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# Type A REAL ESTATE ADVISERS LLC

*with The LGBT Network & JASA*

An HPD MWBE Building Opportunity RFP Project:

**1490 Southern Boulevard, Bronx**  
**Affordable Senior Rentals in**  
**Crotona Park East**

# Type A Real Estate Advisers LLC

WBE, mission-based developer with a goal to create responsive and community-centric real estate for the neighborhoods in which we work.

Type A principals have spent the last 15 years building affordable housing, light manufacturing and public school buildings across NYC and the greater NY region

## BRONX PROJECTS

- **Building schools** serving more than 2,000 neighborhood children in the Bronx including:
  - Hyde Leadership: 1st new high school built on the Hunts Point peninsula in 30 years
  - Bronx Charter School for the Arts
  - Bronx Lighthouse & Heketi Charter Schools
  - PS/MS 498 Bronx and the Icahn Charter School 2
- Developing & preserving **affordable housing** including:
  - Moderate rehab of 180 units at Belmont-Venezia Apartments
  - 38 new affordable units at the Park & Elton Apartments in Melrose
  - Awarded EDC Lower Course North RFEI of up to 1,000 units with L+M
- Reconstructing **athletic fields** with NYC Parks & DREAM at Patterson Park, Mott Haven



# Type A Real Estate Advisers LLC

## Principals' Select BRONX Projects

Hyde Leadership Charter School, Hunts Point



Bronx Charter School for the Arts, Hunts Point



Bronx Point, Lower Concourse North



Patterson Playground Renovation, Mott Haven



A Proposed Development:

# **1490 Southern Boulevard**

*Affordable Senior Rentals in Crotona Park East*



# Proposed Development Project: 1490 Southern Boulevard, Bronx



**ZOLA LANDUSE MAP**

1490 Southern Boulevard  
 PROJECT # 2017X0271  
 03.01.2017



1  
Proposed Development Project: 1490 Southern Boulevard, Bronx



**AERIAL VIEW OF DEVELOPMENT SITE AND SURROUNDINGS**

1490 Southern Boulevard  
PROJECT # 2017X0271  
03.01.2017



## Proposed Development Project: 1490 Southern Boulevard, Bronx

### Existing Building/Site

#### 1 of 6 sites: M/WBE Building Opportunity Initiative

HPD initiative to promote the participation of Minority- and Women-owned Business Enterprises (M/WBE) in the development and management of affordable housing subsidized under City-sponsored programs.

- 15,000 SF City-owned lot
- 9,000 SF two-story, vacant structure to be demolished
- R7-1 (C2-4 overlay)
- Adjacent to transportation
- Constrained by tracks, rock, single entry site
- Along Southern Boulevard w/existing rock outcropping & elevated 2/5 train





## Challenge & Opportunity

# ADDRESSING SENIOR POVERTY & AFFORDABLE HOUSING SHORTAGE

### Poverty:

- 1 in 5 NYC Seniors lives in poverty
- 1 in 4 Bronx Seniors lives in poverty
- 85% Seniors in Bronx CB3 are Section 8-eligible
- 70+: 56% of All Households, Median income \$15,000

### Rent Burden:

- Over 40% NYC Seniors are rent burdened/severely rent burdened [30-50% of income for rent]

### Waiting Lists:

- 110,000 seniors on (reported) HUD 202 waiting lists
- Average wait is 7 years
- Estimated total waiting list is approx. 200,000

### IN SUPPORT OF:

**Housing New York: a 5-Borough,  
10- Year Plan  
&  
2015 Mayoral commitment  
to create and preserve  
10,000 units senior housing,  
supported by a \$400M investment  
& Section 8 vouchers**

Proposed Development Project: 1490 Southern Boulevard, Bronx





## Proposed Development Project: 1490 Southern Boulevard, Bronx

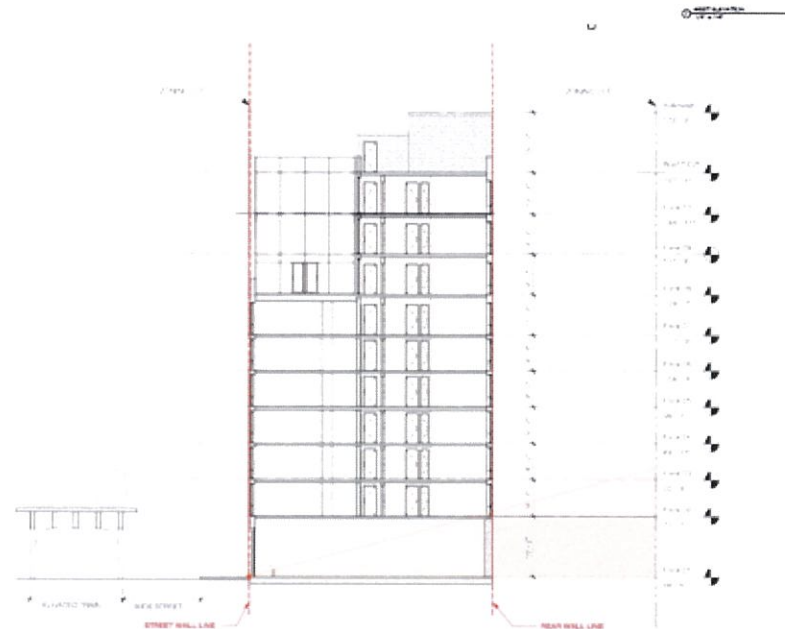
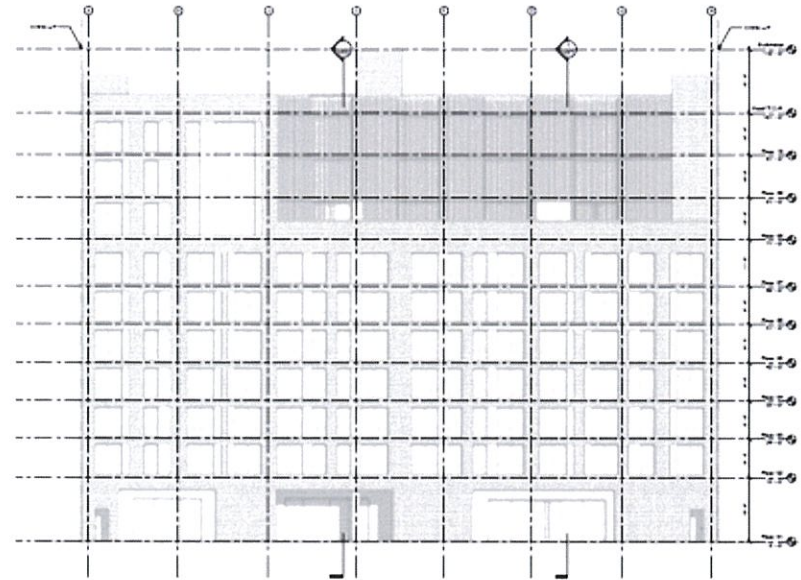
### 1490 Southern Blvd 114 New Affordable Senior Apartments APPROXIMATELY 85,000 SF

Unit Distribution	Unit Count	Income Tier
Studios	75	Up to 50% AMI
1 BR	39	Up to 50% AMI

\*SECTION 8 PBV - tenant pays up to 30% of income

#### Building amenities include:

- Outdoor gardens for active & passive recreation
- Community Room
- Exercise Room
- Laundry Room
- Live in super (w/ 2-bedroom apt)





## Proposed Development Project: 1490 Southern Boulevard, Bronx



VIEW FROM 8TH FLOOR TERRACE

1490 Southern Boulevard  
April 10, 2017

3

Type A  
Projects

BERNHEIMER  
ARCHITECTURE



## Proposed Development Project: 1490 Southern Boulevard, Bronx



STREET VIEW FROM SOUTHERN BOULEVARD

1490 Southern Boulevard  
April 10, 2017  
2

Type A  
Projects

BERNHEIMER  
ARCHITECTURE



Proposed Development Project: 1490 Southern Boulevard, Bronx

## Project Partners



**JASA is a 49-year-old nonprofit service organization and one of the largest and most trusted providers of services to seniors in the Bronx, Brooklyn, Manhattan, Queens and Long Island.**

**JASA offers direct services from case management and counseling to home care, meal services and transportation.**

JASA's 12 current Bronx locations:

- Casa Boricua Senior Center - 910 E 172nd Street
- Bronx Service Center - 1 Fordham Plaza
- Bay Eden Senior Center - 1220 East 229th Street
- Einstein Senior Center - 135 Einstein Loop
- East Bronx Case Management - 1354 White Plains Road
- Parkchester Enhancement NORC Program - 1525 Unionport Road
- Dreiser Senior Center - 177 Dreisner Loop
- Bartow Senior Center - 2049 Bartow Avenue
- Mechler Hall Senior Center - 2158 Watson Avenue
- Bronx Friendship House - 2705 Schley Avenue
- Van Cortlandt Senior Center - 3880 Sedgwick Avenue
- Sue Ginsburg Senior Center - 975 Waring Avenue



Proposed Development Project: 1490 Southern Boulevard, Bronx

## Project Partners



### TENANT SERVICES & ON SITE PROPERTY MANAGEMENT

#### **ANTICIPATED FUNDING for TENANT SERVICES:**

#### **NYC HRA Provision of Senior Affordable Housing Tenant Services RFP**

HRA contract for tenant services to be delivered to all residents in SARA-funded buildings with particular emphasis on supporting formerly-homeless residents.

**Funding allocated on a per-unit basis according to the number of units set aside for formerly homeless tenants in the development.**

#### **Tenant Services, Advocacy & Programming**

#### **On-site tenant services coordinator and case management staff**

to assesses each resident's individual needs and interests, identifying services and resources that enable clients to continue living full and independent lives within their communities.

- Assistance in **securing benefits** and entitlements: food stamps, Medicaid, Senior Citizen Rent Increase Exemption (SCRIE), and Supplemental Security Income (SSI)
- Advocacy to help secure all available **community services**
- Counseling to support **emotional well-being** and caregiver/family relationships
- Conducting referrals to help with the demands of daily living, including light housekeeping, cleaning, shopping, laundry, personal care, and other **home care services**
- Assistance with managing **health concerns**
- Arranging for nutritious, **home delivered meals**
- Support to avoid risk of **housing instability** (rent non-payment, hoarding, crisis-intervention)
- Creating opportunities for **social connection**: "neighborly nights," intergenerational programs, arts and culture programs, speakers, volunteer opportunities, holiday celebrations, etc.

Proposed Development Project: 1490 Southern Boulevard, Bronx

## Project Partners



Founded in 1993, LGBT Network is an association of non-profit organizations working to serve the LGBT community of Long Island and Queens throughout the lifespan.

Nationally known for its work with LGBT youth in the areas of:

- education
- advocacy
- youth leadership
- development & support

LGBT Centers:

- Nassau County - Woodbury
- Suffolk County - Bay Shore
- Hamptons - Sag Harbor
- Queens - Long Island City and Little Neck
- Bronx - Coming Soon

Proposed Development Project: 1490 Southern Boulevard, Bronx

## Project Partners



### 2018: Establishing & Leading the Outer Borough LGBT Services Consortium

- Council Speaker's Initiative
- Convening lead LGBT organizations in 4 boroughs to assess needs & gaps
- Creating safety net where resources are scarce or geographically spread out
- Establishing a Bronx Leadership Table in lieu of an established Services Center

### 2020: Opening LGBT Community Center at 1490 Southern Boulevard

- 1st bricks & mortar LGBT center in the Bronx since 2010
- 3,800 SF community facility space
- Programming to include:
  - senior** programming to reduce isolation & friendly home visits
  - youth** leadership & development workshops and special events
  - parent & family** support services & school-focused advocacy
  - individual** support services including crisis intervention & emotional support
  - health & wellness, access to medical care & assistance with insurance
  - HIV/STD prevention & screening and risk reduction forums
  - community** building, arts & culture programs, volunteer opportunities & collaboration with **JASA**



## Financing

### Capital Stack:

HDC First Mortgage  
HDC ELLA Subsidy  
HPD SARA Subsidy\*  
Equity (LIHTC)

### Federal Subsidy:

Section 8 Vouchers

### **Only Subsidy Program for Low Income Seniors (not in need of Supportive Housing): HPD SARA Subsidy\***

- No 202 subsidy available
- Project not sized for 9% credits

### **85% of Bronx CB3 Seniors are Section 8 Eligible:**

- Earning less than 50% AMI
- Do not meet 50% AMI threshold for tax credit units
- Section 8 requires tenant to pay rent up to 30% income

### **CURRENT CB3 SARA PROJECTS:**

**1880 Boston Road  
Alembic Development, Foxy  
Development and Hebrew  
Homes of Riverdale/Riverspring  
Health**

**909 Beck Street/St Vincent De  
Paul Senior Residence**

Proposed Development Project: 1490 Southern Boulevard, Bronx

## Community Based Marketing:



### **PRIORITIZE LOCAL MARKETING**

#### **WORKING JOINTLY WITH COMMUNITY LEADERS TO MARKET UNITS**

Council Member Salamanca

Community Board 3

Casa Boricua Senior Center

Neighborhood SHOPP

PSS Davidson Neighborhood Senior Center

William Hodson Neighborhood Senior Center

Bronx Lebanon Senior Care Center

Arturo Schomburg Neighborhood Senior Center

#### **COMMUNITY BASED SEMINARS, WORKSHOPS AND HOUSING FORUMS TO PREP LOCAL APPLICANTS**

early outreach, education, assistance

improve readiness and eligibility

assistance w/ credit history

assistance w/ paperwork





The City of New York  
**Bronx Community Board Three**

1426 Boston Road, Bronx, NY 10456  
 Telephone No.:(718)378-8054 – Fax No.:(718)378-8188  
 E-mail Address: [brxcomm3@opnline.net](mailto:brxcomm3@opnline.net)

DIAL	Government Services
311	& Information for NYC
Comm. Bd. Info go to: <a href="http://bronxmail.com">bronxmail.com</a>	

**RUBEN DIAZ, JR.**  
**BRONX BOROUGH PRESIDENT**

**GLORIA ALSTON**  
**CHAIRWOMAN**

**JOHN W. DUDLEY**  
**DISTRICT MANAGER**

February 7, 2018

Ms. Marisa Lago  
 Director  
 NYC Department of City Planning  
 120 Broadway, 31<sup>st</sup> Floor  
 New York, NY 10271

RE: N180153 HAX  
 1490 SOUTHERN BOULEVARD  
 BLOCK 2981, LOT 14  
 THE BRONX

Dear Ms. Lago:

This is to inform you that Bronx Community Board Three extends its support for the above application submitted by the NYC Department of Housing Preservation and Development, pursuant to Article 16 of the General Municipal Law, for designation of an Urban Development Action Area and approval of an Urban Development Action Area Project (UDAAP), for the above location.

This location was the subject of a presentation made before Bronx Community Board Three on May 9, 2017, wherein approval was given for its development as a ten (10) story building containing 112 units of affordable housing for seniors, one superintendent's unit and 4,546 square feet of community facility floor area on the ground floor.

Please contact me should you require any further information in this matter.

Sincerely,

John W. Dudley  
 District Manager

CC: Carol Samol, Director, City Planning-Bronx  
 Ted Weinstein, Director, HPD Planning and Development, Bronx

**EXECUTIVE OFFICERS**

Rev. Bruce Rivera 1 <sup>st</sup> Vice-Chairperson	Linda Kemp 2 <sup>nd</sup> Vice-Chairperson	Rev. Idus A. Nunn, Jr. Secretary	Kathy Johnson-Morris Treasurer	Rita Jones Sgt.-at-Arms/Parliamentarian
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Thank you.





April 17, 2018

JASA is pleased to submit this testimony in support of Type A's proposed development at 1490 Southern Boulevard where JASA will serve as both property manager and tenant services provider.

JASA's mission is to sustain and enrich the lives of the aging in the New York metropolitan area so that they can remain in the community with dignity and autonomy. Since 1968, JASA has grown to become one of New York's largest and most trusted agencies serving older adults in the Bronx, Brooklyn, Manhattan, Queens, and Long Island. We provide life sustaining programs for seniors, and we are committed to maintaining affordable residential facilities that provide our tenants with a safe, secure, and accessible environment.

JASA does more than simply put a roof over our seniors' heads. We own and manage seven properties that provide subsidized housing to nearly 2,400 New Yorkers age 62 and up who qualify as low- to moderate-income and/or disabled individuals. A manager and social worker are on duty in every complex, and several have on-site Senior Centers. We have extensive experience helping seniors to avoid housing instability and eviction as well as working with formerly homeless seniors to promote their success in living as part of a building community.

JASA currently operates 11 stand-alone senior centers across the city and offers services at 8 locations in the Bronx including Casa Boricua Senior Center, PSS Davidson Neighborhood Senior Center and others in Bronx Community Board 3 and the surrounding area. Through these locations and referrals, JASA offers access to extensive services ranging from case management and counseling to home care, legal and financial services, meals, transportation and crisis interview. JASA's network also includes 43,000 people citywide.

For the proposed development, JASA has applied for funding for 1490 Southern Boulevard under the Provision of Senior Affordable Housing Tenant Services RFP, an HRA opportunity that funds services at senior housing developed under the HPD SARA program. The HRA grant is currently the only funding available for tenant services at the 1490 Southern Boulevard development. Funding availability is based on \$5,000 per unit set aside for formerly homeless tenants; however, services are intended to be offered to all tenants residing in the building.

The HRA funding initiative is designed to create a sense of community in a building that will be home to a mix of tenants — those who are low income and those who are formerly homeless — as well as provide productive linkages to the immediate surrounding neighborhood. To meet the program's goal to enable seniors to live independently, maintain housing stability and successfully age in place, JASA will draw on our experience with senior housing, senior centers,



and NORC programs where group programs serve as an important means of creating a building-based community, and promote wellness and social connectedness for our tenants.

The SARA program's requirement to set aside of 30% of the development's units for formerly homeless tenants translates to a level of funding through the HRA initiative that is adequate to meet the RFP's threshold requirements. Specific requirements, for example, include MSW-level supervision and sufficient staff to meet an approximate 1:20 assistance ratio of staff to formerly homeless tenants. The staffing plan is also required to provide for case assistance and community building activities that are offered via flexible scheduling including during evenings and/or weekends. A reduced funding level resulting from a reduced number of units set aside for formerly homeless tenants would not provide adequate funding for the full cost of the robust staffing pattern and group programs that are needed to accomplish the RFP's required scope of services.

1490 Southern Boulevard is an exciting opportunity for JASA to expand our services in the Bronx and build upon our successful track record of helping seniors across the city to remain in their communities with dignity and autonomy.



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(**Salamanca**) **L. U. No 65** consists of the proposed project to be developed on city owned vacant lot located at **Block 2981, Lot 14** known as **1490 Southern Boulevard** in the Bronx Council District 17. In 1985, the Department of General Services completed a Uniform Land Use Review Procedure action to approve the unrestricted disposition of 110 parcels in the Borough of the Bronx (Application # C850503-513 PPX), including the Project Area.

Currently, a Sponsor selected by HPD through a competitive solicitation proposes to develop the site under the Senior Affordable Rental Apartments Program, (SARA). Under SARA, HPD provides gap financing in the form of low interest loans to support the construction and renovation of affordable housing for low income seniors. Projects developed with SARA

funding must also set aside 30% of units for homeless seniors referred by a City or State agency, typically the New York City Department of Homeless Services.

The building will be 10 stories and upon completion there will be 112 rental units, plus one unit for a superintendent as well as a community facility space. The building comprises Seventy-five (75) studios and Thirty-nine (39) one-bedrooms in accordance with program guidelines. The project has been awarded Project-Based Section 8 vouchers for all residential units which requires all tenants to pay 30% of their income toward rent and caps incomes at at 50% of the area median income (AMI). There will be a rooftop terrace and adjacent exercise room, ground floor community room, laundry room and bike room, there will also be a large outdoor garden and enhance outdoor lighting for neighborhood security.



There will be onsite support services as well as property management that will be provided by the Jewish Association Serving the Aging (“JASA”), one of New York’s largest and most trusted agencies serving older adults in New York City.

The project also envisions approximately 3,800 square foot ground floor community center space that will be operated by the LGBT Network. The Network’s centers are a safe space and life-changing resource for thousands of LGBT and individuals from youth to seniors that seek their services.

In order to facilitate development of the project, HPD is before the Council seeking Urban Development Action Area approvals under the General Municipal Law for the 1490 Southern Blvd project.

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{Corney} **Land Use No. 65** consists of an amendment to a previously approved project known as **1618 Fulton Street** located at 1616 and 1624 Fulton Street and 20R Troy Avenue (Block 1699, Lots 35, 39, 43) in Brooklyn Council District 36. The development site is made up of vacant city-owned lots within the Fulton Park Urban Renewal Area that were previously approved for disposition by the City Council on November 6, 2003 (Resolution No. 1144) as part of the 2<sup>nd</sup> Amended Fulton Park Urban Renewal Plan. However, the sites were never developed as planned and remain city-owned. On August 24, 2017, the City Council approved Resolution No. 1630 designating the three City owned lots as an Urban Development Action Area project facilitating disposition to a Sponsor selected by HPD who proposes to combine the public sites with adjacent privately-owned sites (Block 1699, Lots 33, 34, 36, 38, and 137) to create an assemblage in order to construct one 11- story building with a total of 103 dwelling units, including one unit for a superintendent.

The original project estimated initial rents set at tiers affordable to families with incomes between 57% and 130% AMI with income targets ranging from 60% to 165% of AMI. Under the Amended Project, initial rents are affordable toward households with incomes between 37% and 130% of AMI with income targets



ranging from 40% to 165% AMI.

The commercial/community facility space will also increase from 13,100 square feet to approximately 14,802 square feet of which 4,000 square feet will be split into a separate unit that will be sold to a third-party entity for use as ground-floor retail. Under the amended project, the Sponsor also seeks Article XI tax benefits for a term 40 years.

Other aspects of the project remain the same. There will be a mixture of unit types including: studio, one-, and two-bedroom apartments. All units will be affordable under an HPD regulatory agreement. Additionally, twenty percent (20%) of the units would be permanently affordable under the Voluntary Inclusionary Housing program (~20 Units).

The building will be energy efficient and residential amenities for this project includes an exercise room and children's play room, laundry rooms on all residential floors, and a rooftop patio for use by all building tenants.

The Sponsor has committed to renting ground-floor commercial/community facility space to small local businesses.

HPD is before the Council seeking an amendment to the 1618 Fulton Street project as well as approval of Article XI Tax Benefits for the Exemption Area, inclusive of the city owned sites as well as the private sites, in order to help maintain continued

affordability of the residential units for a term of 40 years coinciding with a  
Regulatory Agreement.

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{**Salamanca**} **L. U. No. 66** consists of an Exemption area containing one multiple dwelling to be located at **Block 2713, part of lot 2 (Tentative Lot 20)** in the Bronx Council District 17 and is as **PRC Tiffany**.

On May 27, 2015 (Resolution No. 713) the Council approved the dissolution of two Article V Housing Companies that merged and converted into a single Article XI HDFC known as Andrews/Kelly Housing Development Fund Corporation. The two housing developments were formerly known as Esperanza Village Associates located at **955 East 163 Street, and 970 Kelly Street** and Maria Estela II Associates located **1710 and 1730 Andrews Avenue**.

Currently, the Sponsor proposes to construct a new building on under-utilized vacant land under HPD's Mixed Income Program: Mix and Match. In addition to vacant land, there is a parking lot on site that is being replaced elsewhere on the PRC Andrews site.

PRC Andrews Avenue plans to lease the vacant land to the Sponsor who will own and operate the PRC Tiffany project for the purpose of constructing new rental housing for low and moderate income households.



The Sponsor will construct one Eight (8) story building containing 161 units with a mixture of unit types including 11 studios, 83 One-bedrooms, 41 Two-bedrooms, 25 Three-bedrooms plus a two-bedroom superintendent's unit.

Additionally, 60% of the units are targeted towards household with incomes up to 60% of AMI. The balance serves incomes up to 100% AMI with rents underwritten at 80% of AMI. Rents will vary between \$215 for a studio to \$1,910 for a three-bedroom apartment.

The building will be energy efficient and amenities will include a gym, community room and laundry facility that will all be at the cellar level of 975 Tiffany Avenue. It should be noted that both the elevators and stairs will provide access to the cellar, and all 3 of the spaces noted above have frontage onto a courtyard at cellar level that provides natural light and air.

The replacement parking is immediately south of its current location. Pedestrian access is provided to both 955 E. 163 Street and 970 Kelly Street, which is the PRC Andrews Avenue site. Additionally and there will be vehicular access into the lot from both Kelly Street and Tiffany Street.

PRC Tiffany

April 17, 2018

Currently, there is an existing tax exemption on Lot 2. However, the benefit will expire on Tentative Lot 20. In order to assist with maintaining long term affordability, HPD is before the Council seeking Article XI tax benefits for Tentative Lot 20 that will coincide with a 40 year regulatory agreement for the development of the new building.

PRC Tiffany



As Director of Capital Projects of DREAM, I am pleased to provide this testimony in support of Type A's proposed development at 1490 Southern Boulevard in the Bronx.

DREAM is a twenty-seven year old nonprofit community organization with a mission to provide inner-city youth with opportunities to Play, Grow and Learn. We use the power of teams to coach, teach, and inspire youth to recognize their potential and realize their dreams. In 1991, DREAM, then Harlem RBI, was founded when a group of volunteers transformed an abandoned, garbage strewn lot into two baseball diamonds for the youth in East Harlem. Over time, we began to address the greater needs of the community, like low literacy and high school graduation rates, first through summer and after school-school enrichment and, beginning in 2008, through DREAM Charter School.

Today, DREAM serves more than 2,200 boys and girls annually in East Harlem, the South Bronx and Newark with a unique program model that uses team-based methods to provide comprehensive, enriching experience for young people. We are proud to say that 97% of our seniors have graduated from high school, 94% have been accepted into college and 99% of our participants have avoided teen parenthood.

From that first transformation of an abandoned lot on E 100th Street through the development of our first school at the base of an affordable housing tower on a former NY-CHA parking lot in East Harlem, we are all too familiar with the critical and difficult of creating buildings that are worthy of the people and communities we serve. Type A has been there with us for a substantial piece of this journey and we believe they are committed to the idea that beautiful buildings have the power to transform lives.

Beginning with our K-8 building and headquarters in East Harlem — a 7 year, public-private partnership effort that resulted in a brand new 500-student facility, headquarters for our staff and volunteers and 87 units of affordable housing— through the rehabilitation of two NYC parks that DREAM maintains and operates, and most recently, a fast tracked renovation to open on time for our first class of 100 9th graders, Type A has helped DREAM solve our real estate challenges in the complex and expensive world of NYC real estate. They have tried to take the burden of real estate off our shoulders so that we can focus on the critical work of educating and supporting our Dreamers and their families.

We are pleased to see that Type A is expanding their focus to include affordable senior housing and providing space for the LGBT Network to open a community center. We believe they will bring the same mission-driven, civic-minded approach to this new project as they bring to their work with DREAM.



Good afternoon. My name is Sean Collins, and I am here on behalf of the LGBT Network and its CEO David Kilmnick, to speak in strong support of the project by Type A Real Estate Advisers LLC to develop the property located at 1490 Southern Blvd (Block 2981, Lot 14). Upon project completion, the LGBT Network plans to occupy approximately 3,800 square feet on the ground floor of this building, with a large presence on the street.

A little bit about the LGBT Network: We are an association of non-profit organizations working to give a home and a voice to the LGBT communities of New York City and Long Island. Our four community centers in Long Island City, Woodbury, Bay Shore, and Sag Harbor provide safe spaces for LGBT people and their families to be themselves, stay healthy, and change the world. For 25 years, we have been pioneers in advocacy and social change, not just in our 35 programs that serve tens of thousands of families each year, but also our visibility and work in schools, workplaces, organizations, and the greater community engaging more than a quarter million people annually.

The LGBT Network currently employs approximately 40 people at its four community centers, and all staff, including those who would be hired to work at our new Bronx facility, are paid a living wage with benefits.

The new Bronx LGBT Community Center at 1490 Southern Blvd will support our organization's mission to provide a home and a safe space for the LGBT community, and will support our ongoing efforts to advocate for equality wherever LGBT people live, learn, work, play, and pray. We expect to offer a number of programs and services in the areas of youth leadership and development, parent and family support, immigrant family support, HIV/STI prevention and health promotion, individual support, community building, and older adult services.

We are also leading the development of an Outer Borough LGBT Services Consortium in partnership with the Brooklyn Community Pride Center, the Pride Center of Staten Island, and a leadership table of several organizations in the Bronx, in order to identify service needs and gaps, advocate for increased access to LGBT affirming and affordable healthcare, and create a safety net of coordinated resources in order to eliminate LGBT health disparities, safety issues and inequities. One key outcome of the proposed consortium, which has the support of the Borough Presidents of each of the outer boroughs, would be an LGBT Services Needs Assessment, which will help to further inform the programs and services to be offered at 1490 Southern Blvd and throughout the borough.

The Bronx LGBT and ally community faces a unique set of challenges because they have been historically underserved. We are confident that this investment in a physical home for the LGBT community will make real progress towards uplifting *all* families across the Bronx.



**New York City Council  
Subcommittee on Planning, Dispositions and Concessions  
Council Member Ben Kallos, Chair  
April 17, 2018**

**LiveOn NY Testimony In Support of 1490 Southern Boulevard, LU 0065-2018**

Good Afternoon Subcommittee Chair Kallos and members of the subcommittee.

LiveOn NY supports the development of affordable senior housing with services at 1490 Southern Boulevard in the Bronx. This project would support the entire community and aligns with our mission to make New York a better place to age. The on-site senior specific service provider, JASA, is a member of LiveOn NY's and an active member of our Affordable Senior Housing Coalition.

New York City faces an unprecedented affordable housing crisis, one that effects every community throughout the five boroughs. As found in LiveOn NY's 2016 study, more than 200,000 low-income seniors in New York City languish on wait lists for affordable housing through the HUD202 program. The average wait time for these units: an astounding 7 years.

For seniors, the dire need for affordable housing cannot be overstated, as rent-burden often leads to adverse life choices such as skipping meals or medicine to afford rent. As cost of living continues to rise and New York City's vacancy rate hovers around 3%, the affordable housing crisis is exacerbated and becomes particularly difficult for seniors who are often living on fixed incomes.

The inclusion of services to be provided by JASA for the formerly homeless senior tenants, as well as the entire building of seniors, is a critically important component to this housing opportunity. Access to services for seniors can lead to a better quality of life, including improved health outcomes and lower costs associated with hospitalization. JASA has a long history of helping seniors with housing and services, consistently working to promote safe communities and ensuring that seniors can age with dignity and respect. In fact, next month, JASA is celebrating its 50<sup>th</sup> Anniversary of providing community based services to older New Yorkers.

Further, LiveOn NY is proud to support the inclusive nature of this building, as a 3,800 square foot community center operated by the LGBT Network will be a resource to the entire community.

We know there are many important factors to consider when making decisions that affect the community and we greatly appreciate you keeping the needs of seniors in mind when making these policy considerations. We also appreciate the focus and prioritization by City Council and the de Blasio Administration on affordable senior housing.

Thank you for the opportunity to testify in support of 1490 Southern Boulevard.

**City Council Subcommittee Hearing (PDC)  
re a new 114-unit senior housing project at 1490 Southern Boulevard**

**Tuesday, April 17  
2 PM**

**250 Broadway, 16th Floor**

- I. INTRO to ~~CIV~~ *Clifford van Voorhees*
- a. From 2004 – 2006, I led a team to obtain a charter for a new school in Hunts Point. That charter was obtained and we opened the Hyde Leadership Charter School in the fall of 2006.
    - i. While working to build this school, we enjoyed strong support from Bronx Borough President Adolfo Carrion and, at that time, state representative Rubin Diaz, Jr.
    - ii. We especially enjoyed strong and activist support from the Community Board for Hunts Point.
  - b. From 2006 – 2011, I was COO of this school.
  - c. From 2009 -2011, as COO, I personally worked with Civic Builders, a not for profit facilities developer for charter schools throughout NYC, and specifically I worked **extensively with Annie Tirschwell**. I retired after opening this new building for Hyde-Bronx.
  - d. Just a few words about “**my**” school: Today it is a K-12 school with about 900 students. Some 95% of our high school students have graduated in 4 years, and 95% of them have gone on to college. They are doing very well in college, with lower attrition rates than the averages in their colleges. We now have our first class of college graduates, which includes two registered nurses, and a young lady who is now doing a masters degree in Bio-Ethics at Case Western Medical School, among other success stories. We also have several students enrolled at John Jay, one of whom had an incarcerated older brother while he was a student at Hyde.
- II. **My purpose** today is to Share my experience with Civic and Annie in so far as it might be relevant to the project you are considering.
- III. THE HYDE Leadership Charter School **HIGH SCHOOL Building** was a turn-key project developed by Annie Tirschwell and her Civic Builders team. Annie was a Co-Founder of Civic Builders and the SVP of Real Estate.
- a. This wonderful building was a newly built, 31,000 square feet, 3-story, purpose-built facility. It was completed in 2011.
    - i. The first challenge for Annie was to find an **affordable site** in close proximity to Hyde’s existing school on the Peninsula. Annie managed a targeted site selection and acquisition process **in coordination with us, and respecting our priorities**. I met with her at several possible sites before we collaboratively settled on 830 Hunts Point Ave.
    - ii. Once land was secured and purchased by her organization, Annie managed a collaborative **design process** with us, ensuring that our goals around school pedagogy and culture were prioritized and incorporated in the design. Our Hyde team has numerous fruitful design meetings with Annie and her architects.
    - iii. An integral part of **financing this project** was the securing of \$21,000,000 of New Market Tax Credits that Annie’s team arranged



with their partners, making the high cost of new construction feasible for our school.

- iv. Then came the **construction of the building** which was also under Annie's purview. After a tightly managed process, she and her team completed the project *on time and on budget*. We had regular progress meetings, and participated fully in making decisions to prioritize our options. We thank God that she was able to do this, because our back-up plans were really not very satisfactory.
- v. As the only college preparatory school in Hunts Point, the facility can house 280 students and includes 9 classrooms, a science lab, art room, weight room, common spaces, administrative offices and a roof top play area. You may note the absence of a cafeteria, gymnasium and auditorium. This is an important example of the wise allocation of resources that Annie and Civic led us toward: a multi-purpose room, which our students referred to affectionately as our "café-gym-orium,"
- vi. While Hyde initially occupied the facility as a rent paying tenant, they recently purchased the building from Civic Builders at a below market rate.
- vii. **It was always clear to me that Annie and her associates at Civic Builders, were committed to building strong communities through collaboration with carefully selected community partners. She and her associates were not at Civic to make money, they were there out of a passionate commitment to a cause they believed in, making quality space available to support quality educations for underserved students.**

**I can unreservedly recommend Annie Tirschwell to you as a developer who is responsible, high-performing, and committed to community strengthening. She is dedicated to doing worthy projects in an engaging and highly collaborative way.**

 4/17/2018

**THE COUNCIL  
THE CITY OF NEW YORK**

Archer-Green

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Eugene Schneur

Address: 885 Second Avenue, NY, NY

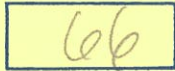
I represent: Omni New York LLC

Address: 885 Second Avenue, NY, NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Please complete this card and return to the Sergeant-at-Arms

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Charles Boass

Address: 548 Broadway Suite 208

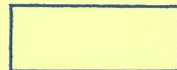
I represent: PRC

Address: 10 Bank St White Plains

**THE COUNCIL  
THE CITY OF NEW YORK**

Please complete this card and return to the Sergeant-at-Arms

Appearance Card



I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Rick Koppa

Address: 32 East 31st St

I represent: Chamber Property Group

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

Fulton

Appearance Card

[ ]

I intend to appear and speak on Int. No. 65 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/17/18

(PLEASE PRINT)

Name: Artie Pearson

Address: 100 Gold St

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Paul Robeson

Appearance Card

[ ]

I intend to appear and speak on Int. No. 67 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/17/18

(PLEASE PRINT)

Name: Artie Pearson

Address: 100 Gold St

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Paul Robeson

Appearance Card

[ ]

I intend to appear and speak on Int. No. 67 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/17/18

(PLEASE PRINT)

Name: Carolyn Williams

Address: 100 Gold Street

I represent: HPD

Address: 100 Gold Street



**THE COUNCIL**  
**THE CITY OF NEW YORK**

Tiffany

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/17/18

(PLEASE PRINT)

Name: Artie Pearson

Address: 100 Gold St

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL**  
**THE CITY OF NEW YORK**

Please complete this card and return to the Sergeant-at-Arms

Appearance Card

I intend to appear and speak on Int. No. 66 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Ken Spillberg

Address: ~~137~~ 100 Gold

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL**  
**THE CITY OF NEW YORK**

Please complete this card and return to the Sergeant-at-Arms

Archer Green

Appearance Card

I intend to appear and speak on Int. No. 69 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/17/18

(PLEASE PRINT)

Name: Artie Pearson

Address: 100 Gold St

I represent: HPD

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern

Appearance Card

65

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lacey Tauber

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern

Appearance Card

65

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jenna Bones

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

67990 Southern

Appearance Card

65

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Jerl Weinstein

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern  
Boulevard, LV  
0065-2018

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Stephanie Ruiz

Address: \_\_\_\_\_

I represent: Live On NY

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern  
Boulevard  
in favor

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 4/17/18

(PLEASE PRINT)

Name: Jill Crawford Van Arman

Address: 58 Beade Street NY NY 10007

I represent: Type A Real Estate Advisors

Address: 58 Beade Street NY NY 10007

**THE COUNCIL  
THE CITY OF NEW YORK**

92-33 168th  
Street

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Bryant Brown

Address: \_\_\_\_\_

I represent: 32BS SEIU

Address: 25 W. 18th St.



**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern Blvd.

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Panos Koutris

Address: \_\_\_\_\_

I represent: SEIU 32BJ

Address: 25 W. 18<sup>th</sup> St.

**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Andreea Kretchmer

Address: 58 Reade Street

I represent: Type A Real Estate

Address: 1490 Southern Boulevard

**THE COUNCIL  
THE CITY OF NEW YORK**

1490 Southern Blvd.

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sean Collins

Address: 37-18 Northern Blvd, L.I.C.

I represent: LGBT Network

Address: See above

1490  
Southern  
Blvd.

# 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: Anne Tinschwell

Address: 58 Reade St NYC

I represent: Type A profits

Address: 58 Reade St NYC

CV 1490 Southern  
Blvd

# 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: 4/12/18

(PLEASE PRINT)

Name: Tiffany Sims McVay Hughes

Address: 1991 2nd Ave

I represent: DREAM

Address: 1490 Southern Blvd

1490 So. Blvd.

# 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: Clifford Van Voorhees

Address: 13 Bojar Brae Rd, Danien, CT

I represent: myself

Address: \_\_\_\_\_



Please complete this card and return to the Sergeant-at-Arms

