

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

ULURP-UDAAP

L. U. Nos. 149, 150

1019 Fulton Street

July 17, 2018

{**Cumbo**} **Land Use Nos 149 and 150** are related Uniform Land Use Review Procedure (ULURP) actions that pertain to the development of a mixed-use project known as **1019 Fulton Street** in Brooklyn Council District 35. The City is seeking approval Urban Development Action Area Project designation (UDAAP), approval of the proposed project and disposition of two City-owned vacant lots located **1027 and 1029 Fulton Street** (Block 1991, Lots 2 and 3) as well as a special permit.

Land Use No. 149 consists of the proposed development of 1019 Fulton Street under HPD's Voluntary Inclusionary Housing Program. Under program guidelines, the sponsor proposes to construct an eight (8) story residential building containing 50 dwelling units and 6,094 square feet of ground floor retail space. The project area is made up of seven (7) privately owned properties located at Block 1991, Lots 1, 4, 5, 6, 7, 16, and 106 as well as the City's lots, which are Lots 2 and 3.

While Lots 2 and 3 had previously received disposition approval by the City Planning Commission in the 1990s', given their small size and configuration, no appropriate affordable housing program existed at the time, therefore, the lots

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remain undeveloped and under the City's ownership. Currently, the sponsor, who owns the adjacent private sites, submitted a proposal to HPD for consideration that would incorporate the City-owned sites with the private sites in order to create assemblage of nine (9) sites in order to develop the 1019 Fulton Street project.

As part of L. U. No. 149 the new construction building will be mixed-use comprising a combination of unit types such as twelve (12) studio, twenty-four (24) one bedroom and fourteen (14) two-bedroom apartments. Thirty percent of units (approximately 15 apartments) would be permanently affordable to individuals and households earning a mix of incomes, and would be privately financed. It is anticipated that ten (10) of these units would be affordable to individuals and households earning up to 80% AMI which about \$75,125 for a family of three (3) through the Voluntary Inclusionary Housing program and initial rents will range from approximately \$1,027 for a studio to \$1,802 for a two-bedroom apartment. Anticipated rents for units targeted to individuals and households with incomes up to 120% AMI are expected to range from approximately \$1,810 for a studio to \$2,741 for a two bedroom apartment. The remaining units (approximately 34) would be rented at market rate.

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Proposed residential amenities include laundry rooms on each residential floor, a recreation room in the cellar, and outdoor patio space on the roofs. Additionally, there will be 25 bicycle spaces for residents in the cellar.

The number of retail space is anticipated to be 6,094 sf. The retail space will be designed to be flexible so it can accommodate smaller retailers. The developer is working with the Fulton Alliance Business (FAB) and the Council Member's office to identify local retailers that could potentially rent the spaces.

In order to facilitate development of the project, HPD also requests approval of **Land Use No. 150**. This action seeks approval of a Special Permit to waive required accessory off-street parking spaces for dwelling units in a mixed-use project within a Transit Zone that includes at least 20 percent of all dwelling units in a development as income-restricted residential apartments. The amendment will affect the project area, which includes the private sites: Block 1991, Lot 1 - 7, 16, & 106 as well as the City-owned properties which are Lots 2 and 3.

The 1019 Fulton Street is an opportunity to maximize the number of affordable units on the site and contribute to the commercial corridor, while minimizing

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

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valuable city resources. Therefore, HPD is seeking approval for **Land Use Nos. 149 and 150.**

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

ULURP

L. U. No. 156

Balton Commons

July 17, 2018

{Perkins } L. U. No. 156 consists of the proposed disposition of three (3) City-owned sites located at **263-267 West 126 Street** (Block 1932, Lots 5, 7 and 107) in Council District 9 and is known as **Balton Commons**. In 2008, the Department of Housing Preservation and Development completed a Uniform Land Use Review Procedure (ULURP) application to approve the disposition of City-owned sites for the expansion of an existing commercial facility in the Borough of the Manhattan. Subsequent to these actions, HPD did not continue with the disposition of these sites. Therefore, to facilitate the intended project, the ULURP actions before the City Council involve Urban Development Action Area Project (UDAAP) designation and project approval and disposition for the proposed development of Balton Commons under HPD's Neighborhood Construction Program (NCP).

The project site contains a community garden known as Mandela Garden, which was licensed as an interim garden in late 2014. In 2015 HPD informed the gardeners that the site was moving forward as an affordable housing project. Over the course of the last few years, HPD and the Parks Department have made several attempts to engage the cooperation of the gardeners in an effort to provide relocation assistance that included alternate sites upon which to establish a new garden. While eight alternate sites were offered, none were accepted.

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ULURP

L. U. No. 156

Balton Commons

July 17, 2018

In 2015, HPD issued a Request for Qualifications geared towards certified M/WBE organizations that would be given the opportunity to submit a proposal to develop the lots as low income rental housing. On January 13, 2017, the development team was selected to develop the Balton Commons site under HPD Neighborhood Construction Program (NCP). The proposal includes the construction of a seven (7) story mixed-use building containing approximately thirty-seven (37) apartments, including a superintendent's unit as well as 6,000 square feet of commercial space and 1,400 square feet of community facility space.

Once completed, the new building will comprise eleven (11) studios, twelve (12) one-bedroom and three (3) three-bedroom units, plus one unit for a superintendent. Targeted incomes will range from 30% to 100% AMI (approximately \$93,900 for a family of three) with rental tiers at 27%, 57% and 90% AMI, which is about \$367 for a studio to \$2,367 for a three-bedroom. Amenities for the building include dishwasher in all residential units as well as a gym and outdoor activity space, laundry per floor and bicycle parking spaces.

The Sponsor has partnered with Silicon Harlem, a for-profit organization that focuses on technology who will operate from the commercial space. The community facility space will be utilized by Silicon Harlem's non-profit arm

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ULURP

L. U. No. 156

Balton Commons

July 17, 2018

offering educational and workspace to local groups. Additionally, the retail space is anticipated to be utilized by a coffee shop.

In order to facilitate development of the Balton Commons project, HPD is before the Council seeking approval of **Land Use No 156**.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 159

490 East 181st Street

July 17, 2018

(Torres) Land Use No. 159 consists of an exemption area containing one (1) privately owned building located **490 East 181st Street (Block 3047, Lot 14)** in the Bronx Council District 15. This property is a candidate for Round 10 of the Third Party Transfer Program (*In Rem Foreclosure Action No. 53*) for which HPD is seeking Article XI tax benefits.

490 East 181st Street was taken into city ownership in 1978 and subsequently entered into the Tenant Interim Lease (TIL) program. On June 28, 1991 HPD conveyed the property to the existing occupants as a low income cooperative with household AMIs capped by the maintenance and utility formula outlined in Section 576, Article XI of the Private Housing Finance Law. The building contains a total of 24 residential units, with one vacancy, and comprises ten (7) one-bedrooms, twelve (12) two bedrooms, and five (5) three-bedrooms.

Currently, the property is in the TPT program as it meets the criteria which, includes municipal arrears more than a year old. Some of the reasons that contributed to the building's candidacy include the passing of some of the original shareholders, some who have moved out of the property and some shareholders who refused to pay maintenance. Therefore, with fewer resources, the HDFC was faced with operating deficiencies. Currently, the HDFC has taken steps to remedy

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 159

490 East 181st Street

July 17, 2018

the situation by entering into a payment agreement for the DEP appears and initiating court actions. The board has also increased the rents and maintenance fees, as well as require \$200 per residential unit be designated annually to the building's reserve account, in order to meet the financial obligations of the building to maintain solvency.

In an effort to help maintain continued affordability and stability in the building, HPD is before the Council seeking retroactive tax benefits dating from 2000 for a term of 40 years that will coincide with a Regulatory Agreement which also mandates the annual maintenance increases among other requirements, such as hire a third party manager. Approval of the tax exemption will facilitate removal of 490 East 181 Street HDFC from consideration as a candidate of Round 10 of the Third Party Transfer program thus providing for long term homeownership by the shareholders.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 160

1103 Franklin Avenue

July 17, 2018

(Gibson) **Land Use No. 160** consists of an exemption area containing one (1) privately owned building located **1103 Franklin Avenue (Block 2608, Lot 22)** in Bronx Council District 16. This property is a candidate for Round 10 of the Third Party Transfer Program (*In Rem Foreclosure Action No. 53*) for which HPD is seeking Article XI tax benefits.

1103 Franklin Avenue was taken into city ownership in 1982 and subsequently entered into the Tenant Interim Lease (TIL) program. On October 7, 1992 HPD conveyed the property to the existing occupants as a low income cooperative with household AMIs capped by the maintenance and utility formula outlined in Section 576, Article XI of the Private Housing Finance Law. The building contains a total of 20 residential units; it is partially occupied and comprises ten (10) one-bedrooms and ten (10) two bedrooms.

Currently, the property is in the TPT program as it meets the criteria which, includes municipal arrears more than a year old. Some of the reasons that contributed to the building's candidacy include the passing of some of the original shareholders as well as others who have moved out of the property and shareholders who refuse to pay maintenance. The HDPC has taken steps to remedy the situation through court action and recently entered into a payment

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 160

1103 Franklin Avenue

July 17, 2018

agreement for DEP arrears. The board has also increased the rent and maintenance fee, as well as require \$200 per residential unit be designated annually to the building's reserve account, in order to meet the financial obligations of the building and maintain solvency. The board has also hired an experienced property manager and together they have developed a plan to make routine repairs and outline a capital improvement plan to maintain the building into the future.

In an effort to help maintain continued affordability and stability in the building, HPD is before the Council seeking tax benefits for a term of 40 years that will coincide with a Regulatory Agreement which also mandates annual maintenance increases among other requirements, such as hire a third party manager. Approval of the tax exemption will facilitate removal of 1103 Franklin Avenue HDFC from consideration as a candidate of Round 10 of the Third Party Transfer program thus providing for long term homeownership by the shareholders.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. Pre-Considered

Friendset Apartments Article XI

July 17, 2018

{Levine} **Pre-Considered Item** consists of an Exemption Area containing one occupied multiple dwellings located at 2911 West 36 Street (Block 7046, Lot 1) in Brooklyn Council District 47 and is known as **Friendset Apartments**. The project is a low income Section 8 development currently owned by an Article V Housing Redevelopment Company approved for disposition by the Board of Estimate on June 23, 1977 (Cal. No. 13). At the time of the disposition approval, the housing company also received a property tax exemption which is set to expire in July 2019.

The building contains a mixture of unit types including 241 one-bedroom, 17 two-Bedrooms, and 1 superintendent's unit for a total of 259 residential units as well as 4 commercial units and 1 community facility. There is an existing Housing Assistance Program (HAP) contract with HUD for all the units with the exception of the superintendent's apartment. Under the contract, household incomes do not exceed 80% of AMI and tenants pay no more than 30% of their income towards rent.

Under HPD's HUD Multifamily Program, the current owner will convey the project to a new entity formed under a Housing Development Fund Corporation (HDFC). Both the acquisition and rehabilitation of the property will utilize private

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. No. Pre-Considered

Friendset Apartments Article XI

July 17, 2018

financing. The HDFC currently has a 20 year HAP contract which expires in 2034. The Owner will also be required to enter into a new HAP contract with HUD for an additional term upon expiration of the current agreement. Eligible tenants will continue to receive Section 8 rental assistance.

A moderate rehabilitation is planned for the project that includes work to the façade, commons areas, lighting upgrades, installation of surveillance camera, performing electrical work and upgrades to a portion of the bathrooms and kitchens. There are very few housing code violations and the rehab will address any that are outstanding.

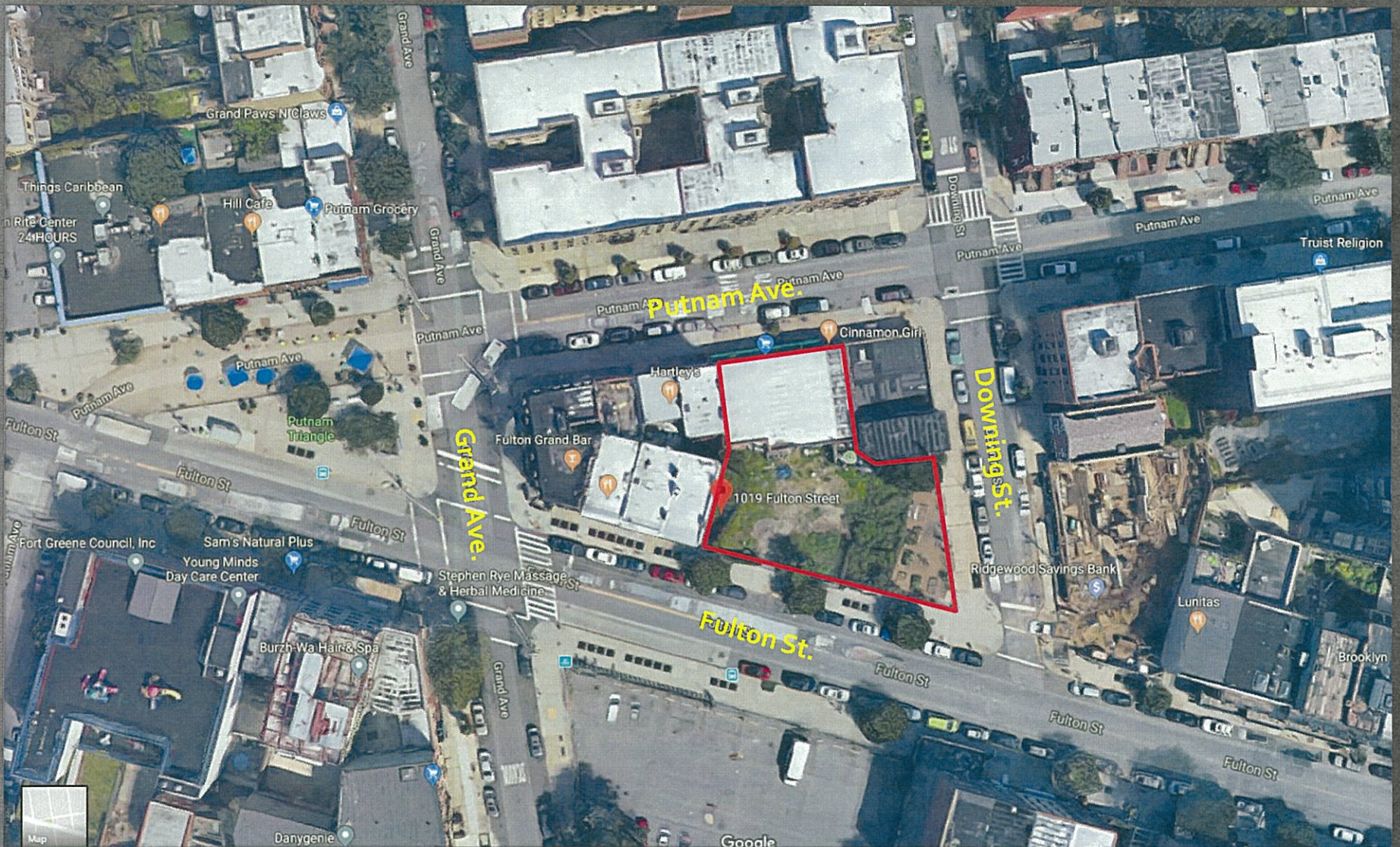
In order to facilitate redevelopment of the project, HPD is before the Planning Subcommittee seeking approval for the housing company to voluntarily dissolve their status as an Article V, terminate their current tax exemption and enter into a new Article XI tax exemption for a term of 30 years coinciding with the regulatory agreement. The cumulative value of the tax exemption is approximately \$12,313,665 (net present value of approximately \$5,580,453).

1019 FULTON STREET



NEW YORK CITY COUNCIL, PLANNING SUBCOMMITTEE
PROJECT PRESENTATION
TUESDAY, JULY 17, 2018

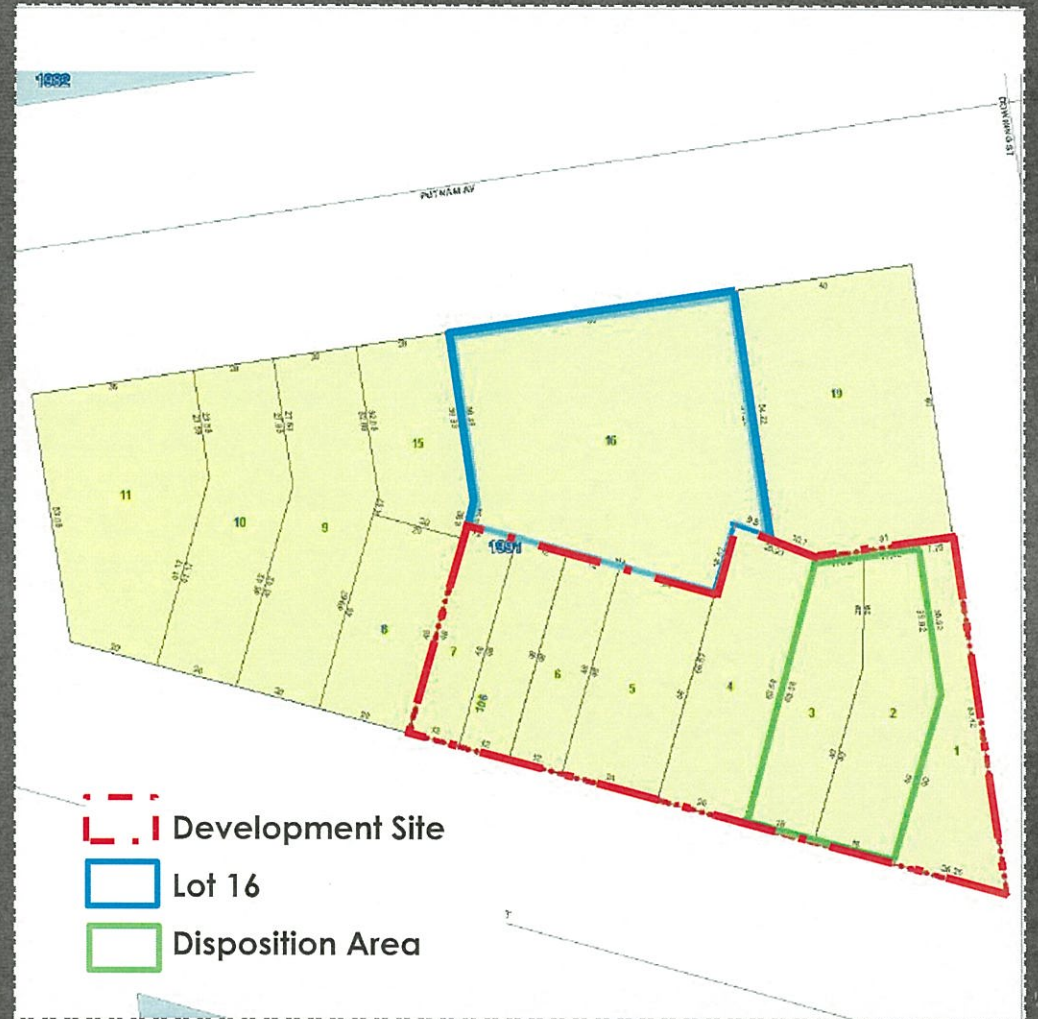
PROJECT SITE – LOCATION & CONTEXT



LAND USE ACTIONS

PROPOSED ULURP ACTIONS

- Urban Development Action Area Project designation and project approval, and the disposition of City-owned property (Block 1991, Lots 2 & 3 or the “Disposition Area”)
- Zoning Special Permit pursuant to Zoning Resolution (ZR) § 74-533 to reduce residential accessory off-street parking requirement



DEVELOPMENT SITE HISTORY

➤ Fulton Star LLC assembled 9 separate tax lots under 6 different owners over 7 years

- Lots 4, 6 and 106 acquired in November 2011
- Lot 7-November 2011
- Lot 5 -January 2013
- Lot 16 Development Rights- July 2015
- Lot 1- March 2018

➤ Public Private Partnership with the City to develop City-owned Lots 2 and 3 since 2012



PROJECT SITE - EXISTING CONDITIONS



- **Applicant-owned and City-owned parcels**
 - Historically vacant and underutilized property within the vibrant Fulton Street Business Improvement District

PROPOSED PROJECT

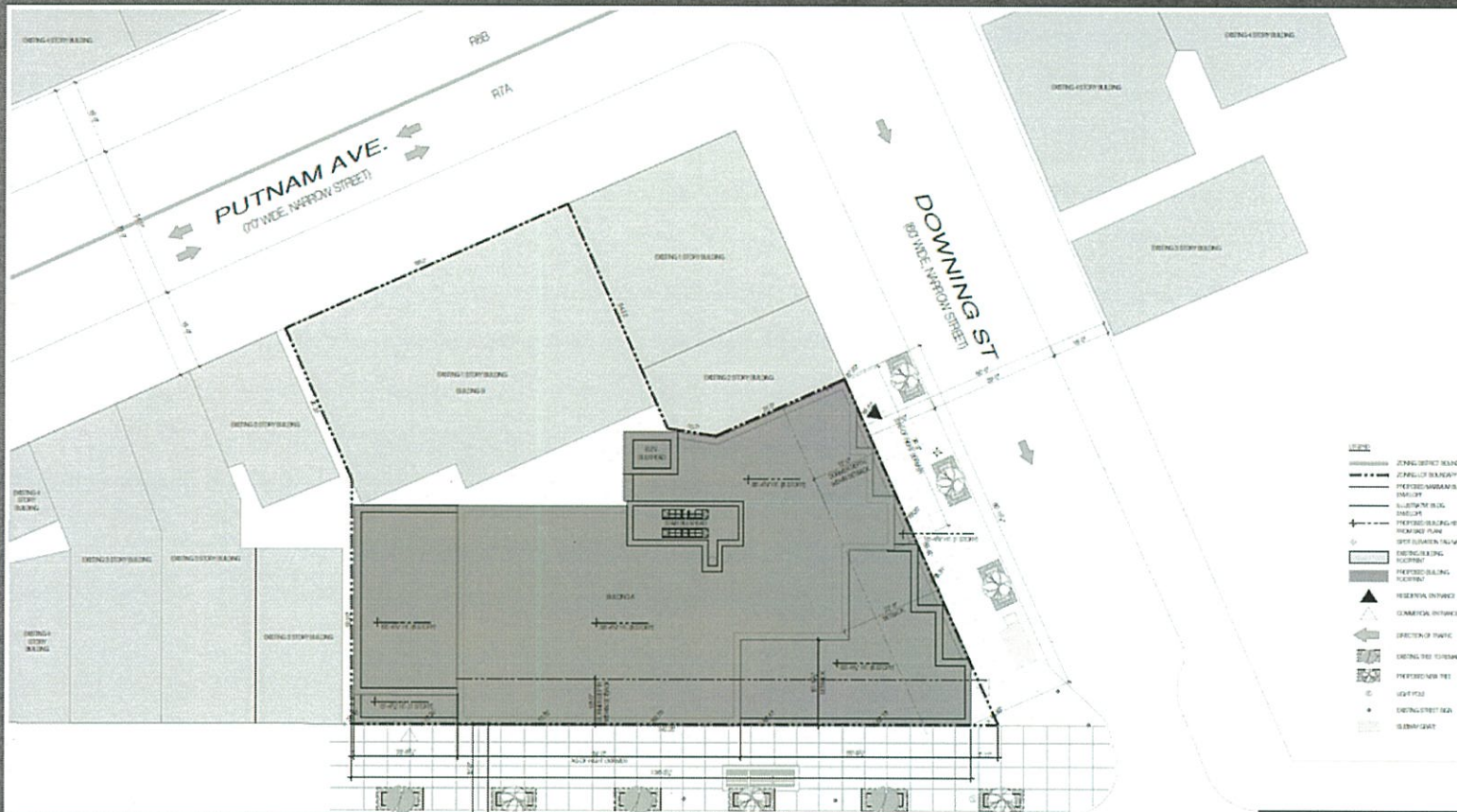


- New 8-story mixed-use building
- 50,121 sf of floor area
- 6,094 square feet of ground floor retail along Fulton Street
- 50 residential dwelling units
 - 15 units (30% of the total) will be permanently affordable

PROPOSED PROJECT - AMENITIES

- Residential amenities in the Proposed Development include:
 - Laundry rooms on each residential floor
 - Recreation room in the cellar accessible to tenants
 - Outdoor patio space on the roofs
 - 25 spaces for residential bicycle storage in the cellar

SITE PLAN



PROPOSED NEW MIXED USE
DEVELOPMENT FOR:
**1019 FULTON
STREET**
FULTON STREET
BROOKLYN, NY

BLOCK 1901 LOT 1, 2, 3, 4, 5, 6, 7, 14
ARCHITECT
AUFANG ARCHITECTS LLC
71 LAWRENCE AVE
SUFFERN, NY
914.361.0004 / 914.361.0004

| | | |
|--|------|-------------------------|
| <h2 style="writing-mode: vertical-rl; transform: rotate(180deg);">AUFANG ARCHITECTS</h2> | DATE | SUBMISSIONS / REVISIONS |
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ZONING LOT SITE PLAN
SCALE: 1/8" = 1'-0"
GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

FULTON ST
(80' WIDE, WIDE STREET)

ZONING LOT SITE PLAN

DATE: 08-03-17 PROJECT NO: #1913
DRAWN BY: DGC CHECKED BY: TL
SCALE: SHEET NO: 1 of 11
DRAWING NO: C-001

BROOKLYN CB2 AND BOROUGH PRESIDENT RECOMMENDATIONS

- Local ground floor retail uses working closely with the Fulton Area Business Alliance (FAB)
- Sustainability measures focus on an energy efficient façade and building envelope
- Local and M/WBE hiring for subcontractors and trades
- Partnership with IMPACCT Brooklyn for marketing and leasing of affordable housing units
- All AMIs below 100% AMI with no government subsidy

1019 FULTON STREET- QUESTIONS?



219-01- 219-25 North Conduit Avenue Demapping

Presentation to New York City Council Subcommittee on Planning, Dispositions, and Concessions

July 17, 2018



— Applicant's Property — Area of Proposed Demapping

North Conduit Avenue Demapping EAS

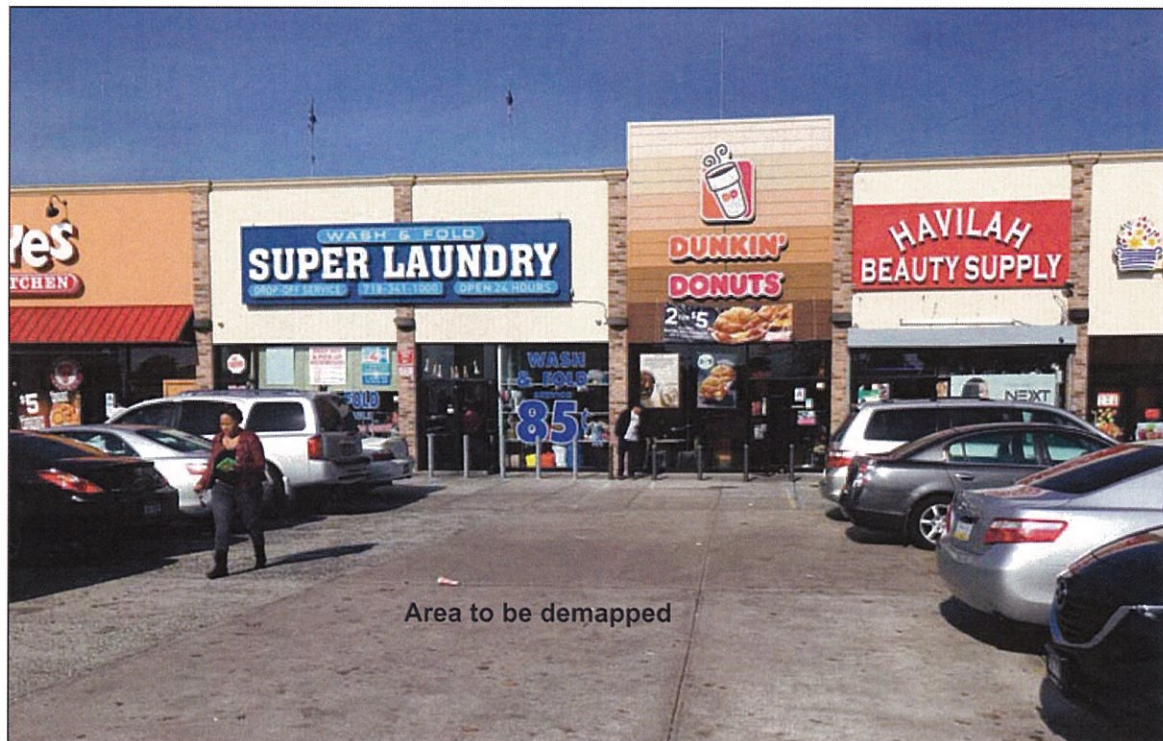
Figure A-2
Aerial View



1. View looking east from Springfield Boulevard to the area to be demapped and the applicant's property.



2. Rear view of the commercial uses on the applicant's property on 144th Avenue.



3. View looking to the applicant's property from North Conduit Avenue.



4. View looking to the applicant's property from intersection of North Conduit Avenue and Springfield Boulevard.

North Conduit Avenue Demapping EAS

**Figure 4
Project Site and Immediate Vicinity**



5. Existing mixed-uses on Springfield Boulevard, north of the applicant's commercial property.



6. Two- and three-story residential buildings along the north side of 144th Avenue, north of the applicant's commercial property.

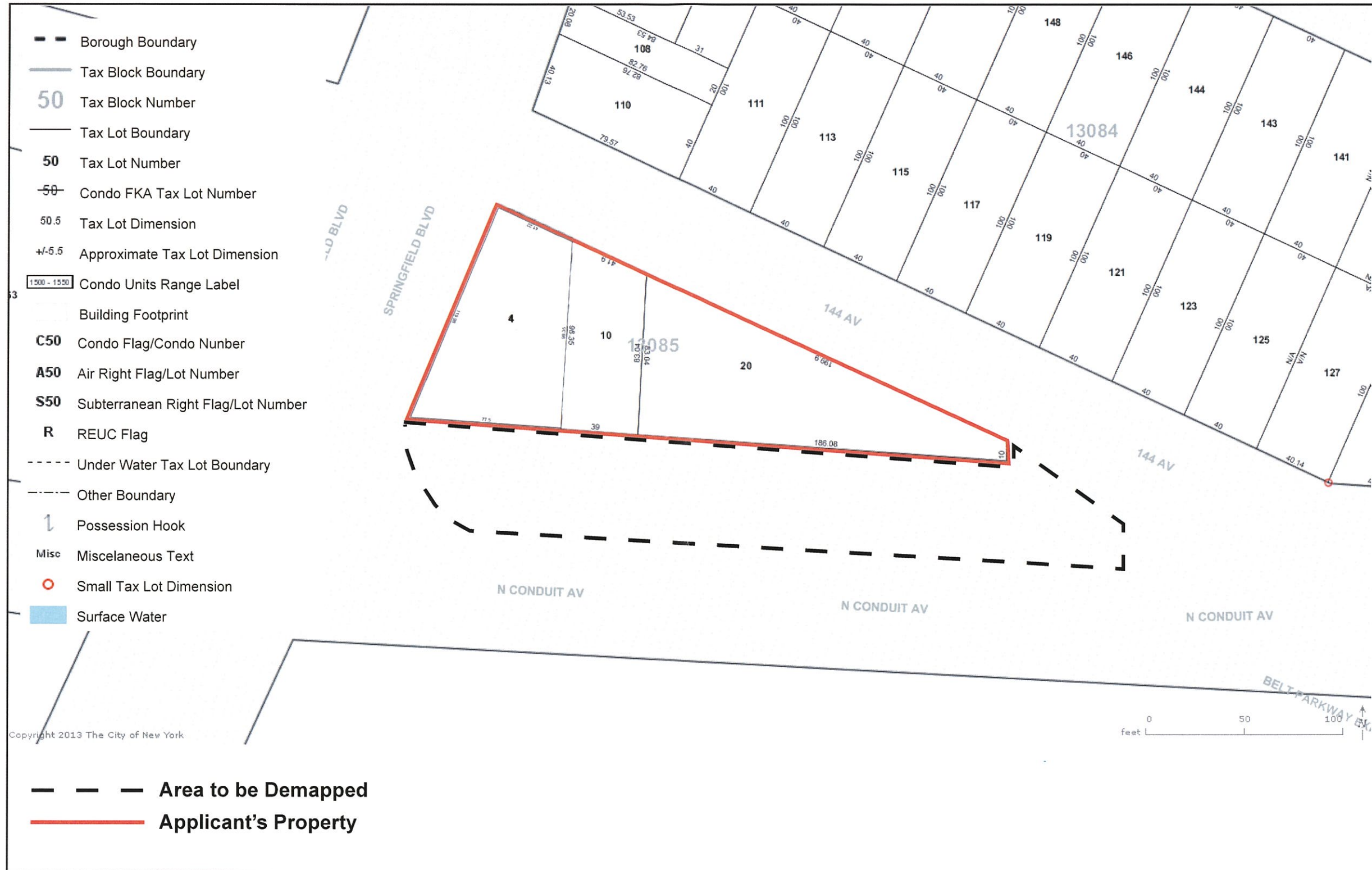


7. A Shell gas station and food mart located across Springfield Boulevard, west of the area to be demapped.



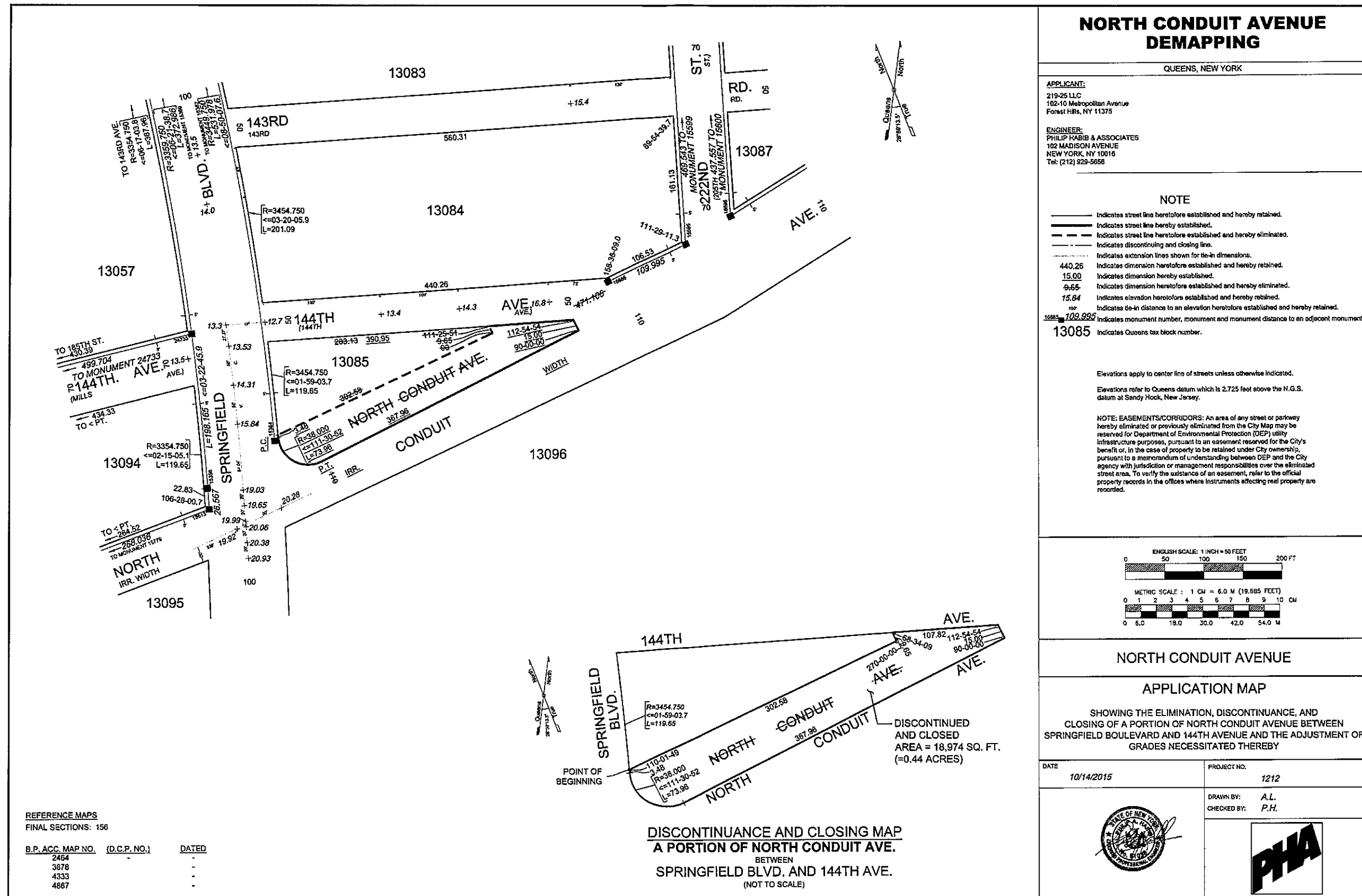
8. Springfield Gardens High School, located northwest of the area to be demapped.

Digital Tax Map - New York City Dept. of Finance



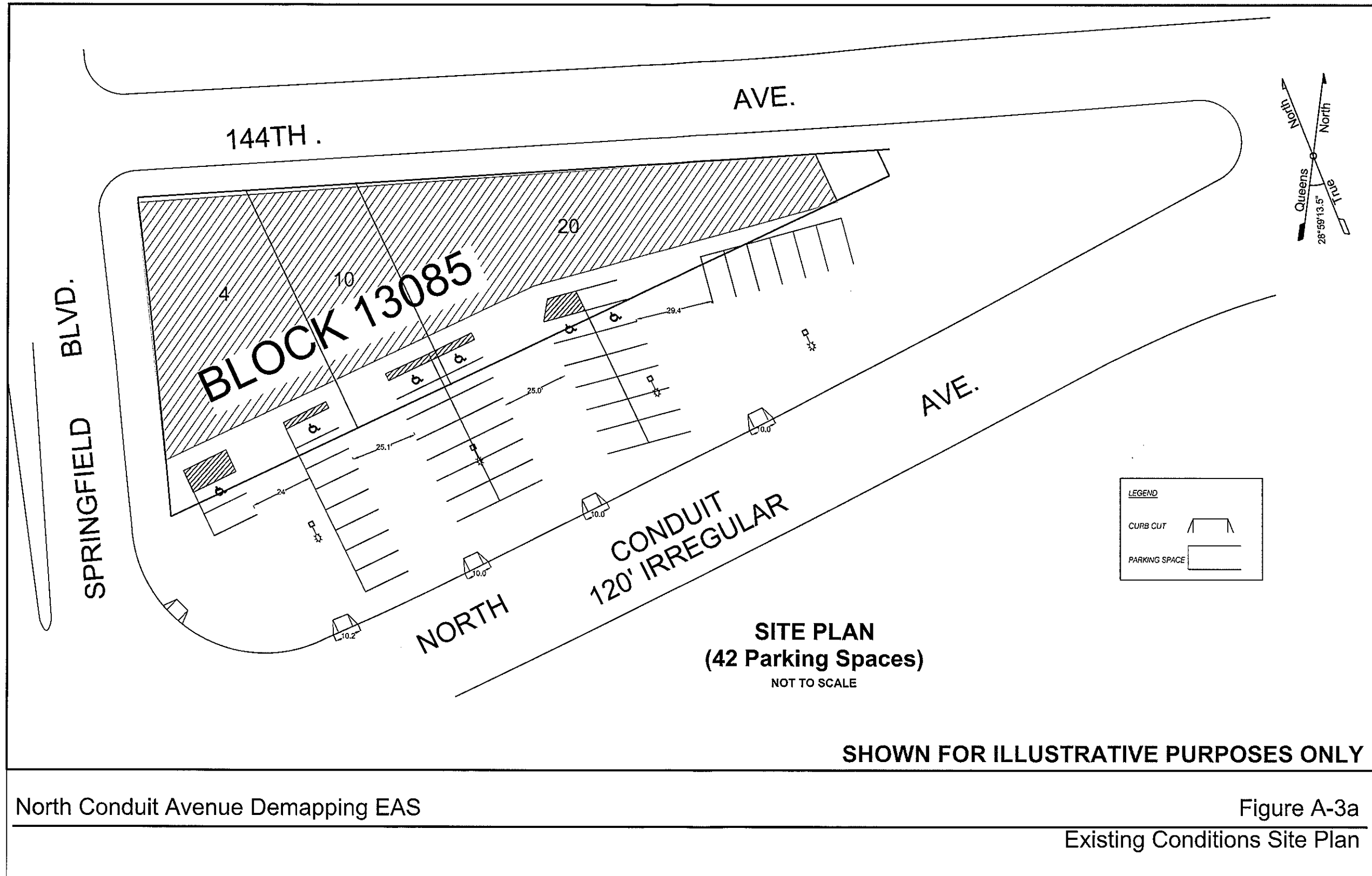
North Conduit Avenue Demapping EAS

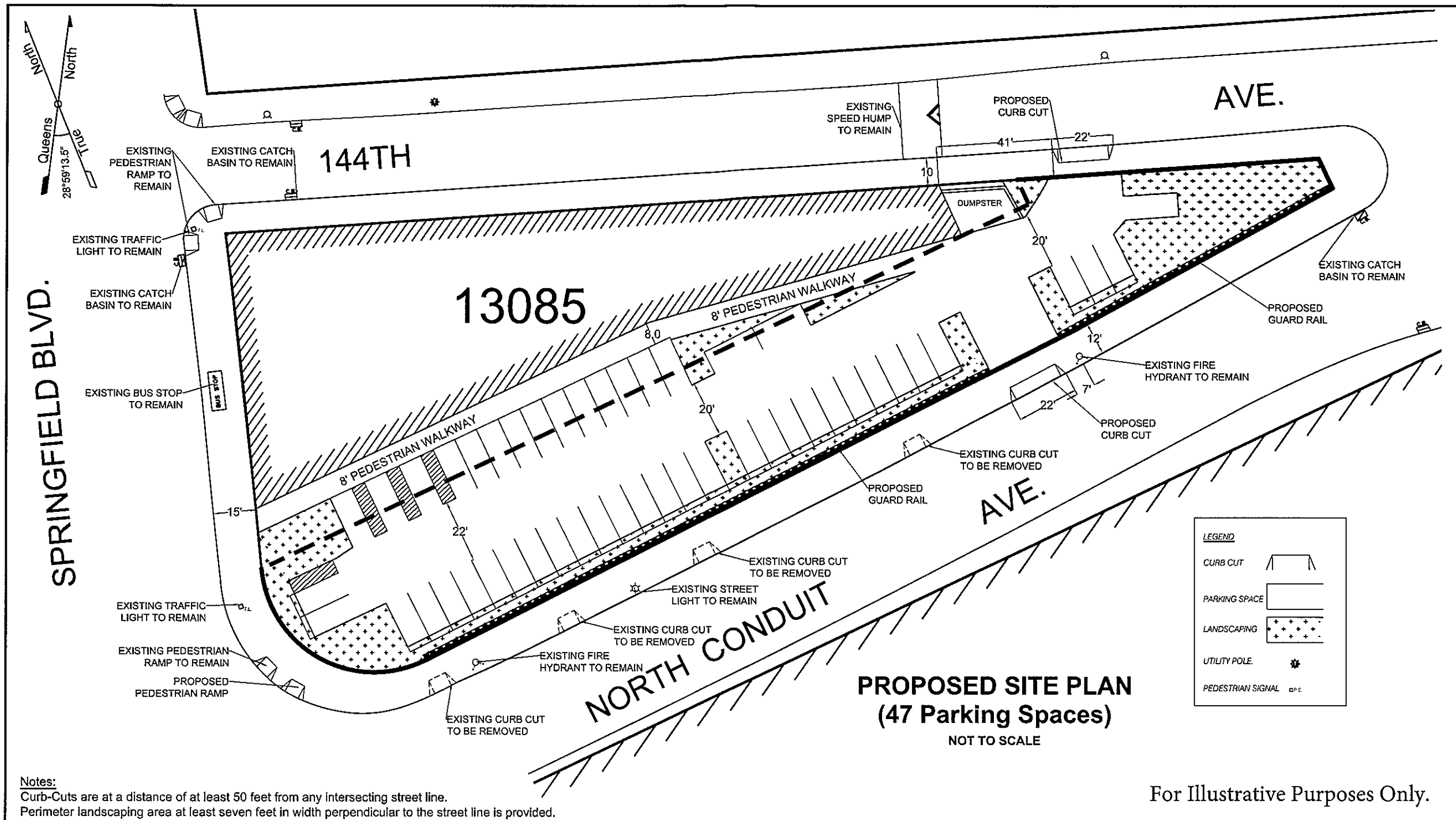
Figure 2
Tax Map



North Conduit Avenue Demapping EAS

Figure A-4
Application Map





North Conduit Avenue Demapping EAS

Figure A-6

With-Action Conceptual Site Plan

1019 Fulton
(Applicant)

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: 7/17/18

(PLEASE PRINT)

Name: Ed Brown, Ed Brown Consulting

Address: _____

I represent: Fulton Star LLC

Address: _____

1019 Fulton
(Applicant)

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: 7/17/18

(PLEASE PRINT)

Name: Jaclyn Scarinci, Aterman LLP

Address: 666 Fifth Avenue, NY, NY

I represent: Fulton Star LLC

Address: _____

1019
FULTON
STREET

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: 7-17-2018

(PLEASE PRINT)

Name: PHILLIP KELLOGH

Address: 1047A FULTON ST. BKLYN, 11239

I represent: FULTON AREA BUSINESS ALLIANCE (FAB)

Address: 251 CARLTON AVE. BKLYN 11205

THE COUNCIL
THE CITY OF NEW YORK

10/9/2018
Applicant

Appearance Card

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

in favor in opposition

Date: 7/17/18

(PLEASE PRINT)

Name: Tom Lofrus, Aufgang Architects

Address: _____

I represent: Fulton Star LLC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L0155 Res. No. _____

in favor in opposition

Date: 7/17/18

(PLEASE PRINT)

Name: Denise Esers

Address: 233 Park Ave

I represent: Applicant

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. L0155 Res. No. _____

in favor in opposition

Date: 7/17/18

(PLEASE PRINT)

Name: Mark Weprin

Address: 233 Park Ave

I represent: Applicant

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 156 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 156 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Kevin Parris

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 156 Res. No. _____

in favor in opposition

Date: 7/17/18

(PLEASE PRINT)

Name: KENNETH MORRISON

Address: 167 W. 145th St NY NY 10039

I represent: LEMOR REALTY CORP

Address: SAME

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 157 Res. No. _____
 in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Malcolm Morse

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

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 in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 159 Res. No. _____
 in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Artie Pearson

Address: _____

I represent: HPD

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 160 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Malcolm Mose

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. ~~160~~ 160 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Artie Pearson

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 160 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

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THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 149, 150 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Lin Zeng

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

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I intend to appear and speak on Int. No. 149, 150 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Creener Michel

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

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in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 159 Res. No. _____

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Artie Pearson

Address: _____

I represent: HPD

Address: _____

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THE CITY OF NEW YORK**

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in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Malcolm Morse

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 7-17-18

(PLEASE PRINT)

Name: Eli Davidowitz

Address: 571 East New York Ave, Ste A Brooklyn, NY 11225

I represent: Friendset Apartments LLC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Carolyn Williams

Address: _____

I represent: HPD

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

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