Carro | \$ 71,540 | \$ 74,090 | \$ 65,680 | \$ 69,470 | \$ 81,180 | \$ 68,070 | \$ 75,500 | \$ 79,550 | \$ 84,870 | \$ 90,620 | \$ 97,490 | \$ 87,610 | 122% |
| median HH income renters (\$2016) | Greenwich Villag | \$ 95,960 | \$ 94,050 | \$ 101,600 | \$ 95,730 | \$ 100,950 | \$ 100,830 | \$ 118,640 | \$ 105,300 | \$ 109,730 | \$ 112,550 | \$ 116,320 | \$ 120,130 | 125% |
| median HH income renters (\$2016) | Bedford Stuyvesa | \$ 28,090 | \$ 20,880 | \$ 29,350 | \$ 33,660 | \$. 26,820 | \$ 29,000 | \$ 27,440 | \$ 32,820 | \$ 29,830 | \$ 29,870 | \$ 30,500 | \$ 41,800 | 149% |
| median HH income renters (\$2016) | South Crown Hei | \$ 44,230 | \$ 37,110 | \$ 42,010 | \$ 34,360 | \$ 37,390 | \$ 36,730 | \$ 36,960 | \$ 37,110 | \$ 41,600 | \$ 39,780 | \$ 39,480 | \$ 47,060 | 106% |
| median HH income renters (\$2016) | North Crown Hei | \$ 31,750 | \$ 37,510 | \$ 31,840 | \$ 37,870 | \$ 39,200 | \$ 38,420 | \$ 37,840 | \$ 39,060 | \$ 33,820 | \$ 39,720 | \$ 40,950 | \$ 43,540 | 137% |

median income has increased in the neighborhoods around the Bedford Armory and in certain historical "high opportunity neighborhoods" in the City
this indicates that yes our historically lower income neighborhoods are diversifying by income (=by race) but our high opportunity (high income neighborhoods) are not compensating by housing lower income people
they are just housing more higher income people

income diversity ratio: the income earned by the 80th percentile HH-divided by income earned by the 20th percenile HH excluding all HH's without positive income 2015 2008 2011 2012 2014 2016 2005 2006 2007 2009 2010 2013 Sub-Borough Are long_name 6.98 7.75 10.29 7.33 6.53 6.40 8.20 5.73 6.81 Brooklyn Heights 5.83 5.41 Income diversity ratio 8.64 6.71 9.67 Upper West Side 8.56 6.69 7.60 7.22 7.31 8.37 6.13 5.79 Income diversity ratio 5.73 4.53 4.34 Park Slope/Carro 6.01 4.43 6.30 4.78 3.91 5.13 4.78 4.98 Income diversity ratio 6.26 5.33 5.13 6.73 6.67 6.30 7.95 5.98 5.61 5.15 5.14 Greenwich Villag Income diversity ratio 6.83 8.07 6.67 6.11 6.89 7.08 6.00 8.00 6.92 7.21 Bedford Stuyvesa 5.77 Income diversity ratio 4.80 4.72 5.25 4.80 4.68 5.68 5.01 4.64 South Crown Hei 3.58 4.61 5.30 Income diversity ratio 6.76 6.29 6.31 7.70 5.51 6.45 7.07 5.80 6.95 North Crown Hei 6.28 Income diversity ratio

racial diversity index: the probability that two randomly chosen people in a given geographic area will be of a different race

| long_name | Sub-Borough Are | 2000 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------|------------------|------|------|------|------|------|------------------|------|------|------|------|------|------|------|
| Racial diversity index | Brooklyn Heights | 69% | 71% | 71% | 70% | 68% | 68% | 70% | 69% | 69% | 70% | 69% | 70% | 68% |
| Racial diversity index | Upper West Side | 49% | 47% | 45% | 42% | 45% | ⁻ 45% | 50% | 49% | 49% | 50% | 51% | 53% | 49% |
| Racial diversity index | Park Slope/Carro | 61% | 55% | 57% | 56% | 54% | 50% | 56% | 55% | 54% | 54% | 52% | 52% | 55% |
| Racial diversity index | Greenwich Villag | 43% | 45% | 45% | 45% | 39% | 43% | 44% | 41% | 48% | 47% | 46% | 48% | 40% |
| Racial diversity index | Bedford Stuyvesa | 40% | 43% | 51% | 49% | 55% | 59% | 58% | 57% | 60% | 60% | 63% | 64% | 66% |
| Racial diversity index | South Crown Hei | 36% | 40% | 41% | 36% | 39% | 47% | 41% | 43% | 50% | 46% | 51% | 53% | 52% |
| Racial diversity index | North Crown Hei | 37% | 41% | 43% | 45% | 50% | 50% | 56% | 56% | 52% | 61% | 53% | 62% | 61% |

In 2000 you had a 36% and 37% chance of "bumping into" a person of a different race in North and South Crown Heights

in 2016 your chance of bumping into people of a different race rose to 52% in south crown heights and 61% in north crown heights

north crown heights in particular has been historically a black neighborhood - increasing chances of meeting a person of a different race is a euphomism for increased chances of bumping into a white person.

bed stuy 40% in 2000 and 66% in 2016

that would be fine - increasing diversity is good and a goal for all of us

however, one would need the diversity to improve in the "higher opportunity" traditionally "white" neighborhoods to compensate for this across the city and we do not see that

in fact - we see a DECREASE in diversity in certain neighborhoods park slope and greenwich village reduced and upper west side and brooklyn heights remain the samefor example

The private sector profit motivated

responds to market pressure

currently speculative and

highest return on investment - regardless of displacement and larger city goals

Public land

mission driven

counter balance to market pressure

insure racial and income diversity particularly as neighborhoods "change"

because land is free; highest return on investment removed from calculation

long term/permanent affordability





November 9, 2017

Subcommittee on Planning, Dispositions and Concessions New York City Council City Hall New York, NY 10007



We are writing to express our strong support for the development of the Bedford-Union Armory. It is time to redevelop the Armory and provide new affordable space for citizens of Crown Heights and the nonprofit organizations that serve them.

Brooklyn's LGBTQ+ community is rapidly growing and in need of safe, inclusive spaces. But Crown Heights is currently without these essentials safe havens. The Brooklyn Community Pride Center will be that safe space in Crown Heights for youth, elders, and everyone in between to celebrate, heal, learn, create, organize, relax, socialize, and play.

In addition, local nonprofits are part of the backbone of Brooklyn and this project will ensure that our community and allies receive essential programs and services for generations to come. A cross-section of nonprofit organizations expected in the Armory will ensure a robust network of activities that directly benefit Crown Heights residents. They include the West Indian American Day Carnival Association, Ifetayo Cultural Arts Academy, Digital Girl, the James E. Davis Stop the Violence Foundation, and New Heights Youth and of course the Brooklyn Community Pride Center.

All of these organizations will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBTQ+ folks. Affordable space has been an enduring challenge for all of us and the Armory project is solving that problem by providing affordable housing.

The Bedford-Union Armory is essential to our ultimate goal of providing a network of programs and services for Brooklyn's growing LGBTQ+ community. We hope that you will join with us in our support of this vital project.

Sincerely.

Debbie Brennan Board Chair (917) 881-6259 Floyd Rumohr Executive Director (646) 318-7043



FOR THE RECOND

Bringing Termis to the Hids

202-359-9534 · 50 Greene Ave. Apt. 4F, Brooklyn, NY 11206 · Info@KingsCountyTennisLeague.org · KingsCountyTennisLeague.org

November 14, 2017

Dear New York City Council Subcommittee on Planning,

I am writing this letter to express Kings County Tennis League's full support for the Bedford Armory project. Kings County Tennis League has been approached by BFC Capital Partners to provide tennis-lifeskills programing inside the Armory for the children of Crown Heights. Since 2010, KCTL has provided free youth tennis and life-skills programming to over 150 children living in the NYCHA communities of Marcy, Tompkins, Lafayette Gardens, Sumner, and Brevoort Houses in Bedford Stuyvesant, Brooklyn. We would like the opportunity to bring our program indoors to the residents of Crown Heights and if our past work is any indication, inspire more children to play tennis, expose them to professional opportunities in New York City, bring community stakeholders together, and increase volunteerism within the community.

Kings County Tennis League is committed to providing free tennis programing but also a unique, immersive educational opportunity for children in low income households. We do this through a curriculum run by 12 paid coaches and over 100 volunteers. Professionally, our volunteers work for entities such as Google, the NFL, the City of New York, various financial institutions and start-ups. They are analysts, scientists, chefs, grad students, entrepreneurs, and graphic designers. They are men and women, young and middle aged, and they are ethnically diverse. A child in our program learns tennis in an environment that represents New York and all the opportunity that goes with it. At least 6 times a year, we take the children on a field trip to our volunteers' jobs, where they get to see what these jobs actually look like and what you have to do to get there. We coach our students not just on tennis, but how to study, resolve conflict, and problem solve. We hold family days, where the parents learn to play tennis and practice with their children outside of class. KCTL plans our seasons out by partnering with the Resident Associations at each development we teach to plan events, set priorities, and even design the uniforms. It truly is a program driven by the community at large and we would do the same in Crown Heights at the Bedford Armory.

If the Bedford Armory becomes a reality, Crown Heights residents can expect the same quality programing and values from KCTL as we have practiced for 8 years and we would be honored hold such a commitment. Please let me know if I can be of any further assistance. I would be happy to answer any further questions you may have.

Sincerely,

Michael McCasland

Kings County Tennis League

President and Founder



Letter in Support of Bedford Union Armory

At the Flatbush Youth Association, we have been training and coaching young Brooklynites for more than 25 years. We have helped young students achieve their educational goals, become better athletes, and prepared them for their lives as adults. It is for this reason that we support the Bedford Union Armory project.

We have done all of this despite operating in a historically-underserved neighborhood that lacks many of the resources that other neighborhoods across Crown Heights enjoy. And no group is more harmed by the lack of resources than the children of Crown Height – precisely the group that the Armory project will help most.

With the Armory proposal, we have an opportunity to convert a derelict and abandoned space into a vibrant and accessible athletic center for our youth. That is too good of a chance to oppose for frivolous political reasons.

Young folks in Crown Heights will benefit immediately from the space, which will be utilized by various other athletic organizations across the neighborhood. Our children deserve to have the same high-quality facilities that other youth have – and they deserve the benefits that flow from such facilities, too.

We have long emphasized the critical role that athletics play in the development of children and thus fully support this project because of the way that it will foster athletics in Crown Heights. Athletics help young men and women develop into the types of leaders that every community needs.

Giving students every opportunity to thrive and succeed should be the top priority of every member of our community. It is crucial for the future health of Crown Heights and will help develop the future men and women who will lead Crown Heights into the future.

This is the best chance to combat the forces of gentrification and preserve the community of which we are all so proud. By helping young men and women develop into adults of whom we will be proud, we ensure that Crown Heights will remain vibrant and successful. Bedford will encourage that — and for that reason, we support the project.

In support,

Carlton Screen

CEO, Flatbush Youth Association

Letter in Support of Bedford Union Armory

At Ice Tea Youth Development, we know first-hand the negative impact that the lack of resources in Crown Heights has had on Crown Heights. When organizations must gather in cafeterias to practice, children find alternatives to organized sports that are often destructive to their development. It is this reason why we support the Bedford Union Armory redevelopment.

Let's be clear: no group is more harmed by the lack of resources than the children of Crown Heights.

The Armory proposal will change that by converting a derelict and abandoned space into a vibrant and accessible athletic center for our youth. That is an opportunity we simply cannot afford to pass up.

Young folks in Crown Heights will immediately reap the benefits from the recreational space, as it will be used by many local youth athletic associations, clubs, and groups. Our children deserve to have the same high-quality facilities that other youth have - and they deserve the benefits that flow from such facilities, too.

We all know the critical role that athletics play in the development of children and fully support this project because of the fact that it will make it easier for our children to participate in organized sports. Athletics help young men and women develop into the types of leaders that every community needs.

The Armory is the best chance to combat the forces of gentrification and preserve the community of which we are all so proud. By helping young men and women develop the skills they need to continue to grow into the adults upon which our community will one day rely, we ensure that Crown Heights will remain vibrant and successful. Bedford will encourage that - and for that reason, we support the project.

In support,

Frank Johnson Handle Manuary Ice-Tea Youth Development Program





230 Kingston Avenue • Brooklyn, New York 11213 • (718) 467-8800 • Fax (718) 467-8803 • www.ldcch.org

Subcommittee on Planning, Dispositions and Concessions New York City Council
Rafael Salamanca, Chair
November 14, 2017, 1 PM.
File #'s LU 0808, 0809, 0810, 0811, 0812-2017.
David G. Greenfield, Sponsor
Bedford Union Armory,1555 Bedford Ave.
Brooklyn
CD No. 9
In Favor
Val A. Henry
Local Development Corporation of Crown Heights

Statement:

The Local Development Corporation of Crown Heights ("LDCCH") has developed, owned and managed low-income, senior and homeless transitional housing since 1987. We own and operate eight (8) residential developments in Central Brooklyn consisting of 23 buildings with over 700 units of housing. As such, with those years of experience in residential development in Crown Heights and neighboring communities, we are in a strong position to speak on this subject. The Bedford Union Armory development will revitalize our community with much-needed recreational facilities, community space, affordable housing, affordable office space for local non-profits (all of which are much needed and long sought after) as well as community reinvestment funding.

We support the Bedford-Union Armory project because it will provide housing to serve a diverse mix of families, including those at low and middle income levels. As vital as it is to provide low-income housing it is as imperative that new housing is not segregated by narrow income levels that divide neighborhoods and community residents. History has shown that those models are a recipe for disaster. Added to the equation is the additional benefit that the developers are instituting an affordable housing fund that will continue to build and preserve more low-income and affordable apartments in Crown Heights.

LDCCH and BFC Partners have committed to the creation of a new affordable housing fund that will reinvest some of the proceeds from the project into low-income housing throughout Crown Heights. Few of the new large developments in our communities have included a significant reinvestment program such as this. This fund will provide

a much-needed source of community-based financing for affordable housing at a time when such funding is embattled, rapidly diminishing and in jeopardy. BFC's decision to include LDCCH as the community non-profit partner in both the project and the affordable housing fund illustrates its respect, concern and commitment to work with the community. In addition to our active role in community relations, serving as a liaison to local elected officials, community leaders and the community-at-large, LDCCH will continue our mission of providing community services such as tenant advocacy, housing education as well as other community investment. We will also host and support the Armory's Community Advisory Committee, which will provide input on the development and programming of the Recreational Facility as well as overseeing its functionality and organization.

The recreation center will provide opportunities for youth sports leagues, after-school programs and senior activities that our community so sorely lacks. Free and discounted recreational programming will be provided. It will also support anti-violence efforts by providing young people with a safe place to gather, play sports and build life skills. The center will include three multi-sport courts, three hardwood basketball courts, an indoor athletic field and a 25-meter competitive swimming pool. The Armory's recreation center will also provide the perfect space for student-athletes from our local public schools and youth sports leagues. Most importantly, Crown Heights youth will have the ability to access a multitude of services in a controlled environment, under one roof, with the added advantage to be able to readily cross-reference between providers.

The affordable office space at the complex will provide permanent homes for some of our most important non-profit community-based organizations, particularly those long-serving groups that have historically supported Crown Heights' low-income communities. Most people do not realize that many of these non-profits have been facing a crisis because they have been unable to secure permanent affordable space. These organizations serve thousands of people each year but often struggle to pay rent and many have been forced to use shared spaces or inadequate facilities. The new development will provide that affordable space. These non-profits will also provide academic tutoring, college prep services and other community building programs that will perfectly complement the after-school sports.

This project will also include a 500-seat event space that will be available to local residents and community organizations at affordable rates. This new community space will be an important place for holding performances, large meetings and other activities that serve the Central Brooklyn neighborhoods. This space has been vacant for years, even as Crown Heights' neighborhood groups struggled to find quality, affordable event space.

The completion of this new development will be the cornerstone of resources for the people and organizations that have been in Crown Heights for decades and have made our community the gem that it is and will serve as a new paradigm for future rational community development.

Subcommittee on Planning, Dispositions and Concessions

New York City Council City Hall New York, NY 10007

Mr. Chairman and members of the Council,

My name is Kate Pelatti, and I am the COO of Imagine Swimming, Inc. I am joined this afternoon by my colleagues at Imagine. I want to thank you for this opportunity to share our goals for the Crown Heights community and it's children, as it pertains to the Bedford Union Armory pool.

At Imagine Swimming, we're on a mission not only to prevent drowning, but to inspire a lifelong love of the water with as many children as possible. We have been teaching children how to swim since 2002, and have been serving the Crown Heights community for 3 years. Currently we have over 300 students from the neighborhood swimming 6 days a week. We are committed to teaching ALL members of Crown Heights how to swim and live a healthy lifestyle.

We're grateful for the opportunity to continue to grow this relationship when the Armory opens.

As an active member of the community, we have been in close communication with PS 161 and Medgar Evers Preparatory High School. We're excited to partner with them to implement new swimming programs for their students. They understand the importance and benefits of swimming, and Imagine is committed to collaborating with them to provide more programming and aquatic education.

This summer, we hosted the first ever Brooklyn Swims event for the children of the Ebbets Field Houses. The Makos, our competitive swim team, practices twice per week at Medgar Evers College and nearly 30 children from the area attend workouts.

Upon completion of the Bedford Union Armory, hundreds of children and adults from the Crown Heights community will benefit from learning to swim and will be the teachers to future generations. We will continue to foster the intellectual, emotional and physical growth that only the water can provide and that is only made possible by the Armory pool. We will provide jobs and a career path for people excited about aquatics in the community. We also will continue to share our love and knowledge of swimming and inspire our neighbors in and out of the water.

We strongly encourage the Council to vote YES in this final stage of the ULURP process.

On behalf of Imagine Swimming, I would like to thank you for this opportunity to testify before the Council today.

Dear Borough President Adams,

Crown Heights needs more affordable housing now – not in 10 or 20 years, but now. That is why I support the proposal for new affordable housing at the Bedford-Union Armory and strongly disagree with those who are trying to block this important project.

The Armory's 50 percent affordable rental building will provide apartments for low- and middle-income families in Crown Heights, and that is a great thing. Whether you are working a minimum wage job or working as a teacher or police officer to support your family, we all need an affordable home. I also believe it is important for families of different income levels to be living together in the same building, which will happen under the current Armory plan.

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You were elected to make decisions that improve life for Brooklynites – not to promote unrealistic outcomes that will simply delay the benefits our communities need. That is why you must approve the Armory plan and make this project and its affordable housing happen now.

Dear Borough President Adams,

I am writing in support of redeveloping the Bedford-Union Armory because Crown Heights needs a new quality, affordable recreational center to serve our community. The Armory has been sitting vacant for far too long and this is our chance to turn it into a community space that empowers local families of all backgrounds.

The proposed recreational center will provide new basketball courts, indoor fields and a swimming pool – all resources that our neighborhood has been demanding for years. Whether it is children, adults or seniors, everyone in Crown Heights can benefit from athletic, fitness and educational programming that will be offered at the Armory.

It is also important to me that the Armory's rec center will provide free and low-cost programs for low-income residents of the local community. I support the project in part because of the developer's commitment to ensuring these programs remain affordable for the long term.

Please join me and my neighbors in supporting a new Armory that will finally bring these resources to Crown Heights at a time when we most need them.

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Signed, Vanessa Burkett

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Signed, Martha Lewis

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Dear Borough President Adams,

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local non-profits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

I've been impressed by the array of non-profit organizations that are already expected to gain affordable office space in the new Armory. The non-profits supported by this project include the West Indian American Day Carnival Association; Ifetayo Cultural Arts Academy; Digital Girl, Inc; the James E. Davis Stop the Violence Foundation; New Heights Youth and the Brooklyn Community Pride Center.

All of these non-profits can and will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT individuals. The problem that many of these organizations have faced is a lack of affordable office space. The Armory proposal is solving that problem by providing the low-rent space they need.

I believe you are a strong supporter of these non-profits and what they stand for, and I hope and trust that you will take the step of supporting this project so they can get the affordable space they have been looking for.

Signed, Frankie Smith

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BENITA ALLISON - Benta allison 55 Midwood St. Briskup, ny 11225 917-797-4189

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Damena L. Bell

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Dear Borough President Adams,

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When young people in Crown Heights have nowhere to go after school or in the evenings, they are at greater risk for being pulled into bad behavior and activities that can make them victims of violence. This is a problem that has been going on in our neighborhood for years and too many talented young people have had their bright futures cut short by senseless violence.

We can't just sit back and let this kind of violence continue to take lives throughout the community. Building a new rec center at the Armory, with affordable sports and educational programming, will provide young people with a safe, productive place to explore their talents and build real-world skills that will help them to eventually get jobs and raise families of their own.

Along with athletic and afterschool programming, the Armory will provide space for local non-profit organizations that promote anti-violence initiatives and cultural programs that keep our young people active in safe, productive ways. There is absolutely no reason why we should not be building these facilities and offering these programs.

As the borough president, you have put a great deal of effort into decreasing street violence throughout Brooklyn. By supporting the Armory, you can take another big step forward in that vital effort.

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Signed,

Kay Cfamy 1618

Dear Borough President Adams,

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local non-profits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

I've been impressed by the array of non-profit organizations that are already expected to gain affordable office space in the new Armory. The non-profits supported by this project include the West Indian American Day Carnival Association; Ifetayo Cultural Arts Academy; Digital Girl, Inc; the James E. Davis Stop the Violence Foundation; New Heights Youth and the Brooklyn Community Pride Center.

All of these non-profits can and will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT individuals. The problem that many of these organizations have faced is a lack of affordable office space. The Armory proposal is solving that problem by providing the low-rent space they need.

I believe you are a strong supporter of these non-profits and what they stand for, and I hope and trust that you will take the step of supporting this project so they can get the affordable space they have been looking for.

Signed, Julan D. Carnes

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Shelley M. Lewis

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Ms. Evangeline Porter Hot Schenectady avenue apt 615-2 nd Floor Brooklyn, M. Y 19213

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When young people in Crown Heights have nowhere to go after school or in the evenings, they are at greater risk for being pulled into bad behavior and activities that can make them victims of violence. This is a problem that has been going on in our neighborhood for years and too many talented young people have had their bright futures cut short by senseless violence.

We can't just sit back and let this kind of violence continue to take lives throughout the community. Building a new rec center at the Armory, with affordable sports and educational programming, will provide young people with a safe, productive place to explore their talents and build real-world skills that will help them to eventually get jobs and raise families of their own.

Along with athletic and afterschool programming, the Armory will provide space for local non-profit organizations that promote anti-violence initiatives and cultural programs that keep our young people active in safe, productive ways. There is absolutely no reason why we should not be building these facilities and offering these programs.

As the borough president, you have put a great deal of effort into decreasing street violence throughout Brooklyn. By supporting the Armory, you can take another big step forward in that vital effort.

Signed.

Dear Borough President Adams,

I support the Bedford-Union Armory proposal because it addresses the longstanding need for quality athletic space to serve our local youth sports leagues and public schools. As you know, many youth leagues and schools in Crown Heights simply do not have the space or resources to support practices and games for basketball, soccer, swimming, track and field and other sports and activities.

It is completely unfair that young people in Crown Heights do not have equal access to quality athletic space in their schools and community. We know that many children in the neighborhood end up being forced to play sports in cafeterias, hallways or other spaces that are not designed for athletic uses. More affluent neighborhoods throughout Brooklyn and other boroughs have been enjoying real athletic facilities for decades and we deserve no less than anyone else.

The Armory proposal would solve this problem by providing a new recreational center with quality basketball courts, indoor fields and a competitive-length swimming pool. Finally, local youth sports leagues and public schools will be able to access real athletic space that will allow young people to develop their talents and build leadership skills that will last a lifetime.

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Signed, Styrey Chanes
1055 St John's PLACE
Brooklyn. N.y. 11213

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local nonprofits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

I've been impressed by the array of non-profit organizations that are already expected to gain affordable office space in the new Armory. The non-profits supported by this project include the West Indian American Day Carnival Association; Ifetayo Cultural Arts Academy; Digital Girl, Inc; the James E. Davis Stop the Violence Foundation; New Heights Youth and the Brooklyn Community Pride Center.

All of these non-profits can and will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT individuals. The problem that many of these organizations have faced is a lack of affordable office space. The Armory proposal is solving that problem by providing the low-rent space they need.

I believe you are a strong supporter of these non-profits and what they stand for, and I hope and trust that you will take the step of supporting this project so they can get the affordable space they have been looking for.

Signed, Franklin Heltenny 1055 St Johns Plack 66 Brooklyn NY 71213

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Ken Levely 1049 Sterling Pl. / 11213 Brooklyn NY

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Pashti Jurner 1049 Sterling St. Apt 11 Brooklyn N.Y. 11213 (718)

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It is also important to me that the Armory's rec center will provide free and low-cost programs for low-income residents of the local community. I support the project in part because of the developer's commitment to ensuring these programs remain affordable for the long term.

Please join me and my neighbors in supporting a new Armory that will finally bring these resources to Crown Heights at a time when we most need them.

Signed, Ben Mctowler 348A HANCOCK St BILLYN, NY 11216

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Janu Williamser 572 Royers ave BIRlyn, 714. 11225

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Linda Ragoo 230 Kingston Aue Brooklyn N. y.

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ICY Warren alle # 47 243 kingston alle # 47 Brooklyn N 4 11217

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John Williams 230 Kingston Ave#1-0 Brooklyn Ny 11213

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230 Kingston are apt 76
347 Brooklyn Ny 11213

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Signed, Demi Croom 230 Kingston arec Alleja, 7.4.1 1213

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yronne puckerni 230 Yringston Ave Brooklyn M. Y 11213 APT 4 P

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Dwa D. Balus 960 5 treas pl Broklyn 4ry. 11213

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230- KINGSTON ANE.

APT- 2C.

BROOKLYN N.Y 11213

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Signed, Roma Williams
763 Eastern Darkway
Brooklyn, Ny 11213

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2 da Halan 230 King Stan Aue 2 R BROOKLYN 15, new York

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BABARA VICKERIE

230 KINGSTON AUE 85

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HERMAN PORTLER
1582 UMON STREET
BROOKINN, M-Y. 112-13

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230 Kingston apt 3 C

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BARRY HOOPER 154-05 71st Ave 4B± Quern-11367

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As the borough president, you have put a great deal of effort into decreasing street violence throughout Brooklyn. By supporting the Armory, you can take another big step forward in that vital effort.

Signed, Lookin Albert Floce. Apt of Blocklyn-N-4-11213

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The Armory's 50 percent affordable rental building will provide apartments for low- and middle-income families in Crown Heights, and that is a great thing. Whether you are working a minimum wage job or working as a teacher or police officer to support your family, we all need an affordable home. I also believe it is important for families of different income levels to be living together in the same building, which will happen under the current Armory plan.

There are some people who say this project should never be built unless it includes 100 percent affordable housing – but anyone being serious and realistic knows that if we throw this opportunity away, we may not get another chance for a generation or more. We simply can't just sit around waiting for 100 percent affordable housing when that will likely never happen.

You were elected to make decisions that improve life for Brooklynites – not to promote unrealistic outcomes that will simply delay the benefits our communities need. That is why you must approve the Armory plan and make this project and its affordable housing happen now.

Signed,

26 Kmylin

Brooklyn hy 11213

I am writing in support of redeveloping the Bedford-Union Armory because Crown Heights needs a new quality, affordable recreational center to serve our community. The Armory has been sitting vacant for far too long and this is our chance to turn it into a community space that empowers local families of all backgrounds.

The proposed recreational center will provide new basketball courts, indoor fields and a swimming pool – all resources that our neighborhood has been demanding for years. Whether it is children, adults or seniors, everyone in Crown Heights can benefit from athletic, fitness and educational programming that will be offered at the Armory.

It is also important to me that the Armory's rec center will provide free and low-cost programs for low-income residents of the local community. I support the project in part because of the developer's commitment to ensuring these programs remain affordable for the long term.

Please join me and my neighbors in supporting a new Armory that will finally bring these resources to Crown Heights at a time when we most need them.

Signed,
Akeem Elder

1064 Lincoln place

Brooklyn 11213

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It is completely unfair that young people in Crown Heights do not have equal access to quality athletic space in their schools and community. We know that many children in the neighborhood end up being forced to play sports in cafeterias, hallways or other spaces that are not designed for athletic uses. More affluent neighborhoods throughout Brooklyn and other boroughs have been enjoying real athletic facilities for decades and we deserve no less than anyone else.

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Westo Richards 1621 Union St Brocklyn 11213

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Jaff Hassim 260 Kinsston Ave Brooklyn 11213

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local nonprofits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

I've been impressed by the array of non-profit organizations that are already expected to gain affordable office space in the new Armory. The non-profits supported by this project include the West Indian American Day Carnival Association; Ifetayo Cultural Arts Academy; Digital Girl, Inc; the James E. Davis Stop the Violence Foundation; New Heights Youth and the Brooklyn Community Pride Center.

All of these non-profits can and will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT individuals. The problem that many of these organizations have faced is a lack of affordable office space. The Armory proposal is solving that problem by providing the low-rent space they need.

I believe you are a strong supporter of these non-profits and what they stand for, and I hope and trust that you will take the step of supporting this project so they can get the affordable space they have been looking for.

258 Kingston 1AVE Psrooklyn N/9 11213

This project provides much-needed recreational and community space that will help decrease street violence that has tragically claimed so many lives in our Crown Heights community.

When young people in Crown Heights have nowhere to go after school or in the evenings, they are at greater risk for being pulled into bad behavior and activities that can make them victims of violence. This is a problem that has been going on in our neighborhood for years and too many talented young people have had their bright futures cut short by senseless violence.

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Jonne Mablonado 254 Kingston Ave BKlyn Ny 11213

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Who Book 230 Kmg Shace #6H Broddy N NY 11213

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Perry Mand

1055 Kinting Ame Brooklyn 19213

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Klies Danks 1055 St. JOHNS PL Broklyn, NY 11218

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Populee Dwards 1303 St. John's PLACE BROOKlys New York 11213

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Signed,

Gwendolan Smith

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Signed Margaret Leiger Lworg

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Barry C. Brogton 7-23-17

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Ms. Elipheth Waldy

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Barbara Bourden

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7/23/17

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Signed,

many Hull

Dear Borough President Adams;

This project provides much-needed recreational and community space that will help decrease street violence that has tragically claimed so many lives in our Crown Heights community.

When young people in Crown Heights have nowhere to go after school or in the evenings, they are at greater risk for being pulled into bad behavior and activities that can make them victims of violence. This is a problem that has been going on in our neighborhood for years and too many talented young people have had their bright futures cut short by senseless violence.

We can't just sit back and let this kind of violence continue to take lives throughout the community. Building a new rec center at the Armory, with affordable sports and educational programming, will provide young people with a safe, productive place to explore their talents and build real-world skills that will help them to eventually get jobs and raise families of their own.

Along with athletic and afterschool programming, the Armory will provide space for local non-profit organizations that promote anti-violence initiatives and cultural programs that keep our young people active in safe, productive ways. There is absolutely no reason why we should not be building these facilities and offering these programs.

As the borough president, you have put a great deal of effort into decreasing street violence throughout Brooklyn. By supporting the Armory, you can take another big step forward in that vital effort.

Signed,

Lheadwell

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Dear Borough President Adams,

I am writing in support of redeveloping the Bedford-Union Armory because Crown Heights needs a new quality, affordable recreational center to serve our community. The Armory has been sitting vacant for far too long and this is our chance to turn it into a community space that empowers local families of all backgrounds.

The proposed recreational center will provide new basketball courts, indoor fields and a swimming pool – all resources that our neighborhood has been demanding for years. Whether it is children, adults or seniors, everyone in Crown Heights can benefit from athletic, fitness and educational programming that will be offered at the Armory.

It is also important to me that the Armory's rec center will provide free and low-cost programs for low-income residents of the local community. I support the project in part because of the developer's commitment to ensuring these programs remain affordable for the long term.

Please join me and my neighbors in supporting a new Armory that will finally bring these resources to Crown Heights at a time when we most need them.

Signed,

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It is also important to me that the Armory's rec center will provide free and low-cost programs for low-income residents of the local community. I support the project in part because of the developer's commitment to ensuring these programs remain affordable for the long term.

Please join me and my neighbors in supporting a new Armory that will finally bring these resources to Crown Heights at a time when we most need them.

Dear Borough President Adams,

Crown Heights needs more affordable housing now – not in 10 or 20 years, but now. That is why I support the proposal for new affordable housing at the Bedford-Union Armory and strongly disagree with those who are trying to block this important project.

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Signed,
Ruth Wilson

Dear Borough President Adams,

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local non-profits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

I've been impressed by the array of non-profit organizations that are already expected to gain affordable office space in the new Armory. The non-profits supported by this project include the West Indian American Day Carnival Association; Ifetayo Cultural Arts Academy; Digital Girl, Inc; the James E. Davis Stop the Violence Foundation; New Heights Youth and the Brooklyn Community Pride Center.

All of these non-profits can and will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT individuals. The problem that many of these organizations have faced is a lack of affordable office space. The Armory proposal is solving that problem by providing the low-rent space they need.

I believe you are a strong supporter of these non-profits and what they stand for, and I hope and trust that you will take the step of supporting this project so they can get the affordable space they have been looking for.

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Signed, Ada M Farmer

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Signed, Donald Pittman

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Clua Hall 139 CLAVELAND ST B, Klyn NY 11208

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Dear Borough President Adams;

This project provides much-needed recreational and community space that will help decrease street violence that has tragically claimed so many lives in our Crown Heights community.

When young people in Crown Heights have nowhere to go after school or in the evenings, they are at greater risk for being pulled into bad behavior and activities that can make them victims of violence. This is a problem that has been going on in our neighborhood for years and too many talented young people have had their bright futures cut short by senseless violence.

We can't just sit back and let this kind of violence continue to take lives throughout the community. Building a new rec center at the Armory, with affordable sports and educational programming, will provide young people with a safe, productive place to explore their talents and build real-world skills that will help them to eventually get jobs and raise families of their own.

Along with athletic and afterschool programming, the Armory will provide space for local non-profit organizations that promote anti-violence initiatives and cultural programs that keep our young people active in safe, productive ways. There is absolutely no reason why we should not be building these facilities and offering these programs.

As the borough president, you have put a great deal of effort into decreasing street violence throughout Brooklyn. By supporting the Armory, you can take another big step forward in that vital effort.

Signed.

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Marques Kinsell

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The Armory's 50 percent affordable rental building will provide apartments for low- and middle-income families in Crown Heights, and that is a great thing. Whether you are working a minimum wage job or working as a teacher or police officer to support your family, we all need an affordable home. I also believe it is important for families of different income levels to be living together in the same building, which will happen under the current Armory plan.

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You were elected to make decisions that improve life for Brooklynites – not to promote unrealistic outcomes that will simply delay the benefits our communities need. That is why you must approve the Armory plan and make this project and its affordable housing happen now.

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local non-profits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

I've been impressed by the array of non-profit organizations that are already expected to gain affordable office space in the new Armory. The non-profits supported by this project include the West Indian American Day Carnival Association; Ifetayo Cultural Arts Academy; Digital Girl, Inc; the James E. Davis Stop the Violence Foundation; New Heights Youth and the Brooklyn Community Pride Center.

All of these non-profits can and will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT individuals. The problem that many of these organizations have faced is a lack of affordable office space. The Armory proposal is solving that problem by providing the low-rent space they need.

I believe you are a strong supporter of these non-profits and what they stand for, and I hope and trust that you will take the step of supporting this project so they can get the affordable space they have been looking for.

Signed,

guetar gibbe

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Signed, Sincerely, Josephine Early

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Esther Malone

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Signed, Bertha L. Welpon



July 18, 2017

Mr. Eric Adams Brooklyn Borough President Borough Hall 209 Joralemon Street Brooklyn, NY 11201

Dear Eric,

It is time to redevelop the Bedford-Union Armory and provide new affordable space for nonprofit organizations in Crown Heights. Local nonprofits are part of the backbone of Brooklyn and this project will ensure that we continue serving our community for generations to come.

We are impressed by the nonprofit organizations that are expected to gain affordable space in the new Armory. They include the West Indian American Day Carnival Association, Ifetayo Cultural Arts Academy, Digital Girl, the James E. Davis Stop the Violence Foundation, New Heights Youth and the Brooklyn Community Pride Center.

All of these organizations will play a huge role in supporting underserved and vulnerable populations in Crown Heights, including low-income people of color and LGBT+ folks. Affordable space has been an enduring challenge for all of us and the Armory proposal is solving that problem by providing low rent.

You have been an incredible supporter of the Brooklyn Community Pride Center. The Armory project is essential to our ultimate goal of providing a network of programs and services for Brooklyn's growing LGBT+ community. We know that our presence, along with other nonprofit organizations, will be significant added value to the community and hope you share in that view.

We encourage your support of this vital project.

Sincerely,

Debbie Brennan Board Chair (917) 881-6259 Floyd Rumohr Executive Director (646) 318-7043

I support the Bedford-Union Armory proposal because it address the longstanding need for quality athletic space to serve our local youth sports leagues and public schools. As you know, many youth leagues and schools in Crown Heights simply do not have the space or resources to support practices and games for basketball, soccer, swimming, track and field and other sports and activities.

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Do not hold this community back by forcing our young people to continue using second-class facilities. It is time to bring fairness to Crown Heights and give our kids the same opportunities as anyone else's.

I am writing in support of redeveloping the Bedford-Union Armory because Crown Heights needs a new quality, affordable recreational center to serve our community. The Armory has been sitting vacant for far too long and this is our chance to turn it into a community space that empowers local families of all backgrounds.

The proposed recreational center will provide new basketball courts, indoor fields and a swimming pool—all resources that our neighborhood has been demanding for years. Whether it is children, adults or seniors, everyone in Crown Heights can benefit from athletic, fitness and educational programming that will be offered at the Armory.

It is also important to me that the Armory's rec center will provide free and low-cost programs for low-income residents of the local community. I support the project in part because of the developer's commitment to ensuring these programs remain affordable for the long term.

Please join me and my neighbors in supporting a new Armory that will finally bring these resources to Crown Heights at a time when we most need them.

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JUM MENTS

I am urging you to approve the Bedford-Union Armory plan. This project provides much-needed recreational and community space that will help decrease street violence that has tragically claimed so many lives in our Crown Heights community.

When young people in Crown Heights have nowhere to go after school or in the evenings, they are at greater risk for being pulled into bad behavior and activities that can make them victims of violence. This is a problem that has been going on in our neighborhood for years and too many talented young people have had their bright futures cut short by senseless violence.

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As the borough president, you have put a great deal of effort into decreasing street violence throughout Brooklyn. By supporting the Armory, you can take another big step forward in that vital effort.

It is time to redevelop the Bedford-Union Armory and provide new affordable space for non-profit organizations in Crown Heights. You know that local non-profits are part of the backbone of Brooklyn and we need this project to ensure that they can continue serving our community for generations to come.

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Signed, Christie Colly

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James Lewis 1148 Union Street

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Nick Prandfor 1056 President St. Brookeyn, Py 11225

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sufference 8412 Franklin AUE B.K., N.Y. 11225

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Dave Bakey 1040 President St. Brooklyn, My 11225

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kwamon Shewa Zhorklyn, M

Crown Heights needs more affordable housing now – not in 10 or 20 years, but now. That is why I support the proposal for new affordable housing at the Bedford-Union Armory and strongly disagree with those who are trying to block this important project.

The Armory's 50 percent affordable rental building will provide apartments for low- and middle-income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a income families in Crown Heights, and that is a great thing. Whether you are working a living together in the same building, which will happen under the current Armory plan.

There are some people who say this project should never be built unless it includes 100 percent affordable housing — but anyone being serious and realistic knows that if we throw this affordable housing — but anyone get another chance for a generation or more. We simply can't just opportunity away, we may not get another chance housing when that will likely never happen.

You were elected to make decisions that improve life for Brooklynites – not to promote unrealistic outcomes that will simply delay the benefits our communities need. That is why you must approve the Armory plan and make this project and its affordable housing happen now.

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Lexi Brandfon 1050 President St Brooklyn, MY 11225

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Lavin Flb 7/25/17

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Caleb Crawford. 7/25/17

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Harian Welmas 7/25/17

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Signed, Jorlan Day 7/20/2017

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Signed, Shayal Myrral 7/21/17

Elijah Myrthi)

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| THE COUNCIL | · |
| THE COUNCIL | |
| THE CITY OF NEW YORK | |
| Appearance Card | |
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| I intend to appear and speak on Int. No Res. I | No |
| Date: | |
| (PLEASE PRINT) | |
| Name: Minthrop Wherton | |
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| THE COUNCIL | |
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| Appearance Card | |
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| Name: YON 14 VOOCIVI | |
| Address: PSFC Partners | |
| 1 represent: | |
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| Please complete this card and return to the Sergeant-at-A | rms 🌢 |

| Appearance Card |
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| in favor in opposition |
| Date: |
| (PLEASE PRINT) |
| Name: James Patchett |
| Address: |
| 1 represent: President EDC |
| Address: Grantile VICE 1865 |
| Please complete this card and return to the Sergeant-at-Arms |
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| THE COUNCIL |
| THE CITY OF NEW YORK |
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| Appearance Card |
| I intend to appear and speak on Int. No Res. No |
| in favor in opposition |
| Date: |
| (PLEASE PRINT) Patchet |
| Name: Jeffrey Nelson James |
| Address: |
| 1 represent: EDC, Executive Vice Priside AT |
| Address: |
| A. |
| Please complete this card and return to the Sergeant-at-Arms |