

Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225

Housing Meeting Minutes
April 13, 2026

Attendance (Board Members): Fred Baptiste, Board Chair; Mayna Legoute, Committee Chair; Ronisha LaBarrie; Solange Benjamin; Rod Herbert; Vanya Mayers

Attendance (Community Resident Members): Diane Sheppard

Absent (Board Members): Christian Loubeau; Drew Johnston

Absent (Community Resident Members): Marc Mann

Guests: Shannon Shaw, HeartShare; Sophia Shaw; Kenny Zucker; Melissa Ferrari; Benjamin Warnke; Jenn Moore

CB9 Staff: Allison Henry, Community Associate

1. Call to Order
 - a. Meeting called to order at 7:10 PM.
2. Presentation by HeartShare regarding Supportive Housing Project. Follow up to February presentation.
 - a. Proposed 135-unit supportive and affordable housing development at 245 Clarkson Avenue.
 - b. The development will be comprised of 11 stories: 47 studios dedicated to young people aging out of foster care, 30 – 31 two-bedroom units, a mix of one- and two-bedroom units for families and individuals
 - c. Zoning and design considerations: architecture designed to minimize visual impact (setback of 25 feet from the street, lower-than-maximum permissible height (about 117 feet of proposed 125-foot cap). Proximity to other tall buildings in the neighborhood; alignment with as-of-right zoning.
 - d. Ground-floor and site features include a one-story community facility and extensive on-site amenities.
 - e. On-site services and partnerships: social services and mental health support, a full-time presence of case managers, employment specialists, wellness staff, and educational/vocational services, partnerships with Article 31 clinics and youth development programs; integration with preventive services for families
 - f. Emphasis on engagement, sustainability, and balancing housing needs with neighborhood resources.

- g. Commitment to an evidence-based CTI (Critical Time Intervention) framework. Plan to train staff in CTI and ensure holistic wellness offerings, including a gym and community space
 - h. Permanent on-site services funded through New York 1515 awards and similar subsidies
 - i. On-site computer/training labs; vocational spaces; gym; community rooms; roof terrace
 - j. Timeline and logistics: December 2026 target construction start is subject to funding pipelines. Public comments, engagement plans, and multi-stakeholder processes already in motion.
- 3. Suggestions for community fair: invite HeartShare, CAMBA, Inc. and Brooklyn Housing to table
- 4. March committee minutes amended to list Vanya Mayers as a Board Member not a Resident Member. Amended minutes approved by common consent.
- 5. Adjournment
 - a. Meeting adjourned at 8:51 PM.