

From: [Jane Yi Duong](#)
To: [Land Use Testimony](#)
Subject: 737 4th Ave
Date: Saturday, February 27, 2021 10:23:02 PM

I'm a Sunset Park resident and I'm writing to support the land use application for 737 4th Ave.
Below is my information:

Yi Duong
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opportunities for a better tomorrow

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**New York City Council Committee on Land Use
737 Fourth Avenue Rezoning
Tuesday February 23, 2021**

Testimony of Liliana Polo-McKenna, Chief Executive Officer
Opportunities for a Better Tomorrow

My name is Liliana Polo-McKenna, Chief Executive Officer of Opportunities for a Better Tomorrow (OBT). OBT, founded in 1983 in Sunset Park, offers education and workforce programming for youth, ages 17-24, and adults who are disconnected from education and/or employment.

Thank you to the members of the Council for the opportunity to submit this testimony.

As a nonprofit that has served the Sunset Park and broader Brooklyn/NYC community for nearly four decades, OBT continually monitors the quality and quantity of job opportunities brought forth by development projects. We are also keenly aware that the promise of jobs does not exist in a vacuum; and look to ensure that we are mindful of the intended and unintended consequences of any proposal. In the midst of a pandemic, it becomes even more important that we remain vigilant and committed to ensuring that economic development opportunities generate benefits for local residents. This project at 737 Fourth Avenue creates opportunities for jobs and also helps address the long-standing affordable housing crisis.

In our work with Totem, the developer for 737 Fourth Avenue, we remain committed to supporting the recommendations from Community Board 7. Additionally, in partnership with other workforce development organizations, we have articulated critical elements specific to employment opportunities resulting from the development. These include:

- Priority in interviewing and hiring from Council District 38, CB7, and Brooklyn;
- Sufficient lead time (6 months minimum) and information regarding project launch, hiring timelines and projected job opportunities. Short runways to hiring consistently serve as a significant barrier to properly recruiting, training and preparing candidates for job opportunities; and
- Inclusion of language in commercial tenant leases that state a commitment to local hiring and working alongside local community-based organizations to share job listings and training needs in a timely manner.

OBT has signed on to a Community Benefits Agreement in support of the development. We recognize that there is much more public and private investment required to systematically address the affordable housing crisis and jobs crisis that communities like Sunset Park are facing. We also see this project as an important opportunity to chip away at these challenges in partnership.

From: [Shane Eten](#)
To: [Land Use Testimony](#)
Subject: 737 4th Ave
Date: Monday, March 1, 2021 7:03:49 PM

Hello -

I am writing to voice support for the rezoning at 737 4th Avenue in Sunset Park, Brooklyn.

NYC has become completely unaffordable for working people. And a major reason is the lack of supply of housing and government hindering housing growth as opposed to supporting it.

This project is a great example. It represents an opportunity to turn Dunkin Donuts and a parking lot into almost 150 apartments. 25% of which would be permanently affordable for the neighborhood.

How is this even a question? We should be replicating this opportunity to turn underutilized land into housing wherever we can.

Not to mention this empty lot is on top of a subway station! Transit Oriented Development at it's finest.

Thank you for your time and attention. Please do the right thing for NYC and approve this project.

I love this city. It's so important we keep it affordable.

Sincerely,

Shane Eten