

ASTORIA COVE OCTOBER 2014



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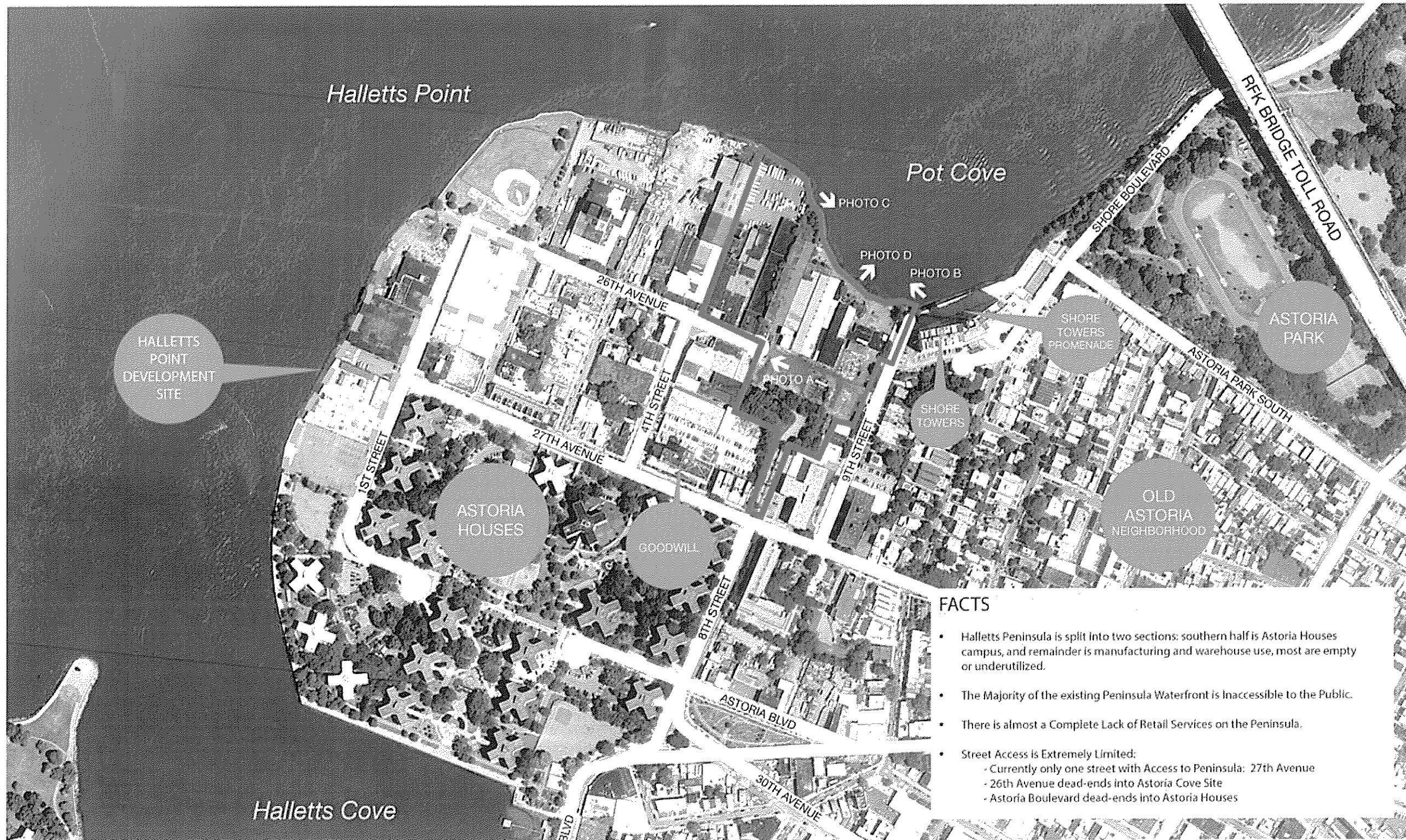
Philip Habib Associates
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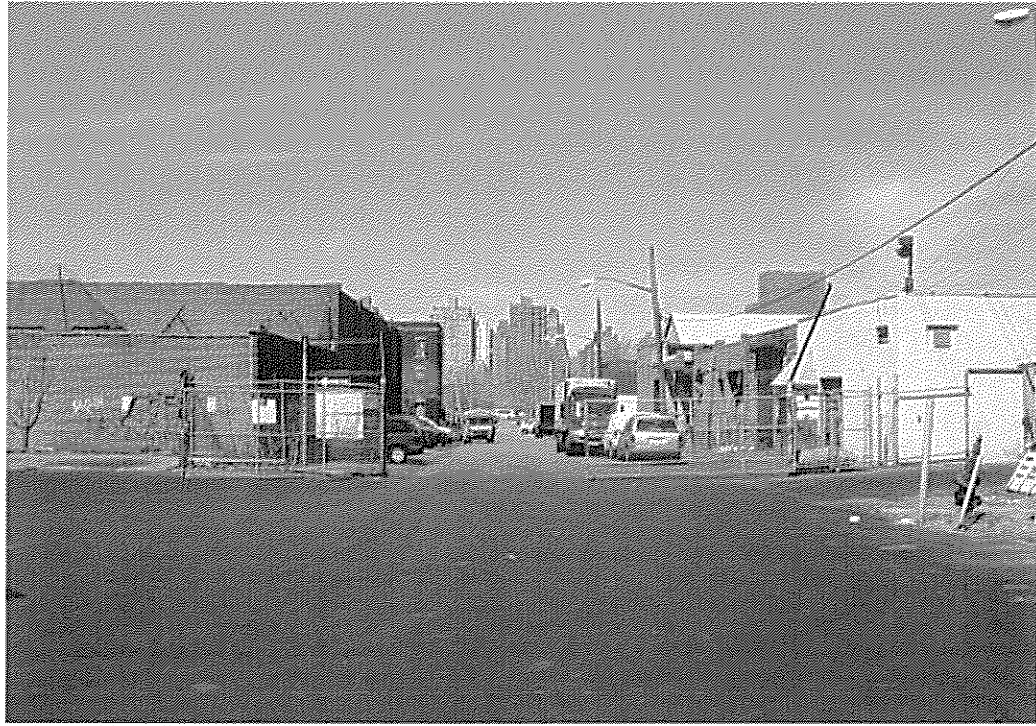
SITE FACTS

- Site is located on the Astoria East River Waterfront, adjacent to the Old Astoria Neighborhood
- Total Lot Contains 370,000 sf of Waterfront area Currently Zoned for Industrial Uses, Currently Almost Entirely Empty
- The site includes 520 Lineal Feet of Waterfront Shoreline
- Waterfront Offers Dramatic Views up East River, RFK and Hell Gate Bridges, and Across Peninsula to Manhattan Skyline

LOCATION AND CONTEXT



EXISTING SITE CONTEXT



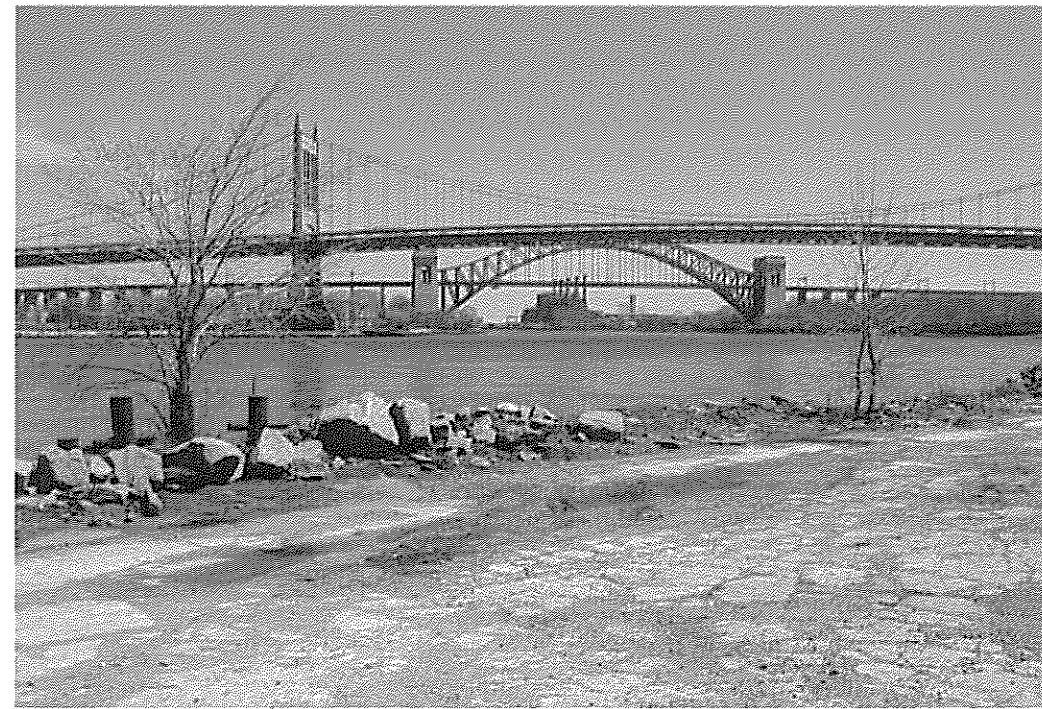
A - View of Dead End at 26th Avenue Looking West Through Site



B - View of Waterfront, Looking West Across Site



C - View Past Site to Adjacent "Shore Towers," Looking East



D - Dramatic Views of RFK & Hell Gate Bridges From Site's Waterfront

EXISTING SITE PHOTOS



Halletts Point

Pot Cove

Halletts Cove

SHORE PUBLIC WALKWAY

4TH STREET
NEW DIAGONAL STREET
ORIENTED TO SHORELINE,
VIEW OF BRIDGES, &
CURVATURE OF
EXISTING STREET

SHORE DRIVE
PROPOSED
NEW PRIVATE
STREET

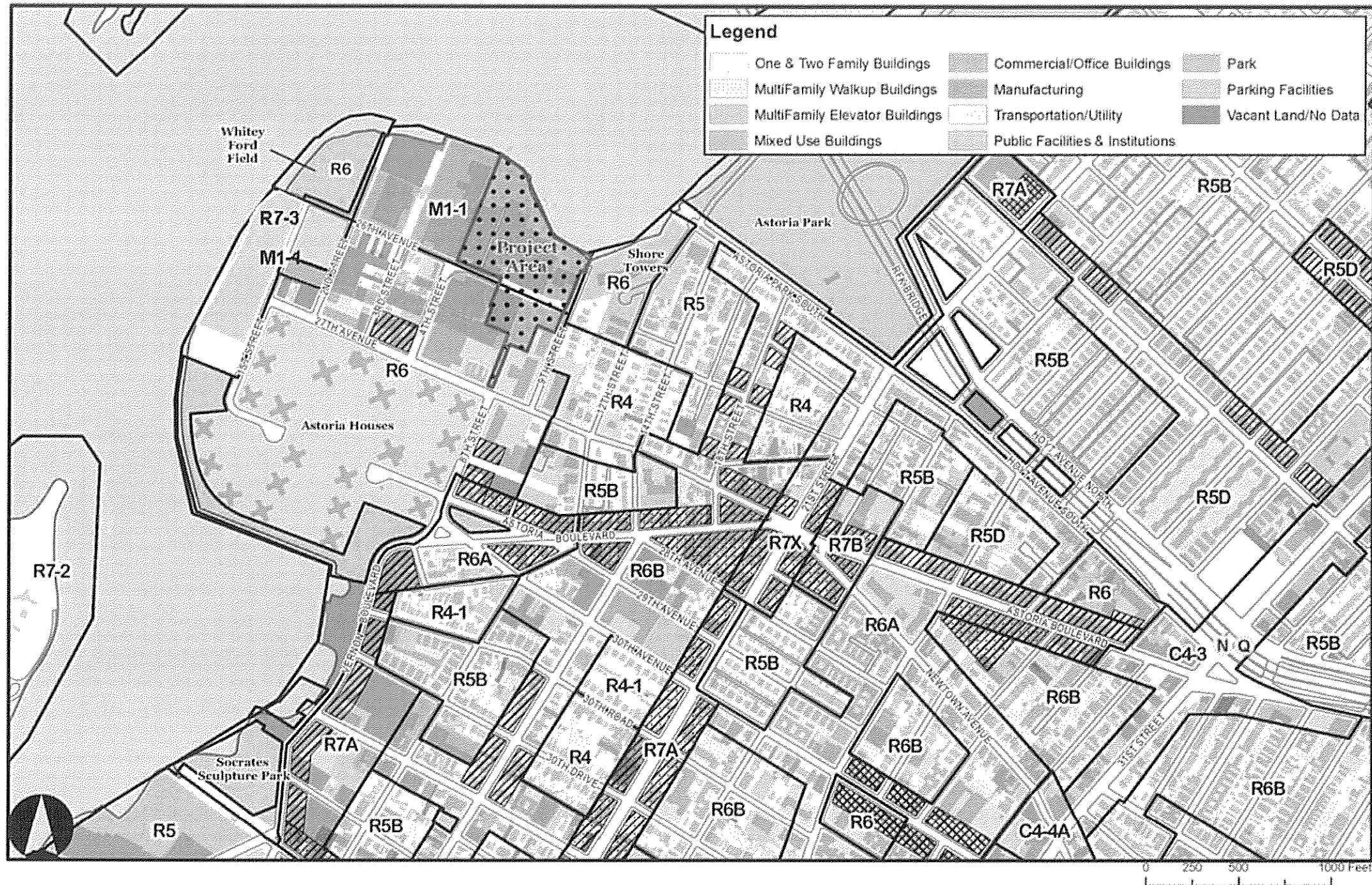
26TH AVENUE
RECONNECTION
ALLOWING FOR
ACCESS
TO PENINSULA

8TH STREET
TRANSFORMED
PEDESTRIAN
WALKWAY TO
WATER

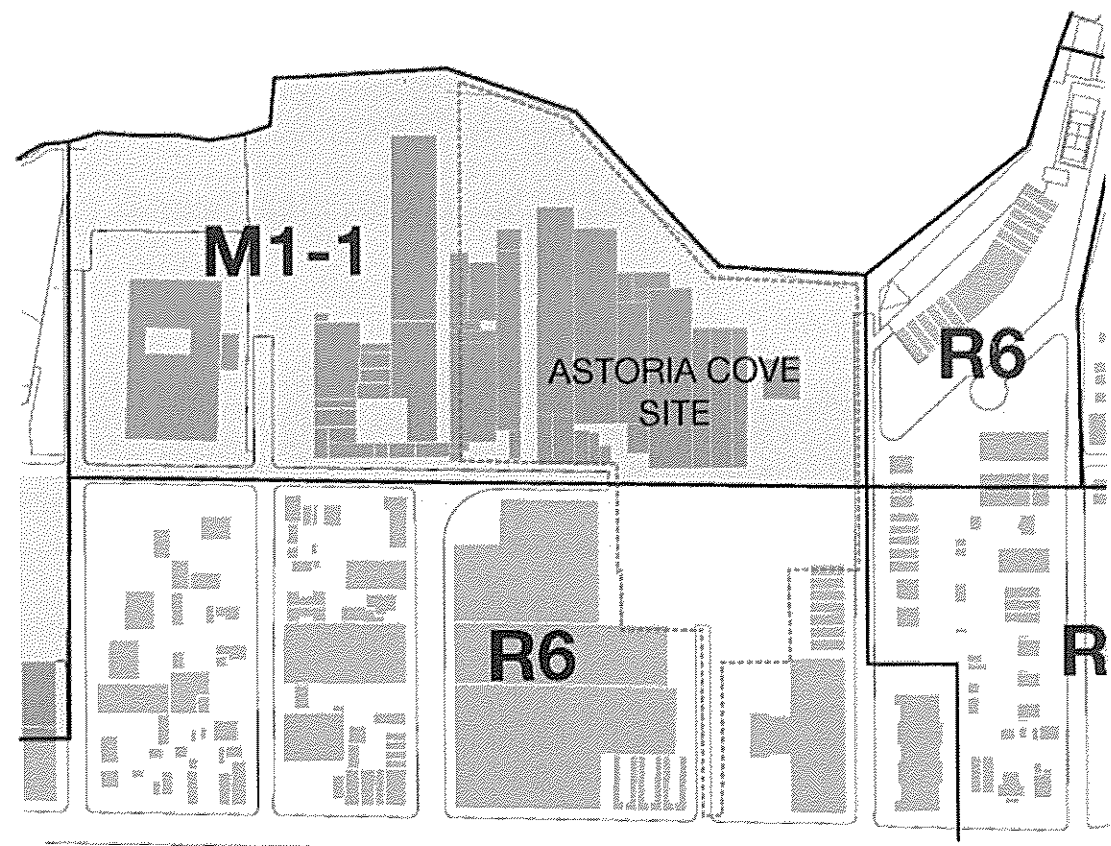
FACTS

- Acre of Site: 8.8 Acres
- Grade Change: 38.75 feet

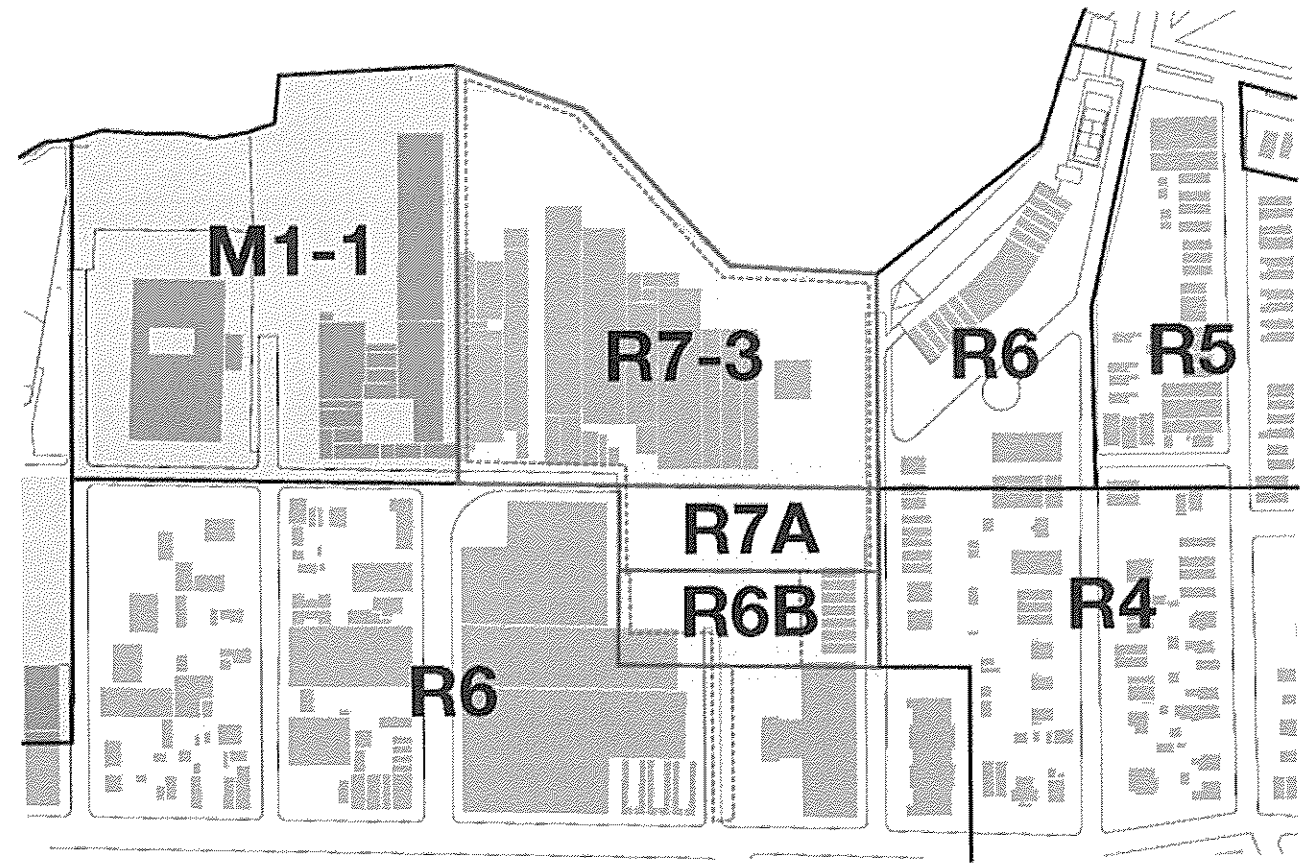
STREET CONNECTION DIAGRAM



EXISTING LAND USE AND ZONING DIAGRAM



Existing Zoning

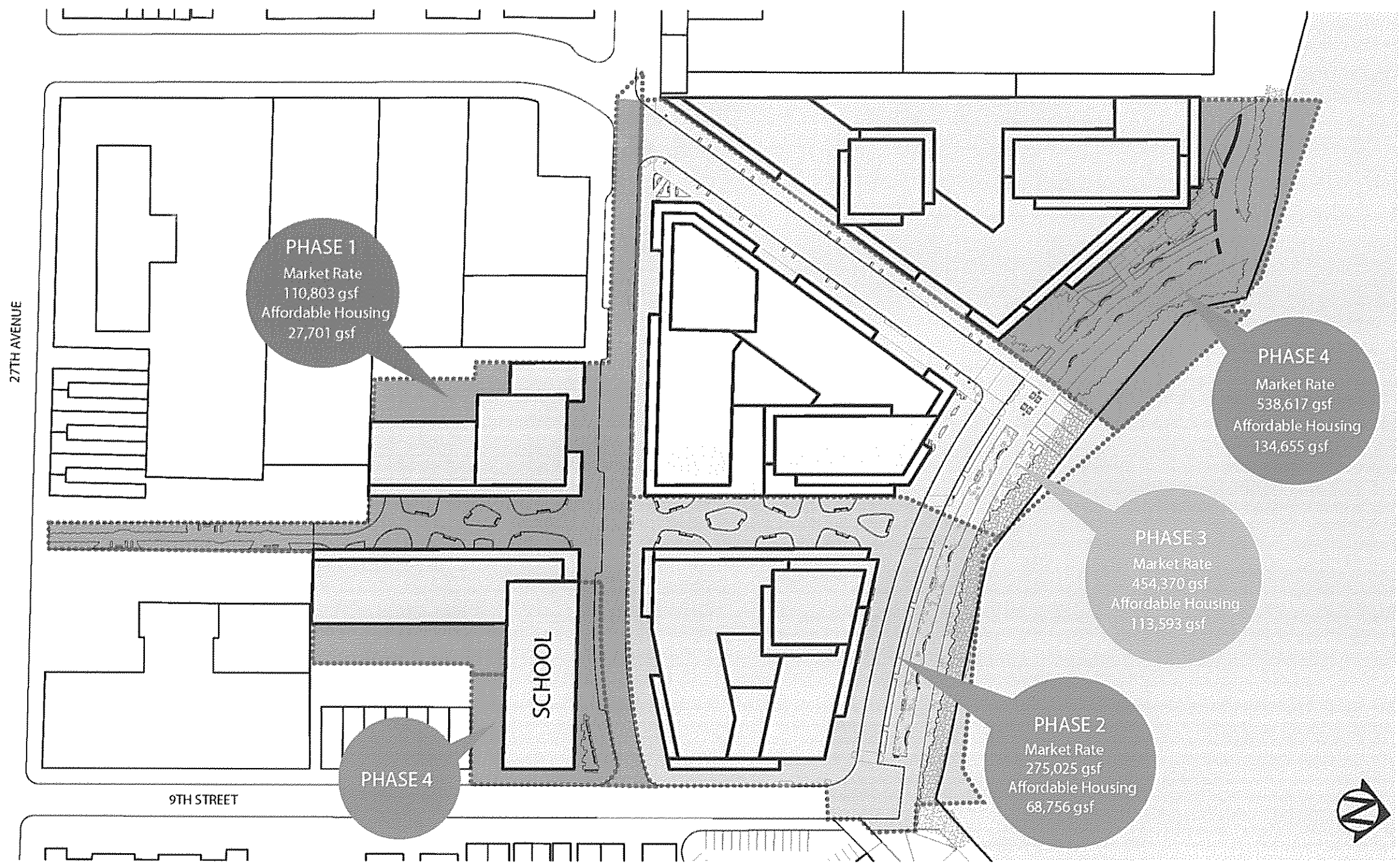


Proposed Zoning

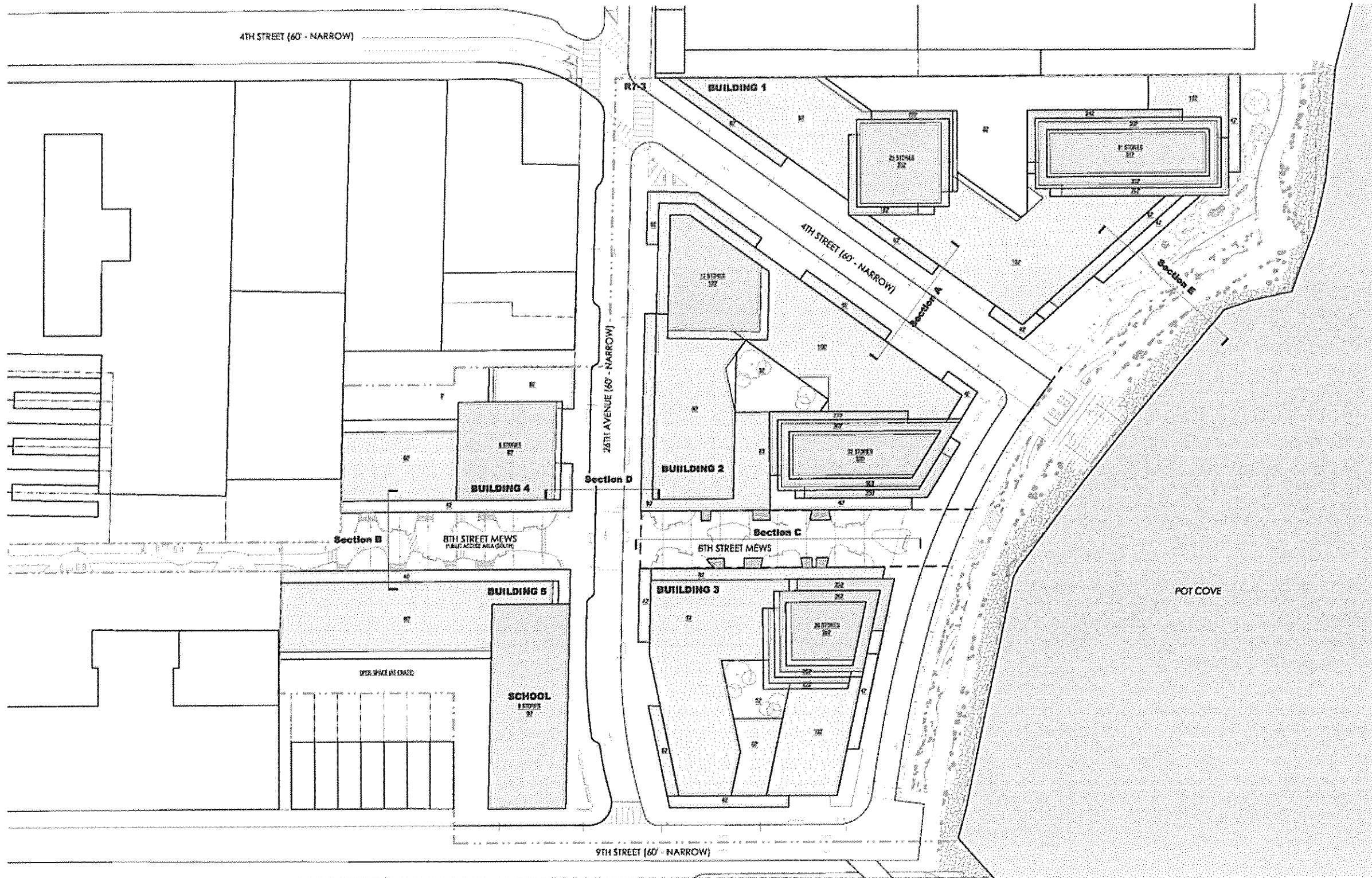
PROPOSED PROGRAM

Maximum Permitted FAR	R7-3 = 5.00
Waterfront Parcels	
Upland Parcels	R7A = 4.60 R6B = 2.20 R6 = 2.43
Project Lot Area	377,726 sf
Proposed Total Zoning Floor Area	1,762,350 sf
Residential	1,647,684 sf
Commercial	54,099 sf
School	60,567 sf
Total Dwelling Unit Count	1,723 units
Affordable Housing	345 units
Total Parking Count	900 cars
Total Proposed Open Space	83,846 sf

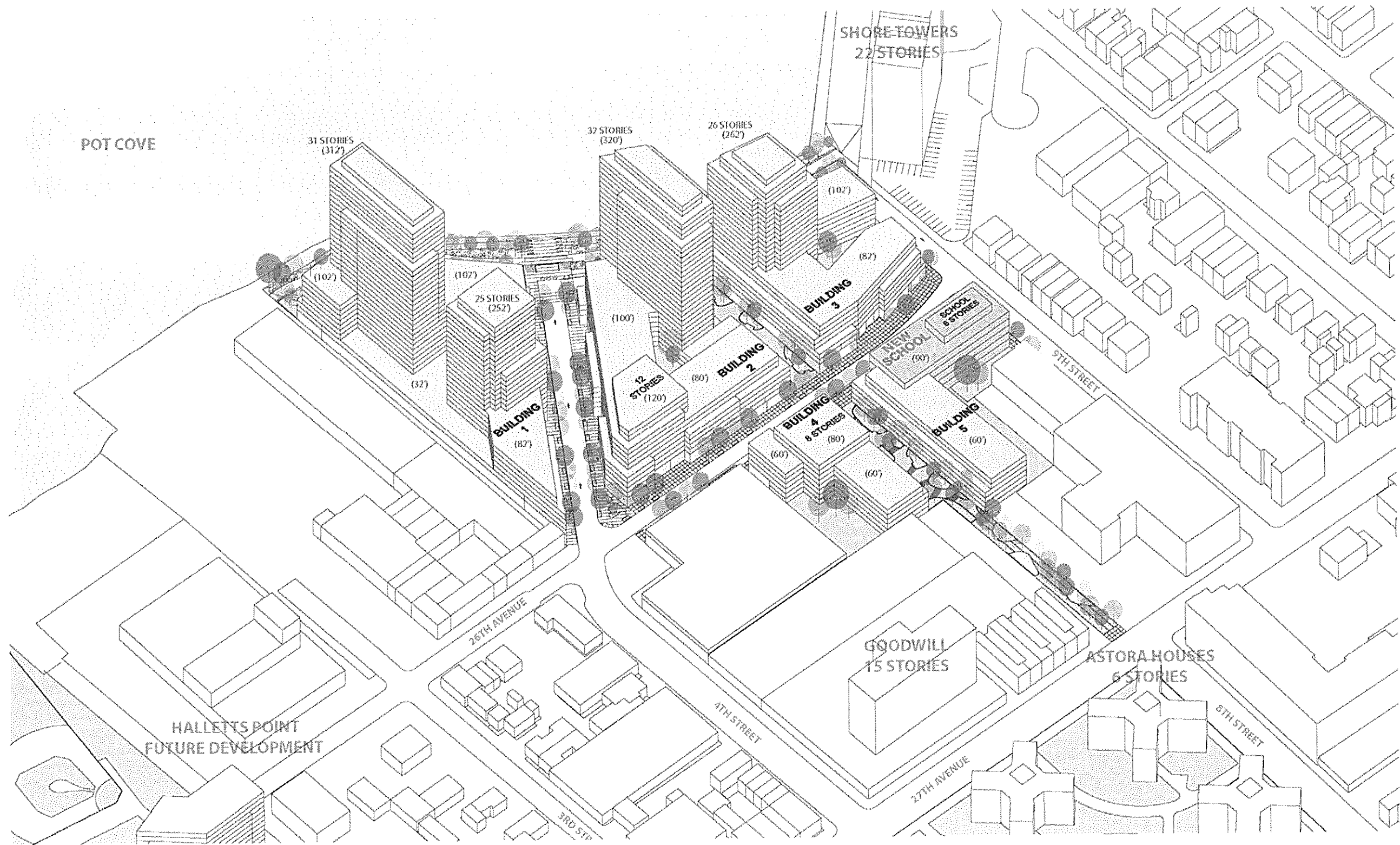
PROPOSED PROGRAM



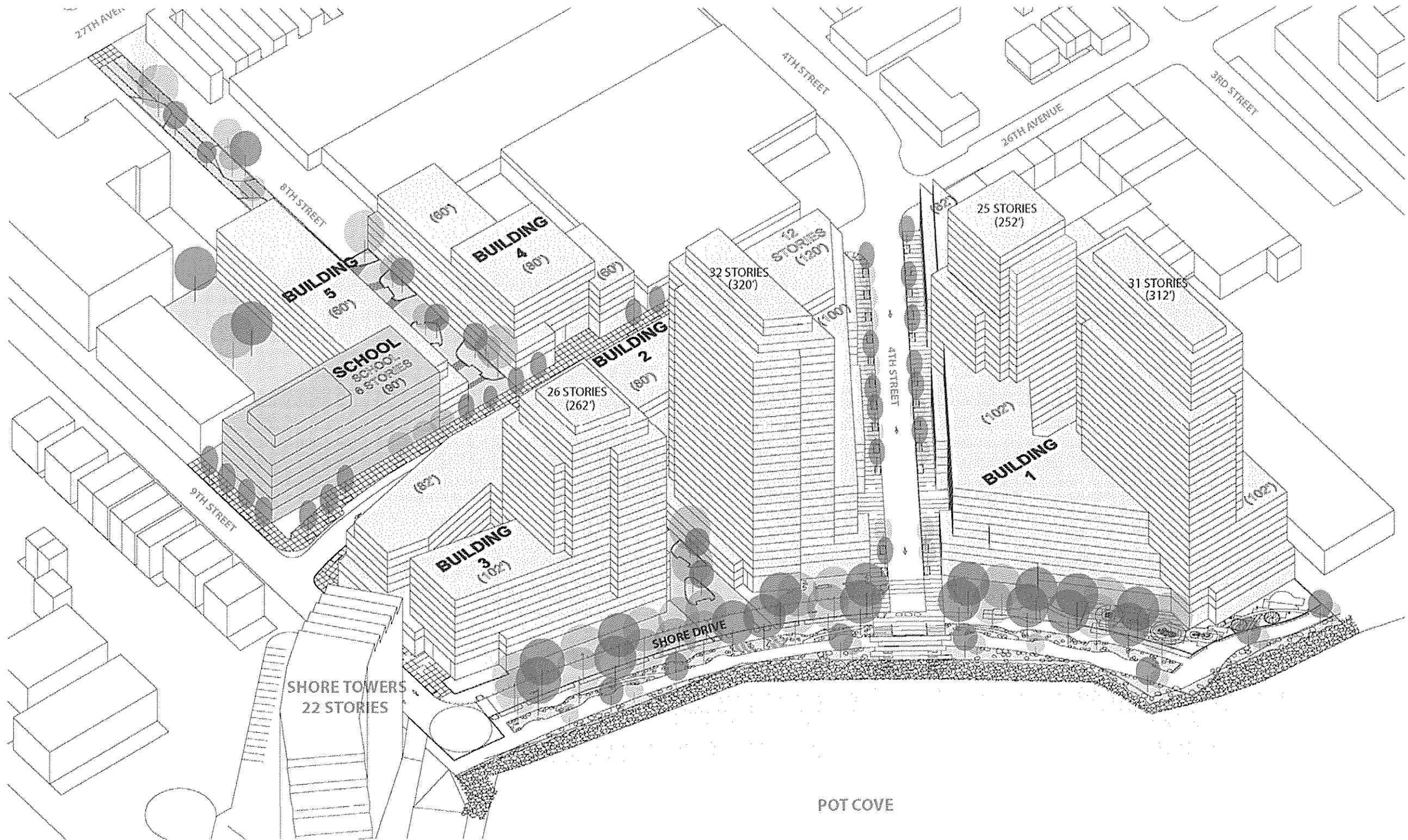
PHASING PLAN



ROOF PLAN



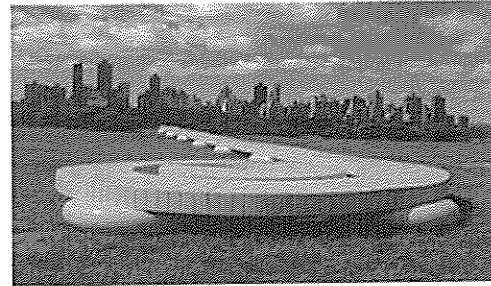
ISOMETRIC VIEW FROM THE SOUTHWEST



ISOMETRIC VIEW FROM THE NORTHEAST



1. Rainey Park
8.9 Acres - Largest in Ravenwood



2. Socrates Sculpture Park
8.9 Acres - Open studio and exhibition space



3. Goodwill Park
0.4 Acres - Recreational Facilities



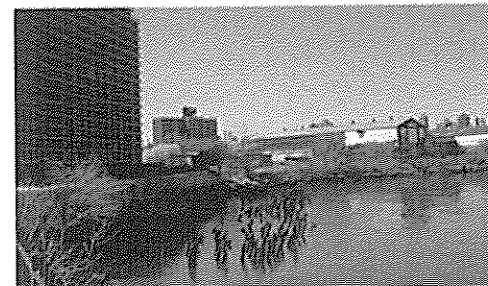
4. Astoria Houses Esplanade



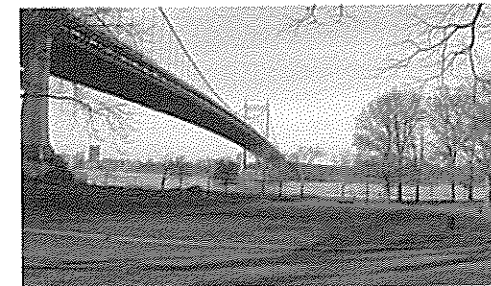
5. Astoria Houses Playground
1.3 Acres



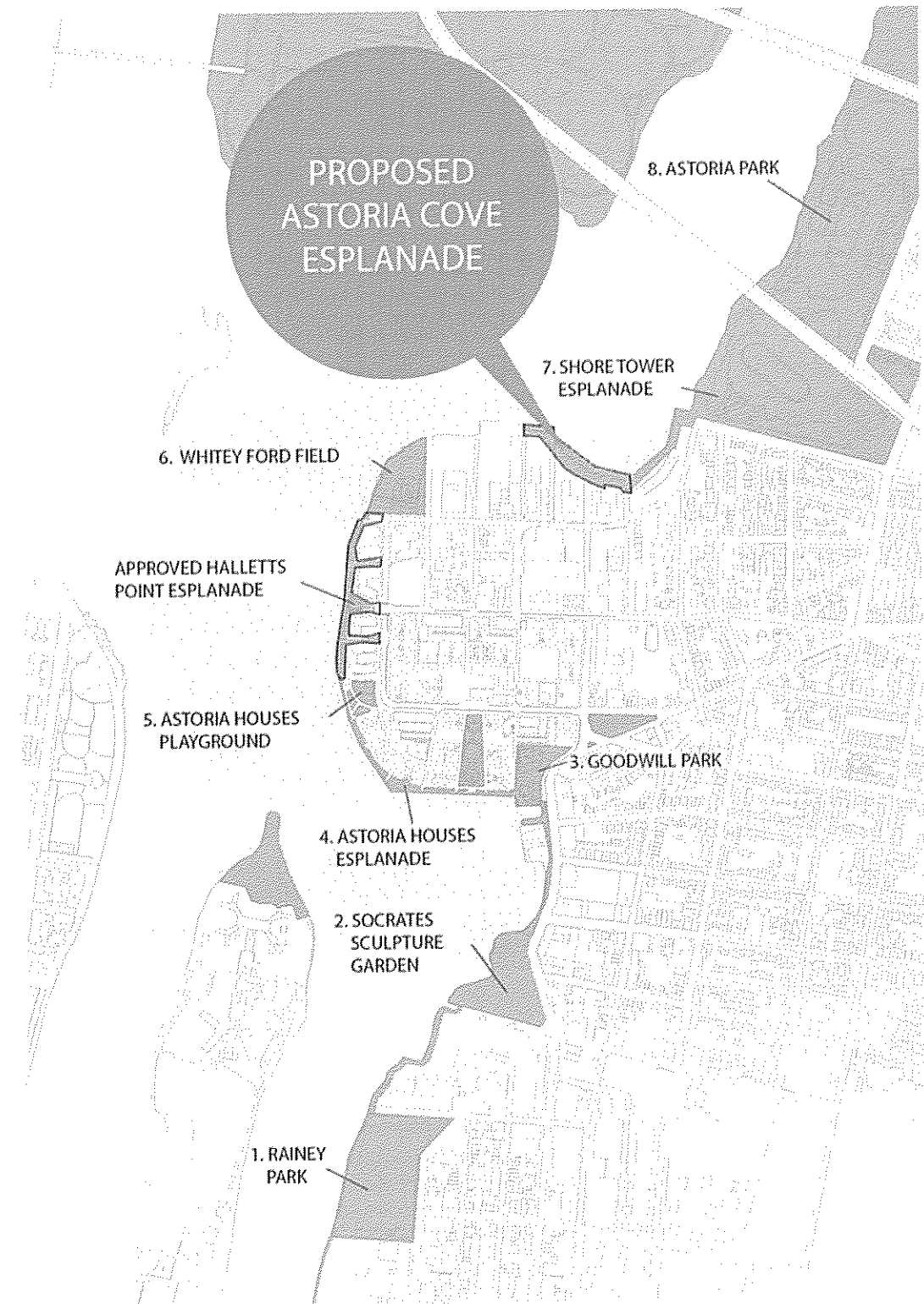
6. Whitey Ford Field
3.6 Acres - Professional quality ballpark



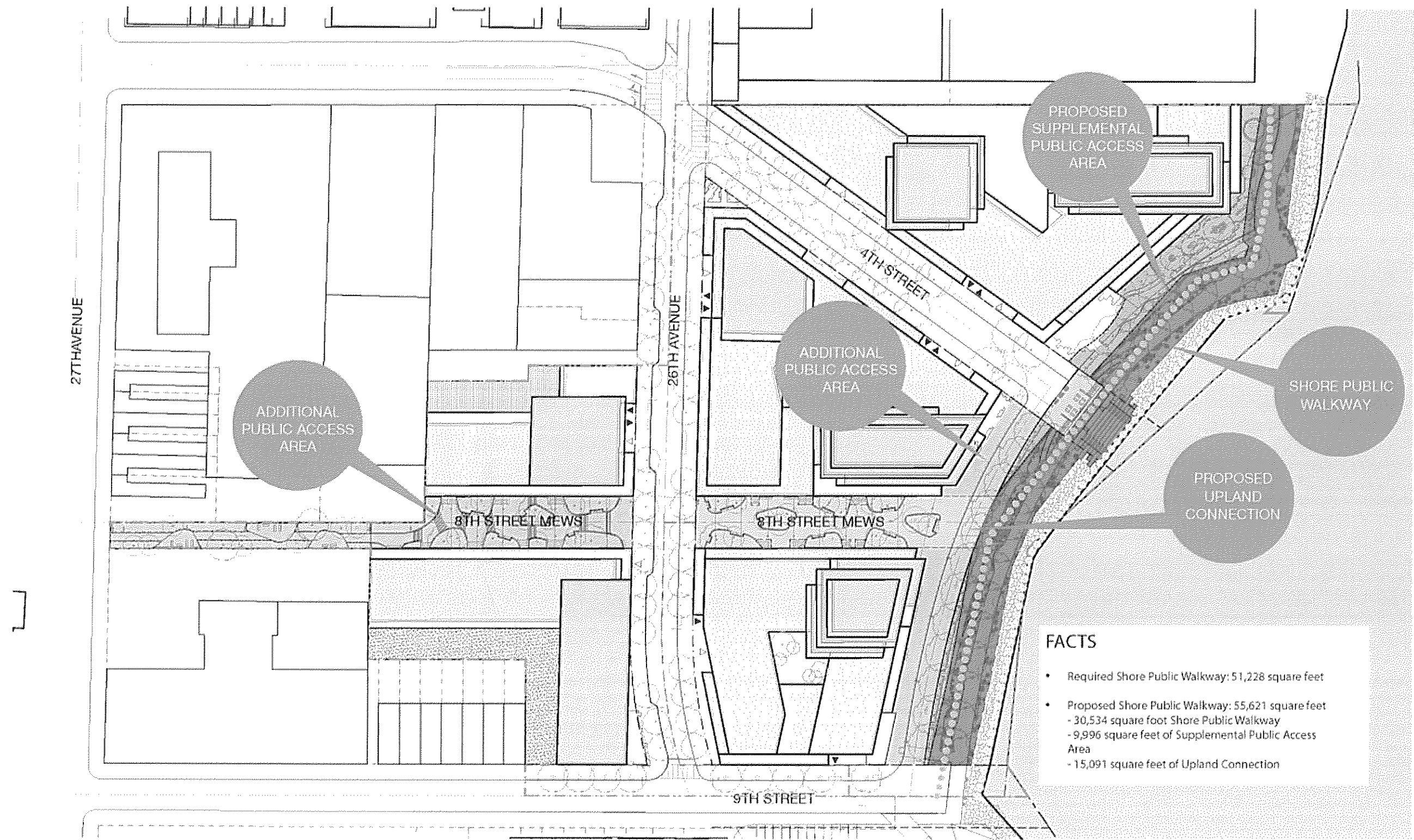
7. Shore Tower Esplanade
Concrete ramp and walkway



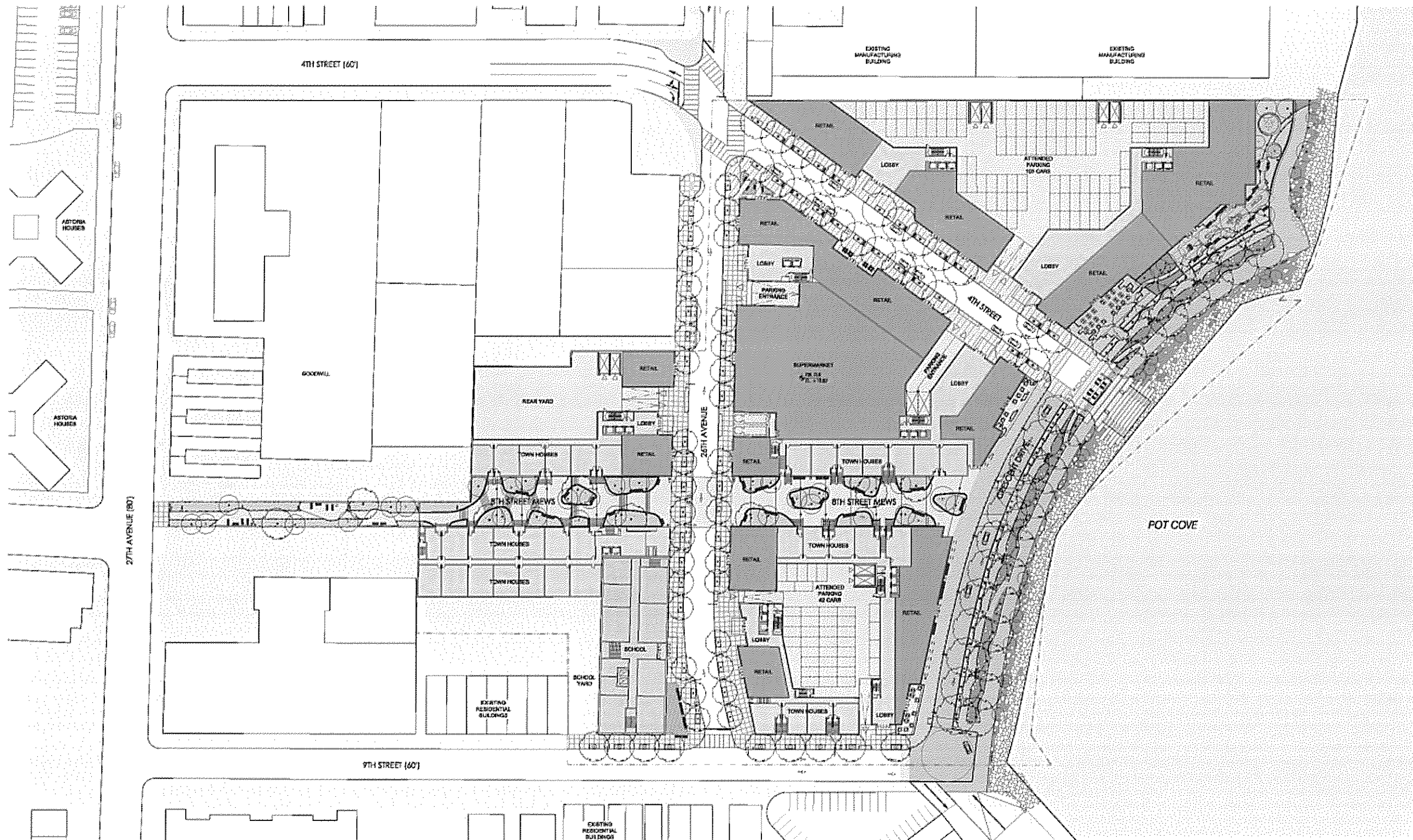
8. Astoria Park
65.7 Acres - Largest park in Astoria
Oldest and largest swimming pool in the city



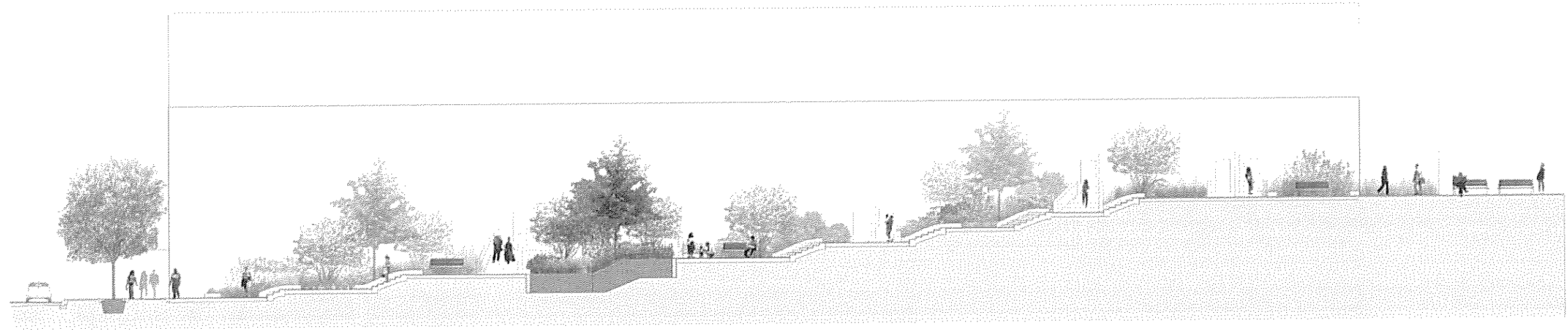
EAST RIVER GREEN SPACE DIAGRAM



55,621 SF OF WATERFRONT PUBLIC ACCESS AREA AND OPEN SPACE



LANDSCAPE PLAN



SECTION C | 8TH STREET MEWS



NORTH VIEW OF PROJECT



VIEW 1 | 4TH STREET



VIEW 2 | WATERFRONT ESPLANADE



VIEW 3 | 8TH STREET MEWS



VIEW 4 | 26TH AVENUE

PROPOSED ULURP ACTIONS

- Zoning Map Amendment
- Zoning Text Amendments
(Extension of Inclusionary Housing Designated Area)
- Large-Scale General Development Special Permits
- Waterfront Special permit
- Authorizations to Modify Waterfront Esplanade Requirements
- Certification by Chairperson of the City Planning Commission
- City Map Change

PROPOSED INCLUSIONARY HOUSING TEXT AMENDMENT

Proposed New ZR Section 23-953(b)

APPLICABILITY

Applies specifically to Project Site -- within Queens CD 1 to zoning lots within a large-scale general development zoned R6B, R7A and R7-3 within an Inclusionary Housing designated area

MANDATORY PARTICIPATION

Participation in the Inclusionary Housing program is mandatory as a condition to building any residential floor area

PERMANENT AFFORDABILITY

Affordable units must be permanently affordable

- Requires minimum of 20% affordable units for low-income households
- Allows the option of providing a share of affordable units for moderate- or middle-income households, if more than 20% of floor area is made affordable and at least 10% low-income units are provided
- In the event that public funding is used, the Commission, in consultation with HPD, may require an increase in the percentage of residential floor area dedicated to affordable housing above 20%

PROPOSED INCLUSIONARY HOUSING PLAN

Astoria Cove provides 20% low-income units at 80% AMI with no public subsidy

CONNECTING COMMUNITIES

Infrastructure improvements: Addition of new roadways to improve circulation within the peninsula and a pedestrian thoroughfare to connect the neighborhood to the future publicly accessible waterfront park and playground, as well as installation of new storm and/or sanitary sewers on portions of 4th Street, 6th Street and 26th Avenue, and a new water main along 4th Street.

Establishing priority for local residents for construction & permanent jobs: Commitment to work with the City-sponsored Astoria Houses Jobs-Plus site to train and connect qualified residents to hundreds of employment opportunities created by Astoria Cove.

Mandating local hiring clauses for future Astoria Cove contractors and commercial tenants: Commitment to include language in future leases that ensures that commercial tenants collaborate with Jobs-Plus to identify local talent through sharing available job postings and recruitment events.

Priority for Astoria Houses Residents in the affordable housing lottery: Commitment to seek approval to set priority for a portion of the affordable housing units to Astoria Houses residents.

Enabling alternative credit options to qualify residents for affordable housing: Exploration of alternative measures (for example, rent payment history) in addition to or in lieu of traditional credit qualification criteria to remove the barrier of traditional credit checks for those who are selected in the lottery and would otherwise be excellent tenants.

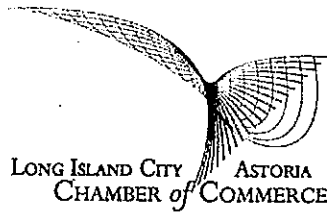
Creating and supporting cooperative businesses owned by local residents: Commitment to support the creation of a cooperatively owned supermarket and security company for Astoria Cove that will ultimately be owned and run in part by community residents, including the residents of Astoria Houses, which will build upon the City Council's commitment to cooperative businesses and Urban Upbound's innovative work in developing a network of cooperatives on the Peninsula.

Building an interim community open space informed by community feedback: Collaboration with Astoria residents, including the Astoria Houses Resident Association, to get feedback from the community on alternative uses for the interim community open space.

Expanding transportation options: Commitment to support the development of a ferry dock at Astoria Cove and to help raise additional funding and support.

Improvement of local open space: Commitment to invest in improvements to Whitey Ford Park by installing adult fitness equipment and a new comfort station.

CONNECTING COMMUNITIES



21-56 28th Street; Astoria, NY; 11105 646-920-4652 Arthur@LICChamber.org LICCHAMBER.org

Arthur Rosenfield, President

October 20, 2014

**City Council Testimony of
Arthur Rosenfield, President
Long Island City/Astoria Chamber of Commerce**

Members of the Council, I am Arthur Rosenfield. I run a local news service and have long been active in the activities across my community of Long Island City and the Astoria Community. I also serve as President of the Long Island City/Astoria Chamber of Commerce, and organization that I founded. I have the good fortune of being a part of the renaissance of LIC and the evolving gentrification of Astoria.

I am here to both recommend and enthusiastically support the Astoria Cove development proposal before you.

For 50 years no one has made an investment in this isolated part of the peninsula, until now. 2030 Astoria Developers has proposed a development that will breathe **positivity, prosperity, and life** to it. It will contribute unique infrastructure so that the western Astoria area neighborhood can truly **flourish**.

At this time, the area West of 21st Street has limited development. This is in contrast to the community development and prosperity in Astoria that has taken place East of 21st Street.

2030 Astoria Developers has come to the table with a great vision. This community will certainly enjoy the benefits the project will add, including the creation of new well paid jobs and attraction of local investment. It will also serve to encourage development of public transportation for a neighborhood which is underserved.

Together with other previously authorized development on the Peninsula, the entire area will become a model of residential development that will **lift the quality of life** in that neighborhood area of Astoria **for everyone**....including the residents of Astoria Houses simply by its proximity.

Because of my activities, I see how that vision finds its way into the lives of people across our community. This development partnership – 2030 Astoria Developers – impresses me that they have loyalty to the community and have demonstrated a desire to be good a corporate citizen and long term partner and investor in our collective future.

They are bringing jobs, training, and so much more.

Jay Valgora is the architect for key developments across Long Island City and this project. I have known Jay and seen his work in remarkable and unprecedented growth of LIC since 2008. Mr. Valgora is incorporating the present community into this project in a way many others would not. That is positive and commendable.

Steve Valiotis is another visionary of this project. He is an urban planner with a vision to enhance this community. I want to emphasize that Steve has given support through the founding of Alma Bank to help fund young entrepreneurs to revitalize the neighborhood. Steve and Alma Bank have the ability to create much needed jobs with this development and help this part of Queens flourish.

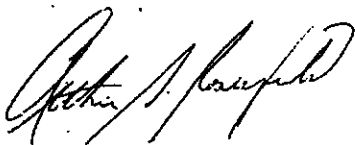
This area of the peninsula truly needs modernization. With this development it will gain needed retail, transportation, and infrastructure improvements that benefit the whole community, plus attract visitors, day trippers, joggers and bikers to a waterfront that has been closed for more generations than anyone can recall.

It's incredibly important that the youth in this area gain a new environment they can grow in. Astoria Cove will take on these enhancements that will be the onset of positive, affirmative transformation.

The socioeconomic development of the community is also necessary to bring personal growth opportunities to our local youth. The new generation of youth needs to see that they are part of an upward neighborhood in order to visualize their future.

Partnerships moving forward with responsible local organizations like Urban Upbound, and the Queens Chamber of Commerce are growing to support resident entrepreneurship, youth programs, education and training. We on the local, community level support this project and support and want the jobs and economic improvement that will result leading up to and during the construction phase for community residents and that will remain in place serving the community long into the future.

Respectfully,



Old Astoria Neighborhood Association

25-38 18th St

Astoria NY 11102

October 20, 2014

The Old Astoria Neighborhood Association is a civic group consisting of residents, property and business owners in Old Astoria. This includes Hallet's Point and areas between 21st St to the east, the East River to the west, Astoria Park to the north, and 36th Ave to the South.

November 3rd we will have a meeting to discuss our final position on the NYC Planning Commission findings. So far the majority (80%) of members who responded have indicated support of the Planning Commission decision on Affordable Housing, and we will have a final tally after the meeting. (see item 4 below)

On July 1st, members of the Association met to discuss the development, and the positions taken by Community Board 1.

Many members also attended the Public Hearings of Community Board 1, Queens Borough President, and NYC Planning Commission.

Especially because of superior architectural design elements, ***The Old Astoria Neighborhood Association is in favor of the development, as long as certain modifications and conditions are addressed:***

- A: We are in favor of a "Holistic" approach to development on Hallet's Point, involving all Developers and City Agencies
- B: There were many complaints at the Community Board's Public hearing about the loss of the views of Manhattan from Astoria Park. However we feel that with the prior approval of the Hallets Point development the view has already been compromised and this issue is moot.
- C: The following issues, which will be further discussed below, must be prioritized and dealt with on a **proactive** basis.

- 1/ Traffic/Transportation and Parking**
- 2/ Infrastructure**

Testimony by George Roman

My name is George Roman. I am a resident of Astoria Houses now for 17 years. Astoria Cove is extremely important to me because I have young siblings that are being raised in this neighborhood.

I have heard many positive ideas about the Astoria Cove development so far. One thing I am very excited about is the opportunity for this project to bring jobs into the neighborhood.

I am starting Queens College next semester, and I will be working my union job by night. My daily commute will be difficult, especially while I must juggle in order to get to class on time, and then get to my job at night by the start of my work shift in Manhattan.

The union jobs that will be brought into my neighborhood will be extremely beneficial to me. Walking to work would not only make my life a whole lot easier, but it would also better the lives of other residents around the community who also want to work on or as a result of the development.

The jobs will give an opportunity for residents to improve their lives. My neighbors who gain new employment opportunities will be trained to work in construction jobs and skills that translate to other careers.

Permanent jobs will also be available in security and building maintenance, something a lot of us are looking forward to. These opportunities are the boost that current residents need for strong careers.

Currently, Astoria Houses is in a secluded area and there aren't many resources for people to benefit from. Residents of Astoria Houses currently need to take a bus, just to buy fresh produce. We are in desperate need of a nearby supermarket.

I believe this development is a great idea because it will allow new businesses we need to open up, making them more accessible to Astoria Houses residents.

I ask you to approve the Astoria Cove development for the betterment of my generation and those who will follow in our community.

Testimony by Teresa McKinney

My name is Teresa McKinney. I have been living in Astoria Houses for 37 years. My husband and I are raising our family here. Astoria Cove is a great project because it is going to create lots of new opportunities for the entire neighborhood.

I am particularly excited about the developers' commitment to create a cooperatively-owned supermarket. Through this supermarket, our community will have access to fresh food, and, as owners, have opportunities to benefit from the infusion of new residents and investment.

I have worked in a supermarket for the past 17 years as a merchandiser and manager. I am eager to be a founding member of this cooperative supermarket and be not just a worker but also an owner.

All too often when new development happens in neighborhoods, outside corporations come in and are able to take advantage of new residents' consumer spending. Through this cooperative supermarket, existing Astoria residents will be able to build wealth and equity – keeping money within the neighborhood. I am looking forward to sharing my skills and experience to be a part of it.

It would be a privilege for me to work in my neighborhood and serve the members of my community.

For a long time there has been a lack of infrastructure upgrades in and around the Astoria Houses/Halletts Cove neighborhood. The Astoria Cove development, especially the new park, esplanade and open waterfront that my family can enjoy and visit on the weekends will be great.

I also look forward to welcoming the new faces and neighbors that this development will bring to the community because it needs a makeover.

Please count me as a strong supporter of Astoria Cove.

City Council Testimony on Astoria Cove

Monday, October 20, 2014

UFCW Local 1500

Speaker –Anthony Speelman

Good Morning. My name is Anthony Speelman and I am the Secretary— Treasurer of UFCW Local 1500. Local 1500 is New York’s largest grocery workers Union, made up of over 23,000 supermarket workers. We tirelessly fight in our contracts to insure our members’ livelihoods keep up with the costly living in New York City. We believe that good jobs and good food are the building blocks for a healthy community.

Thousands of Local 1500 members work and / or live in Astoria and the surrounding communities, and with a supermarket slated to be an anchor in the retail portion of the Astoria Cove project we are concerned. Our members are worried that Alma Realty has not committed to creating good jobs and affordable housing on scale to match the community.

Alma Realty has yet to commit to hiring local residents at prevailing union wages during the construction phase and hasn’t committed to insure the creation of good jobs after construction.

Having a strong Union supermarket is fundamental to maintaining and building a strong middle class in Astoria. As many of our members can attest to, having a dependable job, a Union contract and affordable housing allows our New York communities to thrive.

The Astoria Cove project is part of the bigger development boom happening in the outer-boroughs. Alma Realty has an opportunity to work with community groups, labor, and politicians to give all Astoria, and Queens residents an opportunity to prosper, not just the contractors.

City Council Presentation by Reverend Dwayne Jackson

The First Reformed Church of Astoria

27-26 12th Street, Long Island City, NY 11102

My name is Reverend Dwayne Jackson, Pastor of the First Reformed Church of Astoria. I have been serving the community for nearly 20 years. First Reformed Church is one with the Astoria community through its outreach services, youth and senior programming. We also work closely with the seniors at the Astoria Houses.

My church is located on 27-26 12th Street in Astoria, close to the proposed Astoria Cove development site, and my parishioners are its neighbors. I am thrilled that the developers are taking the people of this community and our—yes OUR—needs seriously. Many times businesses or groups have come into the peninsula without ever asking for our opinion. With the Astoria Cove project, this has not been the case.

The developers have communicated effectively with Astoria Houses and Halletts Cove residents about the future enhancement they envision for OUR neighborhood and have been doing so for quite some time now.

We have been given presentations, meetings and tours and the developers have generally valued and sought our input. Together we are painting the future of our neighborhood and Councilmembers, that painting is inspiring to us all. This painting articulates the vision of one peninsula connected through open streets, local businesses, job opportunities and community gatherings along the waterfront. The inclusion of Astoria Houses residents and other neighbors has paved a solid road, a solid foundation for which we will continue to build upon for OUR future together.

The project will bring about the opening of previously closed off, fenced off, isolated waterfront land along the Hallet's Cove waterfront and will welcome the community to use that space. Generation-old industrial uses at the site have long contributed to the blight of the broader community. This section and most of the Hallet's Point waterfront, unfortunately both physically and visually, have been inaccessible to Astoria residents for many decades now. The decaying buildings, warehouses and industrial storage there now will give way to open space to walk, to spend quality family time and to finally admire the long hidden and spectacular views of Manhattan. That will be empowering for all in the community and not just new residents who will someday move here.

Replacing old eyesores with a waterfront park, esplanade and open green space for family gatherings or picnics has great value. And a short walk will lead us to a new school, retail shops and new family residences, benefitting all who live here now and in the future.

I look forward to seeing project's progress. I want our community and youth to gain job and career opportunities. I will welcome new businesses, a needed local supermarket for the benefits they will bring, including convenience, affordability, new and improved workforce opportunities that tap into local. This all makes up the recipe for community and economic success – OUR success.

The physical improvements and private investment will be a catalyst. We look forward to the positive changes introduced to the Astoria Peninsula through the collaboration between the city, OUR community and the development team. United we can initiate great and positive change.

Testimony to the New York City Council

Astoria Cove Development

Submitted by Reverend Bobby Moore, Astoria Baptist Church

37-17 21st Street, Long Island City, NY 11106

My name is Reverend Bobby Moore, Pastor and Overseer of the Astoria Baptist Church and Vice Chair of the Long Island City/Astoria Clergy Coalition. I have been serving the Astoria community in a variety of ways for 15 years. My church is located at 31-17 21st Street in Long Island City.

The Astoria Cove project will breathe new life and vitality into this pocket of Astoria with the addition of 1,723 units, 345 of which are affordable. I am glad that the developer wants Astoria Houses residents to have priority in occupying the new affordable housing units. I support the project because of this.

Providing a portion of priority affordable housing for Astoria Houses residents will enable upward mobility for those interested and qualified families while freeing up additional much-needed NYCHA housing for those on the waitlist.

Too often I have heard of other housing lotteries where residents who are getting subsidized housing like "NYCHA housing" are actually excluded from qualifying for the lottery. These policies have historically perpetuated segregation and isolation in our neighborhoods.

I am thrilled to hear that this builder and our Councilmember are committed to figuring out a way to create opportunities for Astoria Houses residents as opposed to LIMITING those opportunities.

I have also heard of cases where families will win affordable housing lottery only to find out that they are not eligible because of their credit scores or lack thereof. I am impressed by the commitment of this builder and future landlord to determine other ways that strong potential tenants might qualify for the new housing.

Economic diversity MUST be a cornerstone of housing development. An economic balance is something the neighborhood currently lacks. With Astoria Cove and the other development promises to create real opportunities for integration and connection.

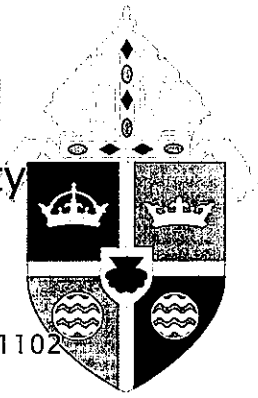
Astoria Cove will have NO "poor doors" that discriminate between a tenant who pays more and one who pays less. The builder committed to making sure that there are NOT two classes of citizen-tenants, one who gets great amenities and others who get less. Instead ALL tenants will have equitable amenities.

Astoria Cove Development has been years in the making. The solutions to many issues were born from research and ongoing public conversations with local community members about what is truly needed to transform the area that now has a rotting, abandoned industrial past, into a beautiful residential mixed income neighborhood.

Astoria Cove is a solid community housing model that deserves approval. Thank you.

Deanery Queens 1 Astoria – Long Island City

Rev. Msgr. Sean Ogle, Dean
Our Lady of Mount Carmel Parish
23–25 Newtown Avenue, Astoria, NY 11102
(718) 278–1834 sogle@diobrook.org



Immaculate Conception,
Most Precious Blood
Our Lady of Mount Carmel
St. Francis of Assisi
St. Joseph
St. Mary
St. Patrick
St. Rita

September 8th, 2014

Dear Councilmember Costa,

We are writing to you as Pastors and clergy of the Catholic congregations in Astoria and surrounding communities. Every week, thousands of members of the Astoria community from all backgrounds come to our congregations to worship. As clergy we are called not only to serve their spiritual needs, but also to minister to their social and economic wellbeing. The issue that has been most consistently raised in our congregations is the rising cost of rent in our neighborhood. Families that have been in our congregations for decades have left because they can no longer afford raising rents. Our sons and daughters are hoping to settle in the community they were raised in but find they cannot afford apartments, much less homes, in Astoria.

It is with these families in mind that we write to you regarding the proposed Astoria Cove development. We want to commend and encourage your efforts to push for the inclusion of more affordable housing units and deeper affordability in those units. Community Board 1 & Borough President Katz agree that the current proposal from the developer does not go nearly far enough in insuring both affordable housing and quality jobs.

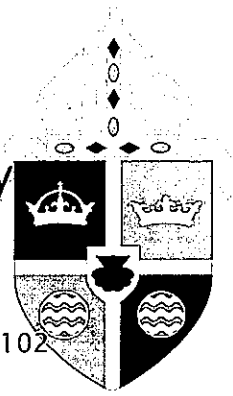
Historically, 20% was seen as an acceptable percentage of affordable housing. We appreciate your leadership in saying that 20% is no longer acceptable in a New York City where wealthy developers are reaping millions of dollars in profits with subsidies projects and upzoning while working families can no longer afford to live in the neighborhoods that they have helped to build. With the voluntary upzoning at the site of this development, Alma Realty stands to receive a massive windfall as it is converted from manufacturing to a residential zone. With this windfall, Alma Realty can afford to do well over 20% percent affordable. We stand with you in demanding more affordable units in this development.

Additionally, at a minimum the affordable housing units developed should be affordable for the current residents of Astoria. As you have articulated publically, it is simply unacceptable that a developer would propose building all of their “affordable” units for people who earn 175% of AMI, or more than \$150,325 for a family of four. These apartments would cost an estimated \$4100 per month for a 3 bedroom – which would be more in *rent* than the *total income* for the average family in Astoria. Any development where the “affordable” housing units are not accessible to the vast majority of residents in the neighborhood is not a project that should be approved.

We appreciate your leadership on this issue because we know that Astoria Cove is not the last major development that will be happening in our community. What happens at Astoria Cove is a litmus test for the future of development in our city and in our neighborhood, including another Astoria waterfront

Deanery Queens 1 Astoria – Long Island City

Rev. Msgr. Sean Ogle, Dean
Our Lady of Mount Carmel Parish
23-25 Newtown Avenue, Astoria, NY 11102
(718) 278-1834 sogle@diobrook.org



Immaculate Conception,
Most Precious Blood
Our Lady of Mount Carmel
St. Francis of Assisi
St. Joseph
St. Mary
St. Patrick
St. Rita

property that just went on the market for \$60 million.¹ We look forward to the opportunity to meet with you and discuss how we can collaborate in continuing to advocate for a development at Astoria Cove that meets the needs of our community. Please let us know when you would be available.

Sincerely,

Msgr. Sean Ogle, Dean- Our Lady of Mt. Carmel
Msgr. Fernando Ferrarese - Immaculate Conception
Msgr. Ralph Maresca- St. Francis of Assisi
Fr. Ralph Barile - St. Mary
Fr. Robert Powers -St. Patrick
Fr. Vincent Miceli - St. Joseph
Fr. Jorge Carlos Silva - St. Rita
Fr. William Krlis - Most Precious Blood

¹ http://www.crainsnewyork.com/article/20140814/REAL_ESTATE/140819931/big-waterfront-site-in-queens-hits-market-at-60m#

Testimony of
JUSTIN WOOD,
NEW YORK LAWYERS FOR THE PUBLIC INTEREST
To the City Council Sub Committee on Zoning and Franchises
October 20, 2014

Chairperson Weprin and members of the Sub-Committee, my name is Justin Wood and I am the Community Organizer for the Environmental Justice Program of New York Lawyers for the Public Interest (NYLPI). Thank you for the opportunity to provide testimony today on the proposed Astoria Cove Development -- a proposal that raises significant environmental and public health concerns.

We continue to be troubled by the possibility of significant contamination at the Astoria Cove site, which was first brought to NYLPI's attention by Build Up NYC. NYLPI has a long history of working to ensure that development in New York City is environmentally safe and responsive to community concerns. While developing contaminated sites is unavoidable in New York City, doing so raises significant concerns about the safety of workers and the safety of future occupants of the site. In our experience, a transparent and responsive development process is essential to ensuring that the concerns of workers and community members are given proper weight. We also find that transparency and community involvement lead to more rigorous clean up plans as stakeholders are able to bring their concerns to the table and proposals receive greater scrutiny.

As you know, investigations to date at the Astoria Cove site have indicated the possible presence of very serious toxins including asbestos, PCBs, and manufacturing contaminants. Our concerns around potential exposure of workers and future occupants to these toxins are heightened by the fact that a portion of the site sits in a flood zone, and by the developers' plan to construct an elementary school on a portion of the site, meaning that children -- who are particularly vulnerable to toxins such as PCBs -- will spend long hours on the site after construction is completed.

Consistent with the recommendations of the City Planning Commission, we believe that a thorough Phase II environmental investigation (including soil and groundwater testing) and any necessary plans for remediation must be completed and released to the City Council and the public prior to a Council vote on this project.¹

Given the significant concerns about potential contaminants expressed by numerous members of the public at prior hearings, we urge you to allow ample time for the public, their representatives, and objective scientific experts to review and analyze results of Phase II testing before scheduling a final vote on this project.

Thank you for this opportunity to testify.

¹ <http://www.nyc.gov/html/dcp/pdf/cpc/140323a.pdf> p. 44

Honorable Members of the Council, my name is Jack Friedman and I am Executive Director of the Queens Chamber of Commerce. Thank you for permitting me testify before you today.

With a diverse and growing population and a transportation system working hard to meet the needs of every day New Yorkers, the Queens Chamber of Commerce believes the proposed Astoria Cove development will allow future residents of Astoria and western Queens to lead a much higher quality of life and add to Queens' burgeoning economy.

This specific project enhances this corner of our borough by importantly adding:

- 1) 345 affordable housing units;
- 2) a proposed 456 seat school for grades K through 5;
- 3) A new pedestrian thoroughfare along the waterfront that includes green spaces and water access for recreation and for families to enjoy.

That is just the beginning of the many advantages for Astoria. This plan also helps to bring quality jobs to Western Queens now and long into the future.

Jobs, Economic Development & Creation of Retail Businesses -- There will be many hundreds of construction jobs needed for this project for years to come; Astoria Cove will add some 110,000 square feet of retail space and a supermarket in a corner of the county that is sorely lacking in such vital retail amenities.

This neighborhood, its inhabitants and future workforce can look forward to services ranging from local family restaurants, perhaps a hardware store, dry cleaners and the employment opportunities that come with these new retail businesses.

An increase in people attracted to what is now a rather remote area, means the many great restaurants already in Astoria could also be enhanced and see an overall boost in business, thus even more community job creation.

Infrastructure Benefits -- As part of the proposed infrastructure enhancements there will be eight sewer projects in the current plan to help mitigate neighborhood flooding, nine-hundred garage spaces for local residents, visitors, including retail shoppers. Without Astoria cove none of these improvements would even be looked at.

New Transportation Options Desired -- Considering that Queens Residents have the longest average commute times in our city, we must do more to increase the borough's transportation options. As such, the Chamber is pleased to see that development plans seek to incorporate the addition of a ferry terminal.

This has become popular in the Rockaways and Long Island City, which was critical following the days after Hurricane Sandy. We believe it will be a valuable resource for existing and future Astoria residents and were supported by the Borough President and local community board.

The Queens Chamber of Commerce believes this project is and will be a great addition for our borough and for Astoria. We wholeheartedly endorse and support the project and the many advantages it will present for the local community for generations to come.

Thank You.

New York City Council Testimony

By Claudia Cogar, NYCHA Astoria Houses Resident Association President

My name is Claudia Cogar. I am the NYCHA Astoria Houses Resident Association President and have called the Astoria Houses my home for the past 60 years. I am here today to support some very promising enhancements proposed for my community.

Astoria Houses is tucked away on an isolated peninsula that is underdeveloped and for a long time has been overlooked. It is home to 3,000 public housing residents with an average annual income of approximately \$27,000.

That said, we live in a beautiful neighborhood but are unable to fully take advantage of its beauty for reasons I will detail. Portions of the Astoria/Halletts Point waterfront are currently blocked out from our neighborhood by battered buildings that remain far beyond their old industrial uses.

A walk around our neighborhood illustrates the decline of our retail corridors where liquor stores, check cashers, and bodegas dominate. These stores have short life cycles, making it challenging for residents to find steady employment, healthy, affordable family meals, and more.

As an MTA two-fare zone, getting basic necessities such as groceries requires a bus or taxi ride. That is a negative we seek to correct. I want residents of this community to have access to basic amenities within walking distance of their homes, just like my family and I had when we first moved into this area.

The Astoria Cove developer – 2030 Astoria Developers has pledged to address needs and requests of Astoria Houses residents and the rest of the community. These needs include job training, skilled labor, and union jobs. It is also important for our residents not only to be employed in the new development, but also have the opportunity to be an owner, with the creation of cooperative businesses.

It is clear these needs are being taken into consideration with ongoing collaboration and dialogue with the developer. The Astoria Houses community has waited generations for public and private investment that would help the community advance economically. Not only can this project improve our community, but it can be an example for development in public housing communities for the rest of the city of New York.

On behalf of myself and the Astoria Houses Resident Association, we support Astoria Cove and are anxious for it to move forward.



MAKING THE CASE FOR HUMANITY

TESTIMONY OF THE LEGAL AID SOCIETY AT THE CITY COUNCIL
HEARING OF THE SUBCOMMITTEE ON ZONING AND FRANCHISES
CONCERNING ASTORIA DEVELOPERS LLC.'S LAND USE
APPLICATIONS

October 20, 2014

The Legal Aid Society is the oldest and largest provider of legal assistance to low income families and individuals in the United States. Operating from 26 locations in New York City with a full-time staff of more than 1,800, the Society handles more than 300,000 individual cases and legal matters each year. The Society operates three major practices: the Criminal Practice, which serves as the primary provider of indigent defense services in New York City; the Juvenile Rights Practice, which represents virtually all of the children who appear in Family Court as victims of abuse or neglect or as young people facing charges of misconduct; and the Civil Practice, which improves the lives of low-income New Yorkers by helping families and individuals obtain and maintain the basic necessities of life - housing, health care, food, and subsistence income or self-sufficiency.

With a focus on enhancing family stability and security, through a network of neighborhood offices and city-wide special projects in all five boroughs of the City, the Civil Practice helps vulnerable families and individuals with these legal problems: housing,

foreclosure and homelessness; family law and domestic violence; income and economic security assistance (such as unemployment insurance benefits, federal disability benefits, food stamps, and public assistance); health law; immigration; HIV/AIDS and chronic diseases; elder law for senior citizens; low-wage worker problems; tax law for low-income workers; consumer law; education law; community development opportunities to help clients move out of poverty; and reentry and reintegration matters for clients returning to the community from correctional facilities. Typically, clients seek assistance from the Civil Practice after exhausting all other avenues for assistance. The Society's Civil Practice is the safety net when all other safety nets fail. During the past year, our Civil Practice completed work on more than 46,000 individual cases and legal matters, benefiting more than 114,000 low-income children and adults, with an additional two million low-income New Yorkers benefiting from our law reform and class action litigation.

We appreciate the opportunity to testify before the Sub-Committee on Zoning and Franchises regarding 2030 Astoria Developers LLC's land Use Application to facilitate its mixed use large scale development at the Astoria Cove site on the Halletts Point Peninsula and thank the Council for its leadership on these issues. The Legal Aid Society is very concerned about the challenges before our clients in the face of New York City's rapidly dwindling supply of affordable housing options for low income New York City residents. As advocates for low income New Yorkers that are finding it increasingly difficult to identify and maintain affordable housing, we urge this body to strongly consider the extent to which this proposed project will protect and create an economically diverse, mixed-income community.

The number of apartments this project will set aside as "affordable" is unacceptably low. As per the most recent Housing Vacancy survey, the citywide vacancy rate is 3.12%. In the 18

years period between 1994 and 2012, New York City has seen a net loss of 105,242 rent stabilized units. For those who spend years on slow moving waiting lists to receive public housing, housing vouchers or other subsidies, rent stabilized or other affordable housing will increasingly represent their only opportunity to live in New York City as rents move further and further out of reach to most New Yorkers. Typically, tenants in rent stabilized units are of lower income and therefore have a higher rent burden than that experienced by market rate tenants with higher incomes.¹ As it currently stands, only 345 of the 1,723 residential apartments this plan will create will be affordable.² This project does not appear to further the Mayor's goal of creating or preserving 200,000 affordable units over a twelve year period. In exchange for the massive concessions it seeks, 2030 Astoria Developers LLC. must set aside a higher number of affordable units than the 20% it currently offers.

The proposed plans are also problematic because its definition of what is an affordable rent does not reflect what is affordable to the community. As per the most recent Housing Vacancy survey, the citywide median income for renter households is \$38,500. From 2007 to 2011, median rents rose 8.5 percent – from \$999 in 2007 to \$1,084 in 2011. In that same period, median household incomes fell 6.8 percent, from \$54,127 to \$50,433 a year.³ These are indicators of the acute need for affordable housing. Typically, a household whose rent is more than 30% of their monthly income towards rent is considered rent burdened. 2030 Astoria Developers LLC's proposed rents for the so-called affordable units exceed that for many neighborhood market-rate rents. According to various news reports, the rent for such a unit could, in some cases, reach \$2,700. This would certainly put it out of reach for most local

¹ As per Furman Center for Real Estate and Urban Policy's "Rent Stabilization in New York City" fact brief, the median income for Queens rent stabilized tenants is \$40,000 while that for market rate tenants is \$50,000.

² Astoria Cove Final Environmental Impact Statement, Executive Summary

³ Furman Center for Real Estate and Urban Policy

residents. Thus, these affordable apartments are not affordable for people in the lower income brackets that are most in need.

CONCLUSION

We urge the new York City Council to require 2030 Astoria Developers LLC to increase the number of affordable apartments that will be available under this plan and to require 2030 Astoria Developers LLC. to include rents that are truly affordable to moderate and low income apartment seekers.

Respectfully Submitted:

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**Testimony of Adrien A. Weibgen before the
New York City Council Subcommittee on Zoning and Franchises
Concerning the Astoria Cove Development**
(LU 0126-2014, 0127-2014, 0128-2014, 0129-2014, 0130-2014, and 0131-2014)
Monday, October 20, 2014

Thank you Chairperson Weprin and Council Members of the Subcommittee for the opportunity to testify today. My name is Adrien A. Weibgen, and I am a Staff Attorney at the Community Development Project of the Urban Justice Center.

The mission of the Community Development Project is to strengthen the impact of grassroots organizations in New York City's low-income and other excluded communities. We partner with community organizations to win legal cases, publish community-driven research reports, assist with the formation of new organizations and cooperatives, and provide technical and transactional assistance in support of their work towards social justice.

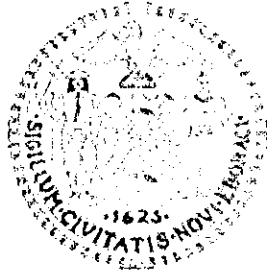
The Community Development Project urges the Subcommittee to reject the plans for the Astoria Cove development unless significant modifications are made. Although CDP supports development in Astoria Cove and other areas in need of more housing and economic opportunities, the administration must ensure that the developers of such projects create benefits that will extend to local communities and promote long-term stability. In particular, we think this project should be approved only if its proponents agree to a greater percentage of affordable units – at least 40% – at a deeper level of affordability than the plans currently provide – between 30% and 60% of area median income (AMI). These modifications are necessary to ensure that this project includes the New Yorkers who are most in need. If the developer concludes that the plan as a whole is not viable with such changes, the City should extend subsidies to the project so as to make it more inclusive.

The administration's goal of creating and preserving 200,000 units of affordable housing is a vital one, and ensuring greater affordability in Astoria Cove is a critical first step toward meeting that goal. Should the City offer and should the developer accept City subsidies for this project, the Urban Justice Center feels that additional conditions should be imposed on the funds to guarantee that this project becomes a model of responsible, equitable development, and not another chapter in the "tale of two cities" of the Bloomberg era. First, the developer should not be credited twice for the creation of affordable units. If the project is granted a 421(a) tax abatement because at least 20% of the units are affordable, that 20% should not also be viewed as satisfying the requirement of mandatory inclusionary zoning. Instead, the City should mandate that an additional 20% of the units be made affordable, and these units have a deeper level of affordability than is required under 421(a) – 30-50% of area median income. Ensuring that developers are not permitted to "double dip" through the 421(a) program and inclusionary

zoning is the best way to ensure that more affordable units are created and are in fact affordable for more Astorians. As currently drafted, the proposed “affordable” range of 80-165% of AMI would make the Astoria Cove development unaffordable to the vast majority of current residents.

If the City provides subsidies to this project, it should attach further conditions for its support, including requirements for living wage jobs, local hiring and procurement. The City can and should ensure that every major development project that benefits from City subsidies be required to create high-quality jobs for the communities these projects impact.

In closing, I would like to thank the Committee for the opportunity to provide this testimony today. Please call me at 646-459-3027 or email me at aweibgen@urbanjustice.org if you have any questions or would like me to provide further information.



**THE CITY OF NEW YORK
OFFICE OF THE COMPTROLLER
SCOTT M. STRINGER**

TESTIMONY OF NEW YORK CITY COMPTROLLER
SCOTT M. STRINGER

BEFORE THE NEW YORK CITY COUNCIL
SUBCOMMITTEE ON LAND USE, ZONING AND FRANCHISES

October 20, 2014

Thank you Chair Weprin and members of the Subcommittee on Land Use, Zoning and Franchises for the opportunity to speak today on the proposed Astoria Cove Development.

The developer, Alma Realty, is before you seeking greater density, relaxed design guidelines and a text amendment that would allow them to construct a mixed residential and retail large-scale development.

In total, the actions before you would permit Alma Realty to construct over 2 million square feet, including over 1,700 units of housing, across five buildings. Without the rezoning, they can only build 200 units of housing and light manufacturing.

In exchange for this 1,500 unit windfall, Alma Realty is submitting a plan that would set aside 20% of its units as “affordable housing.”

Astoria Cove is the first privately-developed affordable housing plan to be subject to new, mandatory inclusionary zoning. As a result, this proposal will set a precedent for our city.

But a deeper analysis calls into question whether or not these units are truly affordable. The stakes are too high not to get this right.

Under the city’s non-mandatory inclusionary housing program, 20% of all affordable units must be available to low-income New Yorkers.

The new mandatory rules, however, give the developer the option to reduce the number of low-income units to only 10%, or approximately 173 apartments. Under this scenario, the developer would need to make another 20% of the building affordable to middle-income tenants.

The difference is simple. Instead of the majority of the units being affordable to a single person making \$48,000 a year, the majority of the units would be affordable to a single person making over \$100,000 a year.

The potential rents would be as high as \$2,700. This is higher than the average market rate rents for Astoria and nearly two times higher than the rest of Queens.

The bottom line is that \$2,700 for a one-bedroom apartment is market rate for this neighborhood – not affordable.

If we are going to meet the city's goal to create 200,000 affordable housing units, it cannot be through this kind of deal.

To make matters worse, as Alma Realty is seeking this zoning approval, it is trying to deregulate 700 affordable units at Brooklyn Jewish Hospital Apartments.

While I recognize that from a strict land-use law perspective these issues are separate, it would be malfeasance to ignore what Alma Realty is doing in real time in Crown Heights, Brooklyn.

It must be on the record.

The residents of Brooklyn Jewish Hospital Apartments entered into a contract with Alma Realty in good faith - that deal should not be stripped away.

Alma Realty is running a shell game across this city – where they provide affordable units with one hand and take them away with the other.

We have to send a strong message today.

I ask the City Council to take a hard look at the proposed Astoria Cove affordable housing plan, where as few as 173 units could be truly affordable. The developer must dig deeper at Astoria Cove. We should increase the percentage of affordable units and set them at a rate New Yorkers can actually afford – and ensure that the development will provide good jobs this community deserves.

Moreover, I ask that you not ignore the tenants across this City, like those in Crown Heights, seeking a fair deal from Alma Realty.

We have a responsibility to hold this developer accountable in Queens, in Brooklyn, and wherever else shoddy tactics surface.

Let's not add 173 truly affordable housing units and lose 700. That is no way to reach our collective goal.

Thank you for the opportunity to testify today.



Thank you for giving me the opportunity today to provide testimony on Astoria Cove. My name is Audrey Sasson and I am the director of Walmart-Free NYC.

Walmart-Free NYC is a large and diverse citywide coalition committed to increasing economic opportunities, good jobs, and vibrant businesses in neighborhoods across the five boroughs, as well as preventing the Walmartization of NYC. I am here today to share a brief statement on behalf of the hundreds of organizations that endorse our campaign.

Before sharing our recommendations, I want to say a few words about Walmart, why we're concerned about it in general, and why we're concerned about it at Astoria Cove.

Walmart, the largest private employer in the world, has created a race to the bottom resulting in lower wages, fewer benefits, and less security for millions of workers across our country. The harm of Walmart has long been seen and felt. That is why New York City communities have fought so hard to keep the company from opening any stores here. It is well documented, for example, that for every 2 poverty-wage jobs Walmart creates, 3 good local jobs are destroyed. It is also well documented that when Walmart enters a community, a significant proportion of neighboring small businesses close down, thereby restricting consumer choice in the area and damaging the neighborhood's local character. You can find many of the studies and reports that speak to these issues by visiting the resources section of our website, www.walmartfreenyc.org.

As you may know, Walmart has announced plans to open up small format stores in urban centers across the country, and has its eyes set on NYC. The square footage designated for a grocery store at Astoria Cove matches the square footage typically assigned to Walmart's grocery model, known as a "Neighborhood Market." Walmart is also experimenting with an even smaller model, called Walmart Express, which could locate in any number of smaller retail spaces at Astoria Cove.

Walmart-Free NYC believes that the best way to guard against the negative impact that Walmart could have in our communities is to forge a path for high-road retail that prioritizes good jobs and sustainable community development. And that is why we're here today.

The City Council has the power to turn Astoria Cove into a model development for the future of our city. We are therefore here to urge you to use your power within the ULURP process to require that the developer of Astoria Cove, 2030 Astoria Developers, prioritize retailers with a proven track record of paying living wages, providing good benefits, hiring locally, and supporting worker organizing.

We are encouraged that Council Member Constantinides has gone on record opposing Walmart at Astoria Cove, and that both the Community Board and the Borough President have disapproved this project unless certain labor conditions are met. We recommend that the City Council both respect those conditions and strengthen them, by committing the developer to the following requirements:

- Wage standards for all construction and permanent workers
- Workforce development program for permanent jobs
- Labor harmony for both the developer and its leasees

It is of utmost importance that these commitments be made, to protect the interests of the workers and low-income residents of Queens, especially in light of the fact that the supermarket may also receive FRESH subsidies. The advantage and profit the developer will gain through this up-zoning and these FRESH subsidies require giving a little back to the public with a commitment to these labor standards.

Prevailing Wage and Living Wage Standards

A restrictive covenant should be signed that requires all businesses in Astoria Cove to pay at least the prevailing wage to construction and building service workers, and a living wage, as currently defined by the Mayor as \$13.13 per hour, to all other workers. There is a direct connection between the rezoning of land for large scale development and the socio-economic impact on the community and workers of Queens. Astoria Cove will reshape the socio-economic landscape of the neighborhood, and accordingly the residents must be guaranteed that such a reshaping does not undermine the standards that the community has set for itself. These wages are not unreasonable, and will ensure that those employed at Astoria Cove are making enough money to be consumers at Astoria Cove.

Local Hiring and Workforce Development Requirement

The restrictive covenant should also include a 50% local hiring requirement for all commercial businesses in Astoria Cove as well as workforce development programs. Local residents must be guaranteed a stake in the benefits and success of this development. If they are not, there is little chance that these benefits will be passed on to the community, and the development will only serve to push out local residents and gentrify the neighborhood. To accomplish these requirements the developer shall offer space on premises in order for a non-profit group to provide staffing and training services. Staffing pools for the permanent jobs shall come out of these workforce training programs.

Labor Harmony Agreements Recommended

The most effective way to create good jobs in which working families and communities can thrive has historically been by giving workers the right to organize. When workers do so, they are able to achieve many of the workplace

objectives necessary for good jobs. A labor harmony agreement should be required between the Astoria Cove developer, Alma Realty, as well as with each of its tenants and appropriate unions. Labor harmony agreements have proven an effective means of ensuring that the city's interest in successful project development is not undermined by labor strife.

In conclusion, economic development does not occur in a vacuum. Residents, particularly low-income residents, are disproportionately impacted by these projects. Elected representatives must be proactive in demanding higher standards from these developments and ensuring that community benefits are received in return for development rights. There are plenty of high road and union employers that could locate in this development to ensure the greatest benefit accrues to the community, and we have included a non-exhaustive list of such employers as an addendum to our testimony. Astoria Cove can do a great deal to improve the quality of life for Queens residents, and to model what high-road retail can look like in New York City moving forward, but only if done right.

Thank you,

Audrey Sasson, on behalf of Walmart-Free NYC

See over for appendix of preferred retailers

Appendix I

Preferred Retail Employers in the NYC-Area

The following retailers are examples of employers that provide living wages and good benefits, and have demonstrated a willingness to meaningfully engage with workers about their conditions:

Bloomingdales
Century 21
D'Agostinos
DeCicco's Family Markets
Duane Reade
Fairway
Food Basics
Food Emporium
Gristedes
H & M
Jack's 99 World
Macy's
Modell's
Morton Williams
Shoprite
Stop and Shop
Telco
Waldbaums
Zabar's

LOW-WAGE RAGE:

**How Walmart and the Walton Family
Harm New York City's Workforce**

OCTOBER 2014



The Walmart economy - in which a few make billions, while millions are paid so little that they are unable to feed and clothe their families - is central to the inequality problem in the U.S.

OVERVIEW:

WALMART HAS HURT OUR ECONOMY AND WORKING PEOPLE

Walmart is the largest private employer in the United States, the largest employer of women in the country and the largest retailer in the world. The company sets the standards for the U.S. retail industry, which employs more Americans than any other sector of the economy.

The biggest challenges facing working families today in New York City – low wages and part time hours, unpredictable schedules and temporary jobs – can be traced back to Walmart.

Despite residents' successful efforts to keep Walmart stores out, Walmart's business model has been adopted by many nonunion retailers and employers here. Low pay, part-time hours, and erratic schedules are increasingly common across the five boroughs. Nearly half of all residents are poor or nearly poor, a number that has increased significantly in recent years.¹

This report looks at how Walmart's business model has hurt the national economy and New York City's economy. It concludes that Walmart can afford to treat workers better, and offers specific recommendations for reform that Walmart and the Walton family are urged to embrace.

The Walton family, the richest family in America, is the billionaire family that owns Walmart, and the Walmart heir, Alice Walton, currently lives in a luxury condo in midtown Manhattan.

HOW THE WALMART BUSINESS MODEL CREATED THE WALMART ECONOMY

Walmart is notorious for its low pay. Walmart workers average just \$8.81 hour², or an annual salary of \$15,576, based on Walmart's definition of full-time.³ Studies show that Walmart does in fact pay less than other retailers. It's a wage that keeps workers in poverty.

A 2005 study found that Walmart workers earn an estimated 12.4% less than retail workers as a whole and 14.5% less than workers in large retail in general.⁴ A 2007 study which compared Walmart to other general merchandising employers found a wage gap of 17.4%.⁵

One crucial part of the Walmart business model is asserting maximum control over the lives of employees—even outside of working hours.

Walmart is the largest private employer in the United States, the largest employer of women in the country and the largest retailer in the world. The company sets the standards for the U.S. retail industry, which employs more Americans than any other sector of the economy.

¹ Inae Oh. "Half Of New York City Is Living In Near Poverty." The Huffington Post. 2014.

² Making Change at Walmart. "Factsheet." <http://makingchangeatwalmart.org/factsheet/>.

³ Walmart defines full-time employment as 34 hours per week. Making Change at Walmart. "Fact Sheet – Wages." <http://makingchangeatwalmart.org/factsheet/walmart-watch-fact-sheets/fact-sheet-wages/>.

⁴ Arindrajit Dube and Steve Wertheim. "Walmart and Job Quality: What Do We Know and Should We Care?" Presentation at Center for American Progress. 2005.

⁵ Making Change at Walmart. "Factsheet." <http://makingchangeatwalmart.org/factsheet/>.

One crucial part of the Walmart business model is asserting maximum control over the lives of employees - even outside of working hours.

Walmart actually led the way with “flexible scheduling,” which the company began around 2006.⁶ The approach subjects workers to a schedule that constantly changes.

At the same time, Walmart has increasingly shifted its workforce toward part-time and temporary work. Last year, the company intensified its hiring of temporary workers while continuing to deny full-time hours to many employees who want them.⁷

Current and former Walmart associates have come together as members of the Organization United for Respect at Walmart (OUR Walmart), to call for improvements at the company and respect on the job. They have repeatedly raised concerns about lack of full-time hours and Walmart’s unpredictable scheduling practices.

Walmart and the Walton family have also asserted political power to push wages down and worsen conditions for workers economically. Both have participated in the right-wing American Legislative Exchange Council (ALEC), which has been leading national campaigns against raising the minimum wage and providing workers with overtime and paid sick days.⁸ Although Walmart later withdrew from ALEC under public pressure, the Walton Family Foundation, run by Walmart’s owners, has ignored calls to distance itself from ALEC.

Walton heirs Rob, Jim, and Alice control a majority stake in Walmart and have the power to turn 1.3 million jobs at the company into good jobs. Rob, Jim, and Rob’s son-in-law, Greg Penner, hold three seats on the company’s board of directors. Their own personal success has come at a price for America’s working people, who have become more and more impoverished. Recently, the Walton family tightened its grip when Walmart spent \$6.6 billion on stock buybacks, a maneuver that increased earnings on dividends and consolidated Walmart ownership for Walton family members.⁹ This action occurred despite poor company performance overall, with six consecutive quarters of falling or stagnant same-store sales. In other words, Walton family members gave themselves a raise and asserted more power over a floundering company.

Simply put, the Walmart economy is an economy with diminishing security for workers, in the form of low pay and insufficient, inconsistent hours, in which owners like the Walton family are positioned to increase their wealth to the tune of billions while keeping millions of workers in poverty and thus creating deeper inequality.

⁶ Parija Bhatnagar. “Wal-Mart seeks to ‘organize’ labor its own way.” CNNMoney.com. http://money.cnn.com/2006/04/25/news/companies/walmart_labor/. 2006.

⁷ Dhanya Skariachan & Jessica Wohl. “Exclusive - Wal-Mart’s everyday hiring strategy: Add more temps.” Reuters.com. 2013.

⁸ Gordon Lafer. “The Legislative Attack on American Wages and Labor Standards, 2011–2012.” Economic Policy Institute. 2013.

⁹ Catherine Ruetschlin & Amy Traub. “A Higher Wage is Possible at Walmart.” Demos. 2014.

THE WALMART ECONOMY'S IMPACT ON THE NATIONAL ECONOMY

The Walmart Economy reduces wages and take-home pay as low-wage sectors grow

Real wages for U.S. workers have fallen since the 1970s, and the uneven recovery from the recent recession has accelerated already rising inequality. During the recession (2008-2009), the economy lost more middle- and high-wage jobs than low-wage ones. However, during the recovery (2010-2014), low-wage employment has led growth: almost half of new jobs have paid under \$15 an hour.¹⁰ Jobs that pay over \$15 an hour with full-time hours and benefits have declined at least 10% for all workers since 1979. But for the youngest and least educated workers, a good job is almost non-existent: about 1% had access to one in 2010, down 86% from three decades earlier.¹¹

Retail workers' wages are barely keeping up with inflation, and are even falling in some cases. Data from the Bureau of Labor Statistics' Current Employment Statistics show that between 1990 and 2013, inflation-adjusted hourly wages for production and nonsupervisory workers in the retail industry nationwide rose by barely 2% and the corresponding number for supermarket workers actually decreased by 8% in inflation-adjusted terms. Over the same period, the inflation-adjusted hourly wages for production and nonsupervisory workers in the entire private sector increased by 11%.¹²

Involuntary part-time hours and unpredictable schedules lead to low earnings

One of the most disturbing trends for working families in poverty is involuntary part-time work. Across industries, but particularly in the retail sector, workers are increasingly facing part-time hours and unpredictable schedules. Since 2006, the retail and wholesale sector has cut one million full-time jobs while adding 500,000 part-time ones.¹³ Part-time hours are not a choice for many people who seek full-time employment. Involuntary part-time employment increases poverty: in 2012, about 25% of part-time workers who wanted to work more hours

One of the most disturbing trends for working families in poverty is involuntary part-time work.

¹⁰ National Employment Law Project. "The Low-Wage Recovery: Industry Employment and Wages Four Years into the Recovery." National Employment Law Project. 2014.

¹¹ John Schmitt & Janelle Jones. "Where Have All the Good Jobs Gone?" Center for Economic and Policy Research. 2012.

¹² BLS CES data for real (inflation-adjusted) hourly wages (in 1982-84 dollars) of production and nonsupervisory workers in entire private sector, Retail Trade (NAICS 44-45), and Grocery Stores (NAICS 445100), available through database search on: <http://www.bls.gov/ces/>.

¹³ Anna Haley-Lock, Charlotte Alexander, and Nantiya Ruan. "Address Working Poverty by Promoting Work Hour Security in Low-Wage Hourly Jobs." SpotlightOnPoverty.org. http://www.spotlightonpoverty.org/users/spotlight_on_poverty/documents/Spotlight_Haley-Lock_3282014.pdf. 2014.

resided in poverty, as compared to only 5% of full-time workers who live in poverty.¹⁴

Many hourly wage workers across industries also suffer from underemployment and unpredictable schedules, which are especially difficult for working mothers and fathers. A study by Susan Lambert at the University of Chicago found that low-wage workers are far more likely to face scheduling challenges compared to high-wage workers. Forty-four percent of retail workers do not have any control over their schedule, when only 18% of professionals face this problem. Half of retail workers receive their schedule one week or less in advance compared to 58% of professionals who receive a month or more notice of their schedule.¹⁵

Workers at Walmart face the same unfortunate reality of poverty wages and unpredictable scheduling that is throwing the entire economy off balance. This is why workers are calling on Walmart to commit to a minimum of \$25,000 a year and full-time work. Improving jobs at Walmart would strengthen the U.S. economy and open a path to the middle class for millions of working families.

Growing poverty is a consequence of the Walmart economy. Wealthy families like Waltons are getting richer as women and people of color are disproportionately earning less.

Across the United States, workers are harmed by the Walmart business model. Between 2009 and 2011, nearly one-third of Americans fell below the poverty line for at least two months. Fifteen percent of Americans, more than 46 million people, now live beneath the federal poverty line.¹⁶ Millions more are relegated to low-wage, part-time jobs and struggling to make ends meet, just one paycheck or health emergency away from crisis.

Income inequality in the U.S. is now the highest since 1928. Following the recession, the middle class has increasingly disappeared from the U.S. economy. No family better illustrates this profound inequality than the Walton family, heirs to the Walmart fortune. Collectively, six Walmart heirs are worth \$146 billion, more than the worth of 43% of American families combined. While most Walmart workers make less than \$25,000 per year, the Walton family earns more than \$25,000 per minute from their Walmart dividends alone.¹⁷

¹⁴ Rebecca Glauber. "Wanting More But Working Less: Involuntary Part-Time Employment And Economic Vulnerability." University of New Hampshire. 2013.

¹⁵ Susan Lambert, Peter Fugiel, & Julia Henley. "Precarious Work Schedules among Early-Career Employees in the U.S.: A National Snapshot." University of Chicago. 2014.

¹⁶ Brad Plumer. "One in three Americans slipped below the poverty line between 2009 and 2011." The Washington Post Wonkblog. <http://www.washingtonpost.com/blogs/wonkblog/wp/2014/01/08/one-in-three-americans-slipped-below-the-poverty-line-between-2009-and-2011/>. 2014.

¹⁷ Walmart1percent.org. "The Walton Family: America's New Robber Barons." Walmart1percent.org. <http://walmart1percent.org/how-rich-are-the-waltons/>.

While most Walmart workers make less than \$25,000/year, the Walton family earns more than \$25,000/minute from their Walmart dividends alone.

The Walmart economy has also exacerbated wage disparities: women and people of color earn less than their white male workers. For example, in 2012, Florida women filed a class action suit against Walmart for pay discrimination and lack of promotions,¹⁸ but Walmart has displayed a history of sex discrimination.¹⁹ And 40% of African-American part-time retail workers would like to work full-time if they could get the hours. Walmart's low wages are not good for any workers, but minorities are disproportionately represented in low-paying positions. While people of color made up 37% of Walmart's US workforce in 2012, only 27% of first- and mid-level officials and managers were minorities.²⁰

THE WALMART ECONOMY IN NEW YORK STATE AND NEW YORK CITY

The consequences of the Walmart economy in New York are dire, as New Yorkers hold the dubious distinction of living in the state and city with the greatest income inequality in the country.²¹ The Walmart economy is growing in New York, where part-time hours, low pay, erratic scheduling, and lack of opportunities are increasingly common.

Already Walmart is one of the two top retail employers in the state,²² and it is growing. In six years, from 2008 to 2014, the number of Walmart stores (including Sam's Clubs) statewide increased by 18%.²³ Further underscoring the city's shift toward greater inequality, Alice Walton, Sam and Helen Walton's only daughter, now worth more than \$35 billion, recently purchased a \$25 million condo on the Upper East Side.

A consequence of such strident Walmart growth is that the New York state economy has added more and more low-wage employment. Low-wage jobs, most of which are in the retail and restaurant industries, "will make it hard to build a stable future for working New Yorkers."²⁴ In 2012, retail and food service work represented 20% of overall employment in the state, but workers took home less than 10% of total wages. By comparison, those in finance and insurance took home wages over three

New Yorkers hold the dubious distinction of living in the state and city with the greatest income inequality in the country.

¹⁸ Ariel Barkhurst. "11 Florida women sue Wal-Mart for discrimination." Sun Sentinel. 2012.

¹⁹ Amanda Reed. "Walmart and Sex Discrimination." National Organization for Women. <http://now.org/blog/walmart-and-sex-discrimination/>. 2013.

²⁰ Making Change at Walmart. "Facts: People of Color." <http://makingchangeatwalmart.org/people-of-color/>. 2012.

²¹ Fiscal Policy Institute. "Pulling Apart: The Continuing Impact of Income Polarization in New York State." Fiscal Policy Institute. 2012.

²² New York State Department of Labor. "New York's Largest Private Sector Employers." NYS DOL. <http://labor.ny.gov/stats/nys/Largest-private-sector-employers-NYS.shtm>. 2013.

²³ Analysis of data from Chain Store Guide, 2008 to 2014. <https://www.chainstoreguide.com/>.

²⁴ Fiscal Policy Institute. "The State of Working New York 2013: Workers Are Paying a High Price for Persistent Unemployment." Fiscal Policy Institute. 2013.

...the Walmart economy has meant almost a million working New Yorkers can't manage to pay their rent, put food on the table, or provide for their children.

times their representation in the workforce.²⁵

As for New York City, the Walmart economy has meant almost a million working New Yorkers can't manage to pay their rent, put food on the table, or provide for their children. In fact, one in ten New Yorkers works but remains in poverty.²⁶

New Yorkers suffer at the hands of the Walmart business model. For example, low-wage work is on the rise in the New York metro area. According to the Bureau of Labor Statistics (BLS), total employment in the New York metro area grew by 10% between 1990 and 2013. Over the same period, employment in retail as a whole in the metro area grew by 13%, and employment in grocery stores grew by 26%.²⁷ Wages also suffered: from 1990 to 2010, "inflation-adjusted median hourly wages declined by 7 percent, despite the fact that NYC's real GDP per capita rose by nearly 40 percent."²⁸

Most job growth over the past decade has occurred in the low-wage food service and retail trade industries, especially since the recession ended. Since 2000, the New York City economy lost a net of 66,000 middle- and high-wage jobs. During the same time, 323,000 low-wage jobs were added.²⁹ This trend is expected to continue,³⁰ which is why the quality of these jobs is so important. Eight of the ten occupations expected to add the most net jobs in New York City over the next decade have median annual wages of less than \$30,000.³¹

New York City workers have experienced declines in real wages and a reduction in take-home earnings as low-wage sectors grow

Many retail workers in the New York metropolitan area are in low-wage jobs. The Bureau of Labor Statistics Occupational Employment Statistics (OES) survey reports data on employment and wages of workers by occupation. According to the 2013 OES data, retail cashiers in the New York metro area earned a median hourly wage of \$9.07.³²

²⁵ New York State Assembly Ways and Means Committee Staff. "New York State Economic Report." New York State Assembly. 2014.

²⁶ ALIGN. "Poverty in New York City." ALIGN. <http://www.alignny.org/wp-content/uploads/2012/09/NYC-Poverty-Report-2012.pdf>. 2012.

²⁷ Bureau of Labor Statistics (BLS) Current Employment Statistics (CES) State and Area Employment data for New York-Northern New Jersey-Long Island, NY-NJ-PA Metropolitan Statistical Area MSA, for Total Nonfarm Employment, Retail Trade (NAICS 44-45), and Grocery Stores (NAICS 445100), available through database search on: <http://www.bls.gov/sae/>.

²⁸ FPI: Low-Wage Workers and the High Cost of Living in New York City (2014).

²⁹ FPI: Low-Wage Workers and the High Cost of Living in New York City (2014).

³⁰ Bureau of Labor Statistics, U.S. Department of Labor. Occupational Outlook Handbook, 2014-15 Edition, Retail Sales Workers, on the Internet at <http://www.bls.gov/ooh/sales/retail-sales-workers.htm> (visited October 13, 2014).

³¹ FPI: Low-Wage Workers and the High Cost of Living in New York City (2014).

³² May 2013 BLS Occupational Employment Statistics (OES) data for median hourly wages of Cashiers, Occupation Code 41-2011, in New York-White Plains-Wayne, NY-NJ Metropolitan Division, available (as a zip file, along with entire Metropolitan and Nonmetropolitan Area Occupational Employment and Wages data) at: <http://www.bls.gov/oes/>.

According to another BLS source, CES, the weekly average hours worked in the retail industry in 2013 was 30.³³ A cashier who works 30 hours a week at \$9.07/hour, year-round (for 52 weeks), will have an annual before-tax income of \$14,149. Note that this calculation is based on the median wage, meaning that half of the 108,000 cashiers³⁴ in the metropolitan area would earn less than \$14,149 annually if they worked 30 hours a week year-round, neither of which is guaranteed.

Forced part-time hours are on the rise in New York City

Part-time hours are increasingly the norm in New York City, much like they are at Walmart. In the retail sector, a recent study showed that only 40% of workers in New York City have a set minimum number of hours.³⁵ Half of part-timers surveyed want full-time work, and fully one quarter are assigned on call shifts. Forced part-time work in New York is on the rise: in the last ten years, the number of involuntary part-time has increased three fold.³⁶ These practices often lead to poverty earnings regardless of hourly pay; many workers want and need full-time hours.

In the Walmart economy, wealthy families such as the Waltons accumulate more and more wealth. Women and people of color are disproportionately left behind

These low-wage jobs cannot support families. The Department of Health and Human Services (HHS) has set the 2014 Federal Poverty Level Guideline for a single-person household at \$11,670, and for a family of two at \$15,730. Therefore, a cashier earning \$14,149 annually will be below the Federal Poverty Level if he or she is a single parent with a child, and 21% above the Federal Poverty Level if they do not have a family to support.

In either case, they would qualify for Medicaid (since households with incomes up to 125% of the Federal Poverty Level qualify). And because the Federal Poverty Level Guideline is a one-size-fits-all guideline for the lower 48 states, it does not take into account the very high cost of living in the New York metro area.

Women and people of color are consistently behind white male workers in terms of advancement, benefits, and wage parity due to higher representations in the Walmart economy.

In the Walmart Economy, wealthy families such as the Waltons accumulate more and more wealth. Women and people of color are disproportionately left behind.

³³ BLS CES data for average weekly hours worked in 2013 by production and nonsupervisory workers in Retail Trade (NAICS 44-45), available through database search on: <http://www.bls.gov/ces/>.

³⁴ May 2013 BLS Occupational Employment Statistics (OES) data for number of Cashiers, Occupation Code 41-2011, in New York-White Plains-Wayne, NY-NJ Metropolitan Division, available (as a zip file, along with entire Metropolitan and Nonmetropolitan Area Occupational Employment and Wages data) at: <http://www.bls.gov/oes/>.

³⁵ Stephanie Luce, Sasha Hammad & Darrah Sipe. "Short Shifted." Murphy Institute, City University of New York & Retail Action Project Retail, Wholesale and Department Store Union. 2014.

³⁶ Stephanie Luce, Sasha Hammad & Darrah Sipe. "Short Shifted." Murphy Institute, City University of New York & Retail Action Project Retail, Wholesale and Department Store Union. 2014.

One-and-a-quarter million workers, or 37 percent of all wage-earners in New York City, are paid less than \$15 an hour, an amount that is considered “low-wage”. Half of all black and Latino workers are low-wage by this standard, while 23 percent of non-Hispanic whites and 34 percent of Asian wage-earners are low-wage.³⁷

In addition, more workers are dealing with erratic scheduling that makes it harder for retailer workers to secure full-time hours and balance work with their personal and family lives.

New York City is where the national crisis of income inequality is most extreme. It is increasingly a city of the very rich and very poor, a city with a growing number of billionaires and a growing number of low-wage fast-food workers and retail workers who can barely survive.

WALMART CAN AFFORD TO DO BETTER

Walmart can afford to pay its workers more. A 2013 report from Demos, a nonpartisan policy and research organization, found that Walmart can increase wages of its lowest-paid workers without raising prices. Instead of spending \$6.6 billion to buy back shares of its own stock, Walmart can redirect those resources toward an across-the-board wage increase that would enable all of its employees to earn at least \$25,000 per year. This is the salary level Walmart workers have been demanding in recent years and have highlighted in workplace strikes.³⁸

***Walmart can increase wages of
its lowest-paid workers without
raising prices.***

³⁷ James A. Parrott. “Low-Wage Workers and the High Cost of Living in New York City.” Fiscal Policy Institute. 2014.

³⁸ Catherine Ruetschlin & Amy Traub “A Higher Wage is Possible at Walmart.” Demos. 2014.

³⁹ James A. Parrott. “Low-Wage Workers and the High Cost of Living in New York City.” Fiscal Policy Institute. 2014.

SOLUTIONS FOR NYC: CHANGING THE WALMART ECONOMY

The Walton family can easily afford to pay all Walmart workers \$15 an hour and provide stable schedules that guarantee full-time work. If Walmart improved its employment practices, there would be a ripple effect across low-wage employers. Walmart has the power to strengthen the lives of low-wage workers around the country and right here in New York City.

Key Recommendations for Reform:

- \$15 per hour as a minimum wage, the necessary minimum for two full-time wage earners to afford a “bare-bones family budget” in New York.³⁹
- Access to stable and predictable full-time hours and schedules.
- The ability to organize for better jobs without fear of retaliation.
- Increased opportunities for real career advancement and promotions, especially for women and people of color.

The Walmart business model has impoverished New York’s low-wage workers for too long. But if Walmart changes its practices, other retailers will follow suit and that domino effect would help improve the lives of millions of New Yorkers. Alice Walton, as the Walmart heir and as a resident of New York City, can directly impact the future of our city and our country.

Our communities deserve better.



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Thank you for giving me the opportunity today to comment on the proposed zoning amendment at Astoria Cove. My name is Maritza Silva-Farrell, and I'm a Lead Political Organizer at ALIGN: The Alliance for a Greater New York. ALIGN is a community-labor coalition dedicated to creating good jobs, vibrant communities, and an accountable democracy for all New Yorkers.

The key to successful development is ensuring that the values of the neighborhood and its members are upheld despite the changes that come from large scale projects. We believe that Astoria Cove could be an opportunity to transform the community, but only if it is built to the highest standards.

In recent months, the Community Board representing Astoria residents and the Queens Borough President both voted down the project. City Council Member Costa Constantinides has also consistently raised serious concerns about the current proposal. The City Planning Commission has ignored these voices of dissent and recently voted to approve the current proposal for Astoria Cove.

We urge City Council to use their power within the ULURP process to disapprove this application unless both labor standards and affordable housing issues are addressed.

First, there need to be labor standards for construction as well as permanent jobs

There is a direct connection between the rezoning of land for large scale development and the socio-economic impact on the community and workers of Queens. Astoria Cove will reshape the socio-economic landscape of the neighborhood, and accordingly the residents must be guaranteed that such a reshaping does not undermine the standards that the community has set for itself.

We recommend that in order for this development to be approved, the developer, Alma Reality, should make a real commitment to creating good jobs for construction, permanent maintenance and retail. This is particularly important if the development will be applying for subsidies through the Fresh Retail Expansion to Support Health program. Subsidies should not be given without labor standards that will guarantee high-road retailers for the site.

Good jobs strengthen our communities, help build the middle class, generate more tax revenue and reduce the dependence on public services.

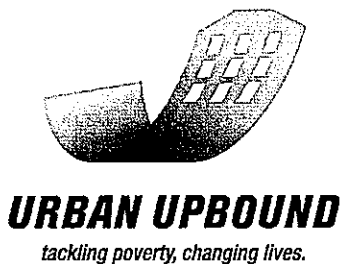
Secondly, there must be ample affordable housing

Low-income residents in the neighborhood must be protected from the impacts of upscale development and gentrification. The only way to ensure this, aside from quality job creation, is protecting and expanding affordable housing. City Council should deny this application unless the developers include a guarantee that 50% of all the units will be affordable for the vast majority of local residents. These units need to be income-tiered so there is housing for low-wage workers all the way up to middle-class. This is a model that works: many unions agree, many developers agree, and many community organizations agree.

The developer's current proposal includes the "A" text amendment allowing for units that are at or above market rate to be considered "affordable housing" and for these units to be used towards the calculation that allows the developer to receive bonus floor area with which to build higher. The "A" text permits apartments at 175% of AMI to count as "affordable." This means that 1 bedrooms renting at \$2,600 will be considered "affordable" in a council district where the median income for a household is far below 175% of the AMI.

The modifications we recommend are similar to the guidelines for development that were agreed upon by Community Board. It is of utmost importance that these modifications be made, to protect the interests of the workers and low-income residents of Queens.

In conclusion, economic development has a large impact on the surrounding community. Residents, particularly low-income residents, are disproportionately affected by these projects. Community representatives must be proactive in demanding higher standards from these developments and ensuring that community benefits are received in return for development rights. Astoria Cove can do a great deal to improve the quality of life for Queen's residents, but only if done right.



New York City Council Testimony
on the proposed Astoria Cove development
Submitted by Bishop Taylor
CEO and Co-Founder of Urban Upbound

12-11 40th Ave, Long Island City, NY 11101

My name is Bishop Mitchell G. Taylor, CEO and Co-Founder of Urban Upbound and Pastor of the Center of Hope International. For the past 30 years I have worked in the Astoria community.

Urban Upbound is a non-profit dedicated to breaking cycles of poverty by working with public housing neighborhoods from the inside out. We believe in building strong urban campuses with a mix of comprehensive integrated services, consisting of workforce development, financial counseling, college access, credit unions, and community revitalization to give residents of public housing the tools and resources for economic mobility and self-sufficiency. Currently we have 3 of these campuses in Queensbridge (the largest public housing development in the country), Far Rockaway, and Astoria Houses. We have 54 full-time employees and a budget of over \$3.5M.

As a point of information 2030 Astoria Developers has been a sponsor of the Urban Upbound Gala. Our Gala provides funding for programming in public housing neighborhoods.

The Astoria community has been presented with an opportunity that many generations past have only dreamed of: a development for a mixed income community that brings job opportunities, new infrastructure, new local businesses, affordable housing, public open spaces and basic goods and services that the neighborhood presently lacks.

Corroded, outdated buildings have obstructed the waterfront vantage point since Astoria's long gone industrial days. With the development we will gain nearly 2 acres of open public space that includes a playground and waterfront park.

Most important there is a great opportunity to leverage the development to invest in our people, the greatest assets of Astoria. The 2030 Astoria Developers has pledged to ensure union apprentice slots that lead to good paying trade careers available to Astoria houses residents and residents of the greater community. The Astoria Cove project will bring hundreds of permanent and construction jobs to the Peninsula. We look forward to working with the developer to ensure that Astoria Houses residents are connected to these opportunities.

The developers are planning a community wealth-building strategy that will create local entrepreneur and worker owned cooperatives. That means community members have the opportunity to own and operate these local businesses.

The Astoria Cove development project combines all the necessary ingredients to revitalize and evolve the neighborhood—local economic growth, new infrastructure, affordable housing, community assets, and most importantly, a relationship with existing residents. We think that in a decade from now the collaboration along the Peninsula will result in the finest model of equitable community development.

From the local community vantage point we support and endorse Astoria Cove and the development team that has committed to putting forth important resources and opportunities that will benefit the existing residents and community for many generations to come.

Thank You.



Testimony by Charlene Obernauer, NYCOSH Executive Director

City Council Hearing re: Astoria Cove Development

October 20, 2014

The New York Committee for Occupational Safety and Health (NYCOSH) appreciates this opportunity to testify before the New York City Council regarding Alma Realty's proposed Astoria Cove development. We are pleased to join with other labor and community organizations, including Build Up NYC, in the effort to secure responsible development, affordable housing, a healthful environment, and good jobs for New Yorkers. Our testimony will primarily address environmental and occupational safety and health issues with the proposed project. **We are recommending that the Council vote no on the Astoria Cove Project due to Alma Realty's record as an irresponsible developer and employer.**

Alma Realty has a track record of endangering workers. As recently as last year Alma failed to protect its workers from exposure to live 13,200 volt power lines despite repeated cease and desist notices from the Long Island Power Authority. In June 2013, the Occupational Safety and Health Administration (OSHA) assessed initial penalties totaling \$465,410 against Alma and its subcontractors for willful, serious, and repeat workplace safety violations. (A willful violation is one committed with intentional, knowing, or voluntary disregard for the law's requirements, or with plain indifference to worker safety and health. A serious violation occurs when there is substantial probability that death or serious physical harm could result from a hazard about which the employer knew or should have known. A repeat citation is issued when an employer has been cited for the same or a similar violation within the previous five years.)

Per the New York City Department of Buildings, Alma Realty has a history of 89 complaints (2 open), 132 DOB violations (13 open), and 99 Environmental Control Board violations (2 open) at two high-rise residential properties in Queens.

According to an anecdotal account published in the New York Daily News, in 2009 Alma Realty reduced the wages of maintenance workers at a Bronx residential development by 40% and

terminated their medical and pension benefits. The union representing the maintenance staff has filed an unfair labor charge with the National Labor Relations Board, alleging that Alma coerced workers to sign a petition denouncing the union as their collective bargaining agent.

The New York City Council should consider the developer's record of labor law and other violations and practices, including those involving occupational safety and health, as a factor in awarding, overseeing, or defining contracts or permits. The City Council should not grant project approval unless and until there is clear and detailed agreement with the developer on how to build and operate the development responsibly, including commitment to adequate affordable housing, qualified unionized construction jobs, permanent maintenance, security, and retail jobs for members of the community, a safe work environment, an effective environmental cleanup process, and storm surge protections that exceed current standards and anticipate future climate change risks.

Due to Alma Realty's reputation as an irresponsible employer, **NYCOSH recommends that the City Council vote against the Astoria Cove Project.**

Who we are:

The New York Committee for Occupational Safety and Health (NYCOSH) is an independent, non-profit, union-based health and safety organization with offices in New York City and Hauppauge, Long Island. Over 150 local unions and other labor and community organizations in the metropolitan area are members of NYCOSH, as are several hundred individual workplace safety and health activists, public health professionals and advocates, and concerned citizens. NYCOSH has been providing technical assistance and comprehensive training in occupational safety and health to unions, employers, community-based organizations, and government agencies for over 30 years.

NYCOSH has considerable experience and expertise in assessment and remediation of environmental contamination. NYCOSH has provided technical assistance and training on CBRN (chemical, biological, radiological, nuclear) decontamination for a major New York City hospital, advised New York City Department of Environmental Protection on environmental assessment and remediation at a wastewater treatment plant, served on multiple government oversight agencies overseeing post-9/11 environmental assessment and cleanup, and conducted hazardous waste training for New York City Transit for over 20 years.

Contact: Charlene Obernauer, NYCOSH Executive Director, 212-227-6440 x15,
charlene@nycosh.org



Overview - John Tritt

Good morning. My name is John Tritt and I'm a representative of Build Up NYC, from the Hotel Trades Council. Build Up NYC is an alliance of working men and women in construction, hotel and building maintenance and operations services, working together to strengthen our middle class with good jobs and responsible real estate development.

At Build Up, we're fighting together to make sure developments like Astoria Cove benefit our communities. Alma Realty needs to make a strong commitment to affordable housing, environmental sustainability and good, safe jobs. This project can be done right if we all work together. All of Astoria should benefit, not just the developer.

Last year Build Up worked in partnership with Councilmember Debi Rose to ensure that the Empire Outlets project, which also went through ULURP, provided real benefits to local communities, including good jobs for local residents. We have the same opportunity at Astoria Cove if the developer makes a similar commitment.

However, Alma's track record and history in NYC is the best way we can predict what Alma is likely to do at Astoria Cove without a binding commitment to the community. More powerful than what Alma says is to look at what they are actually doing.

Alma has proposed that only 20% -- or approximately 340 -- of the 1700 units would be affordable - the community needs more. However, in Crown Heights, Alma has sent market rate rent renewals to tenants that previously had rent regulated leases at the six building Brooklyn Jewish Hospital complex that it manages. Elected officials have informed us that tenants are estimating that roughly 700 units will be converted to market rate. This is approximately double the number of affordable units Alma intends to build at Astoria Cove, if these conversions occur it would represent a net decrease in the company's affordable housing in NYC.

Our communities deserve a real commitment that Alma will be a good landlord who will responsibly maintain its properties. Unfortunately, Alma is failing tenants across the city. Just last week Public Advocate Letitia James named 1114 Ward Ave. LLC, an LLC headed by Alma CEO Steve Valiotis, one of NYC's Worst Landlords. In total, Alma and entities associated with Alma currently have more than 1,200 open HPD violations in their capacity as an owner or landlord at their projects across the City.

Alma's own Phase 1 Environmental Site Assessment reveals the need to thoroughly investigate for a variety of toxic materials including asbestos, lead and pcbs. This is particularly important since the project is in a flood zone and a school is being built as part of the development.

Building in Astoria Cove will generate hundreds of construction jobs and permanent maintenance and retail jobs. Alma Realty has an opportunity to create good, safe jobs with priority hiring for local residents and opportunities for local businesses, but hasn't made a commitment to do so. Despite some conversations with Alma, there still isn't an agreement for either the construction or building service workers that guarantees us that Astoria Cove will create good jobs that benefit our community.

Underscoring the need for a real agreement on good jobs, Alma has currently hired a construction contractor on another large project on the Queens waterfront whose principal was sued in 2009 by then Attorney General Cuomo for allegations of wage theft and instituting a racially tiered hiring system where black and Latino workers were paid less than white workers.

Some of Alma's building service employees in the Far Rockaways, who have been fighting for a fair labor contract for a very long time, reported that they were threatened with discharge by Alma management if they didn't abandon Local 32BJ as their union. In response, the National Labor Relations Board issued an unfair labor practice complaint against Alma finding probable cause that Alma violated the law by threatening their unionized employees in the Far Rockaways. These workers have been without a contract for over 4 years and have lost valuable wages and benefits because Alma will not respect the workers' decision to be represented by 32BJ as a union and for seeking industry labor standards

In her recommendation to disapprove the project, Queens Borough President Melinda Katz noted ongoing concerns around insufficient mass transit, a failure to mitigate the significant traffic impact projected for this site, and the need for more affordable housing. The Borough President also recommended that the developer must work with the construction and service workers to provide prevailing wages for development and living wages for the permanent workers. We echo the Borough Presidents concerns about all of these issues.

We urge the City Council to require Alma to complete a thorough investigation of all potential environmental hazards at the site before approval is given, with full transparency on the investigation, its results and, if necessary, remediation efforts. If remediation is necessary, then it is important that responsible contractors be used to remove any hazards identified on the site. The project should be designed and built to withstand extreme weather and rising sea levels in a way that is energy efficient and safe.

Absent a strong and legally enforceable written agreement, our community cannot be sure that there is a real commitment to good construction, operations and maintenance jobs, responsible contractors, real affordable housing, proper upkeep of these apartments and environmentally responsible development.

The New York City Council has the opportunity to ensure that Alma makes these commitments and begins acting like a responsible developer. Unfortunately, the community does not have commitments on all of these crucial issues. Therefore we urge the City Council to reject Astoria Cove.

Good morning. My name is Maria Espinal and I'm a representative of Build Up NYC. I'm here to speak about the need for responsible construction contractors and good, safe jobs at Astoria Cove.

Alma should make a real commitment to creating good jobs and using only responsible contractors who respect the law and maintain a level playing field. Good jobs strengthen our communities, help build the middle class, generate more tax revenue and reduce the dependence on public services.

However, before we take Alma at their word that they will create good jobs and use responsible contractors at Astoria Cove, let's look at what the company is doing at a major development under construction just a few blocks away at 34-46 Vernon Boulevard on the Queens waterfront.

Alma has hired SSC High Rise to perform construction work at 34-46 Vernon Boulevard. SSC's principal is Michael Mahoney. In 2009, Mahoney and his previous construction companies were sued by Attorney General Andrew Cuomo for \$4 million in back wages for forcing his employees to work as many as 70 hours a week with no overtime and, most shockingly, for paying workers different wages based on their race. The Complaint alleged that under this system, Irish workers were paid \$25 an hour, African-Americans about \$18 and Latino employees \$15. Mahoney and the named defendants were ordered to pay \$1.6 million as a result of their default in responding to the lawsuit.

Construction is one of the most dangerous industries. Not only is it dangerous for workers constructing large scale developments like Astoria Cove, but it can also be dangerous for passerby when workers are unskilled and unaware of safety precautions. Which is why it is critically important Alma Realty use the most highly skilled and trained workers to build Astoria Cove.

72% of construction fatalities in NYC in 2012 occurred on job sites where workers did not participate in state approved training and apprenticeship programs. And 75% of all NYC workplace fatalities in 2012 were construction related.

Unfortunately, Alma has utilized contractors that do not participate in State-approved training and apprenticeship programs. In December 2012 Alma Realty Corp. and Vordonia Contracting and Supplies Corp. were issued willful citations by OSHA for exposing workers at a Valley Stream worksite to serious electrocution hazards. OSHA proposed a total of \$465,000 in penalties against Vordonia and its subcontractors for electrocution and other hazards. Vordonia and the subcontractors are contesting these penalties.

This was not the first time Vordonia was issued a willful violation for by OSHA for safety violations. In April 2009, OSHA issued Vordonia 11 citations, including 3 willful citations, for their project at 302 Main Street in Paterson, NJ, with penalties totaling \$80,000. After Vordonia contested these violations, they were ultimately settled.

Alma should make a real commitment that it will only hire responsible contractors who respect the law, participate in state approved training and apprenticeship programs and who create good jobs with decent wages and benefits. Alma's troubling use of irresponsible contractors and unsafe construction on their other projects demonstrates the need for a commitment to good, safe jobs.

I urge the City Council to reject Astoria Cove unless Alma makes a real commitment to good jobs and responsible contractors who follow the law and participate in state approved training and apprenticeship programs.



Good morning. My name is Roberto Lopez and I'm representing Build Up NYC. I would like to discuss the importance of affordable housing at Astoria Cove and the need for Alma Realty to be a responsible landlord.

Alma must also make a commitment to be a responsible landlord at Astoria Cove. Unfortunately, Alma and its affiliated entities' behavior as a landlord across the city creates real cause for concern.

Just last week 1114 Ward Avenue LLC, a company headed by Alma CEO Steve Valiotis, was named one of the City's Worst Landlords by Public Advocate Letitia James. Other LLC's headed by Mr. Valiotis had previously been placed on this list by Public Advocate de Blasio in 2013. As of June 2014, there are over 1,200 open violations issued by HPD on properties throughout NYC owned or managed by Alma or Alma affiliated entities. More than 250 of these violations are Class C Immediately Hazardous violations – the most serious violations. Many of these violations concern the health and safety of young children, including peeling lead-based paint and missing or defective window guards in apartments with young children.

Furthermore, since 2010, Alma Affiliated entities and Alma affiliated construction company, Vordonia Construction and Supplies Corp., have been issued nearly 50 NYC DOB violations at properties across the City for failing to maintain elevators.

Alma's residents in NJ also have complaints about Alma as a landlord. . According to news coverage, residents at Alma's 205-unit Luther Tower in Trenton, NJ allege that the company has been slow to respond to a March 2014 bed bug infestation and improperly charged the predominantly low-income residents extermination fees due to a previous infestation. According to these residents, Alma ignored their complaints about the bed bugs for five months. Once the company did respond, its initial attempt to eradicate the bugs allegedly failed.. Alma then hired another exterminator to address the infestation, the company charged the low-income residents a \$50 pest treatment fee after reportedly telling tenants they would not be charged such a fee. The report notes that Alma stated that it was not aware of charging the tenants for the pest control, that they first learned of the situation in August and not March, and that they are taking the complaints seriously.

Alma also needs to make a commitment to create real affordable housing at Astoria Cove. Both the community board and the borough president voted against this project in part because 20% affordable housing is insufficient. We agree with the community board and the borough president.

Elected officials have informed us that tenants are estimating that roughly 700 units will be converted to market rate. This is approximately double the number of affordable units Alma intends to build at Astoria Cove, if these conversions occur it would represent a net decrease in the company's affordable housing in NYC.

I urge the City Council to reject Astoria Cove until Alma makes a real commitment to increase the affordable housing at this project and to act as a responsible landlord on this project, and their other properties across the city.



Good morning. My name is Joseph Caba and I am an Alma maintenance employee at Shorefront Parkway in the Rockaways and a member of SEIU Local 32BJ. I would like to tell you the truth about the kind of employer that Alma is.

Alma has not respected me and my co-workers' decision to be represented by 32BJ. Recently, Alma management threatened some of us at Shorefront Parkway if we didn't sign a petition claiming that we longer wanted our own union. But we do want our Union! Alma doesn't want our Union!

My coworkers and I have been without a union contract for over four years. All we want is Alma to agree to the same decent pay, health insurance and pensions as other building service workers in New York City. Unfortunately, Alma does not thing we deserve union wages and benefits. Alma is not only refusing to provide good jobs for us, but the National Labor Relations Board is taking them to trial for not respecting our rights as workers.

I urge you to reject Astoria Cove until Alma Realty makes a real commitment to good jobs with decent wages, health care, retirement benefits and respect for workers' rights.



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Build Up NYC

Build Up NYC is an alliance of working men and women, committed to good jobs and responsible development. Working together, we are advocating for a stronger and more vibrant middle-class through safe and responsible development.

TOWARDS A VIBRANT MIDDLE CLASS

Build Up NYC is committed to a growing and sustainable middle class. We can only grow a stronger middle class if workers have jobs with good wages, affordable health insurance and retirement benefits. Access to training and apprenticeship programs creates opportunities for advancement and real careers.

The race to the bottom in the construction industry hurts workers and communities. When contractors compete by cutting wages and benefits, workers lose the ability to support their families and businesses in their communities and responsible contractors are at an economic disadvantage.

Build Up NYC is fighting for good jobs for workers and a level playing field for responsible employers.

A SAFE WORKPLACE IS A SAFER CITY

Construction is one of the most dangerous industries in New York City. Cutting corners and lack of proper safety practices can lead to more accidents, injuries and deaths in and around construction sites.

Build Up NYC is working to make sure every construction worker has access to comprehensive training in order to prevent accidents and injuries at the worksite and in our city. Build Up NYC is fighting for a safer New York.

RESPONSIBLE DEVELOPMENT, STRONGER COMMUNITIES

Developers who construct and maintain buildings in New York have a responsibility to the communities and workers who make their success possible.

Developers and employers have a responsibility not only to make sure the construction, operations, maintenance and security jobs are good jobs, but to support a 21st century infrastructure.

Build Up NYC is working to make sure employers and developers do their fair share to maintain and upgrade the infrastructure that we all count on.

It's time to stand up and fight back
Build Up NYC is fighting for the High Road on Economic Development



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Alma Realty's Record as a Landlord

Alma Realty Background

- Alma Realty is a property owner, manager and developer based in Long Island City. The owner and CEO is Efstathios "Steve" Valiotisⁱ
- Alma, Steve Valiotis, or LLC's registered to Alma's headquarters, hereinafter referred to as "Alma-affiliated entities", own and manage over 95 residential and commercial buildings in New York and New Jersey. Out of this portfolio, there are nearly 90 residential buildings with a total of over 4,200 units in New York City aloneⁱⁱ
- Alma-affiliated entities have more than doubled their NYC residential portfolio since 2011, primarily through purchases in Washington Heights and Harlemⁱⁱⁱ
- Alma is currently planning to build Astoria Cove, a 1,700 unit residential development on the Astoria waterfront - the project requires rezoning and is awaiting approval from the City Planning Commission.^{iv}

According to the NYC Department of Housing Preservation and Development (HPD) website, Alma-Affiliated Entities Have Over 1,100 Open HPD Violations^v

- As of June 2014, there were over 1,100 open HPD violations issued since 2009 at NYC properties owned or managed by Alma-affiliated entities
 - 251 of these violations fall within one of 3 Class C Immediately Hazardous violations, the most serious classification
 - 695 are Class B Hazardous violations, the second most serious classification
- Many of these open violations concern the health and safety of young children, including
 - 118 violations for peeling lead-based paint in apartments with children under 6 years old
 - 30 violations for missing or defective window guards in apartments with children under 11 years old
- Other open violations concern the safety and environmental health of the entire family residing in the apartment, such as
 - 118 fire protection violations, including
 - 83 violations for broken or missing smoke and carbon monoxide detectors and
 - 26 violations for blocked or defective fire escapes
 - 100 violations for insect and rodent infestations
 - 36 violations for mold

According to the NYC Department of Buildings (DOB) website, since 2010 Alma-affiliated entities and Vordonia Construction Have Paid Over \$214,900 in Fines for DOB Violations^{vi}

- Since 2010, Alma-affiliated entities and Alma affiliated construction company, Vordonia Construction and Supplies Corp., have paid over \$214,900 in fines for NYC Department of Buildings (DOB) violations. Efstathios Valiotis is the founder and CEO of Vordonia Construction,^{vii} and Alma Realty regularly uses Vordonia as a general contractor.
- The over \$214,900 in fines resulted from 199 DOB violations, including
 - 83 Class 1 Immediately Hazardous violations, the most serious DOB classification, and
 - 111 Class 2 Major Violations, the second most serious classification
- Among these DOB violations are
 - 47 violations for failure to maintain elevators
 - 17 for failure to maintain building walls
 - 21 for work without a permit
 - 18 for failure to comply with an order of the DOB Commissioner

Alma Placed on Public Advocate's Worst Landlords Watchlist

- In 2013, the Office of Public Advocate, then Bill de Blasio, placed Alma properties 663 Crescent Ave and 265 East 176 Street on the NYC Worst Landlords Watchlist^{viii}
 - These properties had to have, on average, 3 serious open Department of Housing Preservation and Development (HPD) violations per unit to be placed on the Watchlist^x
- 663 Crescent Ave is currently in the HPD Alternative Enforcement Program,^x a program that ensures that violations, and conditions causing violations at the City's most distressed apartment buildings are corrected^{xi}
- As of July 2014, there were 119 open HPD violations at 663 Crescent Ave, a building with 21 units^{xii}

Alma Paid \$100,000 in Settlement of Fire Code Violations at New Jersey Industrial Property

- Alma has been involved in a major dispute with the local government at one of its New Jersey properties, a historic industrial complex at 900 Passaic Ave in the Borough of East Newark^{xiii}
- The Borough of East Newark, NJ sued Alma for allegedly failing to correct numerous fire code violations at the property. In July 2013, Alma settled this litigation and agreed to pay \$100,000 in fines arising from these allegations.^{xiv}
- Three months after the settlement, a fire broke out at the complex. According to press reports, it took two hours and more than 40 firefighters from seven area fire departments to extinguish this fire.^{xv} The cause of the fire is unknown.

NJ Residents Complain About Bed Bug Infestation Response and Improper Exterminator Fees

- Residents at Alma's 205-unit Luther Tower in Trenton, NJ allege that the company has been slow to respond to a March 2014 bed bug infestation and improperly charged the predominantly low income residents exorbitant extermination fees due to a previous infestation.^{xvi}
- Residents allegedly alerted Alma in March 2014 about a new bed bug infestation at the property but the company failed to respond for months.^{xvii}
- Five months after the initial bed bug complaints, Alma sent unidentified exterminators to the building in August 2014 who allegedly tried to eradicate the infestation with "round up" weed killer. After this first attempt failed, Alma sent in a second round of exterminators two weeks later to deal with the infestation.
- In addition to the company's inadequate bed bug response, residents also complain of improper exterminator fees charged for a previous bed bug infestation in 2013. Residents allegedly received a \$50 pest treatment fee even though the company claimed not to charge such a fee.



Alma Realty's 34-46 Vernon Boulevard

Alma Realty Background

- Alma Realty is a property owner, manager and developer based in Long Island City. The owner and CEO is Efstathios "Steve" Valiotis.ⁱ
- Alma, Steve Valiotis, or LLC's registered to Alma's headquarters, own and manage over 95 residential and commercial buildings in New York and New Jersey. Out of this portfolio, there are over 90 residential buildings with a total of over 4,200 units in New York City alone.ⁱⁱ
- Alma-affiliated entities have more than doubled their NYC residential portfolio since 2011, primarily through purchases in Washington Heights and Harlem.ⁱⁱⁱ
- Alma is currently planning to build Astoria Cove, a 1,700 unit residential development on the Astoria waterfront - the project requires rezoning and is awaiting approval from the City Planning Commission.^{iv}

34-46 Vernon Boulevard Background

- 34-46 Vernon Boulevard is a residential project being developed by Alma Realty in Long Island City, NY.
- According to a new building permit issued in September 2014, 34-46 Vernon Boulevard will be 17 stories tall with 336 units.^v There is no indication from City Planning Commission documents that this project includes any affordable housing units.^{vi}
- In 2001, an Alma affiliate acquired 34-46 Vernon Blvd, an 8,700 square feet lot on the Astoria, Queens waterfront less than a mile away from the company's planned Astoria Cove development. In the same year Alma filed a rezoning application for Vernon Blvd, seeking a change from R5 to R7-1. The proposal went through ULURP and was approved by the New York City Council in 2006.
- Alma originally planned to begin development at 34-46 Vernon Boulevard in late 2008 or early 2009, but construction was delayed by the economic recession, which prompted the company to redesign the building with cheaper materials.

Irresponsible Contractors at 34-46 Vernon Boulevard

- **Vordonia Contracting and Supplies Corp**
 - The general contractor at 34-46 Vernon Blvd is Vordonia Contracting & Supplies Corp., a company run by Alma Realty's CEO Steve Valiotis.
 - In December 2012, OSHA issued willful citations to Vordonia/Alma for exposing workers to serious electrocution hazards at 14 Brooklyn Avenue in Valley Stream. OSHA has proposed a total of \$465,000 in penalties against Vordonia and its subcontractors.
 - This was not the first time Vordonia was found to willfully endanger its workforce. In October 2008, OSHA issued Vordonia 11 citations for their project at 302 Main Street in Paterson, NJ, with penalties totaling \$80,000.
- **SSC High Rise**
 - SSC High Rise Construction Inc. has obtained a permit to excavate and lay the foundation at Vernon Blvd. Michael Mahoney is a principal of SSC. Mahoney previously acted as the principal of EMC Contracting, among other firms.
 - In 2009, then Attorney General Andrew Cuomo sued Mahoney, EMC and his other companies for \$4 million in back wages for forcing his employees to work as many as 70 hours a week with no overtime and, most shockingly, for instituting a three-tiered wage rate in which Irish workers were paid \$25 an hour, African-Americans about \$18 and Latino employees \$15. In 2011, Mahoney and his companies were ordered to pay more than \$1.6 million in this matter.
 - In 2011, Mahoney was also sued by the US Attorney for the Southern District for tax fraud by paying his employees illegally "off the books" in order to limit his tax liabilities. Mahoney pled guilty in 2012, was placed on two years of probation and was ordered to pay more than \$300,000 in restitution.

Building Violations and Stop Work Orders at 34-46 Vernon Boulevard

- The NYC Department of Buildings (DOB) has issued nearly \$13,000 in fines for unsafe practices at 34-46 Vernon Boulevard since 2012.
- The project was partially shut down by the DOB on four occasions since April 2014, and a total of six occasions since August 2013.
- Since January 2014, five separate DOB violations have been issued for unsafe or unauthorized activity at the site, including:
 - Failure to have a site safety manager
 - Failure to have a fire safety manager
 - Working after hours without a necessary variance
 - Failure to comply with the site safety program
 - Failure to construct a job site fence

ⁱ <http://www.almarealty.com/developer.html>; NYS Division of Corporations (<http://bit.ly/1yiK2Bm>), <http://www.almarealty.com/listings/>

ⁱⁱ From legalized Alma Landlord Fact Sheet; Alma properties identified using data from Real Capital Analytics. Ownership of properties was verified with HPD registration information and with deeds of sale on NYC Department of Finance Office of the City Register's ACRIS database (<http://a836-acris.nyc.gov/CP/>). Property is considered to be owned by Alma if:

- (1) The most recent deed of sale is to an LLC registered at Alma's current or former address, i.e., if forwarding address with the NYC Division of Corporations or address given on deed of sale is 31-10 37th Ave, Suite 500, L.I.C. (current address) or C/O Alma Realty, 28-18 31st St., L.I.C. (former address)
- (2) Current head officer registered with HPD is Efstathios or Sophia Valiotis.
Only exception is 21-01 to 21-37 21st Ave, Queens, where HPD head officer is Nick Gavalas at 31-11 38th Ave., L.I.C. (relation to Alma no known), but most recent sale is to an LLC registered at Alma's address.

ⁱⁱⁱ From legalized Alma Landlord Fact Sheet; ACRIS (deeds)

^{iv} From legalized Alma Landlord Fact Sheet;

http://www.crainsnewyork.com/article/20140731/REAL_ESTATE/140739964/big-queens-project-draws-key-rejection

^v <http://a810->

bisweb.nyc.gov/bisweb/JobsQueryByNumberServlet?requestid=2&passjobnumber=420569085&passdocnumber=01

^{vi} <http://www.nyc.gov/html/dcp/pdf/cpc/020087.pdf>



BUNYC Affiliated Training Programs Create Career Paths for Thousands of NYC Residents

NYC Building and Construction Trades Apprenticeships

NYC Building and Construction Trades unions provide a career path to the middle class through good jobs with family sustaining wages, excellent benefits and unparalleled training opportunities through more than two dozen New York State-approved apprenticeship programs. More than two dozen NYC union apprenticeship programs are currently training more than 8,000 people for middle class careers in the construction industry.

As part of a registered apprenticeship program, apprentices receive:

- a minimum of 144 hours of annual classroom instruction covering the theory, principles and technical knowledge required to do the job; and,
- on-the-job training while employed at wages which increase as their skills progress.

At the successful conclusion of apprenticeship training, which typically lasts 2-5 years depending on the trade, apprentices graduate to become journeypersons. Journeypersons are recognized as the most qualified members of their craft and command the best wages and benefits in the industry.

- **NYC Union Construction Apprenticeship Programs Enrolled An Annual Average of 8,022 Individuals**
- **75% of Union Construction Apprenticeship Program Participants are NYC Residents**
 - From 2010-2012, 6,010 NYC residents were enrolled in NYC construction apprenticeship programs on average, representing 75% of total annual enrollees.
- **65.5% of Apprentices Who Live in NYC Are People of Color**
 - 2,017 apprentices who reside in NYC are African American – 33.6%
 - 1,625 apprentices who reside in NYC are Hispanic – 27%
 - 292 apprentices who reside in NYC are Asian or other ethnicities – 4.9%
- **Innovative Pre-Apprenticeship Programs Create a Community Pipeline to Good Jobs**
 - NYC Building and Construction Trades unions provide a career path through a number of innovative pre-apprenticeship programs:
 - **The Edward J Malloy Initiative for Construction Skills** provides pre-apprenticeship training that prepares graduating New York City public high school seniors and other local populations for entry into unionized building and construction trades apprenticeship programs.
 - **256 recent NYC Public High School graduates placed in union apprenticeships from 2010-2012.**
 - **Helmets to Hardhats** is a national, nonprofit program that connects National Guard, Reserve, retired and transitioning active-duty military service members with skilled training and quality career opportunities in the construction industry.
 - **154 NYC veterans placed in union apprenticeships from 2010-2011.**
 - **Nontraditional Employment for Women (NEW)** prepares, trains, and places women in careers in the skilled construction, utility, and maintenance trades, helping women achieve economic independence and a secure future.
 - **292 NYC women placed in apprenticeships from 2010-2011.**

NY Hotel Trades Council Industry Training Program

The Industry Training Program (ITP) began in 1969 through the joint efforts of the New York Hotel Trades Council and the Hotel Association of New York City, Inc. It was created in response to the growing need for better-trained employees within the workplace and to encourage worker advancement.

Since 2007, the ITP has graduated 1,500 members from its state of the art Training Center who have taken courses in the following areas:

- Engineering Department
 - Air Conditioning and Refrigeration Mechanic
 - Boiler Mechanic
 - Electrical Mechanic
 - Plumbing
- Food and Beverage Department
 - A la Carte Server
 - Banquet Server
 - Tournant (Culinary Arts)
- General Life Skills
 - Computer Skills
 - Referral Service

SEIU 32BJ Training Fund

The 32BJ Training Fund is a joint labor-management partnership that offers training to eligible participants at no cost. The Training Fund offers a wide range of excellent industry and basic education programs designed specifically for building service workers. These courses are developed with input from building owners and union members to give members the skills they need to succeed.

The Training Fund facility is equipped with customized mechanical trainers and simulators that allow students to trouble-shoot boiler and HVAC systems. Members have access to computer labs where they can take classes and develop their computer skills. The 32BJ Training fund is committed to helping 32BJ members achieve success in their careers.

The 32BJ Training Program has developed several Career Tracks intended to provide each student with the essential tools and mechanical abilities needed to achieve the next level in their career. Career Tracks include such tracks as Air Conditioning and Refrigeration License Certification, Cleaning Foreperson/Lead Cleaner, Handyperson, Security Professional, Superintendent/Resident Manger and more.

The 32BJ Training Program also offers courses in the following areas:

- Energy Efficiency
- English as a Second Language
- Green Cleaning
- License and Required Training Updates
- Security
- Superintendent Training and Professional Development
- Green Building Superintendent Training and Certificate



— Good Jobs —
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NYC Construction Safety Fact Sheet

The federal Occupational Safety and Health Administration (OSHA) recently released statistics on construction. According to OSHA's report:

75%

of all NYC workplace fatalities in 2012 were construction related.

72%

of construction fatalities in NYC in 2012 occurred on job sites where workers did not participate in state approved training and apprenticeship programs.

52%

of construction fatalities involved immigrant workers or workers who spoke a language other than English.

In 2012, OSHA's federal safety and health experts conducted 741 construction inspections, issued over 1,000 serious, willful or repeat violations and assessed nearly \$3.5 million in penalties to employers in New York City.

In 2012, NYC Department of Buildings inspectors conducted 281,301 building inspections, issued 49,958 violations and 5,130 Stop Work Orders.



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Background on Astoria Cove Environmental Concerns

- **Possible Hazardous Materials at Astoria Cove Raise Concerns**

On November 26, 2013 G.C. Environmental Inc. completed the Phase II Work Plan for Alma Realty's Astoria Cove project located at 8-01 26th Ave. Astoria, NY.

The Work Plan confirms the possibility of the existence of **hazardous waste** and **carcinogenic contaminants**, which, if present, create serious environmental concerns for the community and the workers responsible for completing abatement and remediation of the site.

- **Asbestos Suspected at Astoria Cove**

The Astoria Cove site is 355,702 square feet and is composed of six parcels developed with seven buildings. **Five of these seven buildings** are suspected to have Asbestos Containing Material (ACM), based upon a Limited Visual Screening survey conducted by G.C. Environmental Consulting.

- **Ongoing Investigation Into Illegal Asbestos Dumping at Astoria Cove**

Local residents have complained about alleged mishandling of asbestos at the Astoria Cove site, and its impact on the community's air quality.

According to the NYS Department of Environmental Conservation, there is an ongoing investigation into allegations that there has been illegal transfer and disposal of asbestos at the Astoria Cove site by an unrelated company.

- **Other Potential Hazardous Materials at Astoria Cove**

In addition to Asbestos, G.C. Environmental Inc. identified the potential presence of other hazardous materials on the site including:

- PCB's
- Underground storage tanks for petroleum
- Metal manufacturing contaminants, including cutting oils, degreasing and cleaning solvents, acids, alkalis and heavy metals from metal cutting/forming process, solvents, emulsifying agents, acids and alkalis from surface preparation, acids, metals, solvents and paints
- Wood manufacturing contaminants, including spent solvent-based adhesives, spent acetone, ammonia, spent bleaching agents, pigment wastes, boiler ash, dripped formulation mixed with rainwater and facility washdown water, kiln condensate
- Lead based paint

- **Flood Zone Compounds Hazardous Material Concerns**

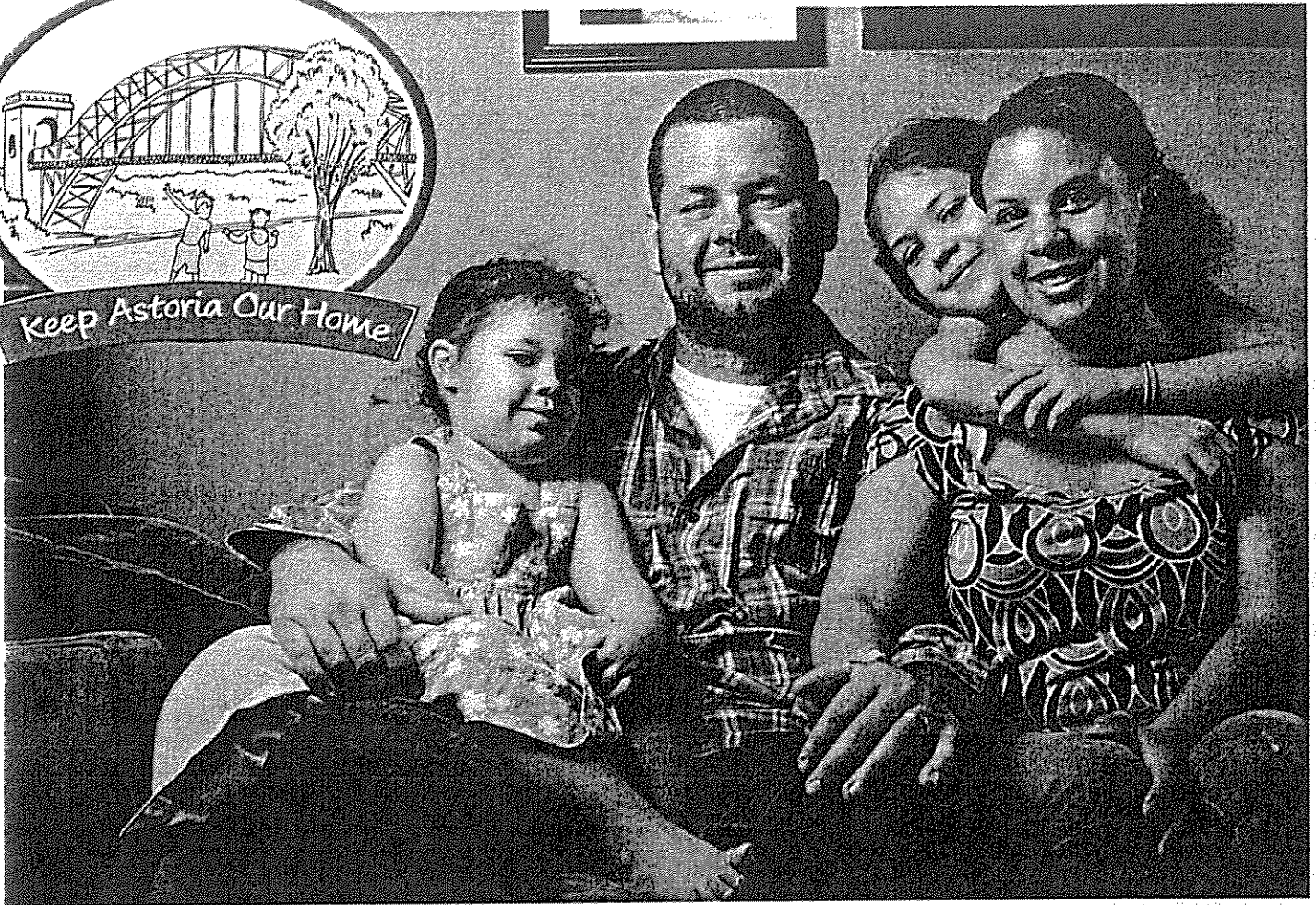
According to the Flood Insurance Rate Map for the City of New York (Community Panel No. 360497) the northern portion of the site is located within an area between the limits of the 100 year flood and 500-year flood zone.

- **Need for a Thorough Investigation of Asbestos and Other Hazardous Materials**

Given the suspected presence of Asbestos, PCB's and other hazardous materials, as well as complaints of illegal disposal of asbestos at the site, elected officials and community members should demand a thorough investigation of these conditions before any final approval is granted for the Astoria Cove project.



Keep Astoria Our Home



Participating in the plumbers' apprenticeship program has changed my life. Now that I have a good job we're finally on a path to leave public housing and enter the middle class."

—Roberto Lopez, pictured with his family, residents of Ravenswood Houses

Have your voice heard!

July 17 at 10:30 am

**Queens Borough President's
Public Hearing on Astoria Cove**

Queens Borough Hall

120-55 Queens Boulevard

BUILDING IN ASTORIA COVE will generate thousands of construction, maintenance and retail jobs. Alma Realty has an opportunity to create good, safe jobs with priority hiring for local residents and opportunities for local businesses, but hasn't made a commitment to do so.

Good jobs and affordable housing grow and strengthen the middle class. All of Astoria should benefit from this project, not just the developer.

**Build Up
NYC**

**Good Jobs
Responsible Development**

Follow us @BuildUpNYC and join the conversation with #AstoriaCove.

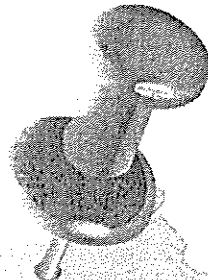
Before they're allowed to build in Astoria Cove, shouldn't ALMA REALTY fix the buildings they already own?

ALMA REALTY is asking the City to let them build a four-tower residential development in Astoria Cove with more than 1,600 apartments, including a public school and retail.

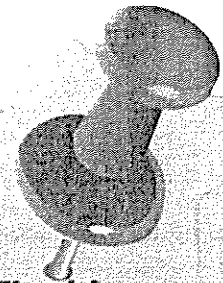
But as of June 2014, **Alma Realty and entities associated with it have more than 1,200 open violations** with the NYC Department of Housing Preservation and Development in buildings across the city.

Building in New York City is a luxury that should only be afforded to those who commit to responsible development.

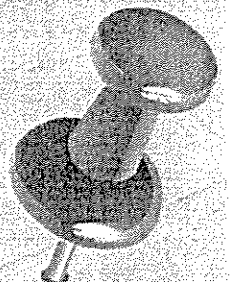
We can do this right if we all work together. The entire community should benefit from Astoria Cove, not just the developer.



Astoria



Flushing



Jamaica

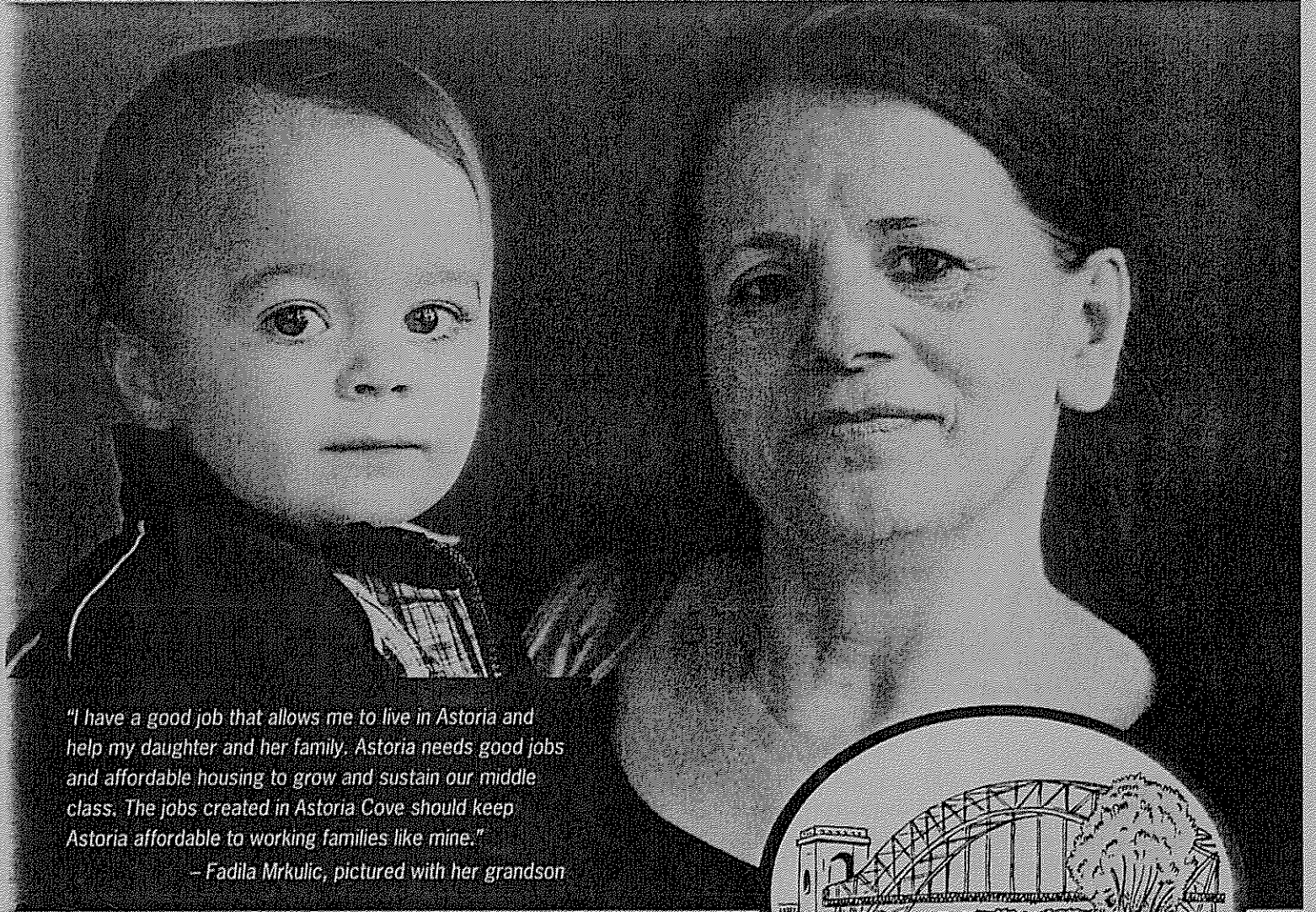


Rockaways



**Build Up
NYC**

— Good Jobs —
Responsible Development



"I have a good job that allows me to live in Astoria and help my daughter and her family. Astoria needs good jobs and affordable housing to grow and sustain our middle class. The jobs created in Astoria Cove should keep Astoria affordable to working families like mine."

- Fadila Mrkalic, pictured with her grandson



Keep Astoria Our Home

Alma Realty wants to build a four-tower residential development in Astoria Cove with over 1,600 apartments, but only about 17% will be affordable to working families.

Building in Astoria Cove will generate thousands of construction jobs and permanent maintenance and retail jobs. Alma Realty has an opportunity to create good, safe jobs with priority hiring for local residents and opportunities for local businesses, but hasn't made a commitment to do so.

We can do this right if we all work together. **All of Astoria should benefit from this project, not just the developer.**

**Build Up
ONYC**
Good Jobs
Responsible Development

Follow us @BuildUpNYC and join the conversation with #AstoriaCove. Sign the petition at www.buildupnyc.org/astoriacove.

HAVE YOUR VOICE HEARD!

June 10 at 6:30 pm

Community Board 1 Hearing
on Astoria Cove
Astoria World Manor, 25-22 Astoria Boulevard

June 17 at 7 pm

Community Board 1 Vote
on Astoria Cove
Astoria World Manor, 25-22 Astoria Boulevard



Painting bridges is hard work and I am proud to have gone through the training to do the work safely. Having a good job has also allowed me to provide for my family. And now that my daughter is a bridge painter, I know she will be able to stay in the middle class, too.

—Efrosini Katanakis, First NYC Female Bridge Painter, pictured with her daughter

BUILDING IN ASTORIA COVE will generate thousands of construction, maintenance and retail jobs. Alma Realty has an opportunity to create good, safe jobs with priority hiring for local residents and opportunities for local businesses, but hasn't made a commitment to do so.

Good jobs and affordable housing grow and strengthen the middle class. All of Astoria should benefit from this project, not just the developer.

Have your voice heard!

July 17 at 10:30 am

Queens Borough President's
Public Hearing on Astoria Cove

Queens Borough Hall

120-55 Queens Boulevard

**Build Up
NYC**

Good Jobs
Responsible Development

Follow us @BuildUpNYC and join the conversation with #AstoriaCove.

Key councilman says he doesn't support controversial development proposal

Councilman Costa Constantinides said that he can't support the controversial Astoria Cove development as the plan currently stands, saying the luxury project doesn't include enough affordable housing. Developers are asking for the City Council's permission to build the 1,700-unit complex on the Astoria waterfront.

BY ELI ROSENBERG
NEW YORK DAILY NEWS
Wednesday, October 15, 2014, 4:12 PM

City Councilman Costa Constantinides said he doesn't currently support the Astoria Cove plan, saying that he wants to see more affordable housing, better transportation options, and a commitment to good jobs in the proposal.



This controversial Queens development is losing a friend it needs.

Councilman Costa Constantinides said that he doesn't support the luxury Astoria Cove project in its current form, as the project moves toward a vote that hinges on his support.

"The current proposal includes 'affordable' apartments that will actually be too expensive for the area and doesn't capture what real Astorians need," Constantinides said Wednesday. "I cannot support the proposal as it currently sits with the Council."

The development team led by Alma Realty is asking the city for the rezoning and permits necessary to transform the industrial land its owns, to allow for the luxury 1,700-unit residential development on the Astoria waterfront.

The City Council will hold hearings on the plan next week and will most likely vote on it in November.

Union advocates held a rally in which they urged the City Council to vote no on the project on Wednesday. Constantinides spoke in support of the rally, though he did not attend.

City council members have an unspoken, though not ironclad, tradition of deferring to the local member's vote for such projects, so Constantinides opinion holds much sway over its approval.

The plan has come under fire by the community, the borough president, and housing advocates, who say the commitment to keep 20% of its units below market rate is too low in a city in with a shrinking middle class.



NORTHVIEW OF PROJECT LCHUNGA rendering of the proposed 1,700-unit Astoria Cove development.

But it has been cheered by the Mayor's Office as well as developers, who say their pledge to make the below market-rate housing mandatory and forgo subsidies is unprecedented.

Due to New York's high average incomes, rents for "affordable" one-bedroom apartments in the complex could go as high as \$2,700.

"That is an option under the existing zoning text that I find is a poison pill," said Constantinides.

Constantinides said Alma Realty has yet to up the quotient of affordable housing in the course of their negotiations.

"We're continuing to talk to them," he said. "There is an opportunity for us to get there."

The developers will get a windfall of millions of dollars if their industrial lots are rezoned by the city to allow for coveted residential development on the waterfront.

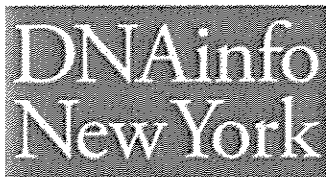
In The News

THE WALL STREET JOURNAL

*Queens Project Stirs Worry That Residents
Will Be Priced Out*

July 16, 2014

“Queens's prime neighborhoods—places like Long Island City, Astoria and Hunters Point, which all have quick access to Manhattan—have seen more than 5,600 new rental units built since 2007...Residents said the transformation of Astoria is already well under way. Once an affordable enclave for immigrants and a place to grab cheap Greek cuisine, Astoria is a place where many of its single-family homeowners have already been pushed out.”



*Queens Borough President Says No to Astoria
Cove Project*

August 1, 2014

“Queens Borough President Melinda Katz came out against the proposed Astoria Cove project on Thursday, citing concerns about the number of affordable units included in the plan and the strain it would put on local mass transit...Local City Councilman Costa Constantinides said he agreed with many of Katz's worries. ‘If the development is not integrated into our neighborhood in a way that benefits the community, I will be unable to support it.’”

TIMES Ledger

SERVING QUEENS SINCE 1919

Astoria Cove's Next Step

August 7, 2014

“When the developers of Astoria Cove went before the City Planning Commission Wednesday, they presented modified plans for the giant 1,723-unit apartment complex they hope to build on Halletts Cove, but they did not budge on the number of units of affordable housing they are planning. Both the borough president and Community Board 1 refused to support the plan during the Uniform Land Use Review Procedure, citing the lack of units they deem necessary...Instead of raising the number of affordable units, 2030 Astoria Developers LLC emphasized its plan for more transit infrastructure...The shift in focus apparently came after Borough President Melinda Katz recommended disapproval of the Astoria Cove ULURP applications July 29. In her recommendations, Katz indicated that she was concerned about the strain the project would put on Astoria's transit links.”

QUEENS CHRONICLE

OPINION:

Responsible development creates strong communities



Posted: Thursday, July 31, 2014 10:30 am | Updated: 1:46 pm, Thu Jul 31, 2014.

Responsible development creates strong communities by Gary LaBarbera |

Astoria Cove could be the next luxury residential development to line New York City's valuable waterfront, four towers with more than 1,600 residential units, a public school and retail space, including a supermarket. The proposed Astoria Cove development is currently moving through the Uniform Land Use Review Procedure, the public process by which the city determines whether to allow a real estate company to build this project.

We join many community voices, including the local community board, in calling on the developer to engage all stakeholders and build responsibly. Alma Realty has an opportunity to help keep Astoria affordable to working families with good jobs and affordable housing, but the developer has proposed Astoria Cove as a high-end project with the minimum number of affordable units, only 20 percent as of the latest plans they've shared.

And as the gap between the haves and have-nots widens in NYC, real estate developments such as Astoria Cove must create strong and diverse communities that keep the middle class in Astoria. The developer should make a commitment to creating good jobs with opportunity for local residents and local, minority and women-owned businesses on the project.

A commitment to good jobs will keep a vital middle class in Astoria, bringing hundreds of construction, building maintenance and security jobs to Astoria, and with it, support for local businesses in the community. Alma should also resolve its ongoing labor dispute in Far Rockaway.

Construction work is one of the most dangerous jobs in New York City. In collaboration with responsible employers in the construction industry, state-of-the-art training and apprenticeship programs focus on developing highly skilled workers with good safety practices. Likewise, there is a partnership with responsible employers in the building maintenance, operations and security sector that have developed training programs to provide highly skilled workers in order to provide a high-quality service to the tenants and visitors to the buildings.

Astoria Cove is in a flood zone, and the developer's own Environmental Impact Study has suggested that asbestos, PCBs, lead and other hazardous and toxic materials may be present on the site. Alma Realty should complete the entire phase two of the environmental investigation and develop a remediation plan before any of the project moves forward, protecting current and future tenants, neighbors and visitors to the area. In addition, it should be designed and built to withstand extreme weather and rising sea levels in an energy-efficient manner.

Astoria Cove could be an example of responsible real estate development that benefits all stakeholders in the community. It is not too late for Alma Realty to do the right thing.

LaBarbera is the president of Build Up NYC, an alliance of working men and women committed to good jobs and responsible development.

Queens BP Katz recommends disapproval of Astoria Cove project

Christopher Barca / Reporter | Posted: Thursday, July 31, 2014 12:00 pm

The proposed Astoria Cove development plan has hit a snag.

Borough President Melinda Katz has recommended the disapproval of the controversial project, citing community concerns, insufficient mass transit in the area and not enough proposed affordable housing units among other reasons.

Released late Thursday morning, Katz applauded the project being the first in the city to mandate affordable housing in her recommendation, but her worries over multiple aspects of the project were too great to warrant her approval of the plan.

"The proposed redevelopment of the Astoria Cove site would revitalize an otherwise underutilized Queens waterfront," Katz said. "However, in bringing in hundreds of new residents into Astoria, the needs and concerns of existing residents... must be addressed.

"At this time," she continued, "there are still outstanding issues with this project which must be meaningfully addressed by whichever entity implements and constructs this proposed project in the future."

In her recommendation, Katz noted that an influx of hundreds of people into the area would be "particularly hard felt" because of the peninsula's limited network of streets.

Also, she cited the already overcrowded nearby N and Q train stations and infrequent bus service as a concern that must be addressed before the plan moves forward.

In terms of affordable housing, Katz called for more units than the 1,723 proposed, 20 percent of the residential dwellings that have been proposed. She did not specify a desired number of residences or a specific percentage of units she would like to see designated as affordable.

The Borough President recommended that the proposed school, which was planned to be constructed in the final phase of the project, be built first to meet the existing need for more seats in School District 30.

When the plan came to Katz two weeks ago, multiple union members at the hearing demanded that Alma Realty, the project's developer, provide well-paying, safe construction jobs with benefits. She echoed that sentiment Thursday, saying the project will only succeed "if it is built by the most skilled and professional workers to assure the quality, durability and safety of the construction."

"The developer of this site must work with the construction and service workers to provide prevailing wages for development and living wages for permanent workers," Katz said. "There should also be provisions for onsite training and apprenticeships for area residents that will provide practical work experience and lead to careers which provide a middle class income."

The plan will also appear before the Department of City Planning, before it goes before the City Council Land Use Committee.

CB 1 wants more for Astoria Cove plan

by Tess McRae, Associate Editor | Posted: Thursday, June 12, 2014 10:30 am

Once again, developers find themselves bumping heads with community members on one of the biggest concerns middle- and lower-income residents have, affordable housing

Alma Realty and Studio V Architecture proposed a new development that would re-zone the area known as Astoria Cove and provide greater access to the waterfront.

“Right now, the peninsula is isolated and cut off from Astoria,” architect Jay Valgora said before hundreds of Community Board 1 members, advocacy groups, union workers and residents at the Astoria World Manor on Tuesday. “These are old, underused industrial spaces that’s a desolate eyesore. We want to bring the community to the waterfront.”

When completed, the project would consist of three buildings along the waterfront, ranging from 26- to 32-stories high; a six-story mixed-use building and a six-story elementary school.

A majority of the project, 84,000 square feet, would be dedicated to open space for public use, including a waterfront esplanade and children’s playgrounds.

Presumably, Astoria Cove would most likely resemble the recent work done in Hunters Point South, which has been widely well-received by all.

But what concerned many CB 1 members and others on Tuesday night was the lack of affordable housing that would be made available to the public and the fear that it would turn Astoria into an expensive and elite neighborhood, forcing blue-collar workers out.

“We currently have 295 affordable units out of approximately 1,700 apartments,” Valgora explained. “We are looking to increase that number.”

That adds up to about 18 percent of the units being affordable, a number many felt to be unacceptable.

“Where we are, 20 percent doesn’t even come close to what we need,” Evie Hantzopoulos of CB 1 said. “We need 25, 30, 35 percent at least.”

The packed room erupted in applause at her statement.

What’s more, the developers do not have a new number they are aiming for nor do they know when the updated number of affordable units would be made available.

“We are planning to increase it,” one developer said. “You have to trust that. We are going to be working with the city, according to the mayor’s new housing plan but we cannot provide a solid number for you right at this time.”

This infuriated attendees.

“How do you expect me to vote on a project when we don’t have all the information in front of us right now?”



Cove project goes before City Planning 1

Critics of the Astoria Cove project were united during a public hearing sponsored by Community Board 1 earlier this year. The board recommended disapproval for the proposal.

Hantzopoulos asked. "You're telling us to trust you but you can't give us a number and you don't know when you'll have one? I can't vote on that."

Many CB 1 members nodded their heads.

After a few minutes of pressure, the developers estimated that an exact number of affordable units would be available by the time the ULURP goes before the City Council.

But attendees felt that by then, it would be too late.

"Yeah, just like Willets Point and look where those people are at," Tatiana Serris of Astoria whispered. "Un-freaking-believable. The board will have no say at that point. It will be out of their hands."

The Corona and Flushing communities, including activists groups and Councilwoman Julissa Ferreras (D-East Elmhurst), pushed Willets Point developers, The Queens Development Group, to increase the number of affordable units in their massive plan.

The increased number was not made available until the day of the City Council vote.

Astoria Cove developers, however, were confident that the project would be well worthwhile.

"It is my belief that this could be one of the most magical, outstanding sites in New York City," Valgora said.

While affordable housing was a principle concern, board members also fired off questions on safety, transportation, sanitation, traffic and parking.

In addition, 56 individuals representing activist groups, unions, neighborhoods or themselves, lined up to share their concerns and emphasize that a decision on a project such as Astoria Cove should not be made lightly.

"I urge Community Board 1 to ask hard questions and not roll over for promises," John Collins, an Astoria resident and professor at Queens College, said. "As a professor who studies cities, I favor responsible development that doesn't hurt the community."

The hearing went on for three hours and while there were moments of high tension, there were a few speakers who said they were eager to see the beautiful green spaces and economic opportunities that the project will provide.

CB 1 will not vote on the plan until June 16 and, even then, the board's vote is merely advisory.

The plan will also appear before Borough President Melinda Katz and the Department of City Planning, before it goes before the City Council Land Use Committee.

Queens developers come under fire for connection to scandal-scarred contractor

The group seeking city permission to build the massive 1,700-unit Astoria Cove complex on Queens' waterfront promised not to work with the contractor on the project, when contacted by the Daily News.

BY ELI ROSENBERG

NEW YORK DAILY NEWS

Friday, September 26, 2014, 2:00 AM



The proposal for the massive Astoria Cove complex has been criticized by the community—and voted down by Community Board 1 and Borough President Katz—for setting aside only 20 percent of its 1,700 units for affordable housing.

The development group seeking city approvals to build a luxury housing complex on the Astoria waterfront has come under fire because one of its principals hired a firm connected to a scandal-scarred contractor to do work on another Queens site, the Daily News has learned.

Alma Realty, the lead builder behind the Astoria Cove project, hired the company, SSC High Rise Construction, to do foundation work at another project it is developing nearby, on Vernon Blvd.

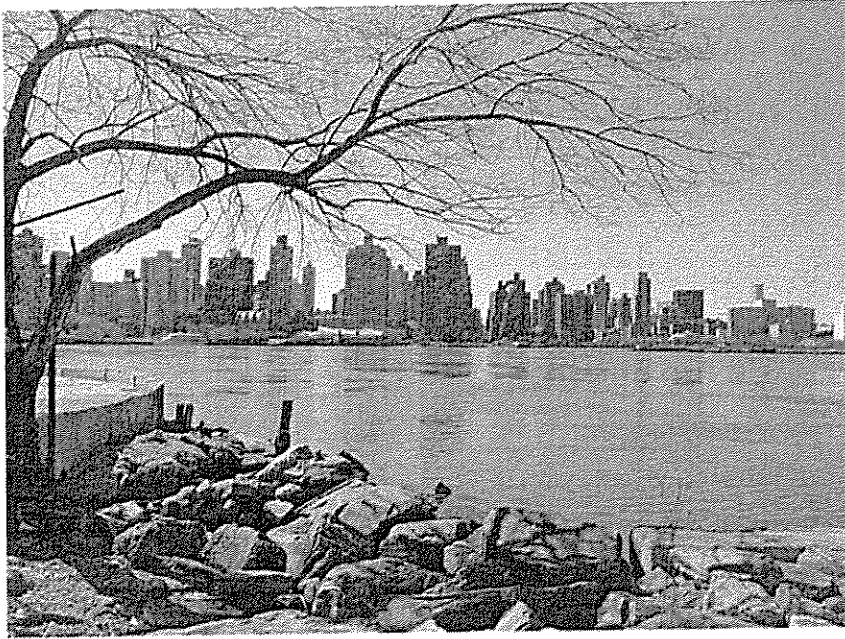
“This contractor may be working for Alma but will not be employed at the Astoria Cove site,” said a spokesman for the Astoria Cove developers. “In light of allegations that have been brought to our attention, we are asking Alma to investigate these claims further and take the appropriate action.”

SSC High Rise Construction is run in part by Michael Mahoney, according to court filings and a signed affidavit by a former employee.

Mahoney and six companies he controlled were ordered by a state Supreme Court judge to pay \$1.6 million in back wages in 2011, in regards to a suit brought by then-Attorney General Andrew Cuomo.

Cuomo charged them with withholding millions of dollars in employees' overtime and creating a racially tiered hierarchy of wages on construction sites, where white Irish employees were paid \$25 an hour, black employees received \$18 and Latino employees, \$15.

Mahoney also pled guilty to felony tax evasion in 2011 in a suit brought by U.S. Attorney Preet Bharara, and was sentenced to two years' probation.



MELISSA CHAN All eyes are on this stretch of old

warehouses that developers want to turn into Astoria Cove. The City Planning Commission will vote on the proposal, which would be the first major rezoning of the de Blasio-era, on Monday. Mahoney told the Daily News he was only an employee of SSC.

"I stood up like a gentleman and took my beating and moved on," he said in a phone interview, noting that he has kept his record clean in the time since.

Union officials say the contractor's hiring raised questions about the Astoria Cove developers' commitment to good jobs, arguing it is another reason they should commit to union labor for their new project — or risk rejection by the city.

"In light of the selection of SSC for Alma's Vernon Boulevard project . . . how can the community have confidence that all workers and our community will be treated fairly and with respect (at Astoria Cove)?" said Lenore Friedlander, the executive director of the pro-union group Build Up NYC. "It is an example of irresponsible behavior that shouldn't be rewarded or replicated."

The 1,700-unit Astoria Cove proposal has drawn criticism from the community, as well as Community Board 1 and Borough President Katz, for the commitment to set aside only 20% of the total units as affordable.

The City Planning Commission is expected to vote on the proposal at a hearing on Monday. If approved, it will move on to the City Council for a vote.



SERVICE EMPLOYEES
INTERNATIONAL UNION
CTW, CLC

**Local 32BJ
Headquarters**

25 West 18th Street
New York, NY 10011-1991
212.388.3800

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KURT WESTBY

June 27, 2014

VIA FACSIMILE

James G. Paulson, Regional Director
National Labor Relations Board, Region 29
Two Metro Tech Center
100 Myrtle Avenue, 5th Floor
Brooklyn, NY 11201-4201

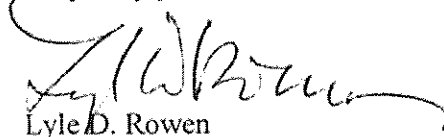
**Re: 106-20 Shorefront Realty, LLC, 107-10 Shorefront Realty,
LLC, 1 Beach 105 Realty, LLC, and Alma Realty Corp., as
Joint Employers;
CHARGE AGAINST AN EMPLOYER**

Dear Mr. Paulson:

Enclosed please find the Union's unfair labor practice charge against 106-20 Shorefront Realty, LLC, 107-10 Shorefront Realty, LLC, 1 Beach 105 Realty, LLC, and Alma Realty Corp., as joint employers.

Please contact me at 212-388-3452 with any questions. Thank you for your attention in this matter.

Very truly yours,


Lyle D. Rowen
Associate General Counsel

Enclosure

cc: Kevin Stavris, Residential Division (w/ encl.)
Jonathan Farrell (via email)

UNITED STATES OF AMERICA
NATIONAL LABOR RELATIONS BOARD
CHARGE AGAINST EMPLOYER

DO NOT WRITE IN THIS SPACE	
Case	Date Filed

INSTRUCTIONS:

File an original with NLRB Regional Director for the region in which the alleged unfair labor practice occurred or is occurring.

1. EMPLOYER AGAINST WHOM CHARGE IS BROUGHT

a. Name of Employer 106-20 Shorefront Realty LLC, 107-10 Shorefront Realty LLC, 1 Beach 105 Realty LLC and Alma Realty Corp., as joint employers		b. Tel. No. 516-470-0111
d. Address (Street, city, state, and ZIP code) Alma Realty Corp. 31-10 37th Avenue, Suite 500 Long Island City, NY 11101		c. Cell No.
e. Employer Representative Jonathan Farrell, Esq		f. Fax No. 516-237-2893
i. Type of Establishment (factory, mine, wholesaler, etc.) Residential apartment complex		g. e-Mail jfarrell@meltzerlippe.com
j. Identify principal product or service Property management services		h. Number of workers employed 8

k. The above-named employer has engaged in and is engaging in unfair labor practices within the meaning of section 8(a), subsections (1) and (list subsections) (5) of the National Labor Relations Act, and these unfair labor practices are practices affecting commerce within the meaning of the Act, or these unfair labor practices are unfair practices affecting commerce within the meaning of the Act and the Postal Reorganization Act.

2. Basis of the Charge (set forth a clear and concise statement of the facts constituting the alleged unfair labor practices)
Within the past six months, the above-named joint employers, through their agents and representatives, unlawfully coerced bargaining unit employees in the exercise of their Section 7 rights by demanding that employees sign a document drafted by the Employer stating that the bargaining unit employees no longer wish to be represented by SEIU 32BJ and threatening employees with discharge if they refused to sign the document or otherwise continued to support SEIU 32BJ.

Within the past six months, the above-named joint employers, through their agents and representatives, unlawfully refused to bargain with SEIU 32BJ by engaging in direct dealing with a bargaining unit employee concerning the terms and conditions of his employment.

3. Full name of party filing charge (if labor organization, give full name, including local name and number)

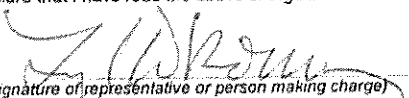
Service Employees International Union, Local 32BJ

4a. Address (Street and number, city, state, and ZIP code) 25 West 18th Street New York, NY 10011		4b. Tel. No. 212-388-3452
		4c. Cell No.
		4d. Fax No. 212-388-2062
		4e. e-Mail lrowen@seiu32bj.org

5. Full name of national or international labor organization of which it is an affiliate or constituent unit (to be filled in when charge is filed by a labor organization)
Service Employees International Union, CTW-CLC

6. DECLARATION

I declare that I have read the above charge and that the statements are true to the best of my knowledge and belief.

By 
(signature of representative or person making charge)

Lyle D. Rowen, Assoc. Gen. Counsel
(Print/type name and title or office, if any)

Tel. No. 212-388-3452
Office, if any, Cell No.
Fax No. 212-388-2062
e-Mail lrowen@seiu32bj.org

Address SEIU 32BJ, 25 W. 18th Street, New York, NY 10011
June 27, 2014
(date)

WILLFUL FALSE STATEMENTS ON THIS CHARGE CAN BE PUNISHED BY FINE AND IMPRISONMENT (U.S. CODE, TITLE 18, SECTION 1001)

PRIVACY ACT STATEMENT

Solicitation of the information on this form is authorized by the National Labor Relations Act (NLRA), 29 U.S.C. § 151 et seq. The principal use of the information is to assist the National Labor Relations Board (NLRB) in processing unfair labor practice and related proceedings or litigation. The routine uses for the information are fully set forth in the Federal Register, 71 Fed. Reg. 74942-43 (Dec. 13, 2006). The NLRB will further explain these uses upon request. Disclosure of this information to the NLRB is voluntary; however, failure to supply the information will cause the NLRB to decline to invoke its processes.

Astoria Cove Development Scoping Meeting
(CEQR No. 13DCP127Q)
SEIU Local 32BJ Testimony
Tuesday, May 28, 2013



My name is Joseph Tecarr and I am here to testify on behalf of the Service Employees International Union Local 32BJ ("32BJ") regarding "2030 Astoria Developers LLC" proposed Astoria Cove Development project along 26th Avenue between 4th and 9th Streets here in Astoria.

32BJ represents approximately 120,000 property service workers across eight states, including 71,000 in New York City and nearly 2,300 of whom live right here in Astoria. All of them rely on good jobs and good wages to support their families.

2030 Astoria Developers is headed by Efstathios (Steve) Valiotis, CEO of Alma Realty which has a record of union busting and undercutting labor standards in the building services industry of New York City real estate. For example, in 2009, Mr. Valiotis and Alma Realty took over a residential property in the Bronx where the hard-working building employees were members of 32BJ and had family-sustaining jobs with decent wages, health and pension benefits. Alma's first order of business was to slash wages and eliminate health and pension benefits for the work force. After failing to hire several long-term union members working there, Alma ultimately busted Local 32BJ as the building workers' union at that property.

At another large residential property in Far Rockaway where 32BJ has long represented the work force, since 2010 Mr. Valiotis and Alma Realty have been refusing to sign the standard industry labor agreement which covers 30,000 other residential building workers in the City. Alma's conduct, which jeopardizes the employees' health and pension benefits, even included an unsuccessful effort to get 32BJ decertified as the workers' union. Steve Valiotis is an irresponsible real estate employer and not the type of developer the City should grant a significant rezoning to for more Alma-style development in our City.

Mr. Valiotis's conduct not only jeopardizes the welfare of the working people who maintain his properties, but also diminishes his tenants' quality of life. Now Mr. Valiotis wants bring his way of doing business to Queens's working families with his proposed Astoria Cove development. With Mr. Valiotis and Alma's track record of attacking working people, it is important to prevent him from doing so.

As a member of 32BJ, I have been able to count on steady wages and benefits like affordable healthcare and access to training classes. By guaranteeing the creation of good jobs like my own, and by addressing the housing needs of the community, new development done safely can help the city grow for all New Yorkers, not just for the wealthy. But rest assured Alma Realty shows no sign of being a good partner in this way.

Alma Realty and Steve Valiotis have made a habit of undercutting industry standards for their building service workers, and Alma's record as a landlord includes many tenant and HPD complaints. We believe Astoria can do a lot better than Alma, and we strongly urge that the environmental review of this project considers Alma Realty's potential negative impact on this community if they do not address these outstanding issues.

Thank you.

A win-win on the Wheel: Deal includes a boatload of benefits for Staten Island



City Councilwoman Debi Rose (D-North Shore) was all smiles on Wednesday after the City Council voted to approve the New York Wheel and Empire Outlets. At left are Councilmen Vincent Ignizio (R-South Shore) and James Oddo (R-Mid-Island) (Photo: William Alariste)

By Staten Island Advance Editorial

on November 02, 2013 at 8:03 AM, updated November 02, 2013 at 8:13 AM

It's being hailed as the most significant development on Staten Island in half a century, the foundation of a long-hoped-for renaissance of the downtown waterfront in St. George.

Not since the Verrazano-Narrows Bridge changed our way of life in the 1960s have expectations been so high as those for the newly approved New York Wheel and Empire Outlets.

Endorsement of the two projects by the City Council — an outcome impressively engineered by Debi Rose (D-North Shore) after intense negotiations with private developers — marked the final step in the official approvals process.

Now the way is clear to build the 630-foot-tall revolving observation platform on the west side of the Richmond County Bank Ballpark and the city's first major-brand discount complex on the opposite side next to the Staten Island Ferry terminal.

They are scheduled to make their debut in 2016 at a combined cost of more than half a billion dollars.

We agree with Mayor Bloomberg that this is a "momentous" step forward for the so-called "Forgotten Borough."

He predicted, "The New York Wheel and Empire Outlets will become one of the city's most popular destinations, drawing millions of visitors every year — not just from the five boroughs and the region, but also nationwide and around the globe."

To her credit, Ms. Rose withheld her decisive support for the projects until she extracted last-minute concessions from the developers and the city, easing concerns about traffic, jobs and the need to benefit local businesses and ordinary people.

Traditionally, the City Council shuns major proposals directly involving the district of a member who objects to them.

Speaking about the behind-the-scenes talks she pursued in her effort to obtain the best deal possible, Ms. Rose said: "I started this process wanting to find the win-win, benefiting Staten Island and our residents, and there was doubt expressed that these goals could be reached. The elusive win-win has been achieved."

She cited promises from the developers and the city for over \$50 million in improvements, beyond the private investments of nearly \$600 million in the Wheel and Empire Outlets.

Among the key commitments she pointed to were:

One hundred percent union labor on both projects, including the Outlets and hotel construction (where this was previously rejected);

More than 1,150 construction jobs and 1,350 permanent jobs to be generated, mostly for Staten Islanders;

Improved police enforcement in the area;

Current commuter parking levels maintained, with price caps;

\$35 million in city funds for new ferries, along with plans for a ferry service to Snug Harbor;

\$2 million for repairs to the Richmond Terrace Esplanade and aesthetic upgrades;

\$1 million for traffic mitigation;

\$700,000 for a planning study for the replacement of the Cromwell Recreation Center;

\$75,000 for the creation of a Jersey Street Local Development Corporation;

Rezoning of the New Brighton community from manufacturing;

Space in the Wheel Terminal for use by community groups;

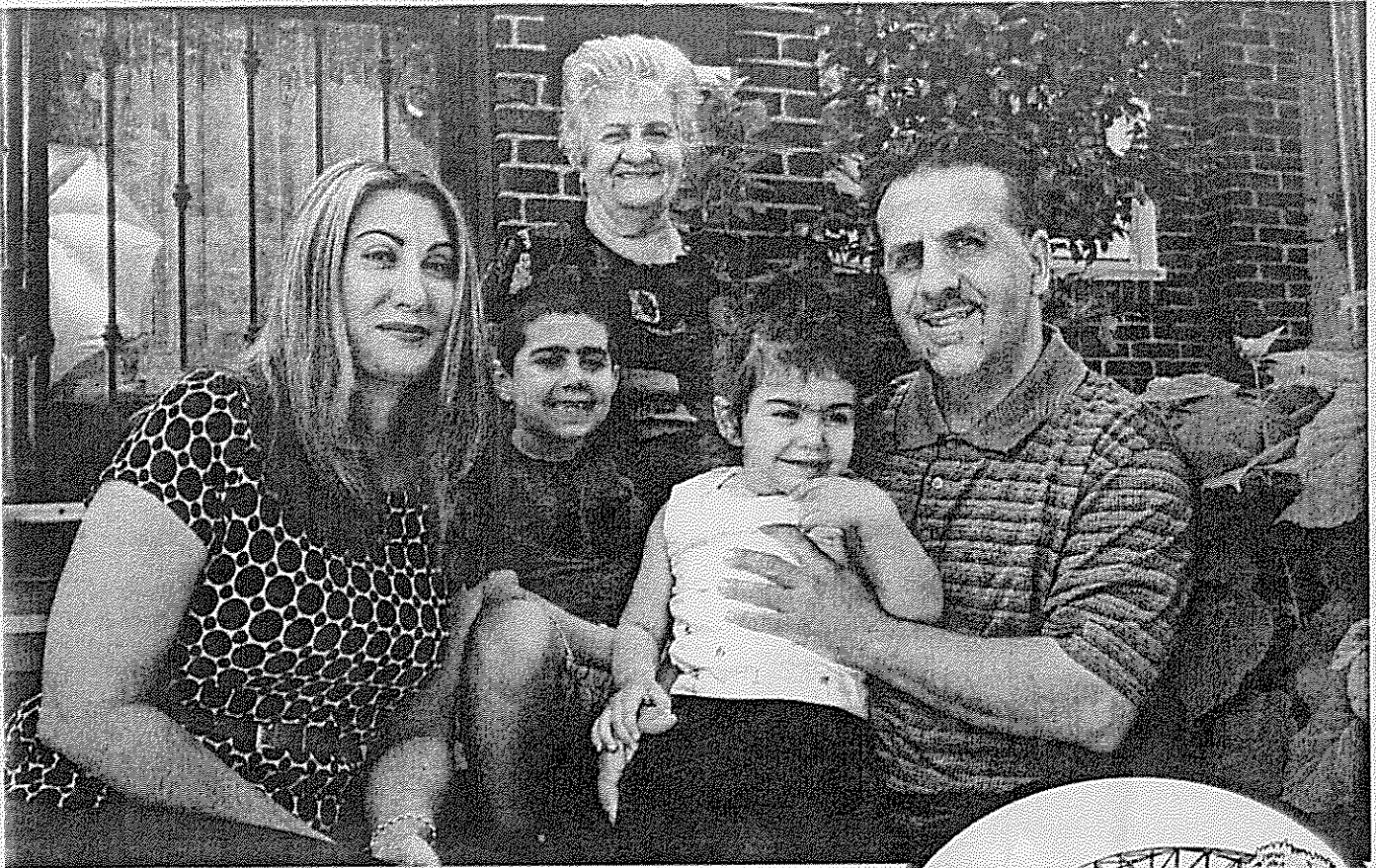
Free rides on the Wheel for Staten Island schoolchildren.

We had expressed doubts about requests being made secretly by Ms. Rose amid concern about a possible deal-breaker. But we need not have worried. She did a magnificent job on behalf of all Staten Islanders, not just the citizens of her North Shore district.

"There's always more you could have gotten, and there's always less you could have gotten," said Borough President James Molinaro. "But the end result is what counts."

In this case, it promises to make Staten Island a world-class destination for generations to come.

We can't wait.



I've been out with my son talking to neighbors and collecting postcards because I know good jobs in Astoria Cove will make a difference. Growing up in Astoria, my family was solid middle class because my mom had a good job, and today I can provide for my family because I have one too.

—Angelo Anagnos, pictured with his mom, wife and kids



Keep Astoria Our Home

Astorians told the community board: **All of Astoria should benefit from building in Astoria Cove, not just the developer.**

The community is mobilizing. More than a thousand neighbors have signed postcards. They all agree Astoria needs good jobs and responsible development in Astoria Cove.

You can sign online at www.buildupnyc.org/astoriacove.

Good jobs and affordable housing will keep the middle class in Astoria strong.

**Build Up
NYC**
Good Jobs
Responsible Development

Follow us @BuildUpNYC and join the conversation with #AstoriaCove.

**Join us. Astoria
needs good jobs
and responsible
development.**

June 17 at 7 pm

Community Board 1 Vote
on Astoria Cove
Astoria World Manor
25-22 Astoria Boulevard



Join us. Astoria needs good jobs and responsible development.

Today, June 17 at 7 pm

Community Board 1 Vote on Astoria Cove

Astoria World Manor
25-22 Astoria Boulevard

**Build Up
NYC**

**Good Jobs
Responsible Development**

Follow us @BuildUpNYC
and join the conversation
with #AstoriaCove.



What kinds of jobs will Alma Realty create for Astoria?

"I know what it's like to work for an irresponsible contractor. Construction can be dangerous work. No one should have to risk their life in order to provide for their family. If Alma Realty is going to build in Astoria Cove, then the community deserves a commitment to good jobs."
— Ithier López

Stand up for responsible development in Astoria Cove! Join us tonight to call for:

- **Good jobs** that provide a pathway to the middle class with fair wages, health insurance and retirement benefits
- **Safe jobs** by hiring employers or contractors that participate in State-approved training and apprenticeship programs
- **Affordable housing** so working families can keep making Astoria our home
- **Environmentally sustainable construction and building maintenance**, with design elements to plan for the impact of rising sea levels and extreme weather
- **Responsible removal of asbestos and other toxins**
- **Opportunities for local residents to work on the project**, including opportunities for local, minority and women-owned businesses

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Philip Habib

Address: Philip Habib Associates

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joe Lynch

Address: 437 Madison Avenue, New York, N.Y.

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

AC
Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2017

(PLEASE PRINT)

Name: Giovanni Simione

Address: _____

I represent: George Roman

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

AC

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Kaylyn Alexander

Address: _____

I represent: Teresa McKinney

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

AC

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Andre Slith

Address: _____

I represent: Astoria Newsday Resident

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Maria Koryllas

Address: 421 27 Ave

I represent: My Community & Building

Address: 421 27 Ave

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

*ASTORIA
Cove*

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: SEAN VECCHIOME

Address: 545 PROSPECT AC APT 1A

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Astoria Cove

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Jean R. Lemo

Address: 713 CLAWSON AVE BROOKLYN NY 11210

I represent: Jewish Home for the Aged of Brooklyn

Address: Prospect Place, Green Hill & Flatlands

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ALNEKA RODRIGUEZ

Address: 3-02 ASTORIA BLVD

I represent: CLAUDIA COGER TA PRES. ASTORIA HOUSES

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

AC

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Judith Goldiner

Address: 199 Water St

I represent: The Legal Aid Society

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: ZACH DE EPEY

Address: 25-54 12th St Astoria NY

I represent: MYSELF

Address: _____

**THE COUNCIL Astoria
THE CITY OF NEW YORK Cove**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Assembly Man Walter T. Mosley

Address: 5th Assembly District

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

ASTDMA COVE Date: 10/20/2014

(PLEASE PRINT)

Name: QUEENS BP MELINDA KATZ

Address: QUEEN BORO HALL

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK A.C.**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOHN MAROZZES

Address: _____

I represent: ALMA REALTY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Brooklyn Borough President Eric Adams

Address: 209 Jovalemon Street, BK, NY 11201

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

A.C.

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: Ryan Lynch (or Nan-Blackshear)
(PLEASE PRINT)

Address: 209 JORALEMON STREET, BK NY 11201

I represent: Brooklyn Borough President Eric Adams

Address: (same as above)

**THE COUNCIL
THE CITY OF NEW YORK**

A.C.

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: Irving B. J.
(PLEASE PRINT)

Address: Queens B.P.

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

A.C.

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

Name: RICHARD KHUZAMI
(PLEASE PRINT)

Address: 2538 19th ST, ASTORIA NY 11102

I represent: OLD ASTORIA NEIGHBORHOOD ASSN

Address: SAME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

AC

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Diane Kantzopolou

Address: 26-05 9th St Astoria

I represent: Astoria Neighborhood Association

Address: _____

Asst. Rix
**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: A. Cat...

Address: _____

I represent: Myself

Address: 23-24 Sternway

**THE COUNCIL
THE CITY OF NEW YORK**

AC

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Bill Peloguin

Address: 4307 Ditmars Blvd, Astoria, NY

I represent: Old Astoria Neighborhood Association

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

ASTORIA
COVE

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)
Name: JAMES TAYLOR

Address: 11 MCKEEVER PL. BKLYN NY.

I represent: Build up

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. ASTORIA COVE Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)
Name: YSIDORO GUISEPPE

Address: 34-10 84TH ST. APT E-3 JACKSON HEIGHTS
NY 11372

I represent: HOTEL UNION

Address: 44 St at 8th Avenue

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)
Name: Roberto Lopez

Address: _____

I represent: Landlord / Tenant Issues

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Joseph Caba

Address: _____

I represent: Far Rockaways worker

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Debra-Elle Glickstein

Address: _____

I represent: 2030 Ardenia Developer

Address: Jay Wolgast

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Alma Nevans

Address: _____

I represent: Alma tenant, Build Up NYC.

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0277 Res. No. Astoria Cove

in favor in opposition

Date: _____

Name: Fernando Londo (PLEASE PRINT) 10/20/14

Address: _____

I represent: McBundy Up NYC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove

in favor in opposition

Date: 10/20/14

Name: Manlon Escoto (PLEASE PRINT)

Address: _____

I represent: Build Up NYC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove

in favor in opposition

Date: 10/20/14

Name: Charlene Oberauer (PLEASE PRINT)

Address: _____

I represent: NY Committee for Occupational Safety and Health

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Comptroller Scott Stringer

Address: 1 Centre NYC

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 1/27/14

(PLEASE PRINT)

Name: Arthur Rosenfeld Michael Ferguson

Address: _____

I represent: Long Island City / Astoria Chamber of

Address: Commerce

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Maya Montalti, Alma tenant

Address: _____

I represent: BUNYC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 123 Res. No. _____
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)
Name: Arshady, Mitschen

Address: 370 W 58th St

I represent: Hot Bread of 58th St Inc

Address: 370 W 58th St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LV 122 Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)
Name: AM COHEN

Address: 196 E. 75 St. NY, NY 10021

I represent: SWA ARCHITECTURE

Address: 190 E. MAIN STREET, HUNTERTON, NY

11783

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)
Name: John Tritt

Address: _____

I represent: Build Up NYC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Maria Espinal

Address: _____

I represent: Good, Safe Jobs and Alma's Employer Issues

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. Astoria Cove

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Justin Wood

Address: _____

I represent: NY Lawyers for Public Interest

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: George Raman

Address: _____

I represent: Astoria Houses Resident Association

Address: _____

AC
Please complete this card and return to the Sergeant-at-Arms

AC

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Bishop Mitchell Taylor

Address: 12-11 40th Ave Long Island City, NY

I represent: Urban Upbound 11101

Address: _____

AC

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Reverend Bobby Moore

Address: _____

I represent: Astoria Baptist Church

Address: 37-17 21st Street, Long Island City, NY 11102

AC

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Reverend Dwayne Jackson

Address: _____

I represent: The First Reformed Church of Astoria

Address: 27-26 12th Street, Long Island City, NY 11102

◆ Please complete this card and return to the Sergeant-at-Arms ◆

AC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Almeda Rodman speaking on behalf of Claudia Logar

Address: President of

I represent: Astoria Houses Resident Association

Address: _____

AC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Jack Friedman

Address: _____

I represent: Queens Chamber of Commerce

Address: _____

AAC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Howard Weiss

Address: Davidoff Nitcher + Citing 605 Third Ave, NY

I represent: 2030 Astoria Developer

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

A.C

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jay Valgora

Address: Studio U Home of

I represent: 2030 Art & Design Development

Address: 2030 Art & Design Development

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

Love

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Maria Espinal

Address: 543 76 St Brooklyn NY 11209

I represent: Build up NYC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

AC

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: Teresa McKinney

Address: _____

I represent: Astoria Houses Resident Association

Address: _____

A

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

Astoria
COVC

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Rev DWAYNE JACKSON

Address: 27-26 127th St

I represent: Residents of Astoria Houses

Address: Astoria / L.I.C.

Astoria
COVC

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rev. Bobby Moore

Address: 31-17-21st Astoria Queens 1106

I represent: Residence in Astoria Housing

Address: Astoria / Long Island City Queens

THE COUNCIL THE CITY OF NEW YORK

Astoria Case

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Abdullah Wilson

Address: 41-13 Vernon Blvd

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Astoria
Cove

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10-20-14

(PLEASE PRINT)

Name: Malen Sterling

Address: 480 St. Marks Ave

I represent: Brooklyn Jewish Hospital Tenants

Address:

**THE COUNCIL
THE CITY OF NEW YORK**

Astoria
Cove

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Celeste Hornbach

Address: 573 Prospect Place Apt 120

I represent: Brooklyn Jewish Hospital Tenants

Address: ~~Brooklyn Jewish Hospital Tenants Assoc~~

Astoria Cove **THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Bruce Kosen

Address: 600 West End Ave, NYC 10024

I represent: self - & citizen

Address:

THE COUNCIL *ASTORIA COVE*
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: *10-20-14*

(PLEASE PRINT)

Name: *BRENDAN SEXTON*

Address: _____

I represent: *UFCW Local 1500*

Address: _____

THE COUNCIL *ASTORIA COVE*
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: *10/20/2014*

(PLEASE PRINT)

Name: *LEANDRA REQUENA*

Address: *35-27 81ST STREET APT 4J*
JACKSON HEIGHTS NY 11372

I represent: *MAKE THE ROAD NY*

Address: *92-10 ROOSEVELT AVE*

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: *MARITZA SILVA-FARRELL*

Address: *50 BROADWAY, 29TH FL.*

I represent: *ALIGN (ALLIANCE FOR A GREATER NY)*

Address: *SAME*

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: AUDREY SASSON

Address: 50 BROADWAY, 29TH FL.

I represent: WALMART-FREE NYC

Address: SAME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/14

(PLEASE PRINT)

Name: Charles Obernauer

Address: 1710 N 7TH ST

I represent: HYCO 54

Address:

For the Record **THE COUNCIL
THE CITY OF NEW YORK**

Astoria Cove

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/20/2014

(PLEASE PRINT)

Name: ADRIEN A. WEIBGEN

Address: 96 SCHERMERTHORN ST APT 11D BROOKLYN

I represent: URBAN JUSTICE CENTER COMMUNITY DEVELOPMENT PROJECT

Address: 123 WILLIAM ST NEW YORK NY 10038

Please complete this card and return to the Sergeant-at-Arms