

**Sustainable, Affordable & Supportive Housing
at 210-214 Hegeman Avenue**

**Presentation to the Subcommittee on
Planning, Dispositions and
Concessions**

March 28, 2017

About CAMBA

Providing services throughout New York City that connect people with opportunities to enhance their quality of life. Helping 45,000 New Yorkers in need and employing over 1,600 people.

- CAMBA Jobs

CAMBA employs over 1,600 people. Visit www.camba.org to review over 300 currently available full and part time open positions.

- CAMBA Programs

160 citywide Programs able to assist: Economic Development, Health, Family Support, Housing, Education & Youth Development, Legal Services.

CAMBA Locations in Brownsville

Brownsville in Violence Out, Howard Houses Cornerstone, Brownsville Academy, Middle School Pregnancy Prevention, Affordable Housing, Foster Care Prevention

1. Atlantic House Men's Shelter & The Gathering Place Drop-In Center
2. Brownsville Academy High School
 - Comprehensive Adolescent Pregnancy Prevention Program (CAPP)
 - Community School Program
 - Educational Support Services (NDA)
 - Learning to Work Program
3. Brownsville Multi-Service Center
 - SafeCare Foster Care Prevention
4. CAMBA's Multi-Service Center
 - CAMBA's Health Link Program
5. Howard Houses Cornerstone
6. John M. Coleman Campus
 - Beacon Center 271
 - Mott Hall IV – CAPP Site
 - Young Men's Eagle Academy II – CAPP Site
7. King Garden Seniors – on-site services provided by CAMBA, developed by Dunn Development Corporation
8. Flagstone Family Center
 - Settlement House Program for Older Youth
 - SafeCare
 - SONYC Afterschool Program
9. Magnolia House Women's Shelter
10. PS 155 – CAPP Site
11. The Rockaway – on-site services provided by CAMBA, developed by Dunn Development Corporation
12. Teachers Preparatory School & Frederick Douglass Academy VII – CAPP Site
13. CAMBA Housing Ventures/ CAMBA's Affordable & Supportive Family Housing at Van Dyke – on-site services provided by CAMBA, developed by CAMBA Housing Ventures
14. Brownsville In Violence Out Main Office



About CAMBA Housing Ventures, Inc.

www.cambahousingventures.org

- CAMBA Housing Ventures, Inc. (CHV) an award-winning affordable, supportive housing developer created as a nonprofit affordable housing development corporation in 2004.
- CHV pairs excellent design and sustainable, energy-efficient buildings with CAMBA's life-changing case management services to provide safe, healthy homes for low-income and formerly homeless individuals.
- Today, CHV has 2,062 units completed or in development, including 1,532 units in Brooklyn, representing over \$516M in investment.



Example of CHV Development: 97 Crooke Avenue; 52 Studio Apartments



97 Crooke is an energy efficient, sustainable, and transit oriented project, which promotes healthy indoor air quality through non-toxic finishes and ventilation. 97 Crooke uses Energy Star rated appliances and is Enterprise Green Communities Certified. Winner of Brooklyn Chamber of Commerce Building Brooklyn Award. CHV focuses on efficient storage, flexible common spaces and public art throughout.

“CAMBA put a roof over my head. This makes me feel like I’m home again. Now I know I’m on the right track “ – 97 Crooke Avenue Tenant

“97 Crooke gave me another chance at life” – 97 Crooke Avenue Tenant

210-214 Hegeman Development Overview

- Two vacant City Owned lots totaling 7,600 sf.
- 70 permanent and affordable studio rental units, plus 1 unit for on-site superintendent, representing over \$24M of investment in Brownsville.
- On-site support services and amenities.
- Sustainable design. 6 story streetwall and 2 story setback. Increased lighting and safety.



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"

210-214 Hegeman Development Overview

Addressing Affordability Crisis

- 42 affordable units available for those ready for permanent housing, exiting a NYC shelter with a special need. Tenants referred by NYC DHS.
- 28 deeply (30, 40, 50 and 60% AMI) affordable units available marketed through HPD/HDC Marketing Guidelines. HPD/HDC lotteries include a 50% preference for local community board.

AMI	NUMBER OF UNITS	MINIMUM INCOME	MAXIMUM INCOME
57% - 60% AMI	16	\$26,571	\$31,000
47% - 50% AMI	4	\$21,909	\$25,560
37% - 40% AMI (SECTION 8 PROVIDED FOR THESE UNITS)	4	\$17,246	\$20,120
27% - 30% AMI (SECTION 8 PROVIDED FOR THESE UNITS)	4	\$12,582	\$14,680



210-214 Hegeman Development Overview

Leveraging NYS Funding For NYC

- New York State HCR 9% Low Income Housing Tax Credits
- Project Based Section 8 Vouchers
- Empire State Supportive Housing Initiative Social Service Funding



210-214 Hegeman: Building Features & Amenities

- 24/7 Security Provided by CAMBA, Inc.
- CAMBA services on site available for all tenants.
- Outdoor landscaped areas & Art Sculpture.
- Computer Center for computer training, resume workshops, job readiness.
- Bike parking.
- Laundry Room.
- Multipurpose Community Room with kitchenette for larger group trainings, yoga, mental health groups, community meetings.
- Sustainable design & Healthy Indoor Air Quality, reducing electricity costs for tenants. Tenant trainings provided.



Examples of the similar amenities at other CHV buildings include on-site laundry, multipurpose room, and landscaped sculpture garden.

210-214 Hegeman: On-Site Support Services

- On-Site Social Services are available to all building residents
- 2 full time case managers & 1 full time site director with private offices on-site
- Services will focus on:
 - Financial Literacy
 - Access to preventative healthcare and improving health outcomes
 - Access to employment and benefits
 - Education/job training
 - Healthy living activities



Example of a computer room at 97 Crooke Avenue

210-214 Hegeman: 24/7 Front Desk Building Security

- 24/7 front desk security provided by CAMBA, Inc. increases public safety.
- Building is designed to increase public safety for tenants and community through security cameras, and outdoor lighting.
- Security staff able to respond to the critical needs of the building, residents, and community and collaborate with local community.



Example of 24/7 security at CAMBA Gardens Phase I

210-214 Hegeman Avenue Design – Sidewalk Perspective View



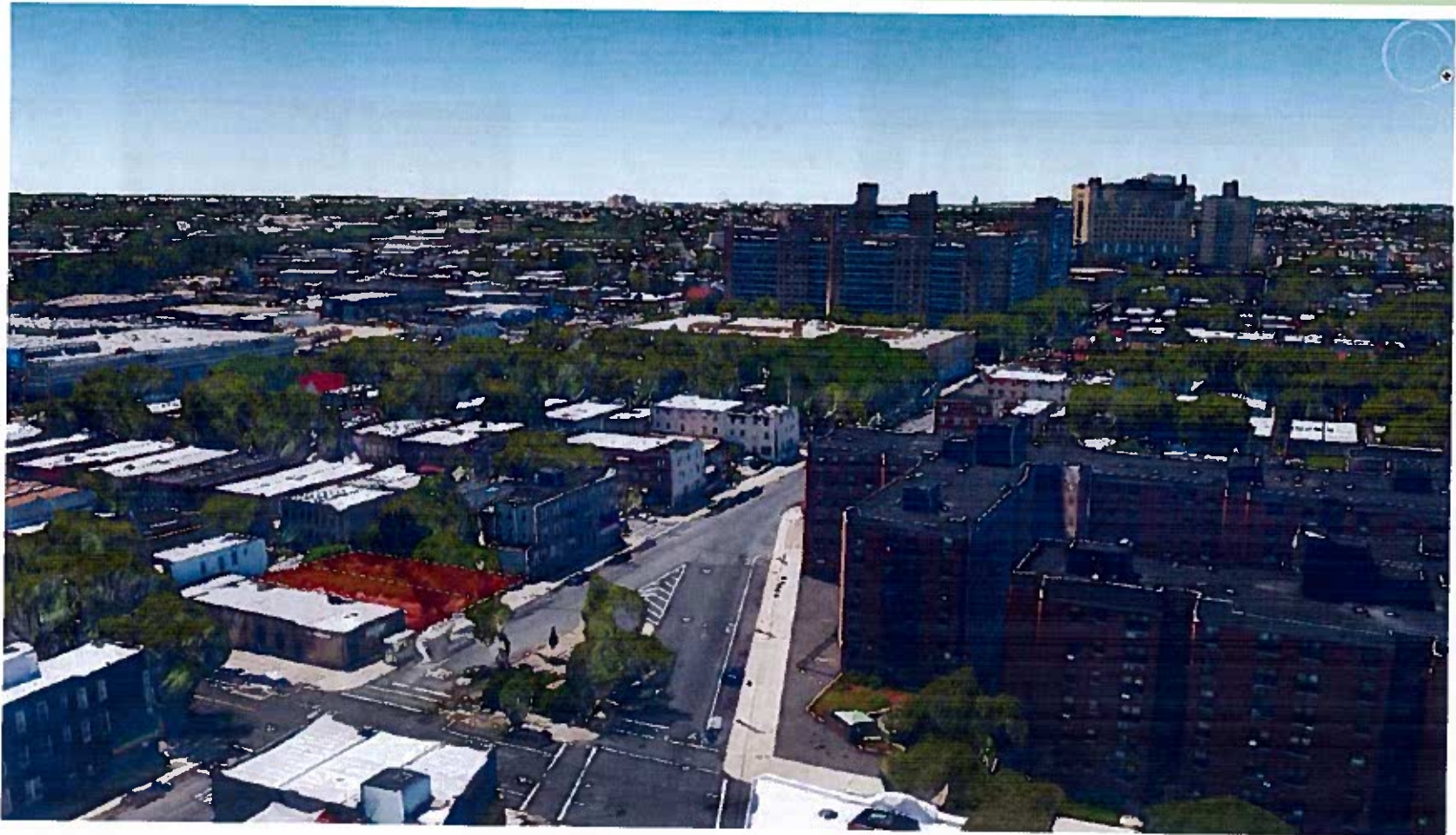
CAMBA Housing Ventures

210-214 Hegeman Avenue, Brooklyn, NY 11212
Perspective View Looking East

December 16, 2016



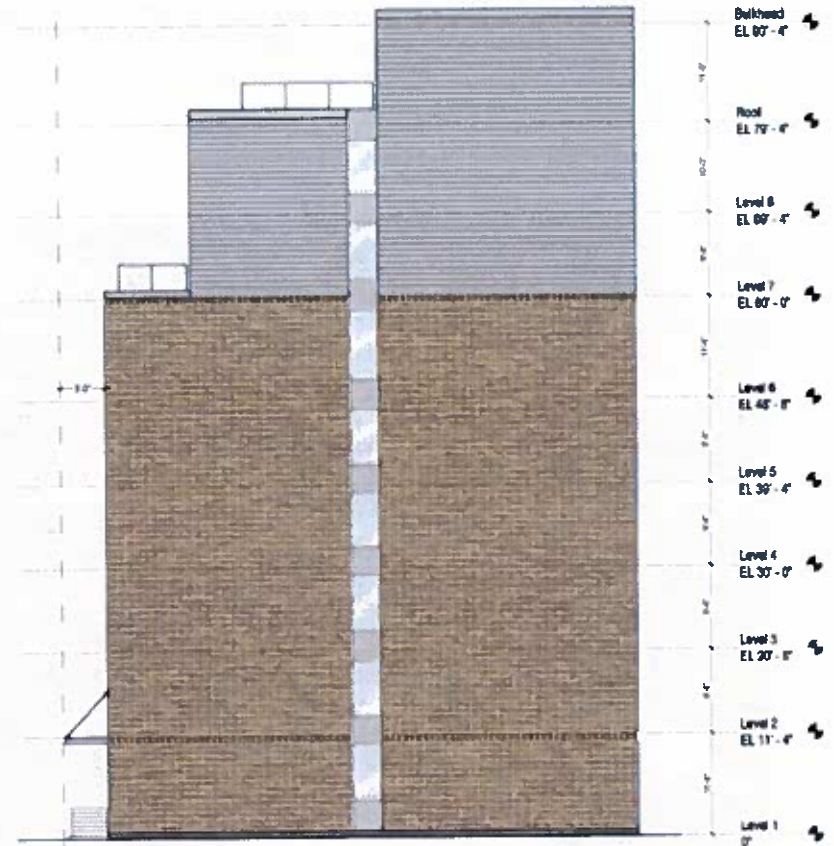
210-214 Hegeman Avenue Design – Site Context



210-214 Hegeman Avenue Design – In Progress Elevations

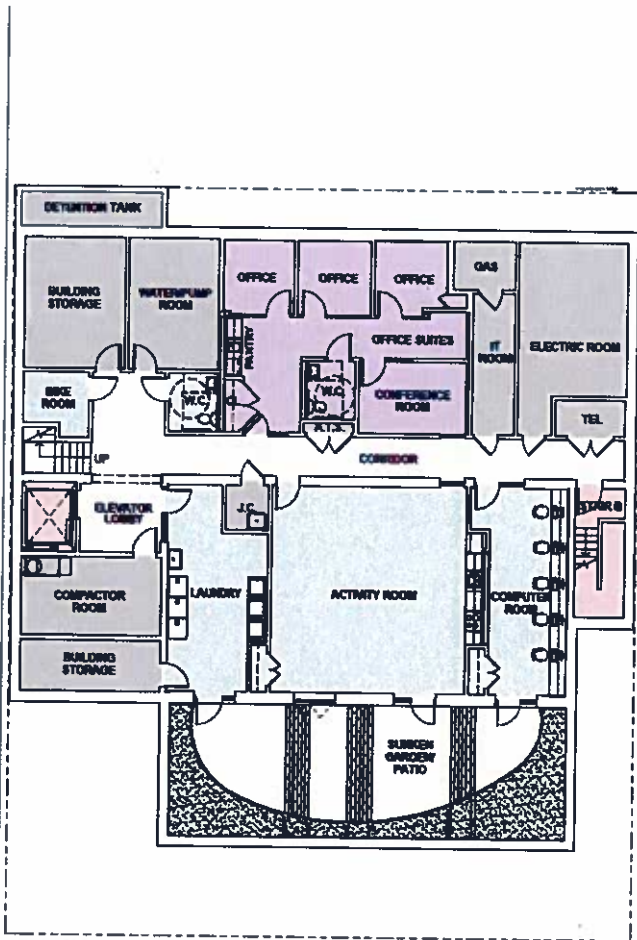


1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



2 WEST ELEVATION
SCALE 1/4" = 1'-0"

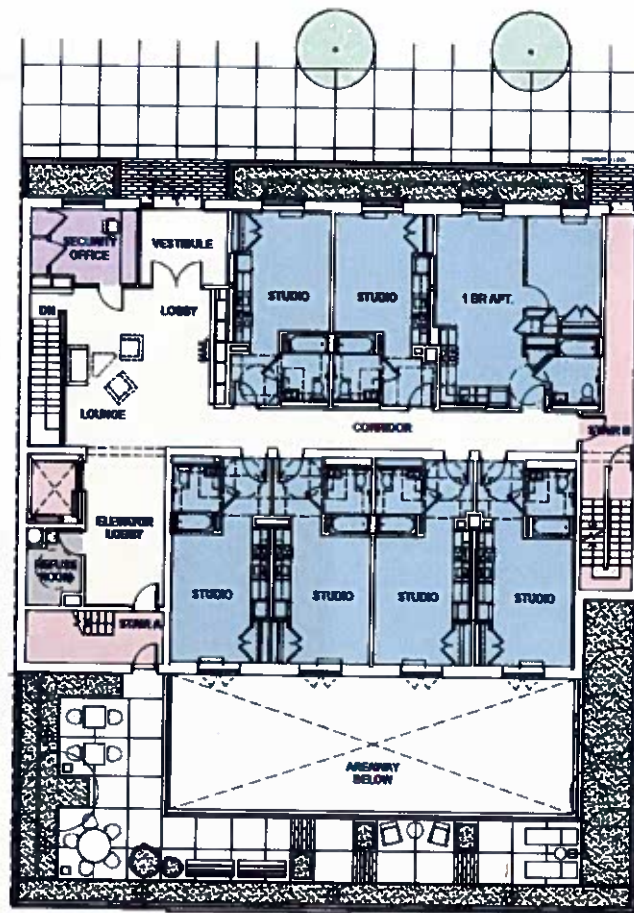
210-214 Hegeman Avenue Design – Cellar and 1st Floor



CELLAR FLOOR PLAN

Room Legend

- Common
- Management / Social Services
- Utility
- Circulation
- Core

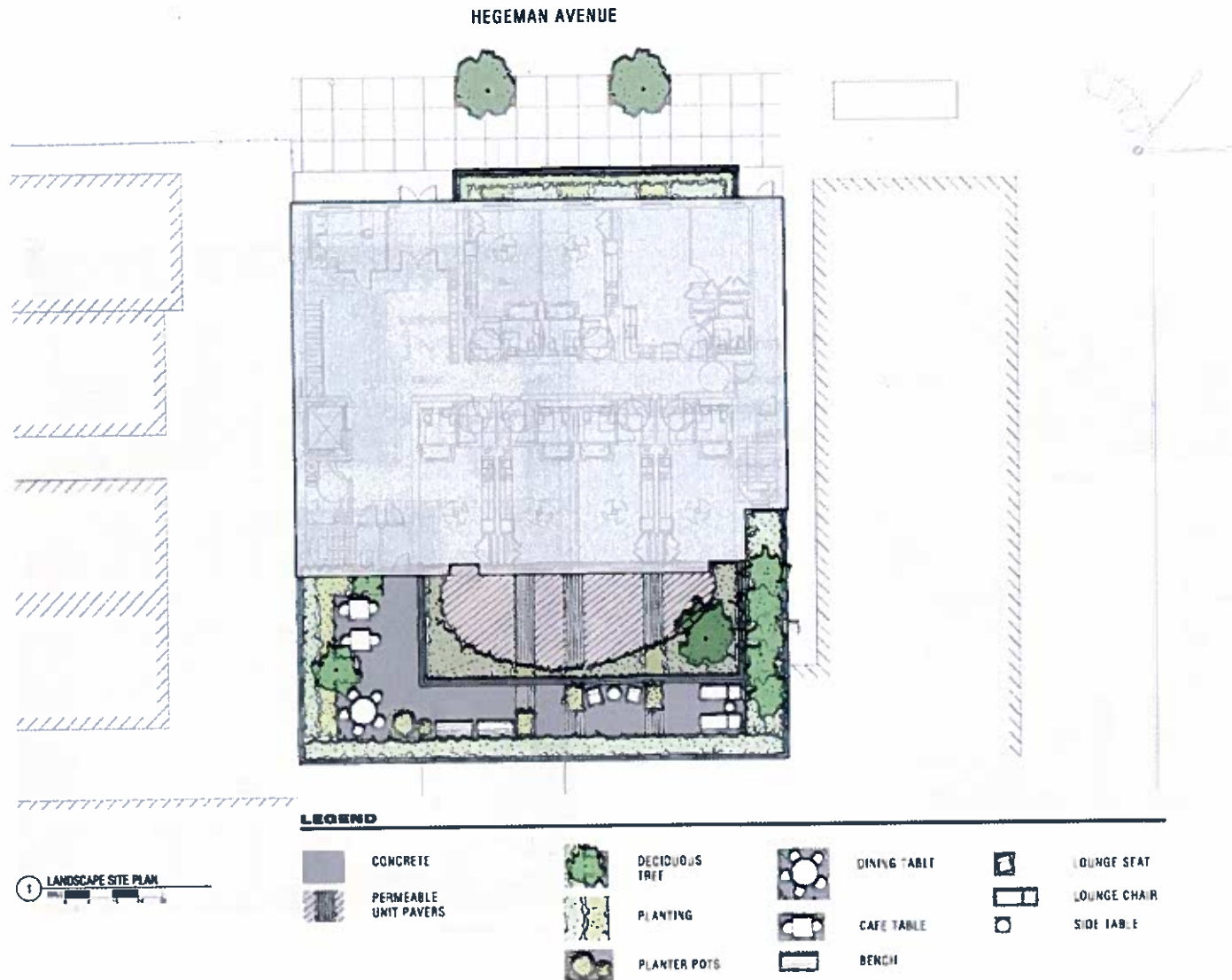


1ST FLOOR PLAN

Room Legend

- Residential
- Management / Social Services
- Utility
- Circulation
- Core

210-214 Hegeman Avenue Design – Landscape Plans



210-214 Hegeman: Sustainability

- Healthy indoor air quality achieved through low voc materials, sealing of walls, and ventilation.
- Reduced electrical usage achieved through energy efficient lighting, energy star appliances, and bi level lighting.
- Increased insulation to reduce heating and cooling demand.
- Water saving fixtures.
- Efficient boilers and HVAC equipment.
- Recycled content in materials.
- Solar ready.
- Comprehensive testing and commissioning, including blower door tests.

Next Steps

Projected Timeline

- Spring, 2017: Continue and Complete ULURP Process
- Summer, 2017: Construction Finance Closing in June, 2017
- Summer, 2017: Begin Construction in July, 2017
- Spring, 2019: Marketing Begins
- Spring, 2019: Construction Activity Complete
- Summer, 2019: Begin Occupancy

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FOR THE RECORD



Yvette D. Clarke
Congress of the United States
9th District of New York

ENERGY & COMMERCE COMMITTEE
SUBCOMMITTEE ON
COMMERCE, MANUFACTURING AND TRADE
SUBCOMMITTEE ON
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COMMITTEE ON SMALL BUSINESS
SUBCOMMITTEE ON
ECONOMIC GROWTH, TAX AND CAPITOL ACCESS
SUBCOMMITTEE ON
CONTRACTING AND WORKFORCE

MEMORANDUM

TO: Subcommittee Chair Rafael Salamanca and Councilmember Mathieu Eugene

FROM: Congresswoman Yvette D. Clarke

DATE: March 28, 2017

RE: NYC EDC Proposal to Redevelop Flatbush-Caton Market

I am writing to express my support for the proposal by the New York City Economic Development Corporation (NYCEDC) to redevelop of Flatbush-Caton Market to create affordable housing, more space for community-based organizations, an expanded market for vendors, and a headquarters for the Caribbean American Chamber of Commerce (CACCI).

The lack of affordable housing in Central Brooklyn has become a serious problem and continues to threaten entire communities with displacement and homelessness. By creating 251 units of affordable housing in partnership with BRP Development, this project would provide desperately needed support for families in Community Board 14's district who cannot afford to pay market rate for apartments.

In addition, this proposal will transition the 47 vendors currently based in Caton Market into a modernized facility, with training services available for entrepreneurs who wish to expand their businesses and hold events. CACCI would provide critical support for businesses at Flatbush-Caton Market and throughout the neighborhood.

Furthermore, the redevelopment of Flatbush-Caton Market will renew the efforts of my mother, the Honorable Dr. Una S. T. Clarke, who worked diligently to create and support the market as it exists today. She raised \$100,000 for the construction of a permanent building to house the merchants at Caton Market. I am hopeful that we will proceed expeditiously toward the completion of this valuable resource for our community.



Architecture, P.C. | Design Solutions, Inc.

825 East Gate Boulevard, Suite 106B. Garden City, New York 11530. Phone 516.543.0377

BRP DEVELOPMENT CORPORATION
SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS:
FLATBUSH CATON MARKET

Shaneekua Henry, AIA, NCARB

Principal

SLM Architecture, P.C.

MARCH 27, 2017

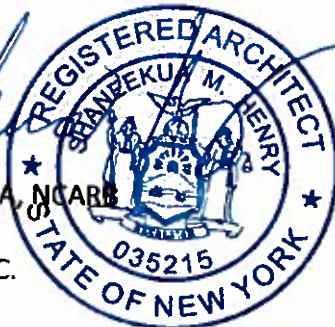
Good morning Chair Salamanca and members of the sub-committee on Subcommittee on Planning, Disposition and Concessions. My name is Shaneekua Henry, Principal of SLM Architecture, P.C. Andrew Henry and I established the firm in 2011. We are a certified MWBE in NYS, NYC and New Jersey. I have personally worked with BRP companies for nearly 20 years. We established a working relationship when I was a project manager at Danois Architects, a minority owned architecture firm that was established in in 1996. While at Danois, I worked on 5 BRP projects in Brooklyn and Harlem comprising over 290 units of affordable, mixed-income housing. When I left Danois to form my own company, BRP was one of the first development firms to hire us in 2013 for the renovation of 63 buildings (458 units) in East New York, Brooklyn. This was a tenant in place rehab where the rents remained affordable for the new and in place tenants. At the time our firm consisted of only myself and Andrew. BRP's continued commitment since the early 2000's, to retain MWBE's enabled us to grow our company to nine (9) individuals. Because of the successful completion of the ENY project, we have then been able to secure additional work. We have completed, or are in the design phase of nearly 2000 units of affordable housing. We have secured and completed projects in 4 out of the 5 boroughs. Most recently, BRP has retained us for design services on a new 100% affordable building in Harlem that consists of 39 residential units and community facility space. In my experience BRP is an organization that stands by its commitments and gives back to the communities in which it operates. Whether it be assisting to build capacity for local partners that are just starting and looking to grow, or working with local groups to make sure that the community's needs are met. Thank you.

Sincerely,

Shaneekua Henry, AIA, NCARB

Principal

SLM Architecture, P.C.



BRP DEVELOPMENT CORPORATION
SUBCOMMITTEE ON PLANNING, DISPOSITIONS AND CONCESSIONS:
FLATBUSH CATON MARKET

Geoff Flournoy, Managing Director of BRP Companies
Andy Cohen, Director of Development at BRP Development Corp.
James Johnson-Piatt, Principal and CEO of Urbane Development
MARCH 28, 2017

Geoff Flournoy

Good afternoon Chair Salamanca and members of the Subcommittee. My name is Geoff Flournoy, Co-founder and Managing Partner at BRP Companies. I'm joined by Andy Cohen, Director of Development at BRP Development Corporation and James Johnson-Piatt, President of Urbane Development.

BRP Companies is a vertically integrated, full service real estate firm comprised of Development, Construction, Property Management and Fund Management. BRP has developed affordable, mixed-income, mixed-use projects throughout the city in Brooklyn, Manhattan, Queens and the Bronx. BRP was founded in Brooklyn, and in fact, my co-founding business partner, Meredith Marshall has deep roots in the Flatbush community. Meredith grew up just 1 mile away from the proposed Caton Flats development and played little league baseball for the Brooklyn Bonnies just two blocks away at the Prospect Park parade grounds. As you could imagine, this project is near and dear to our firm's heart.

We are pleased to present the Caton Flats development along with our partners: the Caribbean American Chamber of Commerce and Industry, a pillar of the New York City Caribbean community; Freeform Deform Architects, a Brooklyn Based minority owned and operated architectural firm; and Urbane Development, a minority owned and operated community development venture at the forefront of urban retail market development and

operations. Caton Flats is a mixed-use, 100% affordable development consisting of a new and improved market for the current Caton Market vendors, entrepreneurial incubator space, 251 affordable homes, a new headquarters and trade center for CACCI, neighborhood retail space, and parking.

As an active member of the community, the Caton Flats team has worked closely with Council Member Eugene, Borough President Adams, The New York City Economic Development Corporation, The New York City Department of Housing Preservation and Development, The New York City Department of City Planning, and the local Community Board 14 to ensure that the project responds to the needs of the local community and the City. As such, we have established the following goals for the project: Develop a new and improved market space for the current Caton Market vendors and offer significant training and support for the vendors as well as local entrepreneurs; create a community hub at the center of New York City's Caribbean community; and provide much needed affordable housing. Thanks to the help and vision of Dr. Una Clarke, we hope to achieve these lofty goals and to make the new Caton Market development a place that we can all be proud of.

Now I would like to turn it over to James to discuss the vendor's market component of the project.

James Johnson-Piett

Good Afternoon. My name is James Johnson-Piett, and I am the founder and CEO of Urbane Development. Urbane is a New York City-based economic development consultancy that works with underserved communities throughout the US to develop strategies, projects and products that promote wealth generation. We specialize in helping enterprises and entrepreneurs

take their businesses to the next level, not only as a strategy for creating wealth, but also as a way to begin to address social inequities. Since 2008, Urbane has worked with over 1000 small businesses, helping raise over \$50M for their enterprises in over 30 communities throughout North America.

We are excited to work with BRP, the Flatbush Caton Market vendors, CACCI and New York City's Economic Development Corporation to reposition Flatbush Caton Market in an upgraded facility. Our role is to uphold the vision of Council Member Una Clarke in creating a safe and vibrant market where Caribbean entrepreneurs can establish their businesses and build towards economic security, and to serve as a welcoming center where recent immigrants can find their footing in the community. Our work is guided by the renewed mission:

- To reimagine Flatbush Caton Market as a world class marketplace for Caribbean- and global-themed goods and services;
- To develop a robust business support infrastructure that supports Flatbush Caton Market vendors and community-based entrepreneurs in building viable, sustainable businesses; and
- To create a welcoming center that invites Caribbean and other global diaspora to help make Flatbush Caton Market a global hub for culture, commerce and conviviality.

Project Site

FCM is located at the corner of Flatbush Avenue and Caton Avenue, which occupies a critical intersection within the Flatbush community. The intersection acts as the de facto gateway to the traditional Caribbean commercial shopping district, while the market is the northern commercial anchor for the neighborhood. The single story market currently houses 41 market vendors, many of whom have operated at the market since its inception in 2000 as an

open-air market. Many vendors hail from various Caribbean, South American, and West African countries and offer a variety of products and services, including clothing and accessories, health and beauty care items, dry foods, and cultural artifacts.

Market Work to Date

Since January 2016, Urbane Development has acted in an advisory role at Flatbush Caton Market. Our primary focus has been to collect data and information from the vendors on their operations, finances, inventory, and overall business models to inform temporary and permanent market redevelopment, while gaining an understanding of how to best support the vendors in the short term during the market transition.

As such, Urbane has worked with vendors on product and business marketing, including designing new marketing collateral (e.g. product labels, business cards, business banners and pricing signage, and logo development). Urbane is also working with select vendors on website/social media technology integration; access to cheaper raw materials/wholesale pricing for goods; access to affordable capital via micro-loan products; advice on tax, legal, and regulatory compliance issues; and access to social support services, particularly for senior entrepreneurs with language access concerns.

In partnership with CACCI and Caribbeing House, respectively, Urbane co-hosted two holiday events to showcase products and services available at the market, and to draw in residents from the surrounding communities and beyond. In the coming year, prior to transitioning to the temporary market, we will continue to pursue external events and test new marketing strategies. This will include newspaper, radio and other local press, mini-pop up markets at the current site and throughout the neighborhood, as well as helping individual vendors sell their wares at high-traffic markets and retail spaces throughout the city.

Urbane is also partnering CUNY and other potential workforce/training organizations to help find young talent to help assist vendors with their businesses while providing local students opportunities for work experience. For example, we are exploring an internship program with Medgar Evers School of Business that could start as soon as this summer.

Urbane Development staff is regularly on-site at the market, engaging with vendors and where appropriate, advocating on their behalf. We have hosted three large community meetings, in December 2015, August, 2016 and March 2017, to keep vendors apprised of the status of the City's public process, update vendors about plans for the temporary market and invite their feedback. The most recent meeting was held on Wednesday, March 22 with over 35 vendors in attendance, with representatives from City Agencies and community organizations present as well. Since then, we are actively engaging vendors individually to catalogue feedback from our latest presentation.

Temporary Market Site

During construction of the new building, FCM will be relocated to a temporary site at 2184 Clarendon Road. The temporary location is less than one mile from the current location, which is about a five minute drive, nine minute bus ride or a 15 minute walk down Flatbush Avenue. It includes 9,000 square feet of space and can accommodate all of the existing vendors. Recognizing that relocation and resettlement may impact sales, vendors will be offered free rent for a period of one year. We will also cover the cost of relocation from the existing market to the temporary market space, as well as back to the permanent market space.

We are working with an architect to create a clean, modern market space with design elements to promote better circulation and also address vendors' concerns about visibility within the market and security. As part of this process, we are planning a series of charrettes where

vendors can engage with the development team and the architect to inform our team of their needs.

Preparation for the move will include significant inventory management and liquidation assistance. Building on our previous work, we are conducting one-on-one meetings with vendors to analyze current inventory and sales trends, which will inform the development of individual plans to smooth the transition.

Temporary Market Strategy

Once vendors are settled in the temporary space, we will offer, at no cost to the vendors, training in business, operations and marketing. The temporary market will include classroom space for that purpose.

Urbane has identified a myriad of local, regional, and Caribbean-based print, digital, radio, and TV outlets through which we will begin advertising the market. Initial steps include pitching stories for earned media hits and getting coverage of special events. As the market moves closer to its transition timing, Urbane and the development team will begin more significant advertising in various media outlets and social media to alert customers of the impending move while reminding them to come to the market. Urbane will also assist in disseminating marketing and promotional materials throughout the neighborhood directly to consumers and other businesses. Finding cross-promotional opportunities with local BIDs and the Chamber of Commerce to promote the market and vendors is another key strategy going forward.

Permanent Market Vision

We envision the temporary space as an opportunity to strengthen existing vendors' operations in preparation for a new, high-profile market that serves as a showcase for Caribbean

entrepreneurs and small businesses that offer an array of products, services and signature experiences that are unique to Flatbush and the surrounding community. The new market will include several enhancements to create a more diverse, dynamic and engaging experience for vendors and customers. We envision the market as a welcome center for vendors and area residents, including common space where patrons can convene and dine, building a sense of community.

One of our primary goals is to create a market where vendors can use their retail space more effectively. In the current configuration, several vendors make and sell products within their eight foot by eight foot booths. The new market will include production space, separate from retail space, for food, clothing and health and beauty entrepreneurs. Separate production areas will enable vendors to display a greater variety of product offerings and create a clean, open feel for the retail areas.

Food

We know that food is a key driver of traffic. The new market will include a shared commercial kitchen for on-site food preparation, and a number of dedicated micro kitchens for more established food vendors. We also intend to make the commercial kitchen available, on a rental basis, to entrepreneurs who are not necessarily housed within the market.

Clothing/Accessories

The new market will include a cut and sew lab for vendors who design and make clothing and accessories. It will also allow vendors to offer classes, creating a more engaging experience and a diversified source of income, which contributes to stability.

Natural Health and Beauty

The new market will include lab-quality production space to support natural health and beauty entrepreneurs. Our research showed a need for small scale production space to allow entrepreneurs to test their products in the marketplace and scale their operations towards more cost-efficient production.

Other Components of the New Market

The new market will include flexible classroom space, equipped with audio-visual technology. We are aware of the need for community meeting space, as presented in Community Board 14's most recent statement of needs and as conveyed during the Community Board's public meeting. The classroom space will also be used to provide ongoing business development training and technical assistance to our vendors, in partnership with community organizations such as CAMBA and local CUNY schools. These workforce development opportunities would also be available to the community at large.

I am excited about the opportunity to build on what was started at Flatbush Caton Market more than 15 years ago, to create a reinvigorated and dynamic home for our vendors and the surrounding community. We look forward to working with BRP, CACCI, the City and our community partners towards a successful redevelopment project.

Andy Cohen:

Good afternoon Chair Salamanca and members of the Subcommittee on Planning, Disposition and Concessions. My name is Andy Cohen, and I am Director of Development at BRP Development Corporation. As Geoff mentioned earlier, we have worked closely with Council Member Eugene, the Borough President, EDC, HPD, DCP, and the local community over the past three years as we have been developing our vision and plans for the project. The result is a community-focused project that consists of a new and improved market for the current

vendors, incubator space for vendors and the surrounding community, retail space, a new headquarters and Trade Center for CACCI, 251 affordable apartments, and parking for use by the residents, market patrons and the public.

Given the scale and location of the project, this building will be a focal point for the community, and as such, the development team has worked extremely closely with DCP on the building's design. We spent a great deal of time studying different materials and façade treatments to minimize bulk. We have implemented setbacks on the 11th and 13th floors , and we have set back the entire building above the ground floor at the rear yard. The building is also set back from the lot line along the Caton Avenue façade, which creates an outdoor public plaza.

The ground floor will consist of a new and improved market space for the current vendors. This space will be larger than the current market and can accommodate all existing vendors while providing opportunities for neighborhood entrepreneurs to join the market as new vendors. We are also introducing an incubator space for training and manufacturing of goods, as well as complementary neighborhood retail and a dedicated lobby for CACCI's headquarters, which will be located on the second floor. The remainder of the building will consist of below-grade parking and 251 affordable residential units on floors 2-14 as well as amenities for all the residents.

As a firm, BRP is committed to energy efficiency and has worked closely with the BP's office to incorporate resiliency measures such as green roofs and landscaped outdoor areas to minimize the impact of storm water runoff. BRP also employs active design principals across its portfolio and has designed Caton Flats to promote physical activity by its residents.

Our team has worked closely with HPD and continues to work with Council Member Eugene to provide an affordability plan that will address the needs of the community and the

City as a whole. The project currently adheres to HPD and HDC's "M Squared" program, with affordability tiers at 50%, 80% and 130% of the AMI. We look forward to continuing to work with the agencies and with Council Member Eugene on implementing our affordability plan. We have also been working with local elected officials to make sure that the community, and particularly seniors, are aware of the NYC Housing Connect lottery process for obtaining a residential unit. The development team is committed to working with a local community liaison to host workshops for local residents, with a focus on senior outreach, to provide guidance on the Lottery to make sure that community residents are aware of the upcoming lottery as well tips for assembling a successful application package.

Planning for Caton Flats has truly been a collaborative process. We have conducted over twenty meetings with elected officials, stakeholders and community members and received unanimous approval from CB 14, the Brooklyn BP and the City Planning Commission. After ULURP approval, we expect to relocate the vendors in mid- to late September 2017 and begin construction in December of 2017. The construction period is projected to take 24 months, with vendors returning to the new space in early 2020. The building will be fully occupied by late 2020.

We would like to thank Council Member Eugene for his diligence in working with our team. As a result of his hard work, we have committed to significant MWBE/local hiring goals, affordability provisions, as well as resources and protections for the current Caton Market vendors.

I am happy to answer any questions you may have. Thank you.

-END-

Flatbush Ave BID

March 27, 2017

Council Member Rafael Salamanca Jr., Chair, and Council Member Ydanis Rodriguez
Subcommittee on Planning, Dispositions, and Concessions
NYC Council
250 Broadway
New York, NY 10007

Re: Caton Flats Development (ULURP application No. C 170127 PPK)

Dear Council Members Salamanca and Rodriguez,

My apologies for not being able to attend tomorrow's hearing on the Caton Flats Development. I am writing in general support of the project although we continue to have concerns about the limited number of parking spaces included in the plan. Caton Flats is at the intersection of Flatbush Avenue and Caton Avenue, located within the Flatbush Avenue Business Improvement District (the BID). The Flatbush Caton Market has been a longstanding anchor in the Flatbush community and provides programming and community support but the retail portion has fallen on hard times. We look forward to seeing the market reborn as a vibrant part of our community and are excited by the potential rejuvenation of the market as a destination for everything Caribbean.

We urge the parties involved in the project to work together to ensure sufficient parking to accommodate this concentrated increase in residents while allowing sufficient parking for the BID's shoppers and business owners. I am available for discussions on this as needed.

Urbane Development's work to improve the current retail mix and design a more complimentary mix of businesses within and outside the market is vital to the success of this community and is necessary to give the market's vendors an opportunity to thrive. BRP Development's plan to add 251 affordable residential units to the property will bring shoppers to the area and provide much needed housing. We are also pleased that the site will provide a home for the Caribbean-American Chamber of Commerce and Industry, an organization that has served the Caribbean business community through support, business resources, and advocacy. All of these changes will serve the Flatbush community at a time when the neighborhood is growing.

Formed in 1988, the Flatbush Avenue Business Improvement District provides services to keep Flatbush Avenue (from Parkside Avenue to Cortelyou Road) clean, safe, and profitable for its businesses. The BID is supported through a special tax assessment levied on properties within the BID which pays for supplemental sanitation seven days a week; a security team which patrols the Avenue; holiday lights, banners, and advertising promoting the avenue as a shopping destination; donations to local charities that benefit the Flatbush community; and administrative costs, like salaries, rent, and office equipment. Our staff works closely with government officials and agencies to promote policies and regulations that help our small businesses; assists businesses dealing with government agencies and regulations; and creates activities to promote Flatbush as a great place to shop and to open a business.

Please let me know if you have any questions. I can be reached at FlatbushAveBID1@gmail.com or on my cell at 917-538-5784.

Best,



Lauren Elvers Collins
Executive Director

Flatbush Avenue District Management Association
2211 Church Avenue, Brooklyn, NY 11226
Phone (718) 282-2500 * www.FlatbushAveBID.com



**Caribbean American Chamber
Of Commerce and Industry, Inc. (CACCI)**

Letter of Support for the Redevelopment of the Flatbush Caton Market

March 27, 2017

Chairman Rafael Salamanca
Councilmember Mathieu Eugene
NYC City Council
250 Broadway
New York, NY 10007

Dear Chairman Salamanca and Councilmember Eugene:

On behalf of the board of directors of the Caribbean American Chamber of Commerce and Industry, and on my own behalf, I write to express our heartfelt support for the redevelopment of the Flatbush Caton Market located at 794-814 Flatbush Avenue, Brooklyn, NY. As the community partner on this project, CACCI's support is based on the following reasons:

1. This redevelopment is championed by New York City's Economic Development Corporation (EDC) and their RFP awardee BRP Companies which is a certified MWBE developer.
2. The Caribbean American Chamber of Commerce and Industry (CACCI) is celebrating over 31 years of service to the small business community. During that time we have developed an extensive track record of service delivery and established partnerships with governmental and private business and community entities that have enabled the organization to provide transformative changes to individuals and businesses it serves. CACCI's record of accomplishments also include facilitating over 700 business development networking seminars and meetings which have attracted hundreds of entrepreneurs. In collaboration with the NYC Department of Small Business Services (DSBS), CACCI provides access to small business financing services and other business resources, job development, financial literacy, and MWBE Certification preparation.
3. Over the past decade, CACCI has served as managing agent for the Flatbush Caton Market, a 9,000-sq. ft. indoor micro enterprise business space with over 40 vendors who sell a variety of African American, Caribbean American including French Creole products and services. The plans for the re-development include mixed-income affordable apartments, mixed-use projects, other community initiatives as well as space for the market and a commercial kitchen. As a community partner, CACCI's headquarters will be housed on this site and CACCI plans to continue its essential work to serve and inspire small businesses to maximize their potential.

We are confident that in partnership with Brooklyn Borough President Eric Adams, NYC Councilmember Dr. Mathieu Eugene, Congresswoman Yvette D. Clarke and other City and State elected officials and community leaders, this essential project will contribute much needed economic development resources to the community and provide jobs. We look forward to continuing the collaboration with EDC, BRP and Urban Development and other stakeholders in order to ensure the best possible outcome for the residents and businesses in the East Flatbush community.

Sincerely,

Roy A. Hastick, Sr., President and Founder
Caribbean American Chamber of Commerce & Industry, Inc. (CACCI)

Cc: Edmund Sadio, CACCI Board Chairman
Members of Board of Directors, CACCI
Hon. Yvette D. Clarke, US Congresswoman



March 28, 2017

Written testimony respectfully submitted to New York City Council by Camille Ortiz, VP of Programs and Services at the Brooklyn Chamber of Commerce, regarding the Caton Flats Development

Good Afternoon Councilmembers:

My name is Camille Ortiz and I serve as VP of Programs and Services at the Brooklyn Chamber of Commerce (BCC). I am delivering testimony on behalf of Andrew Hoan, President and CEO of the BCC.

BCC is a membership-based business assistance organization that represents the interests of over 2,100 member businesses throughout the borough. The Brooklyn Alliance is the not-for-profit economic development organization of the Chamber. It works to address the needs of businesses through direct business assistance programs.

We support the land use item regarding the Caton Flats Development. This critical development would replace the beloved Flatbush Caton Market. Founded in 2001 with the support of former Council Member Dr. Una Clarke, the Flatbush Caton Market has provided a home to many small businesses and micro-entrepreneurs, becoming a vital cornerstone of the local Caribbean community.

The Flatbush Caton redevelopment, Caton Flats, is a new mixed-use, 100 percent affordable housing project. It would contain affordable housing, a revitalized market, an incubator space for small businesses, office space for Caribbean American Chamber of Commerce and Industry (CACCI) and community users, and complimentary commercial retail.

BRP has partnered with Urbane Development to provide robust educational programs focusing on management skills and business development strategies for existing small retailers. Additionally, BRP has committed to providing a temporary space for current market vendors, ensuring that the market will continue to operate throughout construction of the new facility.

The newly established Caton Flats will play a critical role in providing local entrepreneurs with a place to grow and succeed. The CACCI is a venerable resource for businesses and entrepreneurs in the area and we fully support their goals with this project. With business amenities such as a commercial kitchen and incubator space, the new site will reinforce and expand upon the market's important role in promoting the vitality and economic growth of the Flatbush neighborhood.

Thank you for providing us with the opportunity to testify in this case.

**THE COUNCIL
THE CITY OF NEW YORK**

Public

Appearance Card

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

in favor in opposition

Date: 2/24/17

(PLEASE PRINT)

Name: Bryant Porcino

Address: 25 W. 18th Street

I represent: SEIU Local 32BJ

Address: 794 Flatbush / Coney Island

**THE COUNCIL
THE CITY OF NEW YORK**

Flatbush
Coney Island Market

Appearance Card

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

in favor in opposition

Date: 3/28/17

(PLEASE PRINT)

Name: Kenyada McLean

Address: 110 William St

I represent: NYCEDC

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Public

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Dakota MORUJ

Address: 455 Ocean Av. 2E Bklyn 11226

I represent: Flatbush - Coney

Address: _____

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

THE COUNCIL
THE CITY OF NEW YORK

Public

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Isra Gordon

Address: 1511 East 56 St. BKlyn NY 11234

I represent: Vendor

Address: 194-814 Flatbush Ave BKlyn NY 11228

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 210 Hegeman Res. No. _____

in favor in opposition

Date: 3/28/17

(PLEASE PRINT)

Name: Jordan Press

Address: 100 Gold

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: eg Wenzel

Address: _____

I represent: Caulbeam Inc

Address: 194-814 Flatbush Ave Brooklyn NY

THE COUNCIL
THE CITY OF NEW YORK

Flatbush Caton
market

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Gbenga Dawodu

Address: _____

I represent: NYCEDC

Address: 110 William St

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

Caton Flats

I intend to appear and speak on Int. No. 05911-0596 Res. No. _____

in favor in opposition

Date: 3/28/17

(PLEASE PRINT)

Name: Roy A. Huston

Address: 212 Rutland RD

I represent: Caribbean America Chamber of Commerce & Industry

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

CATON Flats

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Camille Detiz

Address: 325 Adams Street

I represent: Brooklyn Chamber of Commerce

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0594-0596 Res. No. _____

in favor in opposition

Date: 3/29/17

(PLEASE PRINT)

Name: Amy Cole

Address: 767 Third Ave NY NY 10017

I represent: BRP Companies

Address: Sund

**THE COUNCIL Hegeman Ave.
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 3/26

(PLEASE PRINT)

Name: William Stein

Address: _____

I represent: Pattina Architects

Address: 1385 Broadway

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 0594-0596

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: James Johnson - Platt

Address: 12-16 Vestal Street, 7th floor, 10013

I represent: Co of BeeFaire, Development/Carroll Plaza Dev

Address: 767 on applicant team

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

Will answer questions if needed for Hejeman Ave.

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 0597, 0598
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Sharon Browne

Address: 19 Winthrop St. Brooklyn, NY 11225

I represent: CANBA Housing Ventures / CANBA

Address: 1720 Church Ave. Bklyn, NY 11226

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

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

05

I intend to appear and speak on Int. No. _____ Res. No. 0599-0596
 in favor in opposition

Date: 3/28/17

(PLEASE PRINT)

Name: SHANEEKA HENRY

Address: 825 EAST GATE BOULEVARD

I represent: CATON AVENUE, BRP COMPANIES

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. _____ Res. No. 0597,0598

in favor in opposition

Date: 3/28

(PLEASE PRINT)

Name: Michael Berne

Address: 19 Wintrop St Brooklyn NY 11225

I represent: CAMBA Housing Ventures

Address: 1720 Church Avenue, Brooklyn 11226

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. 0594-0596 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Geoff Flournoy

Address: 767 3rd Ave NY NY 10017

I represent: GRP

Address: same

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