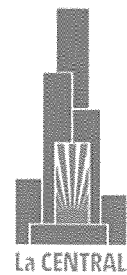




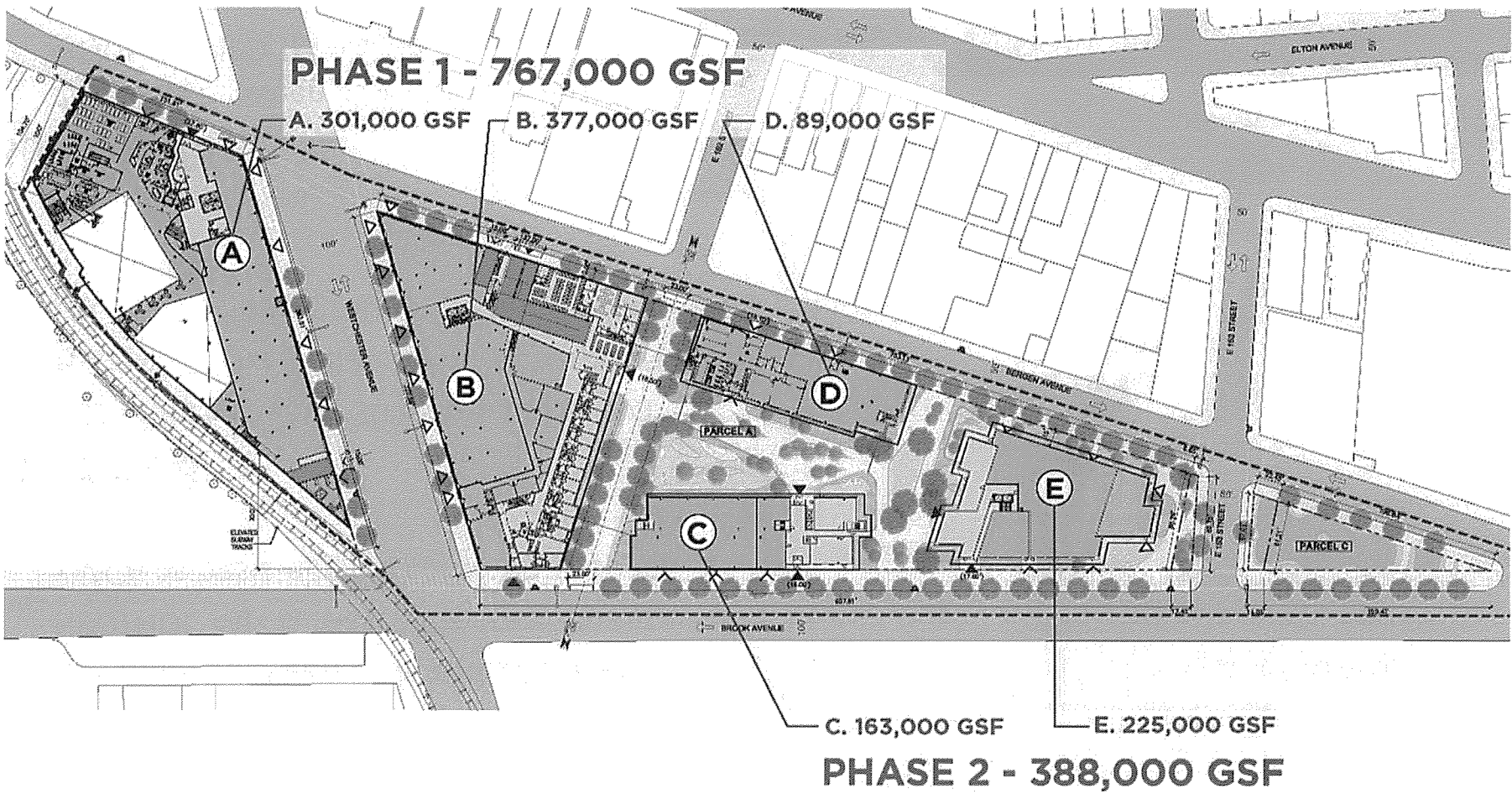
Proposal for
BRONXCHESTER - COMMUNITY DISTRICT 1

NYC
Department of
Housing Preservation
& Development

The La Central Team:
BRP Development Corporation
The Hudson Companies, Incorporated
ELH-TKC, LLC
Breaking Ground Community HDFC
Comunilife, Inc.
YMCA of Greater New York







PHASING PLAN

1"=80'

LA CENTRAL - BRONX/EESTER

Financing Summary

992 total units for households earning between **30% and 120% AMI**

657 units in Phase I (Buildings A, B & D)

335 units in Phase II (Buildings C & E)

Building A

- **215 units** between **30% and 120% AMI**
- HPD/HDC Mix & Match Program Underwriting
- YMCA as basis-eligible community space

Building B

- **281 units** between **30% and 120% AMI**
- HPD/HDC Mix & Match Program underwriting
- Up to 209 Underground Parking Spaces (designed for 116 spaces)

Building D

- **161 units** between **30% and 60% AMI**
- HFA/MRT/HPD Transaction
- 97 units for adults with special needs

Note: AMI distributions are subject to change

Building A
19 units at 30% AMI
23 units at 50% AMI
67 units at 60% AMI
62 units at 100% AMI
44 units at 120% AMI
Building B
11 units at 30% AMI
30 units at 50% AMI
101 units at 60% AMI
86 units at 100% AMI
53 units at 120% AMI

Building D
97 units at 30% AMI (supportive housing)

64 units at 60% AMI

Financing Summary

992 total units for households earning between **30% and 120% AMI**

657 units in Phase I (Buildings A, B & D)

335 units in Phase II (Buildings C & E)

Building C

- **137 units** between **60% and 120% AMI**
- HPD/HDC Mix & Match Program Underwriting

Building E

- **198 units** between **60% and 130% AMI**
- HPD/HDC Mix & Match Program Underwriting
- Recycled Bonds may be used if available

Building C

11 units at 30% AMI

20 units at 60% AMI

59 units at 80% AMI

23 units at 100% AMI

24 units at 120% AMI

Building E

15 units at 30% AMI

24 units at 60% AMI

38 units at 80% AMI

55 units at 100% AMI

66 units at 130% AMI

Mandatory Inclusionary Housing (MIH)

Option 1 – Building A

25% of the residential floor area must be used for affordable housing for households with incomes averaging
60% AMI
(\$47,000 for a household of 3)

and

10% of the residential floor area must be used for affordable housing units for households with incomes averaging
40% AMI
(\$31,080 for a household of 3)

Units cannot exceed 130% AMI

Option 2 – Buildings B, C, E

30% of the residential floor area to be used for affordable housing units for households with incomes up to **80% AMI**
(\$62,000 for a household of three)

Units cannot exceed 130% AMI

Note: Building D will consist of supportive housing, and thus will not be included in the MIH Plan.



Affordability Distribution

Building	Formerly Homeless	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI	120% AMI	130% AMI	TOTAL
A	-	19	23	67	-	62	44	-	215
B	-	11	30	101	-	86	53	-	281
C	-	11	-	20	59	23	24	-	137
D	97	-	-	64	-	-	-	-	161
E	-	15	-	24	38	55	-	66	198
Total	97	56	53	276	97	226	121	66	992
% by AMI	10%	6%	5%	28%	10%	23%	12%	7%	100%

Unit Mix

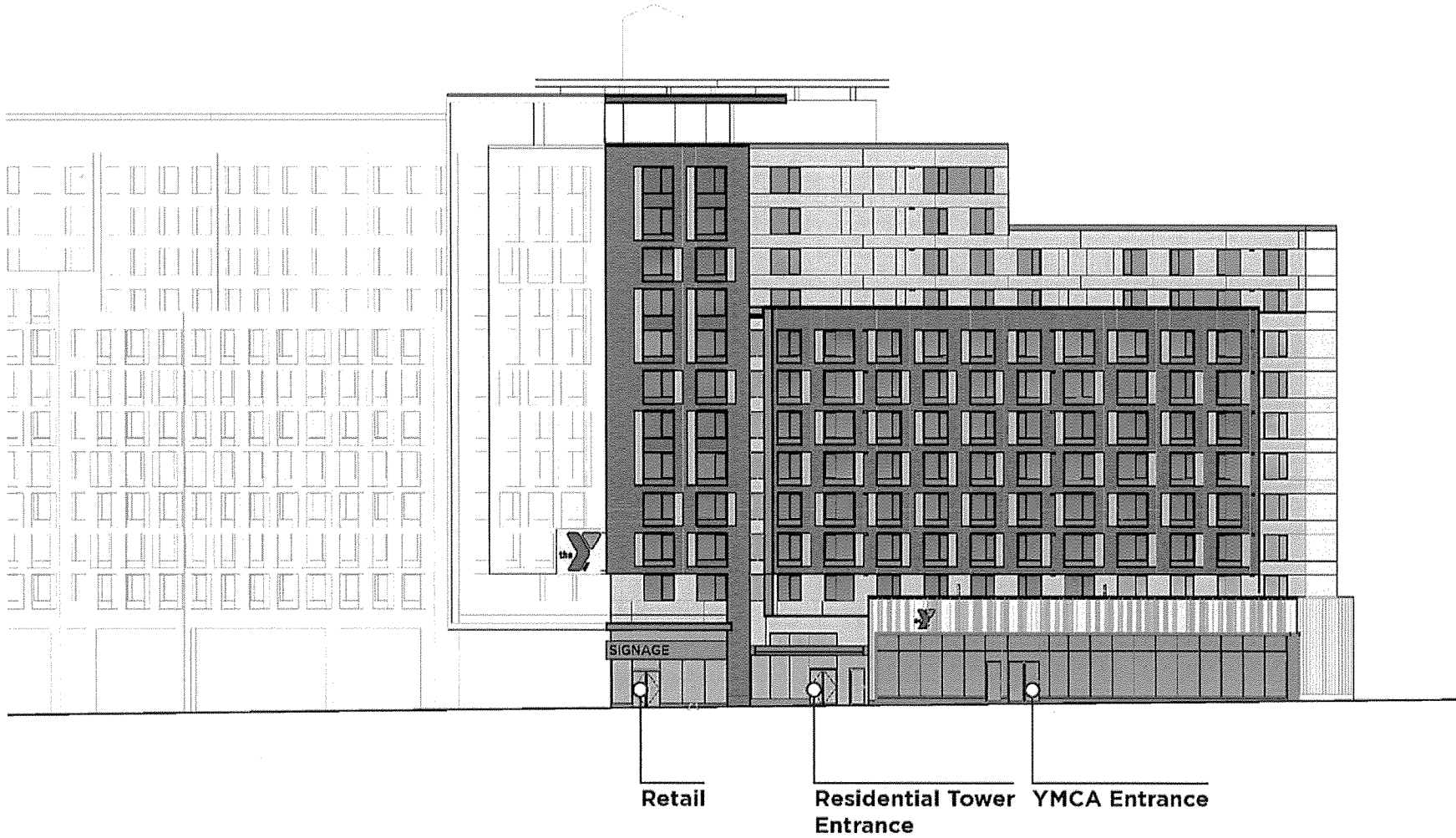
Building	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
A	6	90	85	25	9	215
B	19	109	105	37	11	281
C	8	59	58	12	-	137
D	-	1	-	-	-	1
E	21	75	63	31	8	198
Total	54	334	311	105	28	832
%	6%	40%	37%	13%	3%	100%

- **PREVAILING WAGE CONSTRUCTION OF 160 UNITS FOR SINGLE ADULTS DEVELOPED BY BREAKING GROUND AND COMUNILIFE**
- **4,500 SF OF ACCESSORY COMMUNITY FACILITY SPACE LOCATED ON THE GROUND FLOOR**
- **97 SPECIAL NEEDS UNITS. 20 UNITS FOR HOMELESS VETERANS WITH MENTAL ILLNESS AND THE BALANCE OF THE UNITS WILL BE FOR SINGLE ADULTS WITH SPECIAL NEEDS**
- **LEVERAGE STATE MEDICAID REDESIGN CAPITAL AND HFA TAX EXEMPT BONDS**
- **PROPERTY MANAGEMENT BY BREAKING GROUND AND ON-SITE SERVICES BY COMUNILIFE**



SUPPORTIVE HOUSING

LA CENTRAL -- BRONXCHESTER

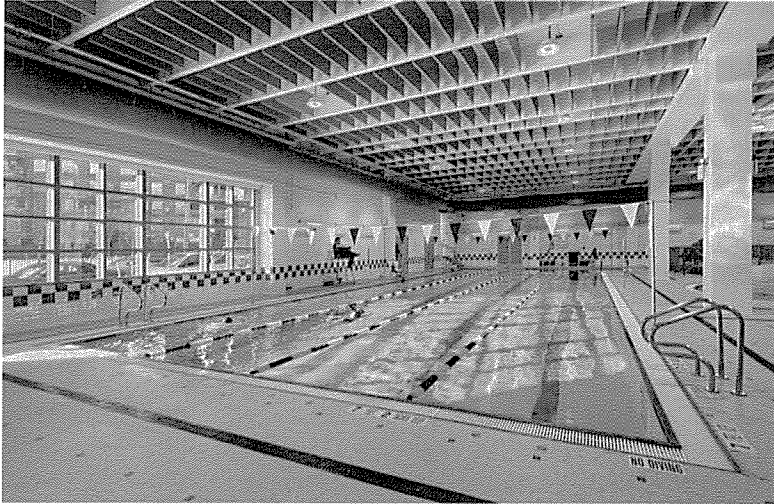


LA CENTRAL - YMCA

13050.L07 - YMCA of Greater New York, New York, NY

ELEVATION ALONG BERGEN AVE.

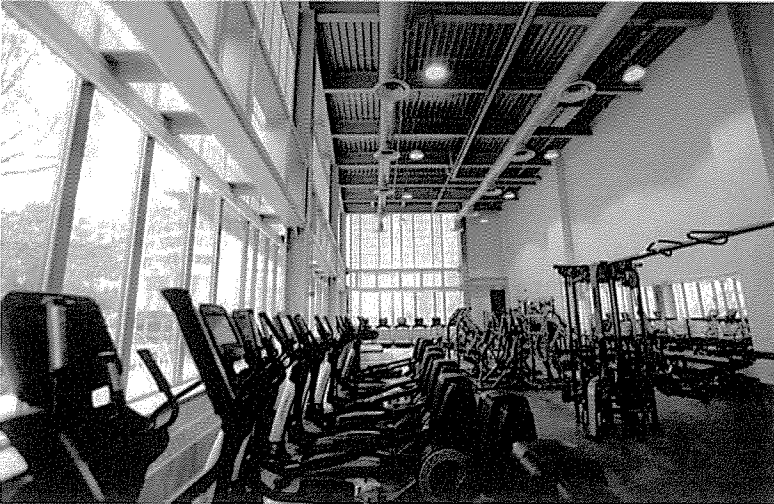
FX FOWLE



CONEY ISLAND YMCA AQUATIC CENTER



CONEY ISLAND YMCA AQUATIC CENTER



CONEY ISLAND YMCA WELLNESS CENTER



CONEY ISLAND YMCA GYMNASIUM

YMCA

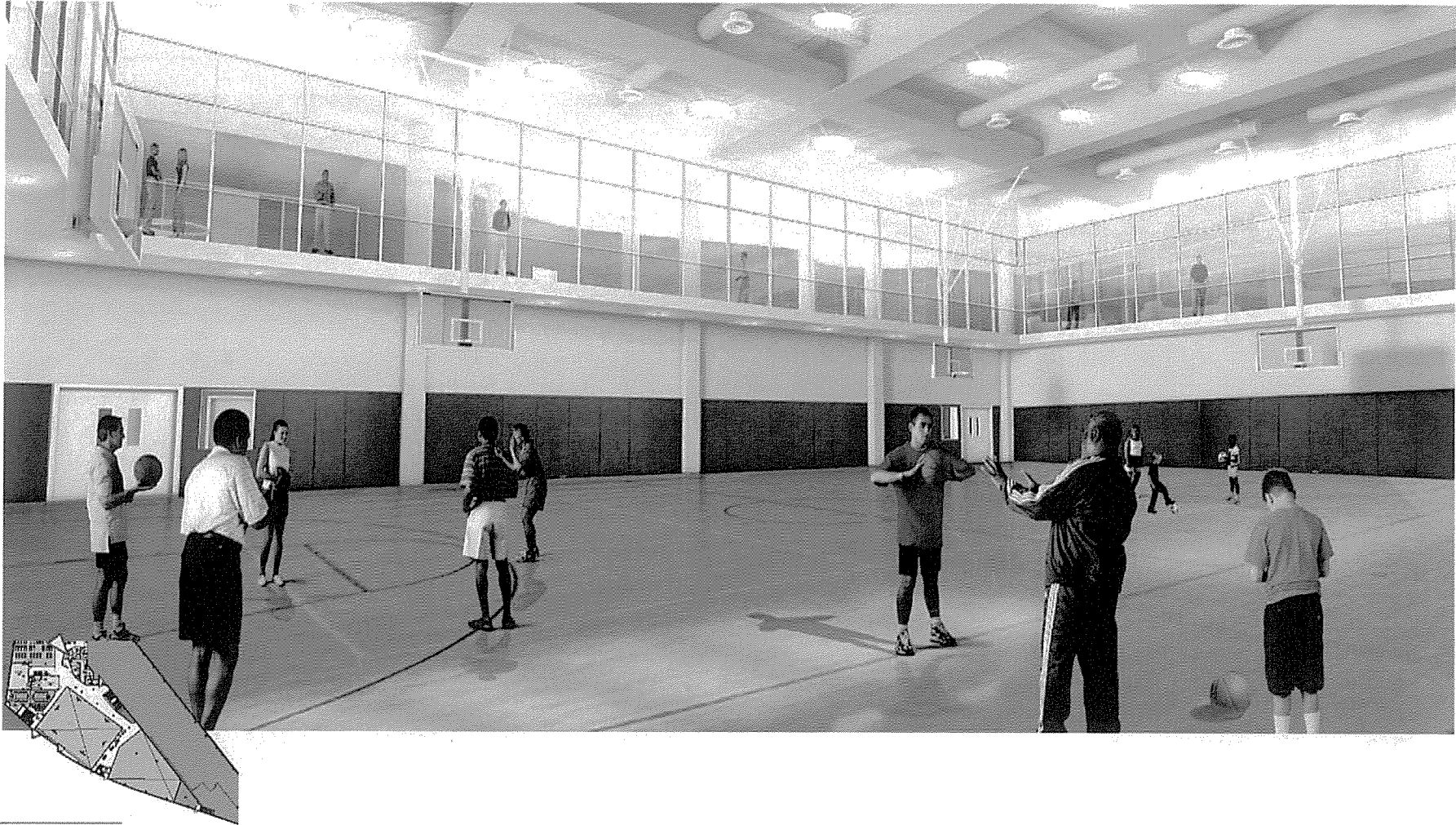




LA CENTRAL - YMCA

13050.L07 - YMCA of Greater New York, New York, NY

NATATORIUM
FXFOWLE



LA CENTRAL - YMCA

13050.L07 - YMCA of Greater New York, New York, NY

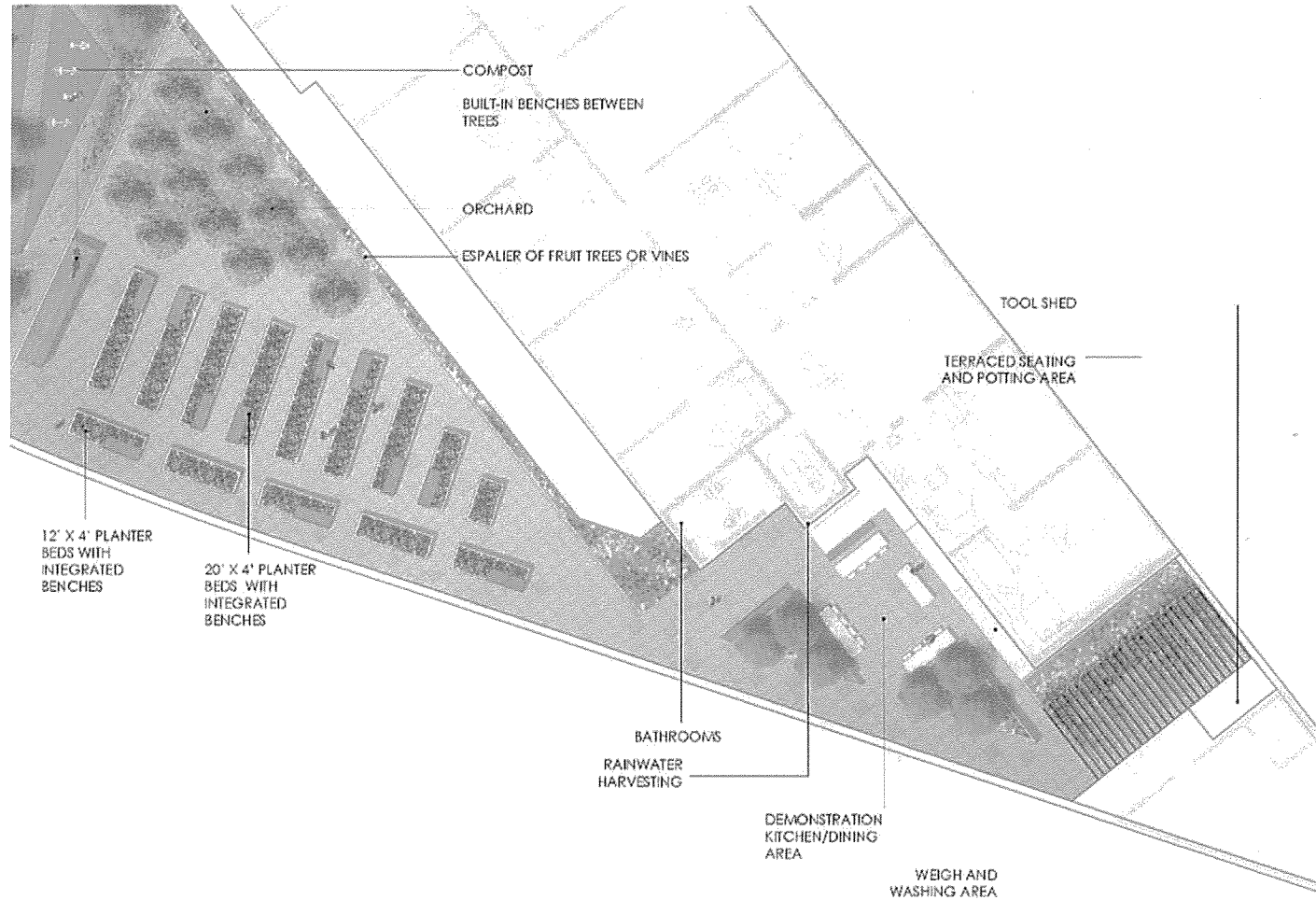
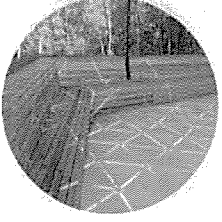
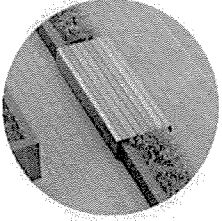
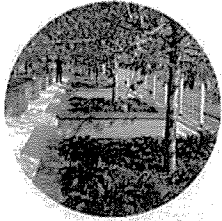
GYMNASIUM
FXFOWLE



COURTYARD VIEW FROM NORTH PLAZA LOOKING SOUTH



LA CENTRAL — BRONKHESTER



BUILDING A 2ND FLOOR
SCALE: 1/16" = 1'-0"

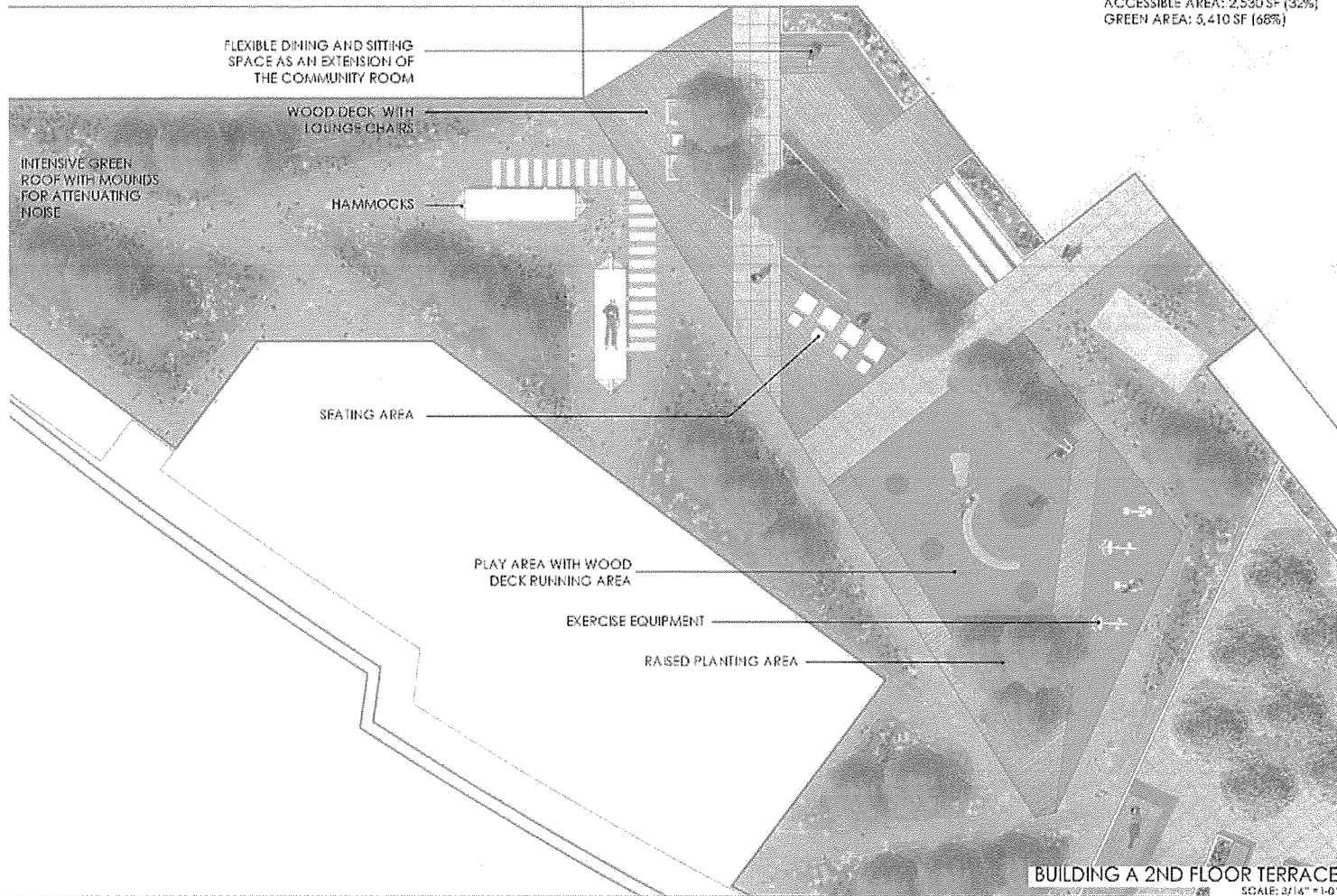
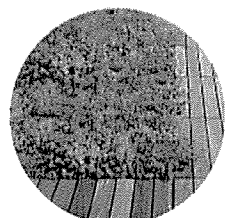
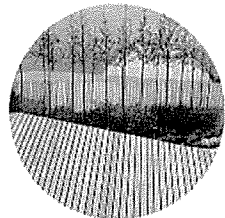
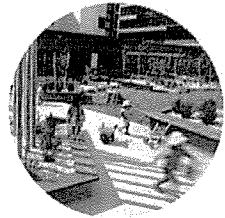


FUTURE GREEN STUDIO
LANDSCAPE DESIGN + URBAN ECOLOGY



FX FOWLE
6020 PINEVILLE AVENUE, SUITE 100, RICHMOND, VA 23291
TEL: 804.771.1111

TOTAL AREA: 7,940 SF
 ACCESSIBLE AREA: 2,530 SF (32%)
 GREEN AREA: 5,410 SF (68%)



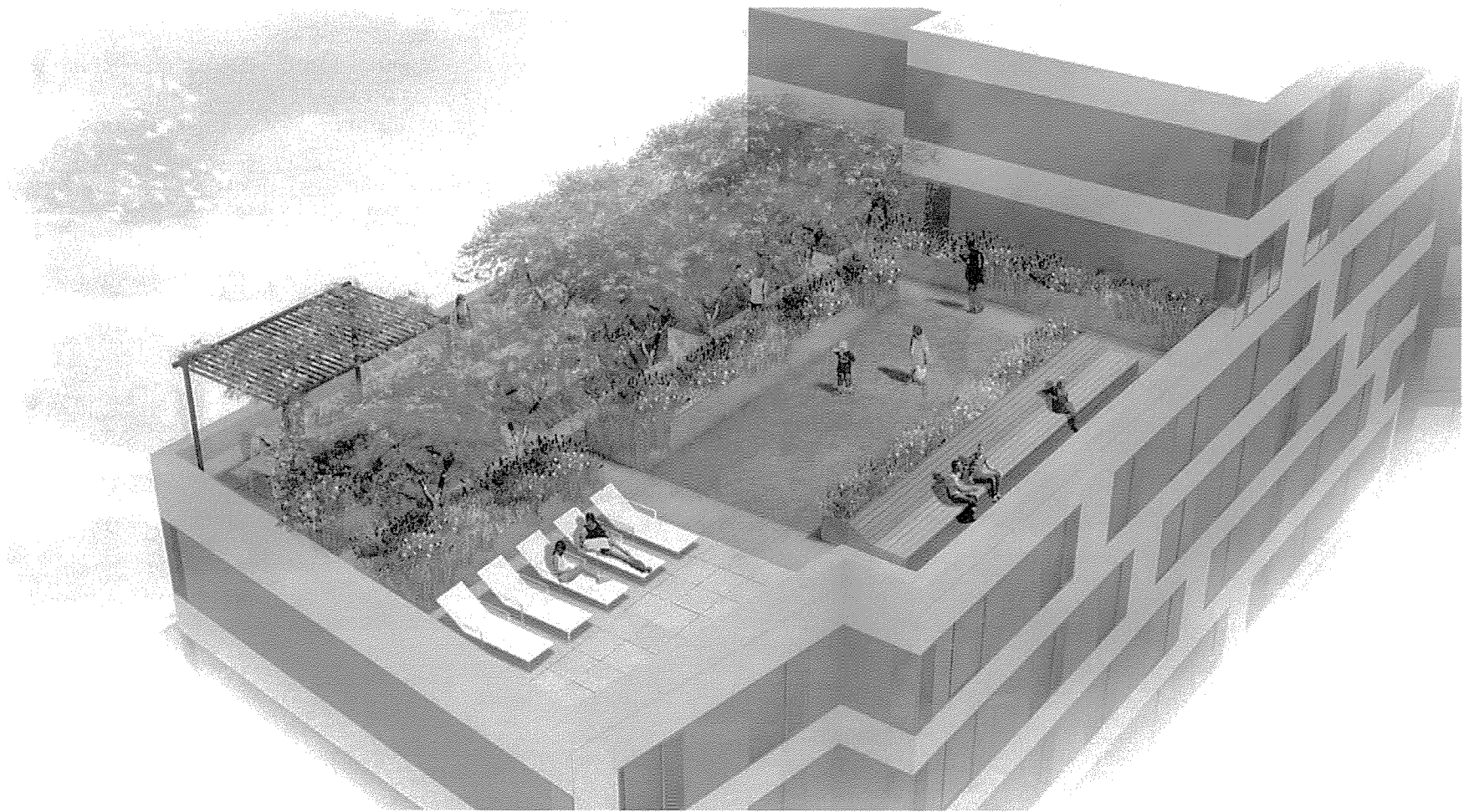
BUILDING A 2ND FLOOR TERRACE
 SCALE: 3/16" = 1'-0"



FUTURE GREEN STUDIO
 LANDSCAPE DESIGN - URBAN ECOLOGY

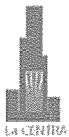


FX FOWLE
 EXTERIOR ARCHITECTURE | INTERIOR ARCHITECTURE



BUILDING A 12TH FLOOR

SCALE: 1/8" = 1'-0"

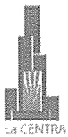
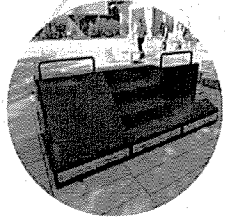
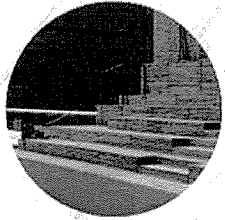
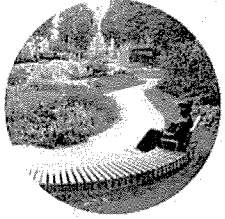


FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY

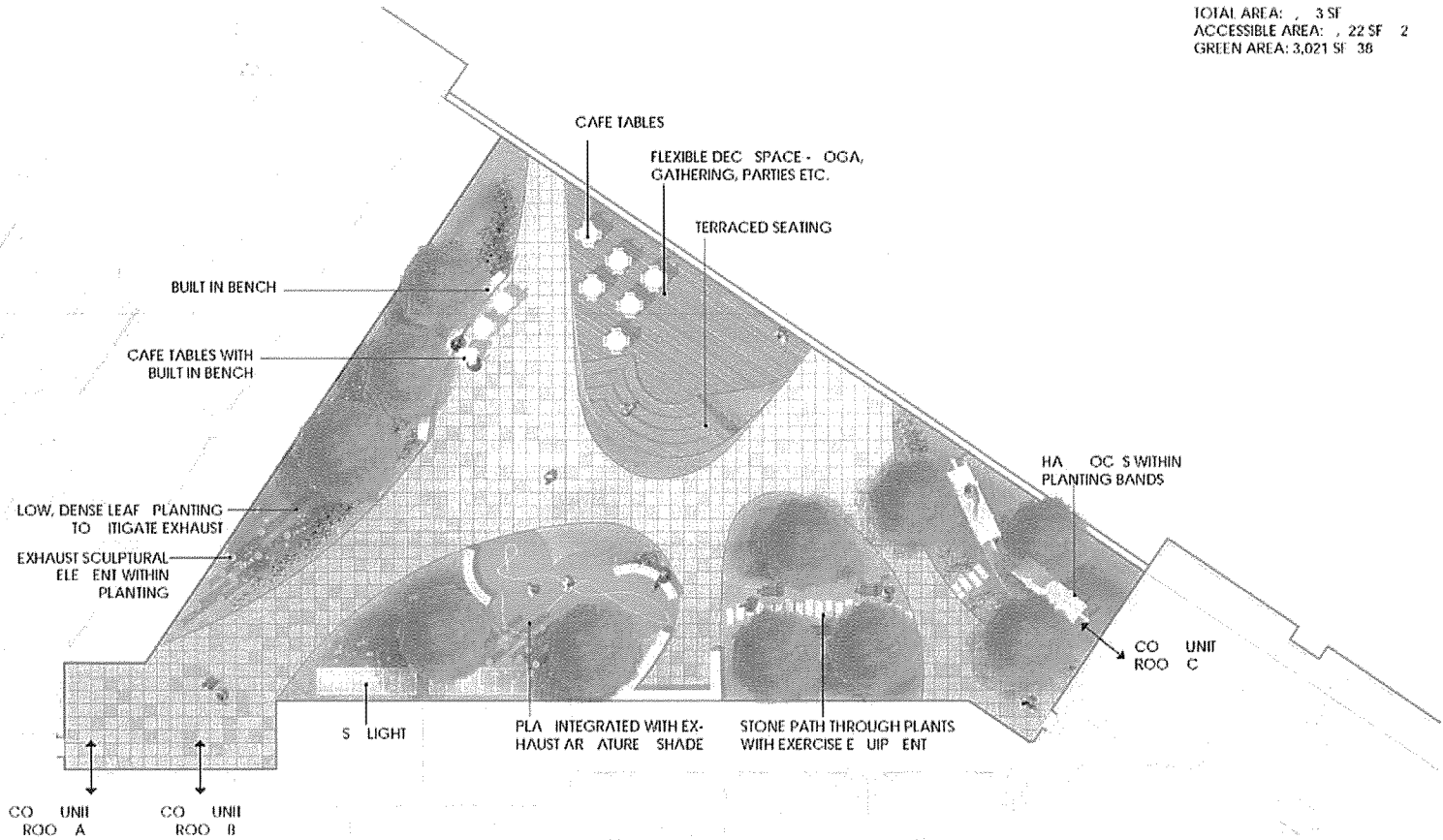
MHG

FX FOWLE

1000 FOWLE AVENUE, SUITE 1000, LOS ANGELES, CA 90015
TEL: 213.480.1000 FAX: 213.480.1001



TOTAL AREA: 3.3 SF
 ACCESSIBLE AREA: 2.2 SF
 GREEN AREA: 3.021 SF



BUILDING B 3RD FLOOR
 SCALE: 1/4" = 1'-0"

FUTURE GREEN STUDIO
 LANDSCAPE DESIGN + URBAN ECOLOGY

MHG

FX FOWLE

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BUILDING B 3RD FLOOR
SCALE: 1/1" = 1'-0"



FUTURE GREEN STUDIO
LANDSCAPE DESIGN • URBAN ECOLOGY



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1/8/11



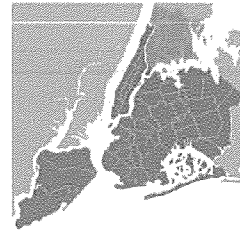


RESILIENCY & SUSTAINABILITY STRATEGY

Sustainable & Resilient

- **Sustainable**
 - 50 % Energy Savings, 45% Water Savings
 - LEED & Enterprise Green Communities
 - NYSERDA Multifamily Performance Program
- **Resilient: Two-step level of resiliency**
 - Black-Start Cogeneration operates during electric grid outage
 - PV and Smart Battery System operate without any utility input

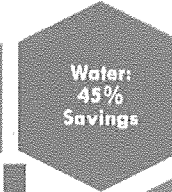
Design Context



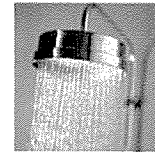
- La Central delivers sustainability in context. Benefits include:
- **Residents & Occupants:** radically affordable and secure energy & water supplies
 - **The HUB:** more pedestrian accessible retail and courtyards & new YMCA
 - **The South Bronx:** an icon of climate adaptation & resiliency
 - **New York City:** Reduced emissions and stress on city utility infrastructure
 - **The Northeast:** Regional materials promote regional jobs
 - **The Planet:** Greatly reduced pollution: Carbon, SOx, NOx, and more



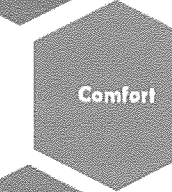
500,000 Watts PV & Smart Energy Storage
600,000 Watts Central Plant Cogeneration
Energy Star Appliances & LED Lighting



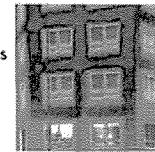
Low-flow WaterSense fixtures
Rainwater Harvesting
Stormwater Retention and Reuse



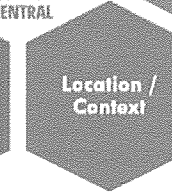
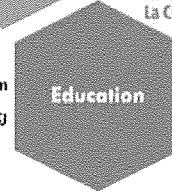
YMCA to Promote Exercise
Bicycle Storage On-Site
Low-VOC Non-Toxic Materials



Near Passive House: No Drafty PTAC Sleeves
VRF Cooling: Consistent, Controllable Temp.
Energy Recovery Ventilation



GrowNYC Urban Farm
Environmental Education Programming



Emergency Power for Residents & Community
Regional Materials Support Local Economy
Design for Public Transit Access at HUB



BRIGHT POWER

RESILIENCY & SUSTAINABILITY



Community and Educational Summary

- 50,500 SF YMCA
 - Y Diabetes Prevention w/Montefiore
 - Income-based Membership
- 7,300 SF Breaking Ground Office Space
- 6,100 SF Community Facility Space
- 9,650 SF GrowNYC Farm
- 8,300 SF Phyls Academy (Daycare)
- 7,100 SF Skate Park
- 8,600 SF Music Has No Enemies
- 12,700 SF BronxNet TV Station



Neighborhood Benefits

The development team commits to:

- Hiring 35% of construction force from The Bronx
- Contracting a minimum of 30% of all work to M/WBE firms
- Hire a community liaison for the duration of the construction period
- Hold monthly training seminars on the residential lottery process
- Maintain ongoing relationships with CB 1, Third Ave BID, elected officials and the 40th NYPD Precinct







VIEW LOOKING SOUTHWEST ALONG BROOK AVENUE





La Central ULURP Actions

1. Disposition of City-owned property comprising the Development Site and designation of that property as an Urban Development Action Area and approval of the project as an Urban Development Action Area Project ("UDAAP");
2. A Zoning Map Amendment to rezone three underutilized blocks (portions of Tax Blocks 2294, 2361 and 2363, also known as the Project Area, as defined herein) from M1-1 and C4-4 to C6-2;
3. A Zoning Text Amendment to designate the Project Area as a Mandatory Inclusionary Housing area;
4. Large Scale General Development Special Permit pursuant to Section 74-743(a)(1) and (2) of the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR") to (i) permit distribution of floor area and required open space within the Large Scale General Development without regard for zoning lot lines, and (ii) permit location of buildings without regard for applicable yard, court and height and setback regulations; and
5. Large Scale General Development Special Permit pursuant to ZR §74-744(b) to permit residential and non-residential uses to be arranged on the second floor within Building B without regard for the location regulations of ZR §32-42.



**SEIU 32BJ Testimony
In Support of La Central
New York City Council Zoning & Franchise Subcommittee
September 7, 2016**

Good morning Council Members. Thank you for the opportunity to testify today.

I am here speaking on behalf SEIU 32BJ. 32BJ is the largest property service union, representing 70,000 building service workers across the city and 145,000 nationwide. 32BJ members maintain, clean and provide security services in schools, commercial and residential—both market rate and affordable—buildings all across the five boroughs, including at projects like La Central.

I am here today to speak in support of this project because the development team has committed to providing the community with good quality permanent building service jobs and much-needed affordable housing.

The City has an affordable housing crisis. SEIU 32BJ has always had the position that we cannot simply build our way out of this problem. As long as there are hardworking people earning too little to afford the rising housing costs, families are going to continue getting priced out of their homes and this crisis will continue. Considering the fact that the poverty rate in the Bronx is over 30% - the highest of any borough in the City - it is essential that we encourage developers to provide affordable housing and high quality jobs. Projects like La Central can provide both.

This is why we support the La Central development. This is a well well-rounded project that includes over 900 units of affordable housing—including supportive housing—as well as community and retail space. Also, and importantly, the developers are committed to creating good building service jobs that pay family sustaining wages and good benefits. These are the types of jobs that have allowed building service workers to support their families in the Bronx, and to continue calling New York City home.

For these reasons, we urge the City Council to support this project. It is not only good for the local community and all New Yorkers in need of good jobs and affordable housing, but it also sets a strong precedent for new development across the city by demonstrating that good jobs and affordable housing are not mutually exclusive and in fact must go hand-in-hand.

Thank you.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: BRYANT E. BROWN

Address: _____

I represent: SEIU 32BT

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: 9/7/16

(PLEASE PRINT)

Name: Meredith Marshall

Address: 767 Third Ave

I represent: BRP (Company)

Address: 767 Third 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: 9/7/16

(PLEASE PRINT)

Name: Aaron Koffman

Address: 826 Broadway, NY, NY

I represent: La Central Owner LLC

Address: 826 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. ^{450, 448, 449,} ~~451, 452~~ Res. No. _____

in favor in opposition

Date: 9-7-16

(PLEASE PRINT)

Name: Jonathan Bevilacqua

Address: 100 Gold Street, Rm 4J-6

I represent: NYC HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ^{450, 448, 452} ~~449, 451~~ Res. No. _____

in favor in opposition

Date: 9/7/16

(PLEASE PRINT)

Name: Arttimeche (Artie) Pearson

Address: 100 Gold St

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ^{450, 448, 449,} ~~451, 452~~ Res. No. _____

in favor in opposition

Date: 9/7/16

(PLEASE PRINT)

Name: Teal Weinstein, Director of Bronx

Address: 100 Gold Street Planning

I represent: HPD

Address: _____

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