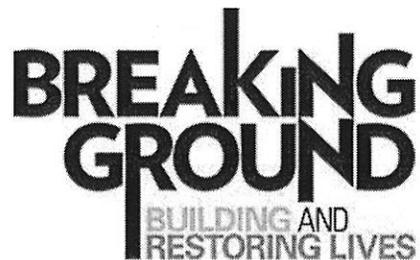


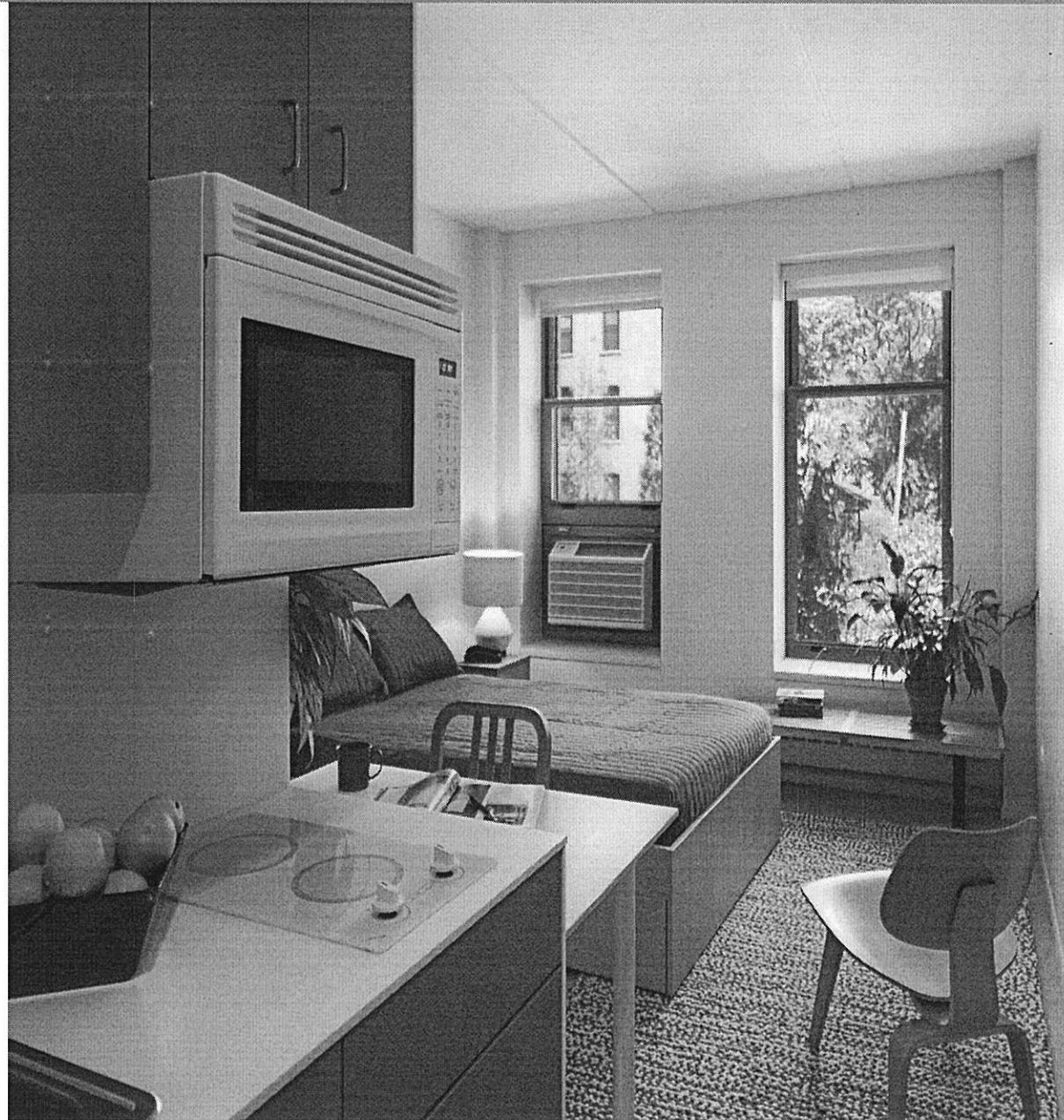
Edwin's Place Presentation

October 24, 2017



About Breaking Ground

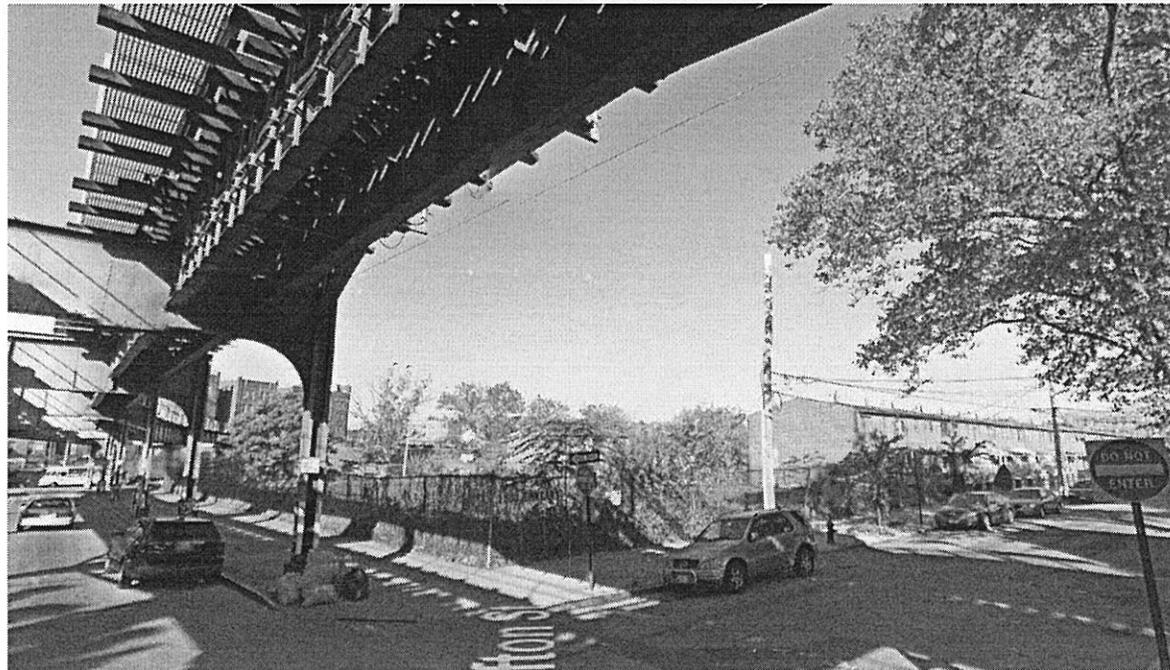
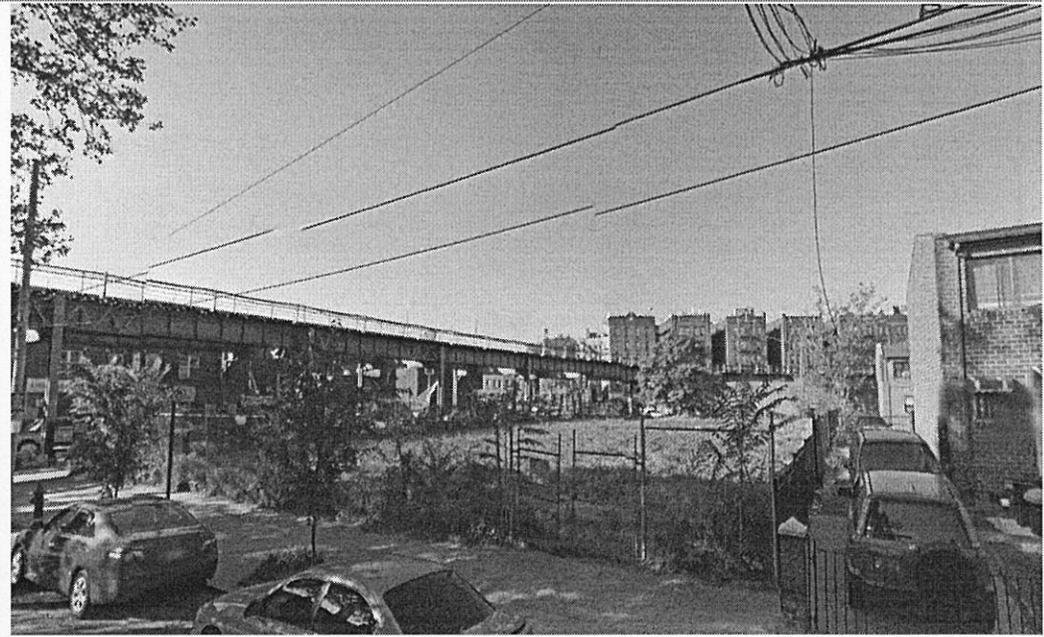
- Developer and operator of affordable housing
- 3,500 units in Brooklyn, the Bronx, Manhattan, upstate New York, and Connecticut
- Breaking Ground has developed two previous projects in CB16 – the Domenech and the Hegeman Residence.



Project Site and Site Context



Project Site and Site Context



Proposed Residential Program

- Breaking Ground and AAPC will jointly develop and operate an affordable housing project with 126 units which includes one super's unit.
- 47 apartments will be for low-income community residents.
- 53 studio units and 25 family apartments will be for formerly homeless individuals and families
- Property management services will be provided by Breaking Ground.
- AAPC will provide on-site services

Proposed Residential Program

Unit Mix			
	Supportive	Affordable	Total
Studio	53	3	56
1BR	15	19	34
2BR	7	19	26
3BR	3	6	9
Total	<u>78</u>	<u>47*</u>	<u>125**</u>

**50% unit preference will be given to
Community Board 16 residents*

***There are 126 units including a
superintendent unit*

Proposed Residential Program

40 % AMI Units at 37% AMI Rents

Unit Size	Monthly Rent	Units Available	Household Size	Annual HH Income	
				Minimum	Maximum
Studio	\$ 462	1	1 person	\$ 18,171	\$ 26,720
1 Bedroom	\$ 590	6	1 person	\$ 22,697	\$ 26,720
			2 people	\$ 22,697	\$ 30,560
2 Bedroom	\$ 718	6	2 people	\$ 27,223	\$ 30,560
			3 people	\$ 27,223	\$ 34,360
			4 people	\$ 27,223	\$ 38,160
3 Bedroom	\$ 821	2	3 people	\$ 31,474	\$ 34,360
			4 people	\$ 31,474	\$ 38,160
			5 people	\$ 31,474	\$ 41,240
			6 people	\$ 31,474	\$ 44,280

50 % AMI Units at 47% AMI Rents

Unit Size	Monthly Rent	Units Available	Household Size	Annual HH Income	
				Minimum	Maximum
Studio	\$ 605	1	1 person	\$ 23,074	\$ 33,400
1 Bedroom	\$ 769	6	1 person	\$ 28,834	\$ 33,400
			2 people	\$ 28,834	\$ 38,200
2 Bedroom	\$ 933	6	2 people	\$ 34,594	\$ 38,200
			3 people	\$ 34,594	\$ 42,950
			4 people	\$ 34,594	\$ 47,700
3 Bedroom	\$ 1,069	2	3 people	\$ 39,977	\$ 42,950
			4 people	\$ 39,977	\$ 47,700
			5 people	\$ 39,977	\$ 51,550
			6 people	\$ 39,977	\$ 55,350

60 % AMI Units at 57% AMI Rents

Unit Size	Monthly Rent	Units Available	Household Size	Annual HH Income	
				Minimum	Maximum
Studio	\$ 748	1	1 person	\$ 27,977	\$ 40,080
1 Bedroom	\$ 948	7	1 person	\$ 34,971	\$ 40,080
			2 people	\$ 34,971	\$ 45,840
2 Bedroom	\$ 1,148	7	2 people	\$ 41,966	\$ 45,840
			3 people	\$ 41,966	\$ 51,540
			4 people	\$ 41,966	\$ 57,240
3 Bedroom	\$ 1,317	2	3 people	\$ 48,480	\$ 51,540
			4 people	\$ 48,480	\$ 57,240
			5 people	\$ 48,480	\$ 61,680
			6 people	\$ 48,480	\$ 66,420

History of Project

2015 – BG and AAPC presented supportive housing project plan to the CB 16 Land Use Committee. Project was 100% studios with no retail space. CB 16 Land Use Committee requested mix of studios and family units.

May 2016 – BG and AAPC presented the project to the Brooklyn Borough President staff who made the suggestion of creating three income tiers for the affordable units.

September 2016 – BG and AAPC presented to the CB 16 Land Use Committee a revised project plan with a mix of studios and family units. Also added retail.

November 2016 – BG and AAPC presented to the CB 16 Land Use Committee a revised project plan.

January 2017 – CB 16 issued letter of support for the project.

June 2017 – CB16 recommended approval of ULURP application.

July 2017 – Borough President recommended approval of ULURP application.

About African American Planning Commission

- AAPC is a multi service housing, social service, community and economic development organization operating in Central Brooklyn
- AAPC's mission is to break the cycle of domestic violence, HIV/AIDS transmission, homelessness and poverty
- AAPC operates a 40 unit transitional residence in Brooklyn for survivors of domestic violence and their dependents



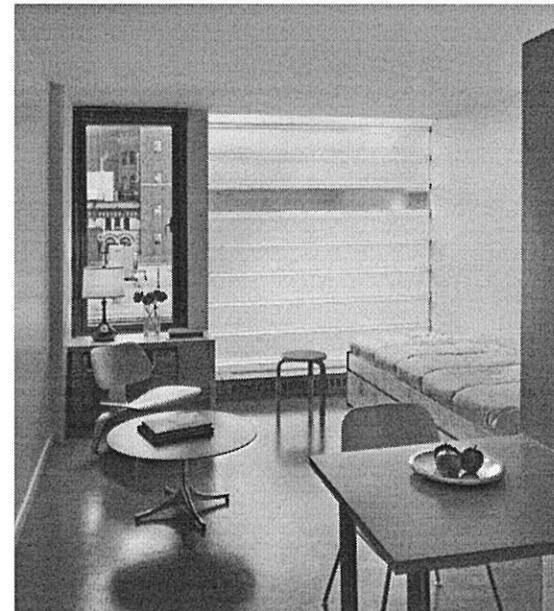
Services and Amenities

The building will provide residents with the following amenities:

- 24/7 attended lobby and state of the art security camera system
- Multipurpose room for tenant and community events
- Landscaped courtyard for resident use
- A fitness room with exercise machines
- A digital library
- Laundry room

On-site services for residents provided by AAPC include:

- Job readiness training
- Financial literacy and money management classes
- Substance abuse counseling
- Mental health services
- Benefits assistance



Building Design



Building Design



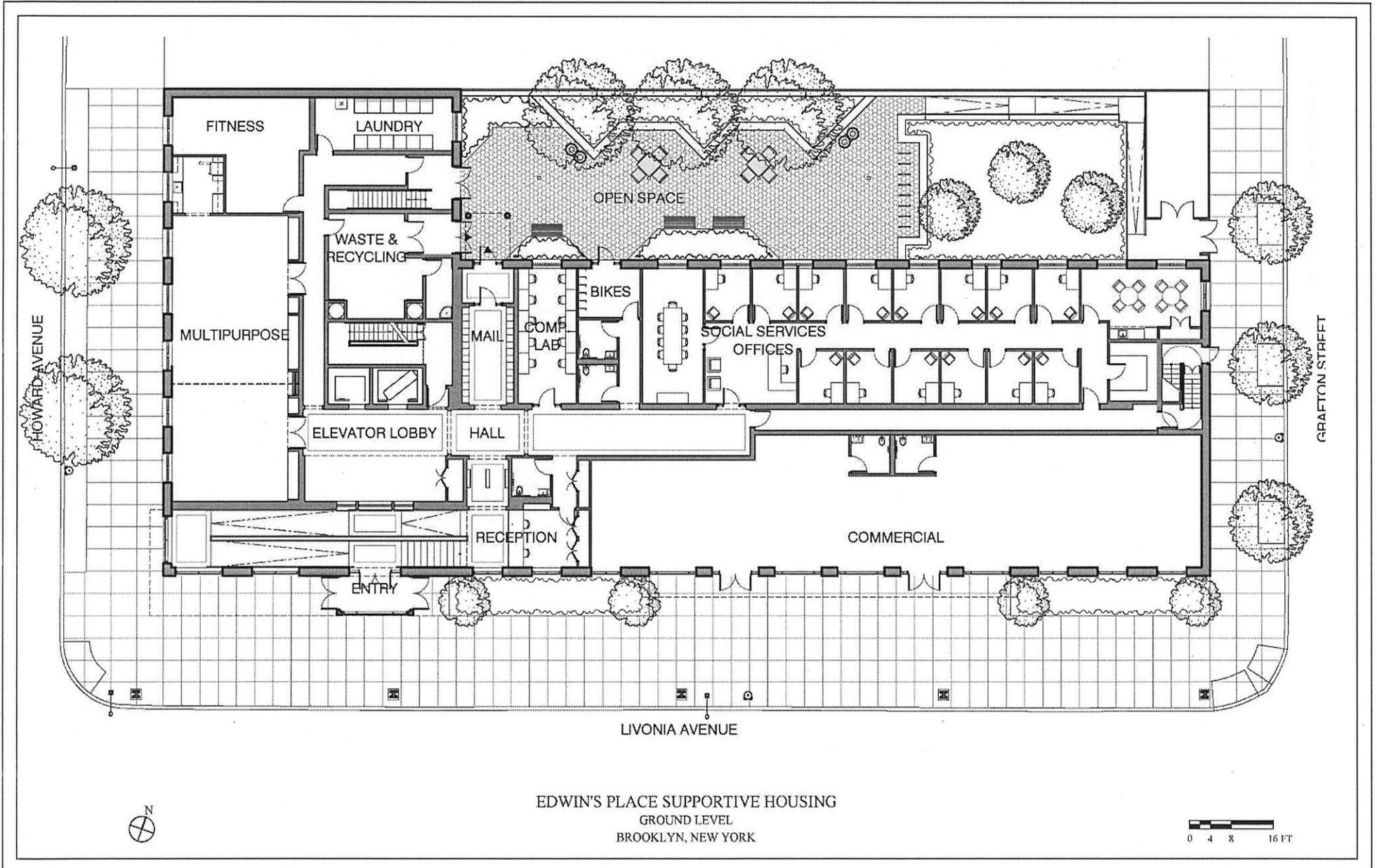
Building Design



Building Design



Building Design



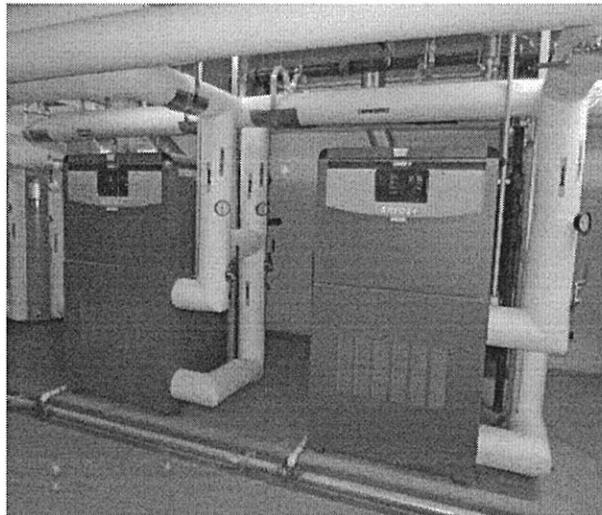
EDWIN'S PLACE SUPPORTIVE HOUSING
GROUND LEVEL
BROOKLYN, NEW YORK

Green Features



Some of the green features at Edwin's Place will include:

- Greenroof
- Solar panels on the roof
- Triple glazed windows
- A super insulated building envelope
- Energy efficient systems, appliances, and lighting
- Water conservation features



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 792-795 Res. No. _____

in favor in opposition

Date: 10/24/17

(PLEASE PRINT)

Name: DAVID BEER

Address: _____

I represent: BREAKING GROUND

Address: 505 8th AVE NYC 10018

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 792-795 Res. No. _____

in favor in opposition

Date: 10-24-17

(PLEASE PRINT)

Name: Matthew Okebiyi

Address: _____

I represent: African American Planning Commission

Address: PO Box 330-707, Brooklyn, NY 11233

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 792-795 Res. No. _____

in favor in opposition

Date: 24 Oct 2017

(PLEASE PRINT)

Name: ANDREW McINTYRE

Address: 1 PARK AVE 129 E. 80th

I represent: ROBERT AM STERN ARCHITECTS

Address: 1 PARK AVE

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[Empty box]

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

in favor in opposition

Date: 10/27/17

Name: Jordan Press (PLEASE PRINT)

Address: _____

I represent: HPD

Address: 100 Gold

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 0795 Res. No. _____

in favor in opposition

Name: Reverend Dexter Henderson (PLEASE PRINT)

Address: St. Paul Community Baptist Church

I represent: EBC / St. Paul

Address: 859 Hendrix St. Bklyn NY 11208

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 0795 Res. No. _____

in favor in opposition

Date: 10-24-17

Name: Obivvia Wilkins (PLEASE PRINT)

Address: 890 Schenck Ave #3B

I represent: EBC / Redwood Senior Living

Address: 890 Schenck Ave #3B

**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: 10/24/17

(PLEASE PRINT)

Name: Angela Thomas

Address: 1676 Broadway Brooklyn NY

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: Donna Bruno

Address: 805 EAST New York Ave Bklyn

I represent: Concern for Independent Living

Address: 805 EAST New York Ave Bklyn

**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: 10/24/17

(PLEASE PRINT)

Name: Eugene Schneur

Address: 885 Second Avenue

I represent: Omni New York LLC

Address: _____