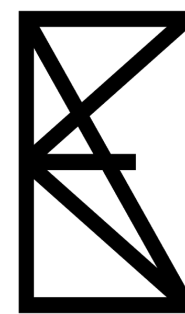
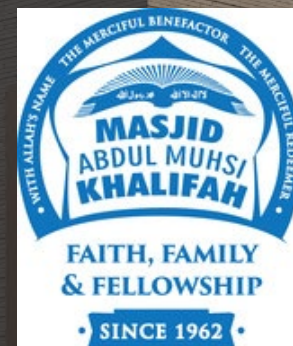


Khalifah Residences

1166 Bedford Ave Rezoning
C 260162 ZMK, N 260163 ZRK
July 1, 2026
Subcommittee on Zoning and Franchises



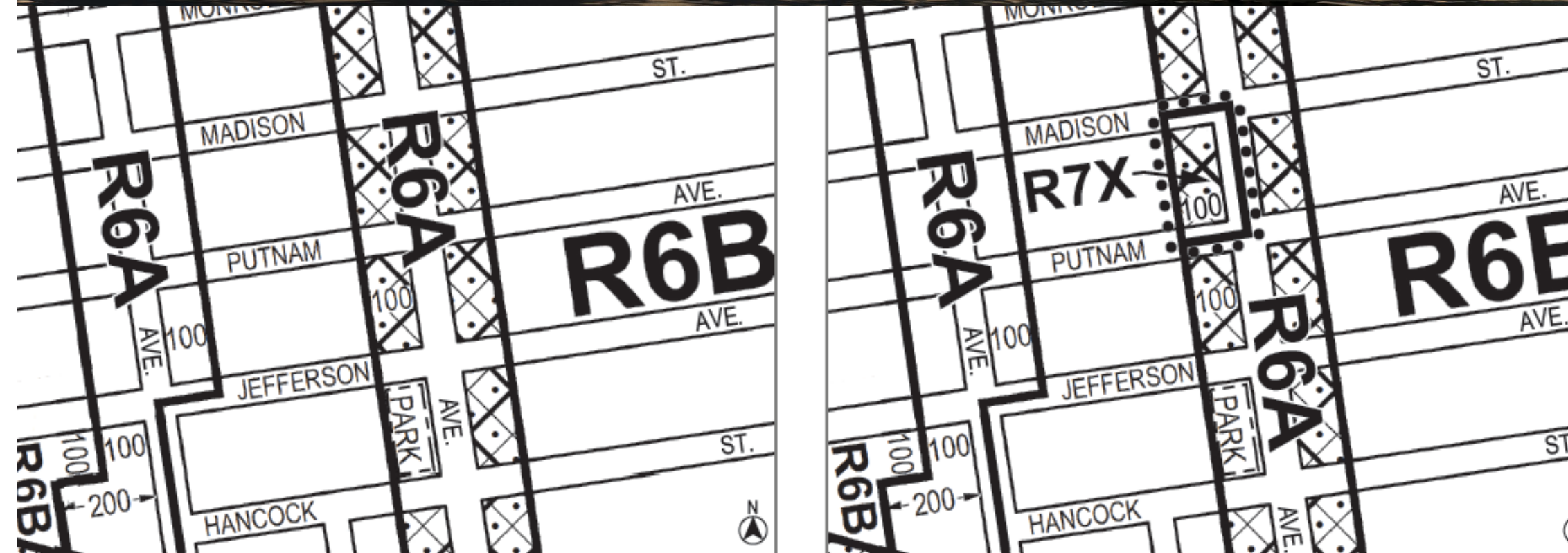
**KALEL
COMPANIES**

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Actions and the Proposed Development

A zoning map amendment from R6A/C2-4 to R7X/C2-4 as well as a zoning text amendment to add a Mandatory Inclusionary Housing Area with Options 1 and 2.

These actions would facilitate a twelve-story building which will contain 144 affordable residences for seniors and one superintendent's unit. Such building will contain a total of 93,837 square feet, of which 75,602 square feet is residential floor area, 4,823 square feet is commercial floor area, and 13,412 square feet is community facility floor area.



Agenda

01 Our Leadership

02 Our History

03 Our Community Today

04 Our Partners: Kalel Companies

05 Our Vision for the Future

Our Leadership



Imam Rodney Adib
Rashid
Imam since 1989



Ed Powell
President of the Board of
Directors

Our History

The Masjid Abdul Muhsi Khalifah has brought faith, family, and fellowship to the Bed-Stuy community since the 1960s.

In 1962, El Hajj Malik Shabazz (Malcolm X) founded the Masjid Abdul Muhsi Khalifah as “Temple #7C” at 1166 Bedford Ave under the Nation of Islam.

In 1975, the mosque transitioned to Al Islam and flourished under the leadership and teachings of the late Imam W. Deen Mohammed.

In 1989, Imam Rashid became the mosque’s leader. Under Imam Rashid’s direction, the mosque has emphasized community outreach, improved the safety of the Bed Stuy neighborhood; and founded the Clara Muhammad School.



MASJID ABDUL MUHSI KHALIFAH

Our Community Today

Today, the Masjid Khalifah remains an anchor for family, faith, and community in Bed-Stuy, even as it faces the challenges of a fast-changing neighborhood.

With a structure, pipes, and foundation that date back over a century, the Masjid building at 1166 Bedford Ave bears the weight of substantial maintenance costs, heating expenses, and critical repairs, all of which place a financial strain on the institution.

We are deeply committed to honoring the rich history of our neighborhood and preserving the enduring legacy of our institution, while also acting as a catalyst for change. By redeveloping our property, we aim to support the next generation of Muslims in Brooklyn and contribute to safeguarding the affordability that makes Bed-Stuy unique.



OUR PARTNERS

Kalel Companies

Kalel Companies is a New York City–based, MBE-certified real estate development firm dedicated to creating and preserving high-quality affordable housing. To date, Kalel has developed or preserved more than 4,900 affordable homes across NYC and maintains an active pipeline of over 2,000 additional units.

With a proven track record in both new construction and complex tenant-in-place preservation, Kalel partners closely with public agencies to deliver sustainable, well-designed projects that are deeply responsive to community needs. The firm’s mission extends beyond physical development—Kalel fosters connected communities by integrating healthy living environments, meaningful amenities, and strategic social service partnerships that empower residents artistically, personally, and economically. Backed by deep expertise in affordable housing finance and strong relationships across the public and private sectors, Kalel executes each development with precision and purpose.



Completed playground for PACT Renaissance Collective

Leadership



Amy Stokes
Principal



Pierre Downing
Founding Principal



Noel Henderson-James
Principal

Our Vision for the Future

**This moment calls for more than renovation.
Our community needs:**

100% affordable senior housing

- Forty-four apartments set aside for formerly homeless seniors
- One hundred apartments for seniors at or below 60% AMI

A new, state-of-the-art mosque & school in Bed-Stuy

Together, Kalel & Masjid Khalifah will generate a sustainable revenue stream for the mosque, deliver desperately needed affordable housing to Bed-Stuy, and construct new, highly energy-efficient buildings to usher in the next generation.

This transformative project will leave a lasting impact on the community by prioritizing housing for local seniors, creating a vibrant learning hub for our youth, and offering fresh, spacious retail spaces for local entrepreneurs.



The New Masjid Khalifah & Clara Muhammad School

A new fully-electric, contemporary mosque and elementary school that celebrates our history while positioning us as a catalyst of change in the future.

With the revenue generated through the residences, Masjid Khalifah will be able to focus its resources toward faith, education, and community service.

Features

- School serving 100 students (K-8)
- Library & computer lab
- Shared event space
- Mosque serving a congregation of 250

Community programming

- After-school youth program
- Summer youth program
- Adult literacy program
- Support programs for individuals struggling with substance abuse
- Sunday physical fitness and tai chi
- Weekly fresh produce & dry goods distribution

A Religious / Spiritual Pillar
Worship & Ta'Alim



B Educational Pillar
Clara Muhammad School

C Community Pillar
Multi-purpose & Community Programming



The Khalifah Residences

Fully electric, highly energy-efficient, 100% senior affordable housing. This is our vision for the Khalifah Residences along Bedford and Putnam.

Features

- Rise Boro Community Partnership leading tailored social service programming
- Enhanced amenities catered to seniors
- Access to private outdoor spaces promoting active and independent living



A Welcoming Entrances & Corridors



B Multipurpose/Community Rooms, Computer Room, & Outdoor Programming

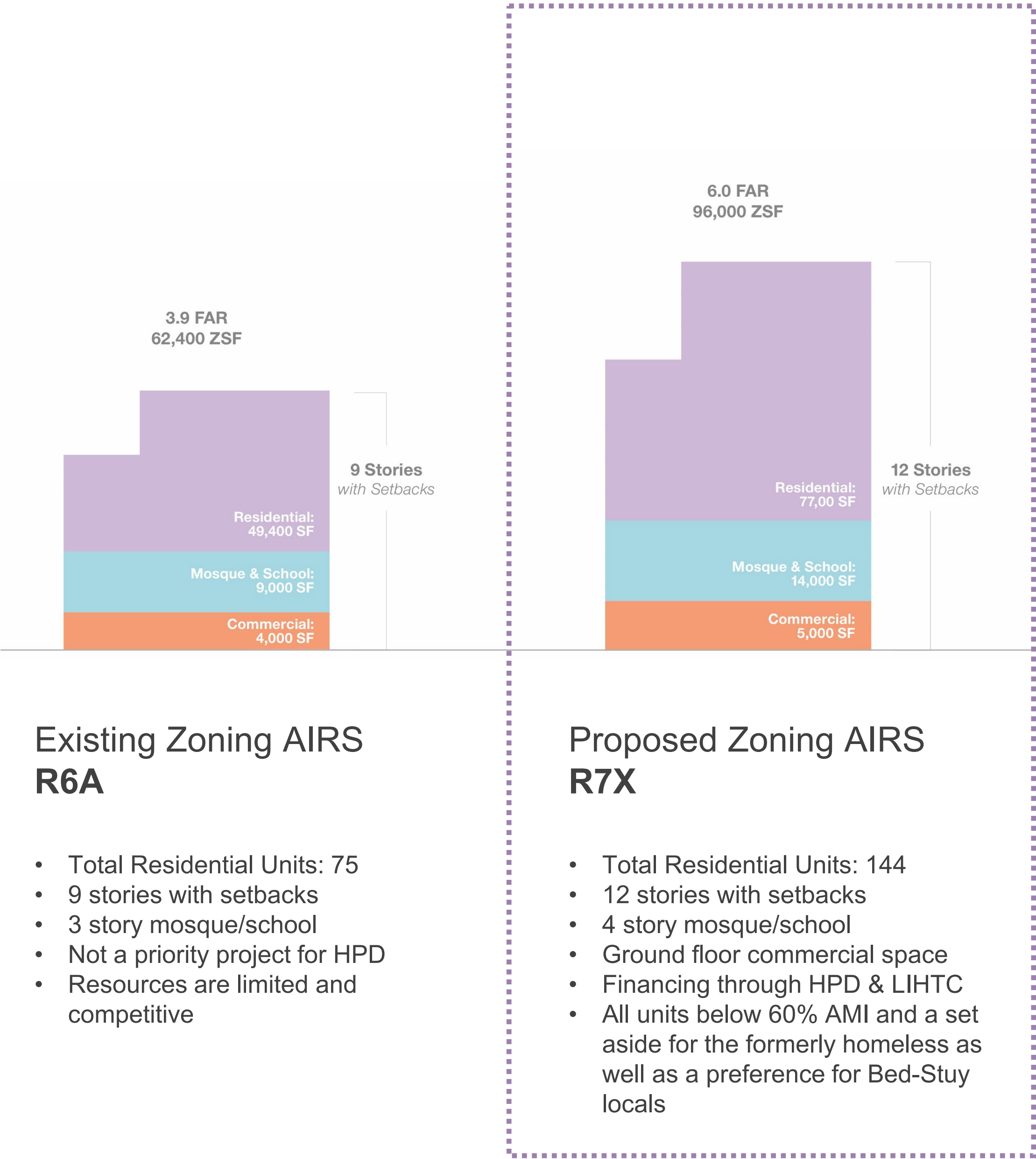


C Quality housing that meet and exceed HUD standards.



The Khalifah Residences

To realize this vision, we need your support as we seek to (i) re-zone our property from R6A to R7X and (ii) add MIH Options 1 and 2. With this support, we will be able to build twelve-stories with setbacks and provide one hundred forty-four units of senior affordable housing that will make our project financially viable.

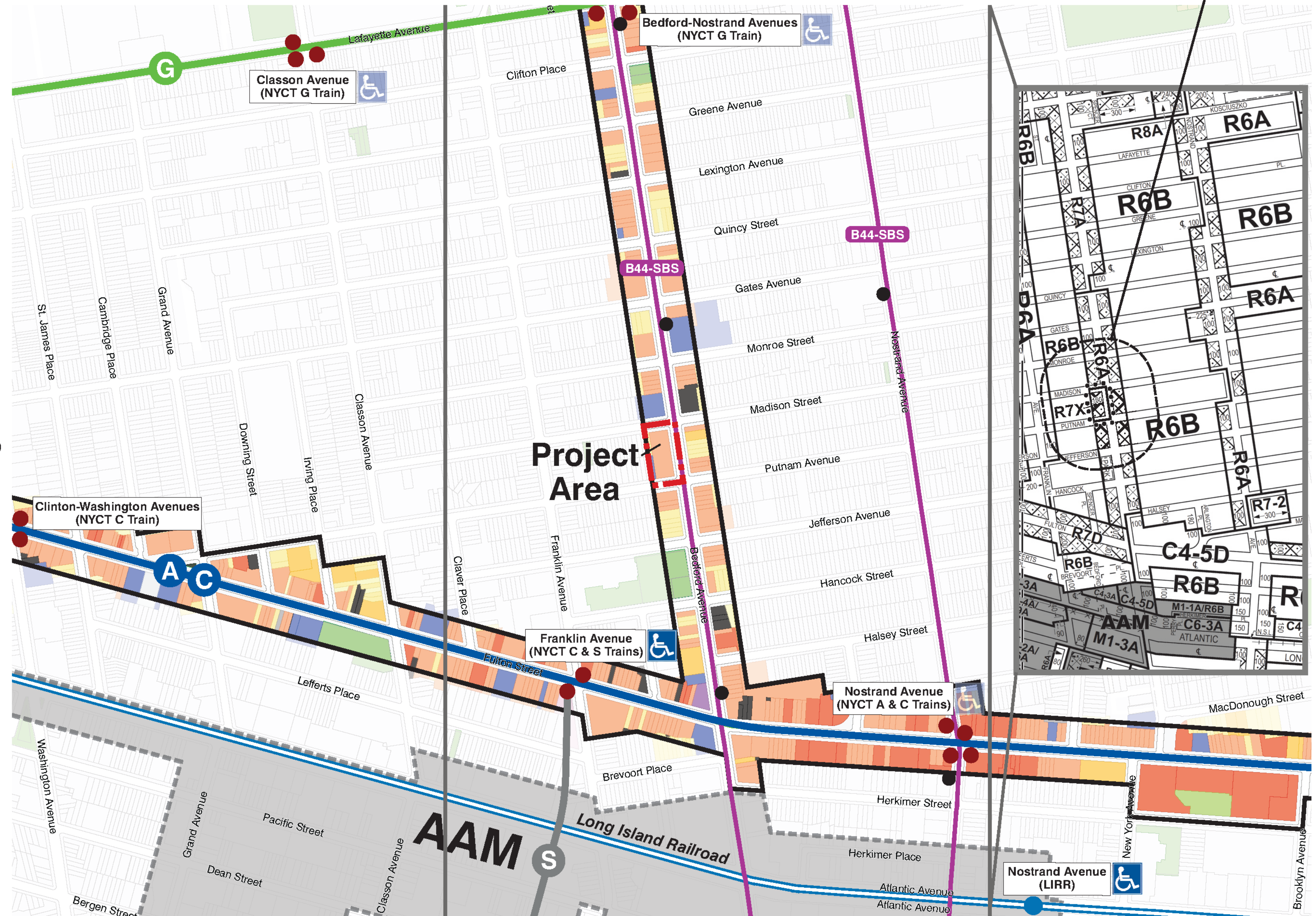


Transit

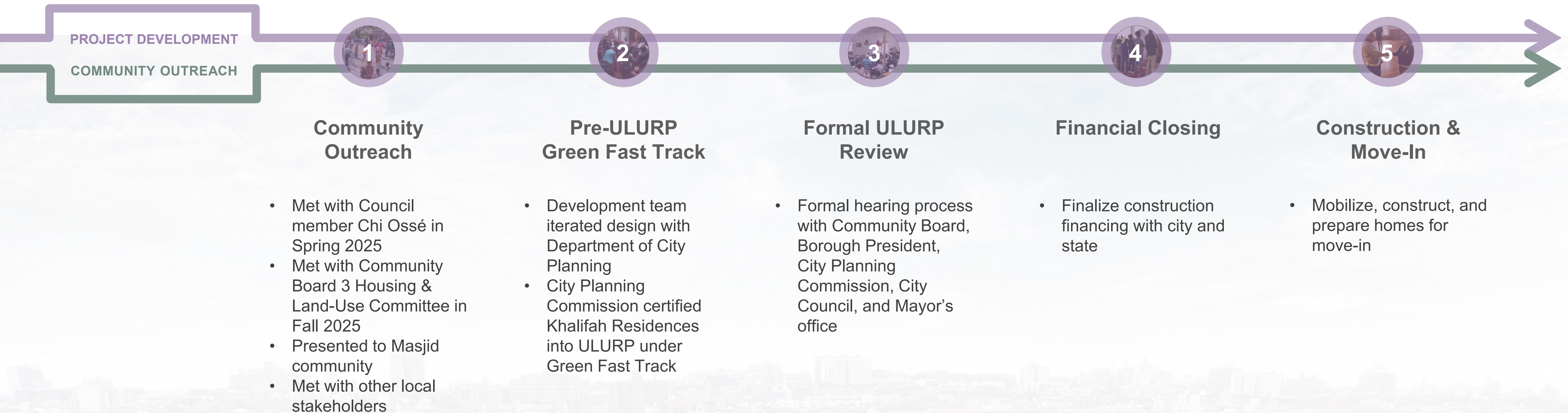
-  Subway Route
-  Subway Entrance
-  Express Bus Route
-  Express Bus Stop Location
-  LIRR
-  LIRR Entrances
-  ADA-Accessible Station
-  In-Progress/Planned ADA-Accessible Station

Land Use

-  1 & 2 Family Residential
-  Multi-Family Residential (Walkup)
-  Multi-Family Residential (Elevator)
-  Mixed Residential & Commercial
-  Commercial
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities & Institutions
-  Open Space & Recreation
-  Parking
-  Vacant Land



What's Ahead?





Appendix





