

BRC

HOPE. HEALTH. HOME.

June 19, 2007

Hon. Erik Martin Dilan
New York City Council
250 Broadway, Room 1880
New York, New York 10007

Dear Councilman Dilan,

BRC, the Bowery Residents' Committee, Inc., has been selected by HPD to develop a 47 unit permanent supportive housing facility located at 900 Liberty Avenue in Brooklyn, New York. All households must be employed with incomes below 60% of the Area Median Income (currently \$29,760 for a household of one single adult and \$42,540 for a family of 4).

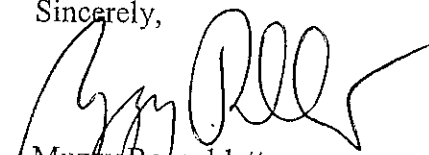
Of the 47 apartments, 31 are studios for single adults; 8 are one-bedroom and 7 are two-bedroom units for families. There is also one two-bedroom apartment for the live-in superintendent. It is BRC's intent to give preference for all units to households who now or previously resided in Brooklyn Community Boards 4 and 5, and we fully expect to achieve that goal.

The 31 studio units will be rented to employed men and women who are living in the adult shelter system. Preferences will be given to individuals who before becoming homeless, resided in Brooklyn Community Boards 4 or 5, or are now living in a Department of Homeless Services' shelter in Brooklyn's Community Boards 4 or 5.

The 8 one-bedroom and 7 two-bedroom units will be rented to families who meet the project's employment requirements and who now live or previously lived in Brooklyn Community Boards 4 or 5.

BRC will also establish a Community Advisory Board (CAB) of concerned individuals from the neighborhood around 900 Liberty Avenue, who are interested in ensuring the success of the development project for its tenants and the community. BRC will look to the local elected officials and Community Board 5 to assist in identifying appropriate individuals to serve on the CAB.

Sincerely,



Muzzy Rosenblatt
Executive Director



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

June 29, 2007

Ms. Amanda M. Burden
 Chair
 City Planning Commission
 22 Reade Street
 New York, New York 10007

Dear Commissioner Burden:

I have received a letter from Ms. Barbara Flynn, chief of staff from the Office of Intergovernmental Affairs of the Department of Housing Preservation and Development, dated June 21, 2007, in regards to the permanent supportive housing facility located at 900 Liberty Avenue in the East New York section of Brooklyn.

Ms. Flynn advises that the Bowery Residents' Committee has committed to modifying its proposal from 63 studio units to 31 studios for single adults; eight one-bedroom and seven two-bedroom units for families, plus an additional two-bedroom unit for a live-in superintendent. This modification is consistent with my policy for blending permanent supportive housing developments to accommodate both individuals and families.

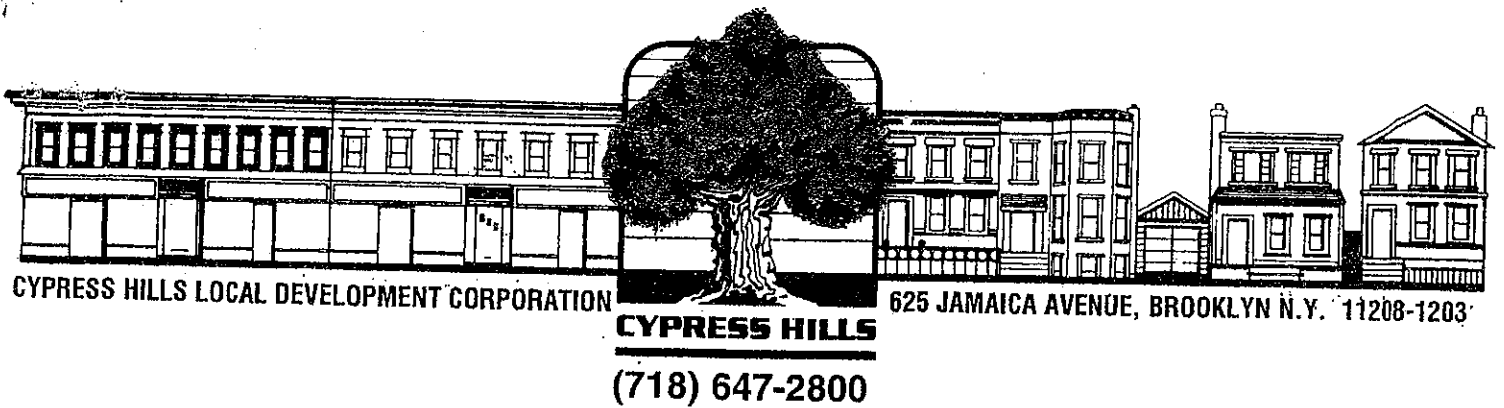
As wonderful as it is that the solution to homelessness has evolved from shelters and hotels to supportive and permanent housing, this project would now go one step further by being consistent with my policy for the integration of the single-room occupancy units into residential buildings that house larger households, as 16 of the units would provide for one or more bedrooms. This was precisely one of my objectives in regards to 575 Fifth Avenue. While it is unfortunate for the South Park Slope community that this proposal was not modified in regards to apartment distribution, it is a significant milestone for this City to achieve a blended apartment distribution for permanent housing that provides supportive services. I urge the City Planning Commission and City Council to support this application as modified.

If you have any questions, you may contact Mr. Richard Bearak, my deputy director of Planning and Development at (718) 802-4057. Thank you for this opportunity to update you on my position.

Sincerely,



Marty Markowitz



November 22, 2005

Mr. Earl Williams, Chair
Community Board No. 5
127 Pennsylvania Avenue
Brooklyn, NY 11207-2428

Dear Mr. Williams:

As you know, Cypress Hills Local Development Corporation (CHLDC) is a well established community based nonprofit providing a wide array of housing, economic development, youth and family services and services to the Cypress Hills and East New York communities of Brooklyn.

CHLDC understands that the Bowery Residents' Committee (BRC) has been granted site control by the New York City Department of Housing Preservation and Development for a parcel of vacant land located at Liberty Avenue, between Logan Street and Fountain Avenue in Community Board 5. We also understand that BRC contemplates the development of 64 units of permanent housing on the site, financed through HPD's Supportive Housing Program. We understand that at least 60% of the units will be rented to working men and women who were once homeless, and that BRC is willing to work with us and our community to identify appropriate individuals from CB5 to whom the remaining units would be rented.

I write this letter, on behalf of CHLDC, to indicate our support of BRC's project. We offer our support of the project for several reasons: (1) we are familiar with BRC's capabilities and we believe that BRC has the ability to create a successful project; supporting this point is the fact that BRC currently manages numerous successful permanent supportive housing facilities, such as The Glass Factory, which we have visited; (2) as a nonprofit engaged in providing affordable housing and other services, we understand the acute need for a project such as the one proposed by BRC; (3) BRC knows our community, having run successful programs in Brooklyn and in particular in Community Board 5, with its Fulton House Residence; and (4) we believe that a successful permanent supportive housing facility will be an important asset to the local community.

Earl Williams, November 22, 2005, page two

Please feel free to contact me to discuss further our support of BRC's project. Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michelle D. Neugebauer", with a long horizontal flourish extending to the right.

Michelle D. Neugebauer
Executive Director

BRC: Liberty Avenue Housing
888-908 Liberty Avenue, Brooklyn

Background

BRC, the Bowery Residents' Committee, Inc., was invited by the HPD Supportive Housing Loan Program to develop plans for a permanent supportive housing project on a City-owned vacant site located on Liberty Avenue between Fountain Avenue and Logan Street. Based on initial feasibility, HPD issued a site control letter to BRC on April 22, 2005 for the site. The ULURP was certified by the City Planning Commission on February 5, 2007, presented at public hearing on June 20, 2007 and approved by the Commission on July 11, 2007.

The Sponsor

BRC is a non-profit organization founded in 1971 to serve the needs of poor men and women living on the margins of our society. Today BRC operates 13 housing programs that have the capacity to house over 700 low-income individuals. 7 of these projects were developed by BRC, such as Fulton House, a 48-person residence at Fulton and Alabama in East New York, Brooklyn (Community Board 5), and the award-winning Glass Factory, a 45-unit apartment building located in Manhattan's East Village. Every project that BRC has developed has helped to improve the stability of the community in which it is located, in part due to a high standard for property management, quality resident services, round-the-clock staffing, as well as excellent design.

Project Overview

The project will comprise the new construction of a 3-story building with 47 apartments: 31 studio, 8 one-bedroom and 8 two-bedroom units (one of which is for the live-in superintendent). It is BRC's intent to give preference for all units to households who now or previously resided in Brooklyn Community Boards 4 and 5, and we fully expect to achieve that goal.

The 31 studio units will be rented to employed men and women who are living in the adult shelter system. Preferences will be given to individuals who before becoming homeless, resided in Brooklyn Community Boards 4 or 5, or are now living in a Department of Homeless Services' shelter in Brooklyn's Community Boards 4 or 5. The 8 one-bedroom and 7 two-bedroom units will be rented to families who meet the project's employment requirements and who now live or previously lived in Brooklyn Community Boards 4 or 5. All households must be employed with incomes below 60% of the Area Median Income. All tenants will have leases and the right to renew.

BRC will also establish a Community Advisory Board (CAB) of concerned individuals from the neighborhood around 900 Liberty Avenue, who are interested in ensuring the success of the development project for its tenants and the community. BRC will look to the local elected officials and Community Board 5 to assist in identifying appropriate individuals to serve on the CAB.

Liberty Avenue is permanent housing; it is neither a shelter nor a treatment program. The housing will have a limited amount of on-site services, including 24-hour coverage of the front desk and a live-in super. Staff will help those tenants graduating from the shelter system adjust to their new living situation and community, and will work with any tenant who loses their employment to find a new job, so that their tenancy is not jeopardized. BRC is proud that over 95% of its tenants are current in their rent, which is indicative of the thorough process BRC

undertakes before offering a housing applicant a lease. BRC has already received a grant from the U.S. Department of Housing and Urban Development to cover the cost of these on-site services.

Architectural Design

The building will front onto Liberty Avenue with the entrance located approximately mid-block. Directly adjacent to the entry area will be a 24-hour staffed reception desk. There will be a reasonable amount of common areas in the building. Among the common spaces are a tenant lounge, multipurpose room, outdoor space, and a library on the upper floor. The multipurpose room will be available to the broader community for meetings and events. Other uses include laundry on each floor and an office suite for the on-site support staff. The exterior design will be in context with surrounding area, by breaking up the length of the façade into smaller elements, to reflect the existing scale and density of the neighborhood. The Architect for the project is Harden +Van Arnam Architects, which is widely-respected for their quality residential design work and respect for contextual design, and who also designed BRC's award-winning Glass Factory residence.

Project Financing

The housing will be financed by the HPD Supportive Housing Loan Program and the Low-income Housing Tax Credits program, which will provide sufficient funding to develop a quality residential project. All tenants must have incomes below 60% of the area median income in order to qualify for the housing, and rents will be set at affordable levels. BRC has been in discussions with the Enterprise Foundation around the planned project and may partner with them on the tax credits through their Enterprise Community Investment. The project has also received pre-development support from the Deutsche Bank SHARE program, the Corporation for Supportive Housing (CSH), and Citibank.

Project Timetable

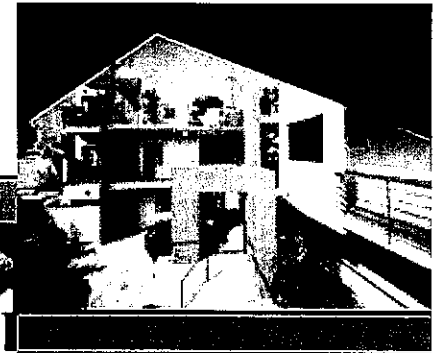
BRC expects the ULURP process to be completed by summer 2007, and for construction to begin by early 2008. Construction would be completed approximately 16 months later.

The Glass Factory at The National Building Museum



AFFORDABLE HOUSING

Designing an American Asset



NATIONAL PROJECTS

Project Name:	The Glass Factory
Project Location:	139-141 Avenue D Lower East Side Manhattan, NY, NY
Project Owner:	Bowery Residents' Committee, Inc.
Project Builder:	Phoenix Builders
Project Architect:	Harden van Arnam Architects
Project Landscape Architect:	Harden van Arnam Architects; residents and staff
Other Members:	John Taylor Associates (interior furniture for rooms, common space and offices and garden)
Regional Median Income (family of 4):	\$44,000
Ownership (O) or Rental (R):	R
Project Financing Sources:	NYC Dept. of Housing Preservation and Development; National Equity Fund (LIHTC Syndicator); NYC Human Resources Administration- DASIS (AIDS Service)
Percent Residents Served at Percent of Regional Median Income:	100% @ 30%
Per Unit Project Cost:	\$116,926
Rent per Month:	\$545
No. of Units:	45
Unit Types:	single resident occupancy
Site Area:	0.65
Density:	69 du/a
Construction Type:	masonry-bearing wall



The Glass Factory

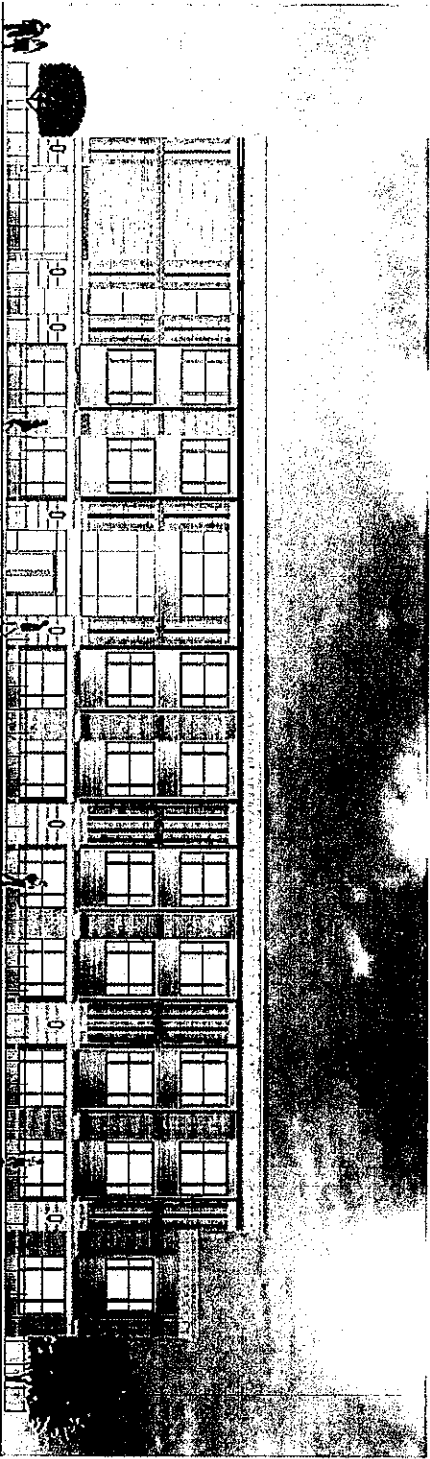
139-141 Avenue D Lower East Side Manhattan, NY, NY

BRC
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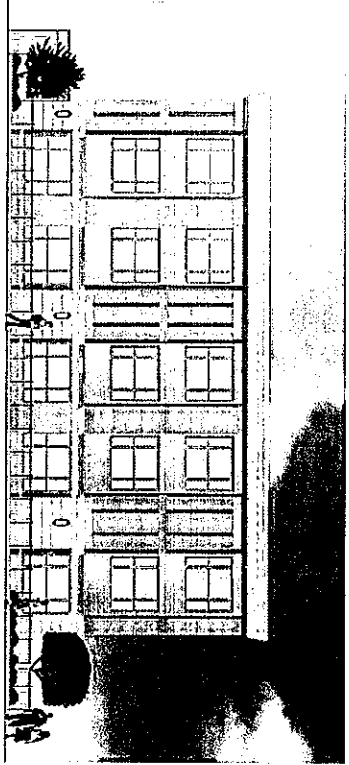
National Building Museum · 401 F Street NW · Washington, DC · 20001 · 202.272-2448 · www.NBM.org

ABOUT THE EXHIBIT

Some of the country's most gifted architects are focusing their visions and energy on designing attractive, efficient homes for low-income families. BRC's Glass Factory and the other projects selected for the National Building Museum's exhibition *Affordable Housing: Designing an American Asset* showcase these visions and this energy. They demonstrate that low-cost housing does not have to mean low-quality housing, and explore the far-reaching benefits of good design for residents and their broader communities. More than a dozen current projects from across the U.S. are featured in the exhibition, which also places the projects within the broader context of affordable housing history.



LIBERTY AVENUE ELEVATION

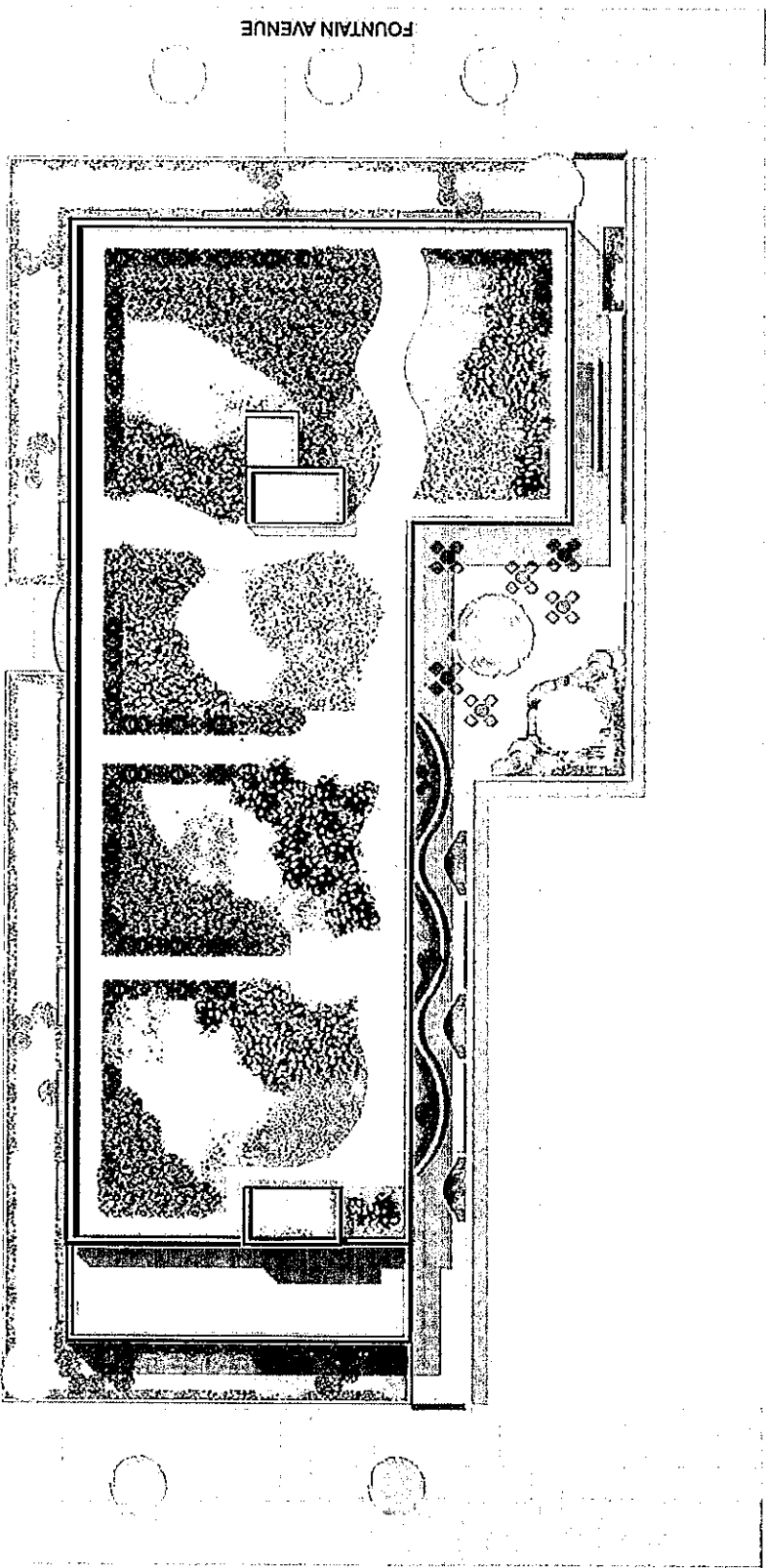


FOUNTAIN AVENUE ELEVATION

SPONSOR:
BOWERY RESIDENTS' COMMITTEE
FOR ILLUSTRATIVE PURPOSES ONLY

902 LIBERTY AVENUE
BROOKLYN, NEW YORK

HARDEN + VAN ARNAM ARCHITECTS
CINDY L. HARDEN, R.A.
JAN VAN ARNAM, R.A.
212 Hite Street, Brooklyn, N.Y. 11201
Phone 718-635-8006 Fax 718-635-6533



SITE PLAN

SPONSOR:
BOWERY RESIDENTS' COMMITTEE

902 LIBERTY AVENUE
BROOKLYN, NEW YORK

HARDEN + VAN ARNAM ARCHITECTS
CINDY L. HARDEN, R.A.
JAN VAN ARNAM, R.A.
212 Hicks Street, Brooklyn, N.Y. 11201
Phone: 718-633-8006 Fax: 718-633-6333

Genevieve Outlaw
Ann Dozier
Co-Chairpersons

Donald C. Notice
Executive Director



1652 Amsterdam Avenue
New York, NY 10031
Tel: 212.862.1399
Fax: 212.862.3281
www.whginc.org

August 14, 2007

Honorable Inez Dickens
Adam Clayton Powell Jr. State Office Building
163 W. 125 Street
New York, NY 10027

Dear Councilmember Dickens:

Enclosed please find summary statistics and data on West Harlem Group's Unity Apartments cluster. This brief analysis includes information on the buildings units, physical site information, and occupancy data. On August 9th, a meeting was held with the tenants to provide additional information on HPD's Neighborhood Redevelopment program procedures. The meeting was attended by all but two tenants. At the meeting, tenants were asked to sign a letter acknowledging their support of West Harlem Group Assistance acquisition and redevelopment of their buildings. The tenants were very receptive to the redevelopment idea and recognized that in the future they would be leasing their unit. They also understood that they would be relocated locally while their apartments were undergoing rehabilitation. Copies of the signed letters are enclosed. If you need additional information or have any questions regarding this cluster please contact me at (212) 862-1399 ext. 29. Finally, West Harlem Group Assistance Inc. would like to extend their sincere gratitude and appreciation for all your efforts in support of affordable housing both here in Harlem and Citywide.

With Highest Regards,



Donald Fulp
Executive Director

cc: Donald Notice

Attachments

West Harlem Group Assistance Inc.
Unity Apartments

Net Lease Unit Analysis – August 2007

BACKGROUND

In November 2006, West Harlem Group Assistance received three buildings in Community Board 10 from the New York City Dept. of Housing Preservation and Development Alternative Management Program. West Harlem is net leasing these building under the Neighborhood Redevelopment (NRP) program. Currently, these buildings are slated for sale to West Harlem where they will then undergo complete gut rehabilitation. West Harlem is working with HPD and an Architect to develop a construction scope of work. When construction is completed, existing tenants will pay no more than 30% of their income for rent. Vacant units will be rented as low income housing. Eligible tenants may apply for rental subsidies if available. The final rents will be regulated under the rent stabilization laws. Pertinent building and site information is detailed below.

A. APARTMENT BREAKDOWN

Unit Size	Total Units		Distribution Pct.		Bedroom Total	
	Pre-Rehab	Post-Rehab	Pre-Rehab	Post-Rehab	Pre-Rehab	Post-Rehab
Studio	1	1	3%	4%	1	1
1 bdrm	4	4	11%	17%	4	4
2 bdrm	9	9	24%	40%	18	18
3 bdrm	23	9	62%	40%	69	27
Commercial	1	2				
TOTAL	37	23	100%	100%	92	50

B. SITE INFORMATION

House Number	Bldg Type	Bldg. Gross Area	Lot Frontage	Depth	Block	Lot
121 West 133 rd St.	5 Story W-up	10,200 ft	27 ft	99.92 ft	1918	22
168 West 121 st St.	5 Story W-up	7,625 ft	21 ft	100.92 ft	1905	62
268 West 134 th St.	5 Story W-up	11,422 ft	25 ft	100 ft	1939	61

C. UNIT COUNT BY BUILDING

Unit Size	268		121		168	
	Total Units		Total Units		Total Units	
	Current	Post-Rehab	Current	Post-Rehab	Current	Post-Rehab
Studio	-	-	-	1	1	-
1 bdrm	-	-	-	4	4	-
2 bdrm	4	4	-	5	5	-
3 bdrm	8	4	15	-	-	5
Commercial	1	2	-	-	-	-
TOTAL APTS	12	8	15	10	10	5

D. OCCUPANCY STATS

Unit Size	268		121		168	
	Total Units		Total Units		Total Units	
	No. of Apt.	Occupied	No. of Apt	Occupied	No. of Apt	Occupied
Studio	-	-	-	-	1	-
1 bdrm	-	-	-	-	4	3
2 bdrm	4	2	5	1	5	2
3 bdrm	8	5	10	3	-	-
Commercial	2	1	-	-	-	-
TOTAL APTS	12	7	15	4	10	5

E. APARTMENT DATA BY BUILDING

168 West 121 rd Street			
UNIT	No. of Bdrms.	Occupied/Vacant	RENT (approx.)
1F	1	Vacant	
1R	2	Vacant	
2F	1	Occupied	192.50
2R	2	Vacant	
3F	1	Occupied	192.50
3R	2	Occupied	192.50
4F	1	Vacant	
4R	2	Occupied	286.00
5F	1	Occupied	215.00
5R	2	vacant	

TOTAL APTS: 10 Commercial: 0

121 West 133 rd Street			
UNIT	No. of Bdrms	Occupied/Vacant	RENT (Approx.)
1	3	Vacant	
2	3	Occupied	635.00
3	2	vacant	
4	3	vacant	
5	3	Occupied	450.00
6	2	Occupied	260.00
7	3	Occupied	302.50
8	3	vacant	
9	2	vacant	
10	3	vacant	
11	3	vacant	
12	2	vacant	
13	3	vacant	
14	3	vacant	
15	2	vacant	

TOTAL APTS: 15 Commercial: 0

268 West 134 TH Street			
UNIT	No. of Bdrms	Occupied/Vacant	RENT (approx.)
20	3	Vacant	
21	2	Vacant	
22	3	Occupied	302.50
30	3	Occupied	302.50
31	2	Occupied	247.50
32	3	Occupied	349.00
40	3	Occupied	302.50
41	2	Occupied	247.50
42	3	Occupied	312.00
50	3	Vacant	
51	2	Vacant	
52	3	Vacant	

TOTAL APTS: 12 Commercial Spaces: 3

Occupied Commercial Spaces: 1

Rent: \$25.00/Sq. Ft.

Square Footage: 800 (approx.)

*Genevieve Ouilaw
Ann Dozier
Co-Chairpersons*

*Donald C. Notice
Executive Director*



1652 Amsterdam Avenue
New York, NY 10031
Phone: 212-862-1399
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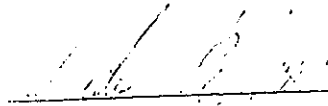
August 9th, 2007

Councilmember Inez Dickens
Harlem State Office Building
163 West 125th Street,
New York, New York 10027

Dear Councilmember Inez Dickens:

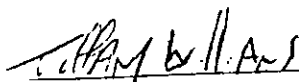
As residents of 121 West 133rd St. we would like to express our desire to enter into New York City's Department of Housing Preservation and Development (HPD) Neighborhood Redevelopment Program under the auspices and building ownership of West Harlem Group Assistance Inc. (WHGA) a local community development corporation. We have come to know WHGA to be a conscientious and fair community housing partner and wish to work with WHGA to create the decent and modern affordable housing that this community needs. We understand that by entering into the affordable housing program with WHGA, we will be temporarily relocated to another dwelling in the community while our building undergoes a "gut" rehabilitation which will modernize the building fixtures and systems and upgrade our building to current building standards as promulgated by the Department of Building's dwelling code. The Neighborhood Redevelopment Program is a rental program and we understand that rents will be set at not more than 30% of the leaseholder's annual income. We also understand that we will be given first priority to be relocated back to a size appropriate unit in our original dwelling when the reconstruction process is complete. We have decided on this option after carefully reviewing all alternatives available to us; including the HPD's Tenant Interim Lease (TIL) program. As this time we wish to leave that program and pursue the rental housing option that West Harlem Group Assistance as a local and experience provider of low income and affordable housing services can provide.

Sincerely,



Apartment #2

Apartment # 6



Apartment #5

Apartment # 7

Genevieve Outlaw
Ann Dazler
Co-Chairpersons

Donald C. Notice
Executive Director



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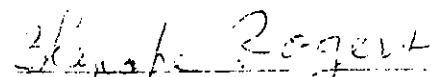
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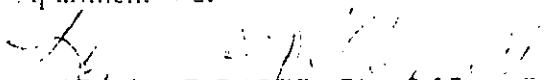
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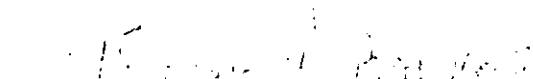
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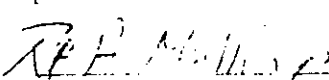
Sincerely,


Apartment # 2F


Apartment # 3R

Apartment # 5F


Apartment # 3F


Apartment # 3R

Genevieve Outlaw
Ann Dozier
Co-Chairpersons

Donald C. Notice
Executive Director



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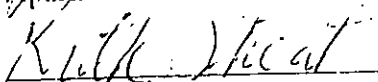
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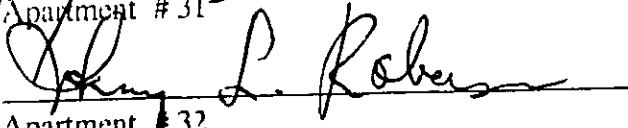
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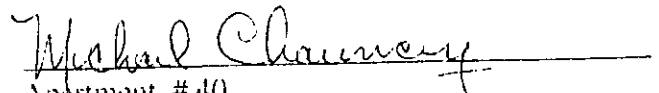
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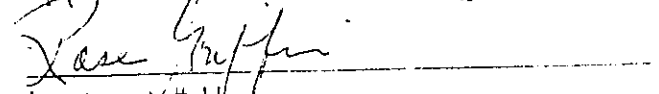

Apartment # 22

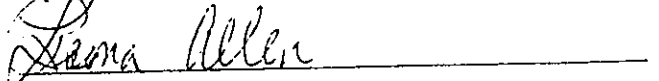

Apartment # 30


Apartment # 31


Apartment # 32


Apartment # 40


Apartment # 41


Apartment # 42

Low Income Housing Tax Credit - Rent and Income Limits for New York City

2007

For Projects Awarded Credits in 1990 or Later
(effective 03/20/07)

HH Size	50%		60%		140% of 60% Median
	Median Very-Low	Median Low	Median Low	Median Low	
1	24,800	29,760	29,760	41,664	47,628
2	28,350	34,020	34,020	47,628	53,592
3	31,900	38,280	38,280	53,592	59,555
4	35,450	42,540	42,540	64,343	69,048
5	38,300	45,960	45,960	69,048	73,836
6	41,100	49,320	49,320	73,836	78,624
7	43,950	52,740	52,740		
8	46,800	56,160	56,160		

Notes
50% median - as published by HUD
60% median - calculated as 1.2 times HUD published very-low limits
140% for purposes of next available unit rule only
- calculated as 60% Median x 1.4

Apt. Size	Utility Allowance	
	Electric	Gas
0 BR	47	16
1 BR	52	18
2 BR	58	19
3 BR	67	19
4 BR	73	20
5 BR	73	20

Utility allowances generally change each October. These figures were established on October 3, 2006.

Apt. Size	2007 Maximum Rent by Apt. Size			Avg. HH Size	50% Median
	30% of 60% Median				
	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric		
0 BR	620	573	557	1	24,800
1 BR	664	612	594	1.5	26,575
2 BR	797	739	720	3	31,900
3 BR	921	854	835	4.5	36,875
4 BR	1,027	954	934	6	41,100
5 BR	1,134	1,061	1,041	7.5	45,375

Apt. Size	2007 Maximum Rent by Apt. Size			Avg. HH Size	60% Median
	30% of 60% Median				
	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric		
0 BR	744	697	681	1	29,760
1 BR	797	745	727	1.5	31,890
2 BR	957	899	880	3	38,280
3 BR	1,106	1,039	1,020	4.5	44,250
4 BR	1,233	1,160	1,140	6	49,320
5 BR	1,361	1,288	1,268	7.5	54,450