

Dear distinguished members of City Council,

My name is Aboubacar Okeke-Diagne and I am a member of Brooklyn Community Board 3 and a resident of Bed Stuy. I am writing to express my support in favor of Constellation, Habitat for Humanity New York City, proposed developments of nearly 100 affordable homeownership units in Central Brooklyn.

As an aspiring homeowner and real estate developer in Central Brooklyn, I know that this project will be of great benefit to some residents

With Constellation, Habitat will continue their decades-long legacy of building and preserving affordable homes for ownership in our communities. The great majority of the proposed units are sized for families, and all the homes are affordable to some of our residents, those who are making 70% - 80% of Area Median Income. Constellation presents the opportunity for Central Brooklyn families to experience the intergenerational benefits of wealth retention through homeownership. Habitat is also committed to long term community benefits, have an active Community Advisory Committee throughout the development process, and utilizing the community land trust model to ensure permanent affordable access to homeownership for future generations of homebuyers.

For these reasons, I hope you will join me in supporting the Constellation project and future homeownership opportunities with deeper affordability.

Sincerely,

Aboubacar Okeke-Diagne

Resident of Bedford-Stuyvesant Brooklyn

**From:** [B Seals](#)  
**To:** [Land Use Testimony](#)  
**Subject:** [EXTERNAL] Habitat for Humanity NYC Constellation Project-Support  
**Date:** Thursday, January 29, 2026 6:10:15 PM

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Dear City Council,

**My name is Brena Bracy-Seals, and I am a proud homeowner and Board President the Atlantic Avenue Residences Condominium, a Habitat for Humanity NYC property located within Community Board 16. I write today to express my heartfelt support for the ULURP Habitat for Humanity proposal to build new affordable housing developments in our community.**

As someone who has personally benefited from Habitat for Humanity's mission, I can attest to the life changing impact that affordable homeownership brings. Becoming a first-time homeowner provided me not only with stability and security but also with pride, purpose, and a deeper connection to my neighborhood. I have seen firsthand how Habitat's work strengthens families and builds hope one home at a time.

**The proposed Constellation projects represent a vital opportunity for more families in Central Brooklyn to experience that same transformation. These developments will allow hardworking residents to plant roots, build equity, and contribute to the long term growth and vitality of our community.**

**Affordable housing is about more than just buildings it's about people. It's about creating pathways for families to thrive, children to dream, and communities to remain inclusive and strong. When we invest in affordable homeownership, we invest in the future of Brooklyn itself.**

**Thank you, City Council, for your continued commitment to housing equity. I hope you will join us in supporting these new projects and the ongoing mission of Habitat for Humanity NYC to make homeownership a reality for more families across**

our borough.

With appreciation and partnership,

**Brena Bracy-Seals**

**Board President, Atlantic Avenue Residences  
Condominium**

**Habitat for Humanity NYC Property**

**Constituent, Community Board 16**

January 29, 2026

Re: Constellation Affordable Homeownership Development in CB3

Brooklyn, New York

Dear Members of the NYC Council,

I write to you today as the Vice Chair of Community Board 3 (CB 3) and resident of Bedford Stuyvesant on the proposed UDAAP and land disposition for the Habitat for Humanity New York City and Westchester County (Habitat) Constellation affordable homeownership development. The project seeks to build 2 new limited-equity, permanently affordable cooperatives for low-income households containing a total of 34 residential homeownership units financed by the NYC Department of Housing Preservation & Development (HPD) at 908-910 Madison St (14 homeownership units) and 1901-1903A Atlantic Ave (20 homeownership units).

These cooperatives are two of eight scattered-site buildings totaling 96 affordable homeownership units to be located on land owned and stewarded by Interboro Community Land Trust. The properties are currently city-owned and were awarded to Habitat in 2017/2018 through a competitive RFP under the New Infill Homeownership Opportunity Program.

The CB3 Housing and Land Use Committee held two review sessions with the applicant and development team, including one pre-ULURP briefing on June 11<sup>th</sup> and a post-certification hearing on September 10<sup>th</sup>. On October 6<sup>th</sup>, After thorough review and deliberation, the committee recommended the board support the project proposal without conditions. The full board narrowly voted not to adopt the committee's recommendations and no motion was made to vote in support with conditions.

The areas of concern noted by board members and meeting attendees focused on depth of affordability and the desire for more family-sized units. The Committee previously reviewed these concerns, recognizing that the development's affordability was already below HPD's Open Door program term sheet and both purchase prices and maintenance charges were conservative, based on projections including inflationary and interest rate environments. It is my belief that the board would have voted in support had one been called with recommendations to pursue deeper affordability and add additional family-sized units.

So while the motion to support did not pass, it is my perspective that this should not be considered a vote in opposition.

The board appreciates efforts by HPD, Habitat for Humanity and Interboro Community Land Trust to bring permanently affordable homeownership opportunities to the district.

We especially appreciate Habitat's efforts to incorporate community input and feedback into their ongoing efforts by establishing a Community Advisory Committee to help guide local hiring efforts, first-time homebuyer outreach and preparation, and direct local marketing. Myself and other CB3 members have joined the committee or are actively providing support to this ongoing effort.

The need for affordable housing – especially affordable homeownership - remains a priority for our community. Members of the community board acknowledged Habitat for their previous homeownership and community preservation efforts in the district. I encourage the Council to support deeper affordability and additional family units where possible and to vote in support of this important homeownership development.