



BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE

BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

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ECONOMIC DEVELOPMENT-LAND USE & HOUSING

MINUTES

April 11, 2018

DOUGLESTON DEVELOPMENT

Mr. Russell Lang Vice President of Affordable Housing said that we're the Developers of what we call the Crossroads Project which is on Southern and 149th. Also for disclosure we hired Susan and her firm Wavecrest Management to do the lease up on all three phases. She did Crossroads III was the first phase and that's the infill on Union Avenue which is no longer Union Avenue and also did Crossroads II for us and will be doing Crossroads I which is why we're here today to give a general update on how the Crossroads I is performing and to talk about the other assets onsite. There's actually three phases but it's actually eight pieces I would call them. We have parking overall for the site we have about 126 spaces for people to park in addition we have a plaza which we'll get to. As part of the ULURP was to take Union Avenue and create a Plaza that's privately owned by the Developer but. We also have retail and community facility in one of our buildings they average about 20 thousand square foot each and then we have the residential on top. As a summary its 425 units total of the entire development of which 3 percent are studios, 27 percent one-bedrooms, 51 percent two-bedrooms and 19 percent 3-bedrooms. We also have a wide mix of income bands which are 40 percent, 60 percent, 80 percent, 90 percent and 100 percent AMI all represented throughout this development so those are the incomes. So far two phases are successfully leased up and operating. This was a ULURP that happened around 2012.

The first phase Crossroads III Phase I on Union Avenue we have 126 units and we have a Universal Pre-K in the ground floor facility that services up to capacity of 180 students and now even performing better with the extension of UPK. In our second phase we have 136 units and in the base of that building 22 thousand square feet is an organization called the New York Foundling and it's been around for about 180 years we've talked with them today and have a great relationship with them. They do a lot of things it's kind of hard to pigeon hole them but their really for families and it's an organization that we would really like the Community Board to be aware of they've been operating for about a year now and what they really specialize in is to into really helping families with various needs. I think that they have an open door policy usually they work through the referral system. The final phase which should be eligible to receive a ticket of occupancy probably in June and that is the 163 units and have a very close lease with a grocer called Cherry Valley with about 18 thousand square feet. They have 30 stores and a bunch in the Bronx. They have a store on Webster and Bedford and they have about 3 more other ones and they're a

great operator. We are doing 3 deals with them now and they have beautiful stores with great produce, a butcher, and a fishmonger.

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So the Plaza part of the ULURP. We had 20 thousand square foot Plaza between Crossroads III and Crossroads II and the last page of the printout shows you what the plans would look like. There's going to be seating, trees, landscaping, grass beds, structural grass pavers and that is the Plaza.

There were 52 thousand who applied but only 32 thousand are eligible. So if people apply through Housing Connect and they can also apply via paper and then that's all accumulated through HDC on line or through a mailbox and then all that information is processed and then we have the results and a list is compiled with a mix of the online and paper applicants. So there's a process we get the information now and we're asking for more information to see if they're qualified. So there's a lot of back and forth and assuming that the information is clear assuming that the information is filed accurately the person says who they are and if their eligible and then there's an interview at the very end. Then they're seeing the unit and at that time the tenant's able to accept or reject the unit if they want it or not. So if they accept it then they're our tenant. The list will have some Community Board preferences and some disability preferences. Where we're at now is interviewing with a strong Community Board preference.

Questions and Comments

The Chairperson called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed unanimously.

Meeting adjourned.