

BROADWAY TRIANGLE - SEEKING THE TRUTH

- **WHY is the City pushing to RAILROAD THIS ZONING ACTION through CB 1 – with limited hearings & community input and in the middle of the summer?**
- **WHY is the City NOT rezoning THE ENTIRE BROADWAY TRIANGLE to create opportunities for more**
 - Affordable Housing
 - Jobs & Businesses
 - Greening & Open Space
 - Community Facilities
- **WHY is the Community (and CB #1) being told MYTHS & NOT FACTS?**

MYTH: Broadway Triangle is an isolated area which only impacts Williamsburg in CB #1.

FACT: The Broadway Triangle is a 50 acre area straddling Community Districts 1 & 3 .

- It includes an Urban Renewal Area in both Community Districts.
- It is the last big open area with potential for rezoning and development in North Brooklyn.

MYTH: HPD has conducted a thorough and fair process to produce *the best result for the community*.

FACT: HPD conducted a series of **closed door meetings** with two politically connected development groups (Ridgewood Bushwick Senior Citizens Council & United Jewish Organization) to push a specific agenda: **giving away public land through a pre-determined, behind the scenes process.**

FACT: At June 23, 2009 CB#1 ULURP Committee HPD misrepresented the City's prior commitments stating **that there was no HPD commitment besides land**. In January-February 2008 HPD committed **land and \$7.6 million for 100 Throop Ave.** and in January & February 2009 it committed land and millions more dollars for 35 Bartlett Street **without any review by CB #1.** (see documents on reverse side of this page.)

MYTH: HPD is presenting a **PLAN** for the Community Board to Review.

FACT: The City has created a **ZONING ACTION - NOT a PLAN**. It has refused to look at the ENTIRE Broadway Triangle area and FAILS to maximize affordable housing or job creation opportunities or to meet the City's Plan 2030 standards on open space, job creation and large scale planning.

MYTH: Including the four large blocks of Pfizer Properties in the Rezoning Action would benefit Pfizer without any benefit for the community.

FACT: The Rezoning Action includes two large Pfizer properties on Gerry and Bartlett Streets which will be now zoned for residential use **without getting any concessions from the company.**

MYTH: HPD doesn't have the funding to develop affordable housing on City Owned Properties in CB #1 for which an RFP was issued in 2007 to fulfill commitments made in the Greenpoint-Williamsburg Waterfront Rezoning for nearly 300 units of affordable housing.

FACT: HPD has committed **over \$10 million for RBSCC & UJO** to finance two projects on sites which **do not yet have the proper zoning** to allow housing construction. (see documents on reverse side of this page.)

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100 THROOP AVENUE – \$32 million project funded with \$12 million in land and \$7.6 million funding from NYC HPD
Development of Ridgewood Bushwick Senior Citizen Council (RBSCC) & United Jewish Organizations of Williamsburg (UJO).

Attachment A1 - Evidence of Site Control
100 Throop Avenue

FEB-27-2008 11:06

-FD-OFFICE OF DEVELOPMENT

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DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT
SHAUN DONOVAN, Commissioner

Office of Development
DIVISION OF NEW CONSTRUCTION
100 OLD STREET, NEW YORK, NY 10002
nyc.gov/hpd

LAURA O. LAZARUS, Deputy Commissioner
100 OLD STREET, NEW YORK, NY 10002

January 30, 2008

Scott Short
Deputy Housing Director
Ridgewood Bushwick Senior Citizens Council, Inc.
217 Wyckoff Avenue
Brooklyn, NY 11237

Rabbi David Niederman
President
United Jewish Organizations of Williamsburg, Inc.
32 Penn Street
Brooklyn, NY 11211

Re: 84-100 Throop Avenue
Block 2269, Lots 25, 27-31, 33, 35, 36
Brooklyn

Dear Mr. Short and Rabbi Niederman:

The Department of Housing Preservation and Development ("HPD") of the City of New York ("City") is pleased to authorize Ridgewood Bushwick Senior Citizens Council, Inc. and United Jewish Organizations of Williamsburg, Inc. ("Applicant") to apply to the New York State Housing Trust Fund and Corporation ("Funding Entity") for financing and/or assistance ("Funding") for a project ("Project") to develop the referenced property ("Site") under the Unified Funding process for the New York State Low Income Housing Trust Fund, HOME, Homes for Working Families and Low Income Tax Credit Programs. This authorization ("Authorization") is subject to the following terms and conditions:

1. This Authorization is non-exclusive and does not preclude HPD from taking any other action with respect to the site (including, but not limited to authorizing other organizations to seek Funding for the development of the Site and negotiating with other organizations regarding the disposition of the Site), which HPD in its sole discretion, deems to be appropriate.
2. This Authorization is intended solely for the use of the Funding Entity, is offered to induce the Funding Entity to provide funding, and may not be used by any other person or for any other purpose, including but not limited to the Applicant.
3. This Authorization only authorizes the Applicant to submit an application to the Funding Entity for Funding and does not confer any other rights or benefits upon the Applicant with respect to the Site or the Project. This Authorization specifically does not include:



DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT
SHAUN DONOVAN, Commissioner

Office of Development
DIVISION OF HOUSING PRODUCTION
100 OLD STREET, NEW YORK, NY 10002
nyc.gov/hpd

LAURA O. LAZARUS, Deputy Commissioner
100 OLD STREET, NEW YORK, NY 10002
WENDELL B. WALTERS, Assistant Commissioner

February 26, 2008

Commissioner: Deborah VanAmerongen
New York State Division of Housing and Community Renewal
Hampton Plaza
38-40 State Street
Albany, NY 12207

RE: 84 – 100 Throop Avenue
Block 2269, Lots 25, 27-31, 33, 35, 36
Brooklyn, NY

Dear Ms. VanAmerongen:

The Department of Housing Preservation and Development ("HPD") of the City of New York ("City") is pleased to authorize Ridgewood Bushwick Senior Citizens Council, Inc./United Jewish Organizations of Williamsburg ("Applicant") to apply to DHCR ("Funding Entity") for financing and/or assistance ("Funding") for the above referenced project ("Project") to develop the referenced City-owned property ("Site") under the Multi Family New Construction Program ("Program").

We have reviewed the proposed budget submitted by Applicant for the project, dated February 25, 2008. The proposed budget anticipates financing by HPD for \$7,591,424 for the new construction of ninety-five (95) residential rental units in one (1) building on a portion of nine (9) lots. Financing from HPD of up to \$7,591,424 for the project is within HPD's programmatic parameters. Any HPD financing would be solely to fund construction work and eligible costs attributable to the project on terms and conditions satisfactory to HPD, and will be subject to availability of funds, compliance with funding requirements, New York City Office of Management and Budget approval, sponsor review clearance of the borrower and the general contractor, compliance with the terms and conditions contained in any HPD commitment letter, execution of all necessary legal documents, and any other special terms and conditions related to the specific project.

This authorization ("Authorization") is subject to the following terms and conditions: