

Testimony of Justin Sinclair In Opposition to the Proposed Rezoning of 1675 Westchester Avenue Phipps Houses Hearing, September 25, 2017

Good morning. My name is Justin Sinclair. I am a New York City resident and member of SEIU 32BJ. I want to echo earlier testimonies. I have been able to stay in this City with my family because the owner of the building I work in is responsible enough to ensure that staff is paid decent wages and benefits.

Phipps Houses is a well-known name in this city, serving as one of the city's oldest and largest developers that creates city-subsidized affordable housing. But, recently, they have been building a lot of housing and creating poverty jobs alongside it. We are here to say that this is not ok. If you want to build here, you need to commit to creating good jobs. It's not ok for workers in affordable housing complexes to struggle to find their own shelter. It's not ok for workers in a development that was built with taxpayer subsidies to rely on Medicaid to get health insurance. It's especially not ok when Phipps's own CEO is getting rich, earning over \$800,000 in 2015 in total compensation. Phipps can afford to make sure workers in their developments earn a decent wage.

Phipps can and should do better for the Bronx. We don't want to be calling for their projects not to move forward. We believe more affordable housing needs to get built, but we don't have to do it this way. Phipps can't be allowed to undermine the good job standards that building service workers have spent years fighting for. It is not ok to promote poverty wages when workers deserve the area standard wage and meaningful benefits. We ask that the Council vote NO on Phipps' proposal to rezone 1675 Westchester.

Thank you.



Testimony of Marcos Morillo In Opposition to the Proposed Rezoning of 1675 Westchester Avenue Phipps Houses Hearing, September 25, 2017

Good morning my name is Marcos Morillo. I live and work in the Bronx, and I am a member of SEIU 32BJ. 32BJ members maintain, clean and provide security services in residential buildings all across the five boroughs, including ones like the proposed development at 1675 Westchester.

I'm here today opposing the rezoning on 1675 Westchester Avenue. Phipps Houses is one of the oldest and largest developers in the City. As such, Phipps has a significant impact on the standards in our industry and our communities. For years Phipps seemed to recognize this and we considered Phipps a partner in ensuring that working conditions in affordable housing complexes met the industry standard. However, under their current leadership this no longer seems to be the case.

Workers at Phipps' two most prominent recent developments have struggled to get by with poverty wages and no meaningful benefits. Some have relied on Medicaid for healthcare and one lived in a shelter for years while working at the building. This isn't right. Phipps projects get millions of dollars in subsidies from the government. Their CEO received over \$800,000 in 2015 in total compensation. If the government subsidies—taxpayer dollars—that Phipps gets are enough to cover this kind of compensation for the CEO, they should be enough for Phipps to ensure that workers at their buildings are treated right.

Furthermore, Phipps continues to employ American Maintenance, an irresponsible contractor, at their Via Verde complex. Here, workers report poverty wages and prohibitively expensive health insurance offerings. With the offered plan residential workers would have to pay \$916/month, half of their income, for family coverage. The workers are not aware of any retirement pension offerings. The fact that Phipps allows such conditions in such high-profile recent buildings is indicative of what we can expect in future buildings.

32BJ members know how important it is that we build affordable housing in our City, but it's not helpful if the jobs at these buildings stand to add to the homeless crisis instead of helping to solve it. The zoning and franchise subcommittee has the power to curtail Phipps' impact on our city. We ask you to vote NO on the upcoming ULURP.

Thank you.



Testimony of Joann Craig In Opposition to the Proposed Rezoning of 1675 Westchester Avenue Phipps Houses Hearing, September 25, 2017

Good morning. My name is Joann Craig. I am a New York City resident and member of SEIU 32BJ. I want to echo earlier testimonies. I have been able to stay in this City with my family because the owner of the building I work in is responsible enough to ensure that staff is paid decent wages and benefits.

Phipps Houses is a well-known name in this city, serving as one of the city's oldest and largest developers that creates city-subsidized affordable housing. But, recently, they have been building a lot of housing and creating poverty jobs alongside it. We are here to say that this is not ok. If you want to build here, you need to commit to creating good jobs. It's not ok for workers in affordable housing complexes to struggle to find their own shelter. It's not ok for workers in a development that was built with taxpayer subsidies to rely on Medicaid to get health insurance. It's especially not ok when Phipps's



Testimony of Kyle Bragg In Opposition to the Proposed Rezoning of 1675 Westchester Avenue Phipps Houses Hearing, September 25, 2017

Good morning my name is Kyle Bragg. I am Secretary-Treasurer for SEIU 32BJ. You've heard from our members about the standards in our industry we have fought long and hard for, and you've seen the community opposition with over 1,100 signatures from the neighborhood surrounding the development against this rezoning. I am here to talk about how it doesn't have to be this way.

It shouldn't be a surprise that there are responsible developers throughout this city that understand that to make our communities stronger, good jobs and affordable housing have to go hand in hand. These developers are in every borough including the Bronx. I'd like to read an excerpt from a letter from one exceptional employer and community partner in the Bronx, the Banana Kelly Community Improvement Association. In this letter, which I'll also submit to the sub-committee, Banana Kelly President, Harold DeRienzo, explained the underlying principles of their organization. He states:

"With regard to living wages, all of our employees are paid a minimum of \$15/hour and the ratio of highest to lowest paid for full time employment is roughly 3:1. Our service employees are members of 32BJ. We are proud to be affiliated with your union, which does so much to ensure that all of its members have access to quality training, including safety training, and earn salaries and benefits that allow their families to grow and prosper within our communities. The principles underlying our practices, as outlined here, are basic to our mission as we believe they should be for all who work within our sector."

We support and admire developers like Banana Kelly who truly make our communities stronger and fundamentally believe in supporting their workers' regardless of union status. As we heard in earlier testimonies though, while Phipps used to be a community partner that created both affordable housing and good jobs, that is not what we have seen in Phipps' most prominent recent developments. I don't know why Phipps has decided to take this turn; I can only ask the council to stop the spread of this type of behavior.

We ask the council to vote NO on this rezoning. It doesn't have to be this way. Thank you for your time.



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ESTAMOS OPUESTOS A LA CONSTRUCCION DE PHIPPS HOUSES EN EL BRONX

En los ultimos diez años, Phipps Houses a desrollado muchos proyectos en el Bronx. Phipps hizo una promesa para fortalezer a la comunidad, pero no mantuvo su promesa. En vez de ayudar a la comunidad, Phipps arruino la calidad de los trabajos en el Bronx cuando empezo a colaborar con un contratista que paga el salario minimo sin beneficios. Por el otro lado, los salarios de los ejecutivos continua aumentando. Adam Weinstein, el director ejecutivo de Phipps, recibio \$760,000 de compension en el 2014. El salario de Weinstein aumento mas de 50% en la ultima decada mientras que los trabajadores en los edificios de Phipps luchan para pagar sus biles y mantener a sus familias. A uno de los trabajadores de Phipps le toco vivir en un refugio para personas sin hogar por varios años con su familia - esto es inaceptable de una compania con tanta riqueza y subsidios de la cuidad ne Nueva York.

Les pedimos a el consejo de NY y a miembra del consejo Annabel Palma que se oponga a los planes de Phipps en el Bronx hasta que prometan crear trabajos decentes en todos sus nuevos proyectos. El Bronx necesita vivendas asequibles y trabajos decentes. La cuidad tiene que trabajor con compañías responsables.

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OPPOSE PHIPPS HOUSES DEVELOPMENTS IN THE BRONX

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PETICION

ESTAMOS OPUESTOS A LA CONSTRUCCION DE PHIPPS HOUSES EN EL BRONX

En los ultimos diez años, Phipps Houses a desrollado muchos proyectos en el Bronx. Phipps hizo una promesa para fortalezer a la comunidad, pero no mantuvo su promesa. En vez de ayudar a la comunidad, Phipps arruino la calidad de los trabajos en el Bronx cuando empezo a colaborar con un contratista que paga el salario minimo sin beneficios. Por el otro lado, los salarios de los ejecutivos continua aumentando. Adam Weinstein, el director ejecutivo de Phipps, recibio \$760,000 de compension en el 2014. El salario de Weinstein aumento mas de 50% en la ultima decada mientras que los trabajadores en los edificios de Phipps luchan para pagar sus biles y mantener a sus familias. A uno de los trabajadores de Phipps le toco vivir en un refugio para personas sin hogar por varios años con su familia - esto es inaceptable de una compania con tanta riqueza y subsidios de la cuidad ne Nueva York.

LeS pedimos a el consejo de NY y a miembra del consejo Annabel Palma que se oponga a los planes de Phipps en el Bronx hasta que prometan crear trabajos decentes en todos sus nuevos proyectos. El Bronx necesita vivendas asequibles y trabajos decentes. La cuidad tiene que trabajor con compañías responsables.

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OPPOSE PHIPPS HOUSES DEVELOPMENTS IN THE BRONX

In the last decade, Phipps Houses has built new developments across the Bronx. With every building it has promised to build strong communities, but in recent years Phipps has failed to live up to that promise. Instead, Phipps has created bad jobs in the Bronx—going so far as to work with a contractor that paid employees at Phipps-affiliated complexes poverty wages and no meaningful benefits. Meanwhile, the salaries of Phipps' top executives have ballooned. CEO Adam Weinstein received \$760,000 in total compensation in 2014 (a compensation increase of over 50% over the last decade), while workers at a Phipps-affiliated complex built under his leadership struggled to make ends meet, many of them resorting to Medicaid to care for their families' health. One worker even had to live in a housing shelter with his family for years while working at a Phipps-affiliated building. This is unacceptable behavior on the part of a developer that receives significant subsidies from New York City.

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ESTAMOS OPUESTOS A LA CONSTRUCCION DE PHIPPS HOUSES EN EL BRONX

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ADRIAN TOLK	CES APPRANTORRE	5 10462	
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ESTAMOS OPUESTOS A LA CONSTRUCCION DE PHIPPS HOUSES EN EL BRONX

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We urge Councilmember Palma and the NYC Council to oppose Phipps's plans in the Bronx unless it commits to creating high-quality

jobs at all its new developments. The Bronx needs affordable housing and good jobs. The city should only work with developers who are committed to creating both. 10461 SIGNATUE JEAN, MOHILLING 631 Tinton Ave Brox 41410455 Leaburgh Barbuell Thenna Midell

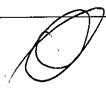


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OPPOSE PHIPPS HOUSES DEVELOPMENTS IN THE BRONX

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OPPOSE PHIPPS HOUSES DEVELOPMENTS IN THE BRONX

In the last decade, Phipps Houses has built new developments across the Bronx. With every building it has promised to build strong communities, but in recent years Phipps has failed to live up to that promise. Instead, Phipps has created bad jobs in the Bronx—going so far as to work with a contractor that paid employees at Phipps-affiliated complexes poverty wages and no meaningful benefits. Meanwhile, the salaries of Phipps' top executives have ballooned. CEO Adam Weinstein received \$760,000 in total compensation in 2014 (a compensation increase of over 50% over the last decade), while workers at a Phipps-affiliated complex built under his leadership struggled to make ends meet, many of them resorting to Medicaid to care for their families' health. One worker even had to live in a housing shelter with his family for years while working at a Phipps-affiliated building. This is unacceptable behavior on the part of a developer that receives significant subsidies from New York City.

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Daymon X Jaw Raymond Alanco	2511 Frisby Ave#3A	Bx NU 10	44 347-256-4232
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Olelia Herrionde	1760 Walton one. a	MOF	3/7-646 9801
Kamrun Nahar	1562 Union Port	RD3	F (347) 621-2170
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Jasmin Perez	1154 word avere 1047	2	36467529658
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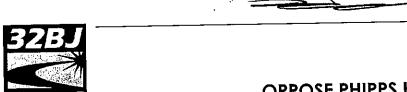
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Alexander More	- Hector Pennya	2266 Gleason Ave BX 1046	2
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Michael Werritt	1. bours	2111 b. Blvd. 10472 2145 Story AVE Apt 102 10473	34-338-0754



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Janjan	Jarikza Jaimar	2224 Chafferton Ace 19472	518-316-1612
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Geldamarken	Gilde Martin	1556 Parker St 10462	
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		1945 Vijse Ave 10460	
Mervin Arvarenga	Melvin Llvarenge	806 €. 173 (\$ St. 10460	<u> </u>
	A A	1330 Webstw An 10456	
Daah	David Amegavie	1235 Grand Concore #117 Bronz NY1	8452
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M. 2:	Madelyn Tamares	2 10477	347-858-2637
S Jola-	Salvador Solo	10467	646-626-1101
LR _	Rasheeda Klar	10472	
m	Matthew Bouth	10462	
حسوا هالم	TOLWTENAN	10460	(718) 642-3017
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Junathan Striggles 1579 Metropolitan ave. 10462 (718)213-2401	
Jarra Guere 1439 wood Road 10462 3/78/0543	,8
Martita Rosa (astillo 1880 Lagayette AV. 10473.	
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Amos A. Marzhaman 1530 Archer Rd 10469	
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OPPOSE PHIPPS HOUSES DEVELOPMENTS IN THE BRONX

In the last decade, Phipps Houses has built new developments across the Bronx. With every building it has promised to build strong communities, but in recent years Phipps has failed to live up to that promise. Instead, Phipps has created bad jobs in the Bronx—going so far as to work with a contractor that paid employees at Phipps-affiliated complexes poverty wages and no meaningful benefits. Meanwhile, the salaries of Phipps' top executives have ballooned. CEO Adam Weinstein received \$760,000 in total compensation in 2014 (a compensation increase of over 50% over the last decade), while workers at a Phipps-affiliated complex built under his leadership struggled to make ends meet, many of them resorting to Medicaid to care for their families' health. One worker even had to live in a housing shelter with his family for years while working at a Phipps-affiliated building. This is unacceptable behavior on the part of a developer that receives significant subsidies from New York City.

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