

FOR THE RECORD

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

HELEN ROSENTHAL

COUNCIL MEMBER
6TH DISTRICT, MANHATTAN

FOR THE RECORD

**CHAIR
COMMITTEE ON WOMEN**

COMMITTEES
CIVIL AND HUMAN RIGHTS
CONTRACTS
ECONOMIC DEVELOPMENT
FINANCE
HOUSING AND BUILDINGS

Council Member Ben Kallos

Chair, Subcommittee on Planning, Dispositions, and Concessions

March 12, 2018

Dear Chair Kallos,

I write to express my support for 20185206 HAM - Special Projects Loan Program, which will result in the creation of an affordable Housing Development Finance Corporation at 165 West 80th Street. This is a great step for affordable housing on the Upper West Side and for the tenants who stuck it out for so long under difficult conditions.

At a time when the Upper West Side is losing rent-regulated apartments hand over fist, it's more important than ever that the City take advantage of opportunities like these wherever it can. The Department of Housing Preservation and Development did an admirable job.

I want to thank the Chair and the entire Land Use Division at the Council for their attention. I hope that the Committee, and ultimately the Council, join me in approving this disposition.

Sincerely,

A handwritten signature in black ink that reads "Helen Rosenthal".

Helen Rosenthal



Project Description: Located on West 108th Street between Amsterdam and Columbus Avenues, the development will be 100% affordable housing built in two phases. Phase 1 will be a mix of 199 new permanent apartments and the expansion of WSFSSH's existing Valley Lodge shelter. It will have services, programming, common spaces and community facilities that serve both residents and the neighborhood; including a Community Health Center, a space for a local non-profit and public restrooms for the adjacent playground. Phase 2 will be approximately 81 units of senior housing.

Development Site: Block 1863: Lots 5, 10, 13 and 26; at 143-159 and 103 West 108th Street. The site currently has four existing buildings; three garages owned by the New York City Department of Housing Preservation and Development (HPD) and Valley Lodge shelter, owned by WSFSSH, which serves homeless older adults. The site is adjacent to Anibal Aviles playground and across the street from the Booker T. Washington schoolyard and MS54, a public middle school. Currently zoned R8B, HPD with WSFSSH is requesting a zoning change to R8A, with a limited FAR. The new zoning will accommodate more affordable apartments and community facility spaces. The City's Uniform Land Use Review Procedure is currently underway for disposition of city property and the rezoning.

West 108th Street: Dattner Architects have designed an innovative building for Phase 1 with varied massing that fits contextually into the neighborhood. In addition to offering a range of housing types, the building activities and community amenities will strengthen resident ties to the community, foster neighborhood connections and bring new vitality to the block. The block will also benefit from improvements to a portion of the playground adjacent to the construction site; and through related city efforts, the schoolyard is slated by the NYC Parks Department to receive a new resurfaced field.

Estimated Project Timeline:

- **ULURP (Uniform Land Use Review Procedure):** Fall 2017– April 2018 (estimate)
 - Approved by CB7, Manhattan Borough President, City Planning Commission.
- **DOB approvals & permits:** Plan approval expected in May 2018
- **Closing:** June 2018. Land Disposition Agreement issued at closing.
- **Construction:** July 2018 (demolition start) – December 2020 (TCO)



WSFSSH at West 108

100% permanent, affordable
housing here in Manhattan Valley



Project: West 108th Street WSFSSH
Address: 143-159 West 108th Street & 103 West 108th Street
Applicant: NYC Department of Housing Preservation and Development (HPD)

LAND USE REVIEW ACTIONS

1. Zoning Map Amendment

- Rezone from R8B to R8A
- Proposed development restricted to proposed floor area (5.3 FAR) pursuant to a land disposition agreement

2. Zoning Text Amendment

- Designate project area as a Mandatory Inclusionary Housing (MIH) area

3. UDAA Designation/UDAAP Project Approval

- Disposition of City-owned property

West Side Federation for Senior and Supportive Housing (WSFSSH) is a trusted West Side neighbor for the past 40 years.



✓ For decades, WSFSSH has provided compassionate property management and onsite services to vulnerable community members.

✓ WSFSSH owns 26 buildings - predominately on the Upper West Side - and manages all 1,800 apartments within the portfolio.

✓ WSFSSH develops, owns and operates all of its properties.

WSFSSH's mission is to provide safe and affordable housing that supports the dignity of each individual and enhances community both inside and outside its buildings.

WSFSSH is undertaking an exciting new housing project, WSFSSH at West 108 to help meet the need for 100% affordable housing.

Two beautifully designed residential buildings will include a mix of supportive and affordable apartments for low-income senior and families.

- ✓ Up to 275 permanently affordable apartments for low-income families and seniors.
- ✓ Valley Lodge transitional housing will serve 110 older adults (18 more than today).
- ✓ Affordable studios, one-, two- and three-bedroom apartments.
- ✓ Approximately 50 full-time jobs created, and 24/7 staffing.



WSFSSH at West 108 will have a range of housing options, including:

WESTERN DEVELOPMENT, Phase 1

✓	Valley Lodge Transitional Housing <i>(currently 92 beds, age 50 +)</i>			110 Beds
✓	Permanent Affordable Housing	AMI	Rent	# units
	• Supportive Housing Studios <i>(age 50 +)</i>	30%AMI	\$191	119
	• 1 Bedroom	30% AMI	\$473	10
	• 1 Bedroom	60% AMI	\$946	43
	• 2 Bedroom	60% AMI	\$1,149	18
	• 3 Bedroom	60% AMI	\$1,321	8
Total Affordable Units: <i>(+ 1 Superintendent apt.)</i>				198 Units

EASTERN DEVELOPMENT, Phase 2

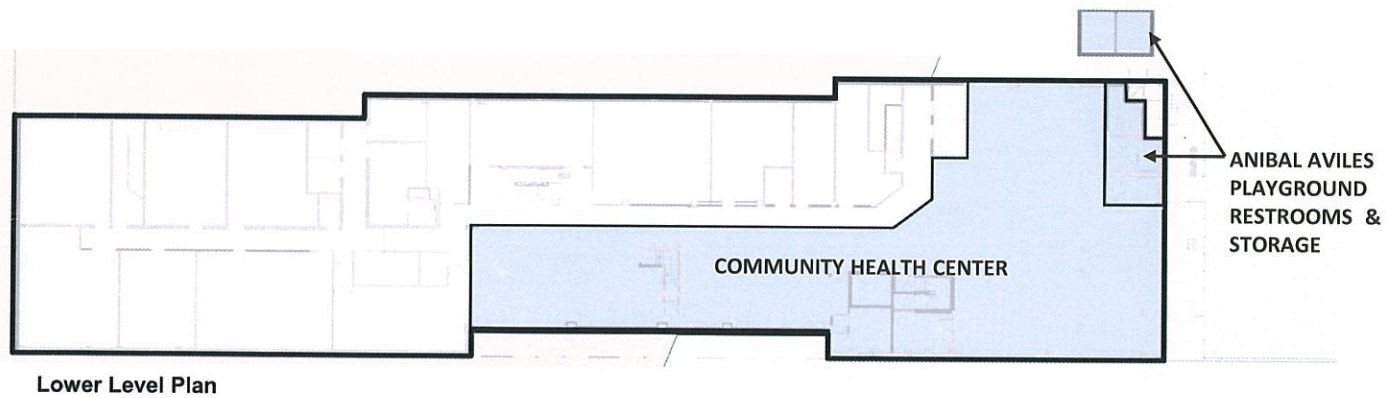
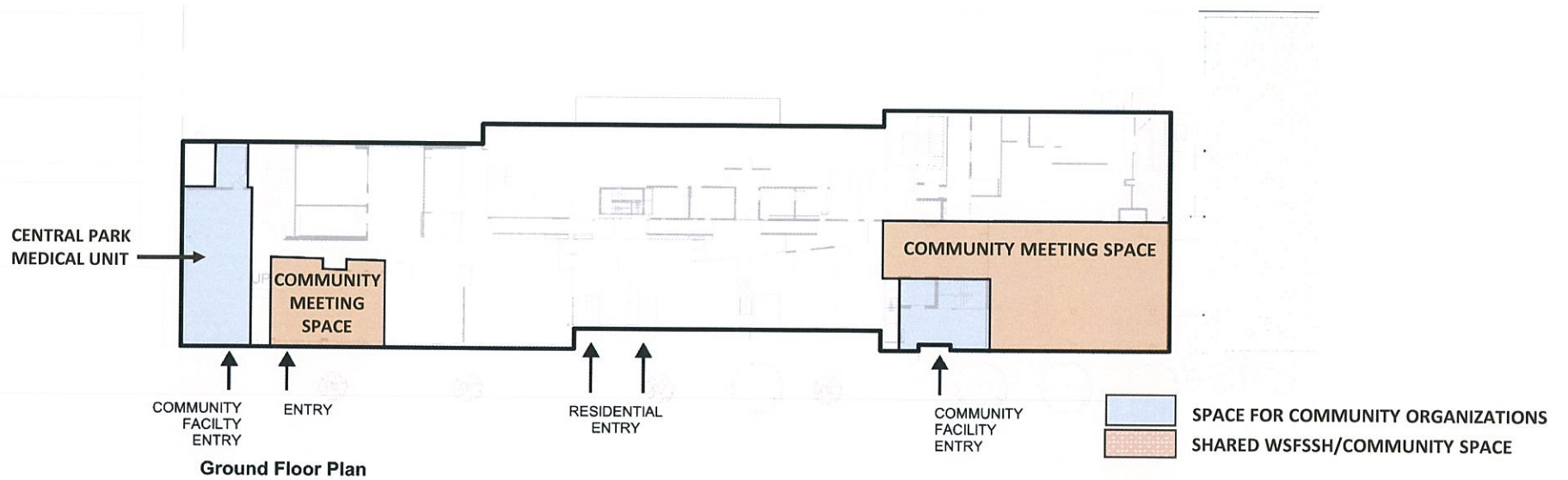
✓	Affordable Senior Housing <i>(+ 1 Superintendent apt.)</i>	81 Units
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NOTES: 50% Community Board 7 preference (family units)
2017 area median income for a single person = \$66,800

WSFSSH at West 108 planning included community input to determine community space needs in the neighborhood. The project will feature:

- ✔ Community health center
- ✔ Restrooms for the Anibal Aviles Playground
- ✔ Community meeting spaces
- ✔ A home for the Central Park Medical Unit





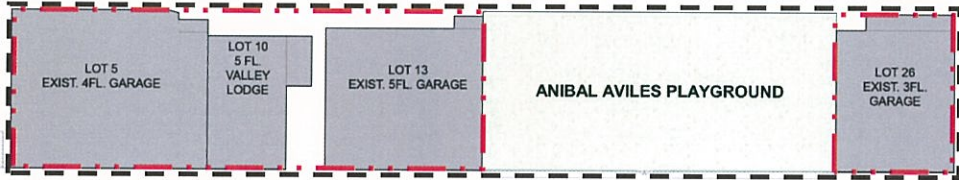
AMSTERDAM AVE.

COLUMBUS AVE.

WEST 109TH STREET

WEST 108TH STREET

WEST 107TH STREET



Lots 5, 10 and 13
Western Development Site
 143-159 West 108th Street

Lot 26
Eastern Development Site
 103 West 108th Street

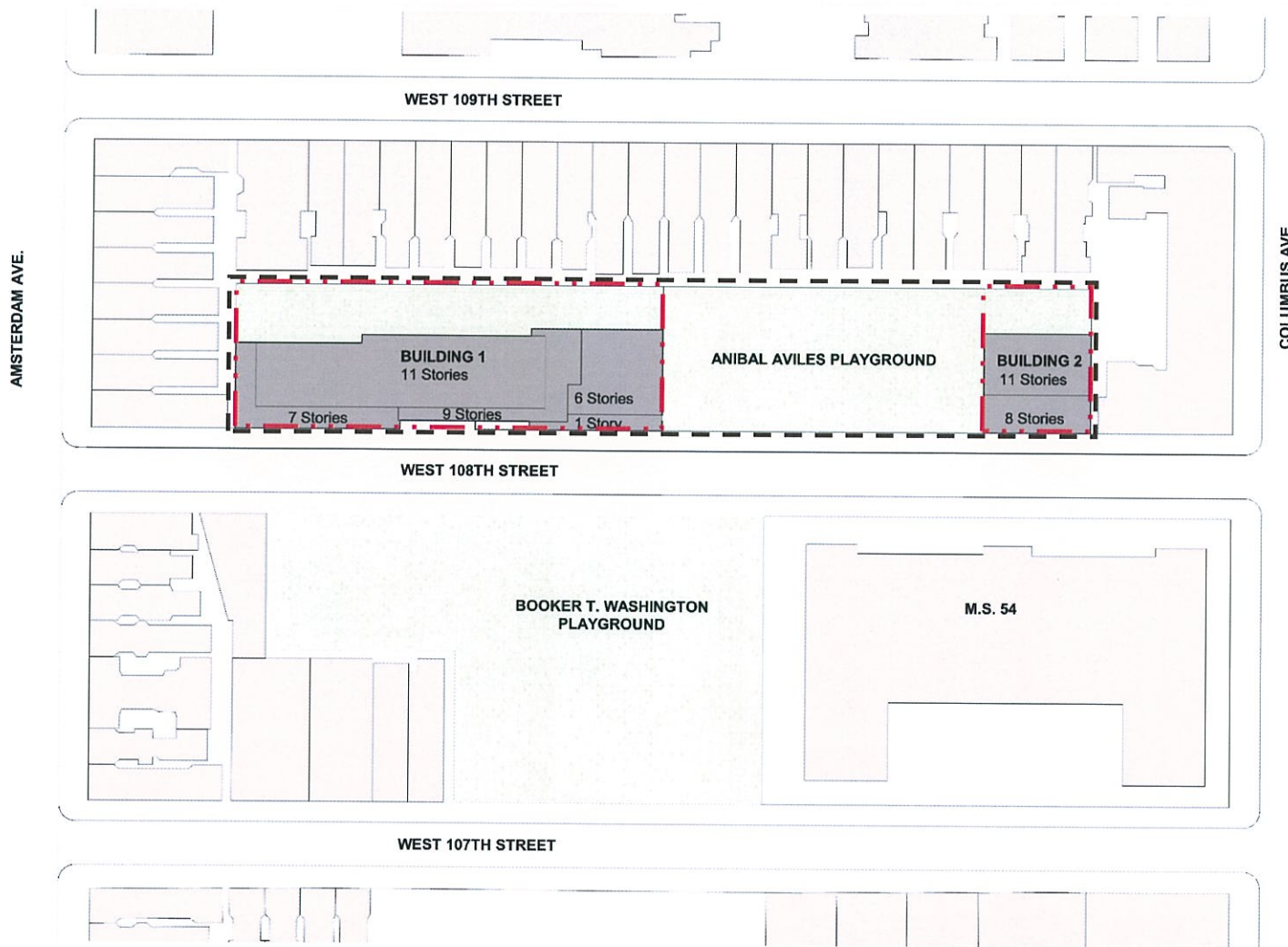
--- Project Area

- - - Development Sites

BOOKER T. WASHINGTON PLAYGROUND

M.S. 54





Lots 5, 10 and 13
Western Development Site
 143-159 West 108th Street

Lot 26
Eastern Development Site
 103 West 108th Street

- Project Area
- . - Development Sites





WSFSSH at West 108 is supported by the following community organizations

Bloomingtondale Family Program, Inc. • West End Presbyterian Church
Goddard Riverside Community Center • Westgate Tenants Association
• Romemu • Friends of Anibal Aviles Playground • New York Mandolin Orchestra
• Trinity Lutheran Church of Manhattan • Church of the Ascension • LiveOn NY
Church of Holy Name of Jesus—Saint Gregory the Great • DOROT • Help USA
Service Program for Older People, Inc. • The DOME Project • Strycker’s Bay Neighborhood
Council • Interfaith Assembly on Homelessness and Housing • LISC New York
Church of The Master Presbyterian Church • Fifth Avenue Presbyterian Church Broadway
Presbyterian Church • Rutgers Presbyterian Church • Second Presbyterian Church
The Institute for Family Health • Enterprise Community Partners, Inc. Presbytery of NYC •
Supportive Housing Network of New York • LeadingAge New York • Gateway Housing
Homeless Services United, Inc. • Association for Neighborhood & Housing Development
Congregation Ohab Zedek • Congregation Ramath Orah • Young Israel of the West Side





**New York City Council
Subcommittee on Planning, Dispositions and Concessions
Council Member Ben Kallos, Chair
March 27, 2018**

LiveOn NY Testimony In Support of WSFSSH at West 108

Good Afternoon Subcommittee Chair Kallos and members of the subcommittee.

LiveOn NY supports WSFSSH at West 108. This project would support the entire community and aligns with our mission to make New York a better place to age. WSFSSH is member of LiveOn NY, 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, and that is just within the HUD 202 senior housing system. This affordable housing crisis is intensified as the cost of renting or purchasing apartments and the cost of living continues to rise, which is particularly detrimental to seniors who often live on a fixed income.

LiveOn NY recently released an update to the 2016 study, finding there to be at least 19,700 seniors on waiting lists in Community Districts 7 and 9. At an overall response rate of 44% of the HUD 202 buildings, it is estimated that an astounding 44,028 seniors are on waiting lists in these buildings, with an average wait time of 10.6 years. Of the buildings that responded, only a total of 45 units on average turnover each year making the odds of receiving affordable senior housing in Community Districts 7 and 9 increasingly bleak, a trend that is likely representative of the need citywide.

For seniors, the dire need affordable housing cannot be overstated, as rent-burden often leads to adverse life choices such as skipping meals or medicine to afford rent.

Not only will WSFSSH at West 108 serve the eldest among us, but the development will be a vibrant and necessary resource for the entire community as it provides numerous opportunities for communal use. Services to support seniors aging in place, as well as open space, public bathrooms and other services, can be enjoyed by residents and the surrounding community.

WSFSSH has a long history of helping seniors with housing and community development, consistently working to promote safe residential blocks and communities. WSFSSH has proven dedicated not only to improving the community at-large, but to providing quality services to the senior tenants to ensure each individual can age with dignity and respect.

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.

Thank you for the opportunity to testify in support of WSFSSH at West 108.

The New York City Council,
Subcommittee on Planning, Dispositions and Concessions
Hearing – March 27, 2018
Statement of Karen Jorgensen, Director, Valley Lodge,
West Side Federation for Senior and Supportive Housing, Inc.
149 W.108 St.
New York, New York 10025
Phone: 212-678-0570 - Email: kjorgensen@wsfssh.org

In support: West 108th St. WSFSSH Development

My name is Karen Jorgensen. I have been the director of the Valley Lodge shelter on West 108th St. since we opened in 1988. We are a proud program of WSFSSH, serving 92 homeless men and women 50 years of age and over. With me today are residents, alumni and staff of Valley Lodge.

At Valley Lodge I get calls daily from people already evicted as well as those facing eviction because their income is no longer enough to pay the rent and eat — people spending the last of their savings to hold off eviction with no hope of ever again having an income large enough to afford their rent because they are elderly or disabled and will never work again. These calls come from all over the city. There are many people at Valley Lodge who worked all their lives and were responsible tenants but were forced into the shelter system. Their Social Security retirement is usually no more than \$1000 a month, not enough to afford any apartment on the open market. As people are evicted, more and more apartments go out of stabilization into fair market rental. In the Manhattan Valley neighborhood where Valley Lodge is located, they are advertising apartments renting for \$3,000, \$4000 and \$5000 a month.

Years ago the Board of Directors of WSFSSH made the decision to have only one shelter, Valley Lodge, and to devote all of our future efforts to the development and preservation of affordable housing.

Our W. 108th St. project will include 275 permanently affordable apartments for low income families and seniors, in addition to a new Valley Lodge. The City has indicated its commitment to affordable housing and we do not want to lose this opportunity, as daily, affordable apartments are lost in the Manhattan Valley Neighborhood, as well as in the rest of the city.

I urge the Subcommittee Members to approve this project.



**City Council Subcommittee on Planning, Dispositions and Concessions Hearing
for WSFSSH at West 108
Tuesday, March 27 at 2:00 PM**

My name is Elisa Wallman and I am the Director of Community Programs at the Institute for Family Health, a federally qualified health center network that has been providing comprehensive primary care in medically underserved communities in New York City for more than 30 years, and in upstate New York for the past 10 years. We also operate three residency-training programs in family medicine, and number of community health and health promotion programs.

In NYC, the Institute offers primary care, behavioral health care and dental care at nine full time health centers, five school-based health centers, and six sites that care for people who are homeless. Services are available for people of all ages, regardless of insurance status or ability to pay.

The Institute has been working with the West Side Federation for Senior and Supportive Housing (WSFSSH) since 1990, when we began providing services at Valley Lodge, a transitional shelter that they operate for vulnerable homeless adults. An Institute family physician provides primary care two days per week, working closely with the Valley Lodge staff to coordinate services. On average, we provide 1,000 primary care visits per year to the residents of Valley Lodge. I personally have worked very closely for the past 27 years with the staff at Valley Lodge, coordinating the Institute's on-site health services.

The Institute is thrilled to be part of the WSFSSH project at 108th street. The Institute will occupy roughly 5,000 square feet of community space

for healthcare, serving both the residents of the new buildings and the community at large. The Institute has a history of developing health centers in collaboration with community partners, and looks forward to working with the Upper West Side/Manhattan Valley community to help meet its primary health care needs.

As a longtime community partner, WSFSSH will help make this block of 108th street a more vibrant, pedestrian friendly place that will promote the health and wellbeing of the entire neighborhood.

WSFSSH has a strong track record of designing, building and managing complex developments in residential neighborhoods. The Institute for Family Health is happy to support WSFSSH at West 108th and to be part of the services it will provide for all of the Upper West Side and Manhattan Valley.

Thank you.

Elisa Wallman, LMSW
Director of Community Programs
Institute for Family Health
2006 Madison Avenue
NY, NY 10035
212-633-0800 ext. 1263
ewallman@institute.org

Friends of Anibal Aviles Playground

Amigos del Parque de Anibal Aviles

One Morningside Drive, #315, New York, New York 10025

(917) 208-9168 newyorkcitydan@yahoo.com

www.FOAAP.org

March 27, 2018

To Whom It May Concern:

I am writing here as the President of the Friends of Anibal Aviles Playground, in SUPPORT of the West 108th Street development proposed by WSFSSH.

I was a member of Community Board 7 when the garages were previously up for consideration some 15-20 years ago. And at the time I voted in favor of keeping them as garages rather than allowing them to be sold off to private developers. That was the right decision then, but the circumstances have changed now.

Now we have a community besieged by market-rate development, a record loss of affordable units each year and a proposal from a trustworthy and reliable nonprofit to build a 100% affordable project. The time has come for the garages to go.

The playground is going to be the beneficiary of the project with a new bathroom, which will enable the Parks Department to staff our playground, provide storage space for Parks maintenance, and provide daily oversight, programming, and activities for our children during warmer months.

But even without the restrooms, FOAAP would still support this project. The park is on a recent upswing – a safety fence, repainting and replanting, and increased use of the park have breathed life into the playground. But it was not too long ago that drug paraphernalia were routinely found in the playground, surrounded on two sides by parking garages, and a third side by the shrouded rear-yards of West 109th Street tenements, it regularly attracted drug dealers and users who could operate at night in relative darkness and largely undisturbed.

The new development will put people with east-facing windows overlooking the park, discouraging illegal activity and increasing security and safety in the playground. It will also improve West 108th Street overall - currently with two parks, a playground and little housing - augmenting the number of pedestrians putting “eyes on the street” and further enhancing the block.

I park my car nearby at West 110th Street in the Avalon building, where I live with my family. No doubt my parking rates will increase with the reduction of the spaces in the garage. But with the increased safety and security, new affordable units and a new bathroom for the playground, the choice is clear.

Thank you.

Regards,


Daniel Marks Cohen
President

Friends of Anibal Aviles Playground / Amigos del Parque de Anibal Aviles

City Council Subcommittee on Planning, Dispositions and Concessions, City of New York
Hearing for WSFSSH at West 108th Street, March 27, 2018
ULURP Application Nos. C 180114 HAM, C 180112 ZMM, N 180113 ZRM

Good afternoon. My name is Lynn Wishart. I am a member of the Board of Directors of the West Side Federation for Senior and Supportive Housing. As a Director, I am aware of the Federation's successful housing developments concentrated in several communities throughout upper Manhattan and the south Bronx over four decades.

I am also a member of Fifth Avenue Presbyterian Church located at 7 West 55th Street in Manhattan. The church has supported ministries with people experiencing homelessness and cooperated with many not-for-profit organizations serving a variety of needs of older adults since at least the mid-1980's. As a congregation, we understand that our faith-based institutions, our individual efforts as citizens of this City, and our governing authorities share the responsibility to nurture vibrant communities, in part by addressing housing insecurity and homelessness in our neighborhoods.

Today I speak in support of the West 108th Street Development from my perspective as a member of this church by describing one of its efforts with WSFSSH's Valley Lodge to shelter and foster community for homeless older adults.

With support from the Department of Homeless Services (DHS), Fifth Avenue Presbyterian Church and Valley Lodge partnered first with the Church of the Ascension on West 107th Street, and then in successive years, with West End Presbyterian Church on West 105th Street, in sheltering 10 men at a time for four months during six consecutive winters. During these intermittent, incredibly brief periods, because of the quality of services and care provided by staff of Valley Lodge, 94 individuals, many of whom having experienced decades of homelessness and unwillingness to accept assistance through options offered by DHS, moved from living as unsheltered individuals on Manhattan's west side into transitional and permanent housing.

Valley Lodge has been a good neighbor on West 108th Street for 30 years. The proposed development increases the capacity of the Valley Lodge shelter, addresses a critical need for supportive housing for older adults, and adds to the permanently affordable housing options for families in Manhattan Valley.

Thank you.

Lynn Wishart
201 East 17 Street, #12B
New York, NY 10003-3677
(p) 212.228.8970



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www.dorotusa.org

To New York City Council Planning Subcommittee

March 27, 2018

Comments in Support of the West 108th Street WSFSSH Development

I am Ellen Finney, Community Outreach Social Worker at DOROT representing Mark Meridy, Executive Director of DOROT and resident of Community Board 7. DOROT would like to reaffirm our steadfast support of WSFSSH and the development of the West 108th St. Housing project.

DOROT has been serving older adults on the Upper West Side and Manhattan Valley for over 40 years. Our mission is to alleviate social isolation and provide services and supports to enable older adults to live independently as valued members of the community. We bring together thousands of community volunteers of all ages to serve seniors, and bring generations together to create a community where people of all ages can live together and prosper.

We are very familiar with the challenges faced by older people in this community, particularly those who struggle to maintain housing. For over 35 years DOROT has partnered with WSFSSH to operate our Homeless Prevention program. The program has saved hundreds of neighborhood seniors from homelessness by offering them transitional housing and a range of services. WSFSSH has been an outstanding partner in our shared mission of supporting seniors and preventing homelessness.

The seniors who come to us are ordinary New Yorkers. They have lost housing due to being priced out, lost their leases, or because of financial difficulties often brought on by illness or medical bills. They stay at our transitional housing until we can find them permanent housing. However, in recent years we have struggled to find them housing, in this neighborhood, or in any neighborhood in the City. At this time over 200,000 NYC seniors are on the waitlist for affordable housing. Waits are typically 5 years or longer—far too long for a senior citizen to wait.

The West Side Federation's project at West 108th St will create much needed affordable housing for seniors and families and invaluable community assets such as space for health care, social services and recreation that are vital to our community. In our experience, WSFSSH is the most qualified and responsible organization to fulfill this need.

**Testimony before the
City Council Subcommittee on
Planning, Dispositions and Concessions
Hearing for WSFSSH at West 108th Street, Manhattan**

3/27/18

FOR THE RECORD

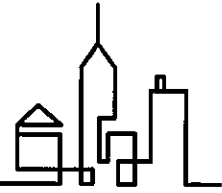
Chairperson Kallos and Members of the Subcommittee,

My name is Laura Jarvis, I have resided on 97th Street in Park West Village for 35 years, I am the former Executive Director of WSFSSH, and I am embarrassed to admit I have two cars.

With WSFSSH, I worked in Manhattan Valley beginning in the mid-1970s when more than 30% of the housing stock was city-owned due to foreclosure through in rem proceedings. Many of those buildings were vacant. Through the vigorous actions of neighborhood groups particularly the Manhattan Valley Development Corporation, Manhattan Valley was declared a Neighborhood Strategy Area by the Federal Government in 1978. That designation brought the financial resources that enabled the renovation of over 800 units of affordable housing by both non-profit and for profit sponsors, thus stabilizing the neighborhood.

The W. 108th development by WSFSSH completes the north side of the block that was intended for housing under urban renewal plans from the 1960s. It adds to the legacy of revitalizing Manhattan Valley by restoring W. 108th Street to housing that will help meet the dire need for affordable housing for low wage working and fixed income households. In addition, it represents the new way of doing housing with community amenities that will enhance the health and safety of the neighborhood including 24 hour staff presence, a community health center and those precious bathrooms for the Anibal Avilas Park.

I urge you to support this development.



TESTIMONY IN SUPPORT OF WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING'S PROPOSED AFFORDABLE/SUPPORTIVE HOUSING RESIDENCE, WEST 108

**Presented by Rebecca Sauer, Director of Policy and Planning
Supportive Housing Network of New York
March 27, 2018**

My name is Rebecca Sauer and I am the Director of Policy and Planning at the Supportive Housing Network of New York, the membership organization that represents more than 200 nonprofits that develop and operate 50,000 units of supportive housing across New York State. Supportive housing is permanent, affordable housing with support services and ends homelessness among the most vulnerable by providing both a respectful, affordable place to live and person-centered support to help tenants stay housed and healthy. I would like to speak in support of West Side Federation for Senior and Supportive Housing's proposal for West 108th Street.

WSFSSH is one of the founders of the supportive housing model, having come to the mission of creating affordable housing with embedded services in order to serve the people who were, in the late 70s, just then appearing on the Upper West Side with all their belongings in shopping carts. WSFSSH's founder, Reverend Laura Jarvis decided to do something about the problem, learning the complexities of housing development along the way. Today, the organization has created 1,800 apartments mostly on the Upper West Side of Manhattan but in other neighborhoods as well. In the first ten years, WSFSSH took over dilapidated Single Room Occupancy hotels, gutted them and turned them into small efficiency apartments. It's hard to believe now, but there was even more community opposition in the early 90s when WSFSSH proposed turning Euclid Hall -- a dangerous Single Room Occupancy building that was then housing more than 1,000 people -- into 300 supportive apartments for homeless seniors. So fierce was the opposition, in fact that Scott Stringer says he was hit over the head with an umbrella during a march down Broadway to oppose the project. WSFSSH promised the renovation would not lead to increased crime, and that has been the case. WSFSSH promised the renovation would improve the neighborhood, and anyone who has shopped at neighboring *Victoria's Secret* or enjoyed a smoothie at *Juice Generation* can attest to how true that has been. [WSFSSH has always been a good neighbor, has always fulfilled their promises, and, for the past more than 30 years, has had the staunch support of their neighborhood...because they *earned it.*]

I can speak to the need for the West 108 project with great certainty. The Supportive Housing Network of New York, along with our government partners, and our members, looked at who was living in the city's shelters, with special emphasis on people who had lived there for more than a year. Just under a third of the chronically homeless single adults in NYC shelters were over 55. West Side Federation is the only provider exclusively dedicated to serving this population.

I am here to affirm the great need to house homeless seniors and to express support for the West Side Federation for Senior and Supportive Housing, the gold standard in quality housing and services for older, vulnerable New Yorkers. Thank you for the opportunity to testify.

THE COMMUNITY BUILDERS

Park Haven
142nd Street at St Ann's Avenue
Mott Haven, Bronx

Background:

HPD issued a Request for Proposals in 2015 for development of seven contiguous city-owned vacant lots at the corner of East 142nd Street and St. Ann's Avenue in the Mott Haven neighborhood of the South Bronx. TCB provided a response to the RFP and was designated as the developer in January 2016. TCB has partnered with local organization BronxWorks to provide onsite supportive services and workforce development training.

Project: The proposed development will be a newly constructed 11-story, 180,000 sf mixed-income, mixed-use building:

- 158,000sf residential living area with indoor and outdoor residential recreation spaces
- FRESH food store (7,500 ground floor/6,800 below grade)
- BronxWorks' workforce development program (3,100 ground floor/4,100 below grade)

Unit distribution & sizes: The project includes 170 permanent residential units:

Size	Unit count	Avg sf	HPD min sf
Studio	43	370	350-400
1-bedroom	54	540	500-550
2-bedroom	46 + 1	765	650-725
3-bedroom	26	950	850-950

Affordability:

- 80% of the units will be low-income, LIHTC eligible units at or below 60AMI
 - 30% formerly homeless
 - 5% @ 40AMI
 - 5% @ 50AMI
 - 40% @ 60AMI
- 20% of the units will be affordable to middle income residents earning 80AMI to 100AMI.

Formerly homeless units + services:

- Of the total residential units, 50 units will be designated as permanent supportive housing for chronically homeless families with children under the age of 18, targeting families from Community District 1 (CD1) with children in the school district.
- TCB has partnered with BronxWorks to provide onsite supportive services to these families. Approx. 2,000sf within the residential building located off of the lobby will be provided for onsite supportive services to these residents. BronxWorks has been awarded an ESSHI grant to provide onsite supportive services and case management onsite.

**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: 3/27/18

(PLEASE PRINT)

Name: Katelyn Hosey

Address: _____

I represent: LiveOn NY

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

WSFSH

Appearance Card

[]

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

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Kevin Parris

Address: 145 W. 108th St - WSFSH

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

PARK HAVEN

Appearance Card

[]

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

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: David Seinfeld

Address: 213 St. James Ave

I represent: Police Council / Park Haven Council

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: 3/27/18

*Park
Haven*

(PLEASE PRINT)

Name: Betty Ann Tamarcan

Address: 60 E. Tremont

I represent: Bronx Works Inc.

Address: 60 East Tremont

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 0055 + 0056 Res. No. _____

in favor in opposition

Date: 3-27-18

Park Haven

(PLEASE PRINT)

Name: Eileen Torres

Address: 60 E. Tremont Ave Bronx NY 10453

I represent: Bronx Works

Address: - same address

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 55-57 Res. No. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Susan McCall

Address: 88 E 38th Street

I represent: The Community Builders

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

LUS9

Appearance Card

I intend to appear and speak on Int. No. 59 Res. No. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Micki Navarro

Address: 135 W 106 ST

I represent: 98A

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

LUS8

Appearance Card

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

in favor in opposition

Date: 03/27/2018

(PLEASE PRINT)

Name: Eva Ramirez - Ramos

Address: 500 West 174 St Apt 2C

I represent: The Board representative from H.D.f.c.

Address: 500 West 174 St, H.D.f.c Corp

**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: 3/27/18

(PLEASE PRINT)

Name: Micki Navarro

Address: 170 West 47 St

I represent: WSF 55h

Address: 135 W 106 St

**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: 3/27/18

(PLEASE PRINT)

Name: Rhea Solano

Address: 135 W 126 St NY NY 10025

I represent: WSFSSH

Address: 135 W 126 St NY NY 10025

**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: 3/27/18

(PLEASE PRINT)

Name: PAUL WALSH

Address: 2345 BROADWAY

I represent: VALLEY LODGE

Address: 149 West 108th 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: 3/27/18

(PLEASE PRINT)

Name: Ellen Finney

Address: 16 Ocean Parkway F21 11218

I represent: DOROT

Address: 171 W. 85th NY, NY

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. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

REV. Name: ALISTAIR DRUMMOND

Address: WEST END PRESBYTERIAN CHURCH

I represent: 499 FORT WASHINGTON AVENUE APT. 1B

Address: 165 WEST 105TH 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: 3/27/18

(PLEASE PRINT)

Name: JUDY STEED

Address: 166 West 87th St., #15

I represent: WISHART AT West 108th ST.

Address: 108th ST. - proposed building

**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: 3-27-2018

(PLEASE PRINT)

Name: LYNN WISHART

Address: 201 EAST 17th ST. #12B NYC

I represent: Fifth Avenue Presbyterian Church

Address: 7 West 55th St, NYC

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. _____
 in favor in opposition

Date: 12-11

(PLEASE PRINT)

Name: WESSH W 108

Address: 48 W 108

I represent: WESSH

Address: 149 W 108

**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: 3/27/18

(PLEASE PRINT)

Name: ^{REV.} Abigail Waldman

Address: 55 W 106 St 2006 Madison Ave 55 East

I represent: Institute for Family Health Art. 18 by

Address: 102006 Madison Ave

**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: 3-27-2018

(PLEASE PRINT)

Name: EVA Myers

Address: 10 West 93 St

I represent: WESSH

Address: 135 W 106 St

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. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Eustacia Smith

Address: 39 W. 105th St. NY NY

I represent: _____

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: 3-27-2018

(PLEASE PRINT)

Name: Sandra Roche

Address: 415 Central Park West, NYC 10025

I represent: Bloomingsdale Family Program

Address: 12W W. 109 St. NYC 10025

**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: 3/27/18 WFSH 108

(PLEASE PRINT)

Name: Stephanie Ruiz

Address: _____

I represent: LiveOnNY

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. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: BOB COOTNER

Address: 36 EAST 1 ST

I represent: WSFHSS

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: 3/27/18

(PLEASE PRINT)

Name: MARC GREENBERG

Address: 185 W 108TH

I represent: INTERNATH ASSEMBLY

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: 3/27/18

(PLEASE PRINT)

Name: Paul Freitag

Address: 2345 Broadway, NY, NY

I represent: WSFSSH

Address: 2345 Broadway, NY, NY

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. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Rebecca Sweet

Address: 247 W. 37th St.

I represent: Executive Housing Network of NY

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: 3/27/18

(PLEASE PRINT)

Name: PANOS KOUTRIS

Address: _____

I represent: 32BJ

Address: 25 W 18th St

**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: 3-27-18

(PLEASE PRINT)

Name: Mohan Matabeek

Address: _____

I represent: 32BJ

Address: 25 W 18th St

**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: 3/27/18

(PLEASE PRINT)

Name: William Stein

Address: 1385 Broadway NY

I represent: WSESSh /

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 52 Res. No. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Ross Kump

Address: 145 W 108th St

I represent: HPD

Address: 100 Gold St

**THE COUNCIL
THE CITY OF NEW YORK**

Park Haven

Appearance Card

I intend to appear and speak on Int. No. 55,56,57 Res. No. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Lacey Tauber, SR. Project Mgr

Address: 100 Gold Street

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

721
Van Sicken

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 59 Res. No. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Artie Pearson, Dir. Land Use

Address: 100 Gold St

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

WSPBH
108 ST

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 52, 53, 54 Res. No. ~~3/27/18~~

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Lacey Tauber Sr. Project Mgmt

Address: 100 Gold Street

I represent: HPD

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

500
West 174 St

Appearance Card

[Empty box]

I intend to appear and speak on Int. No. 58 Res. No. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)

Name: Artie Pearson, Dir. Land Use

Address: 100 Gold Street

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 55, 56, 57 Res. No. _____

in favor in opposition

Date: 3

(PLEASE PRINT)

Name: Desirce Andropant

Address: _____

I represent: The Community Builders.

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 55-56-57 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: TED WEINSTEIN

Address: _____

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: DAVID SERICANO

Address: 313 ST. ANNE'S AVE

I represent: THESSALONICA CH

Address: Same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. W57591 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)
Name: NATHAN GEBERTZ

Address: 138 WEST 104TH ST.

I represent: MYSELF

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. _____

in favor in opposition

Date: 3/27/18

(PLEASE PRINT)
Name: DAN COHEN

Address: _____

I represent: Friends of Anibal Aviles

Address: Playground

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