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The GREC coalition received a $500,000 check from the Von Damm Family Foundation to help realize its dream of building affordable housing and a comprehensive senior health center on the site of the old Greenpoint Hospital. The coalition founders are five community organizations: Concerned Citizens of Withers Street and Area Block Association, Cooper Park Resident Association, Neighborhood Women of Williamsburg/Greenpoint, St. Nicks Alliance, Conselyea Street Block Association.

Pictured are, left to right: Guido Cianciotta of the Concerned Citizens of Withers Street; Louise Von Damm of the Von Damm Family Foundation; Michael Rochford, Executive Director of St. Nicks Alliance; Diane Jackson, President of the Cooper Park Resident Association; Neighborhood Women of Williamsburg/Greenpoint, St. Nicks Alliance, Conselyea Street Block Association.

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Williamsburg, as well as greater North Brooklyn. The community supported plan was submitted to the City of New York in 1984 through a so called competitive RFP process. Despite persistent government obstacles, including the delays in scaling back the 1,150 bed men’s shelter, the plan has moved forward. The updated plan incorporates the GREC proposal to develop the balance of the property as submitted in the City’s second RFP currently under review by HPD. The GREC response to the second RFP has broad support of over 40 organizations and Community Board #1.

The community vision seeks to utilize this public resource to create a broad range of health, residence and community services to meet the current and future needs of community residents in Greenpoint and Williamsburg, as well as greater North Brooklyn. The community supported plan was submitted to the City of New York in 1984 through a so called competitive RFP process. Despite persistent government obstacles, including the delays in scaling back the 1,150 bed men’s shelter, the plan has moved forward. The updated plan incorporates the GREC proposal to develop the balance of the property as submitted in the City’s second RFP currently under review by HPD. The GREC response to the second RFP has broad support of over 40 organizations and Community Board #1.

Included in this document is the history of GREC’s efforts, the over arching community vision, and the community’s development principals. The document also reflects the current status and completed project elements. The plan incorporates efforts to improve the surrounding neighborhood, including parks, housing and vacant land and reflects an agreement with the City of New York to host the Barbara Kleinman training and residence center for formerly homeless men and women, which permitted the community plan to go forward.

The Greenpoint Renaissance Enterprise Corporation (GREC) is a consortium of neighborhood organizations that came together to plan, advocate and coordinate community involvement in the redevelopment of the former Greenpoint Hospital Complex; an eight building, five acre City-owned property. After the old hospital closed the Williamsburg/Greenpoint community, through GREC, prepared a comprehensive plan for the former Greenpoint Hospital Complex which reflects the broad community consensus on the reuse of the campus, as well as its environs. The plan was adopted by Community Board #1 as “the Community Plan” and supported by all elected officials.

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CITY ABRUPTLY CLOSES HOSPITAL IN 1982;  
WILLIAMSBURG/GREENPOINT COMMUNITY RESPONDS  
The Greenpoint Hospital was once the heartbeat of community health services and an anchor institution to the Greenpoint/Williamsburg community. The City abruptly closed the Greenpoint Hospital in the winter of 1982. Neighborhood residents rallied together to define a cooperative effort to protect the vacant property while developing a comprehensive plan for its reuse. This coalition which included leaders of various organizations came to be known as the Greenpoint Hospital Task force.

HOMELESS MOVED IN UNDER COVER OF DARKNESS;  
VIGIL CHALLENGES CITY INDIFFERENCE TO COMMUNITY AND HOMELESS MEN.  
In 1983 with out public notice and under the cover of darkness the City secretly moved 40 homeless men into the vacant buildings. Within a short time; three buildings housed 700 homeless men, providing lodging but virtually no support services. Each day the men were turned out onto the street, local crime skyrocketed; men who badly needed support to get back on their feet were often found living in hovels throughout the community, stripping homes of aluminum and otherwise engaged in a broad array of anti-social and criminal activities. The City’s decision to reuse the facility as a homeless shelter without local consultation and with complete indifference to its impact on community life began to enrage local residents and set a pattern for a tortured relationship with the City of New York in a rebuilding effort. Complete disregard for reasonable community planning concerns continue to characterize the approach of City government.

Community resentment grew over City Hall indifference. Residents led by community leaders Tish and Guido Cianciotta and the Concerned Citizens of Withers Street and Area Block Association spent 140 nights in a vigil outside the complex to draw attention to the combined injustice to homeless men and the host community which is ravished by serious crime and degraded quality of life.

FIRST CITY RFP IS RELEASED;  
WHILE CITY AGGRESSIVELY EXPANDS SHELTER FURTHER ERODING TRUST.  
Two years after hospital closed (1984) the City solicited a Request for Proposal (RFP) to redevelop the overall campus. Local residents were energized that the City sought a long term development plan. Members of the Greenpoint Hospital Re-use Committee formed the Greenpoint Renaissance Enterprise Corporation (GREC). The consortium of six local and community organizations, including Neighborhood Women of Williamsburg/Greenpoint, Concerned Citizens of Withers Street and Area Block Association, St. Nicks Alliance, North Brooklyn Federal Credit Union, Cooper Park Houses Resident Council and Conselyea Street Block Association. The diverse organizations came together transcending race, income and religion to focus on a consensus community plan. The founders, saw the once in a generation opportunity to articulate a community vision for the complex. The adaptive reuse of the Greenpoint Hospital Complex would address a broad range of housing and health care problems facing the community. However as the City was releasing the RFP for the reuse of the complex, it simultaneously was aggressively turning Greenpoint Hospital into the largest men’s homeless shelter in the United States. Within a short time, Greenpoint Complex housed 1,150 men and became known as an extremely violent place for residents. The police frequently visited the facility to address internal crime which savaged men in the complex.

Undaunted Greenpoint Williamsburg Community moved forward. In 1984 GREC developed a broad vision for the complex won the enthusiastic support of the larger community and city accepted the plan and the groups $5,000 good faith deposit.
COMMUNITY SUBMITS GOOD FAITH PLAN; 
BUT LEGAL ACTION BRINGS RESULTS.

Leaders of GREC forged ahead and began to raise financing for their project. In 1989 GREC secured $4.5 Million from HUD to develop senior housing in the former Nurses Residence building. However with financing in place the City withdrew site control reneged on its commitment and blocked development of the badly needed senior housing. St. Nicks entrepreneurially was able to purchase private land at another location and completed senior housing in 1994.

However, the stalemate over the poorly operated homeless shelter went on until GREC, with the help of Brooklyn Legal Services, filed suit against the City for violating its own ULURP uniform land-use review procedures. The Brooklyn Supreme Court agreed and issued a preliminary injunction barring the City from expanding the shelter. This was the organizations first legal victory in the campaign to ‘right size’ the shelter and go forward with the redevelopment plan.

KOCH BREAKS CITY PROMISE; 
GREC GOES TO COURT AND WINS SECOND LAW SUIT

However the City continued to block development. Fed up local residents demanded action and staged a protest in May 1989 by blocking the heavily travelled BQE expressway. Key demands were,

1) Phase down the shelter to 200 beds.
2) Provide GREC with the site control stalled senior citizen housing;
3) Establish a timetable for the implementation of the GREC plan.

Following this action In September 1989, Mayor Koch reached accord with GREC to phase out the Greenpoint Shelter over five years while phasing in the GREC plan. Under the agreement, by May of 1990, five buildings with more than 500 homeless men were to be vacated and buildings turned over to GREC for rehabilitation as permanent elderly and family housing with 10% of the units going to the homeless families. The city would keep one building for the shelter and the remaining buildings were to be vacated and developed for health and community services. In November 1989, Mayor Koch broke that promise.

GREC quickly returned to court and January 1990, Supreme Court Judge Garry forced the City to vacate four buildings and remove 293 beds. After six long years, GREC not only obtained the first four buildings but also obtained a court order mandating a shelter limit of 651 beds towards its right size goal of 200 beds.

DINKINS HONORS PROMISE – 
GREC PLAN MOVES FORWARD AND 4 BUILDINGS QUICKLY REHABILITATED

The GREC member organizations quickly secured financing to rehabilitate four buildings (45 affordable housing units) within the Greenpoint Hospital complex along Jackson Street.

Left to right: 1992-Assemblyman Joseph Lentol with Margaret Carnegie, Tish Cianciotta and Assemblyman Vito Lopez celebrate ground breaking of affordable housing. Four buildings were renovated and occupied in 18 months.
NYC HPD staff collaborated and rehabilitation moved quickly and was completed in 14 months. GREC had taken the first major step towards achieving its goal for the campus. However the green light to fully implement the GREC vision eluded community leaders.

**MOU GRANTS GREC SITE CONTROL**  
**ELEMENTS OF LONG-TERM PLAN EMERGE**

Once again GREC was faced with the lack of good faith by the City. In March 1993 the City put out yet another RFP to lease and manage the 650 bed shelter not consistent with pledges to reduce the shelter to 200 beds. Following demonstrations and protests by GREC, Mayor Dinkins in October 1993 issued a Memorandum of Understanding (MOU) giving GREC site control and immediately reduce the homeless population from 650 to 450. It was agreed that the City would relinquish the outpatient building and the nurses’ residence and retain the main building to accommodate 200 beds (a cap) for a permanent shelter. On December 7th 1993, Community Board #1 which had championed the GREC Plan and local elected official’s agreed to sign the MOU establishing a plan to right size the shelter and pave the way to realize the GREC vision.

**GIULIANI COMMITS TO MOU & FAIR SHARE: OUTPATIENT BUILDING IS ACQUIRED, PRESERVED AND RENOVATED AS COMMUNITY CENTER.**

GREC, with the help of City Hall and the NYC Homeless Services Agency, obtained a confirmation in writing that the incoming Giuliani administration was committed to the MOU and achieving the long sought fair share goal of a homeless facility of no more than two hundred beds. With the City’s cooperation, the former Outpatient Building was acquired by St. Nicks Alliance and developed as a community facility providing; home health care, housing, youth and business development services. The building is called Greenpoint Renaissance Center. First phase renovation took place in 2007 and second phase begun in 2009. In 2010, St. Nicks Alliance opened Arts@ Renaissance which offers 4,500 square feet of space for community cultural, art, dance and music activities. Arts@ Renaissance is bring community together to celebrate culture, art, music and dance.

**$38 MILLION RAISED FOR SKILLED NURSING FACILITY; PATAKI ISSUES STATEWIDE TEMPORARY AND THEN PERMANENT MORATORIUM.**

The cornerstone of the Community Plan for the complex was development of a 260 bed Skilled Nursing Facility. With no community nursing facilities in Greenpoint/Williamsburg or nearby western Queens it was agreed that the facility was badly needed. Residents needing nursing home services were and continue to travel to distant parts of the city in search of a nursing home bed. Friends and loved ones must travel on 2-4 forms of mass transit to get to other facilities. Thus these services were and continue be a priority. GREC asked St Nicks to take on this complicated project in 1996. St. Nicks applied to NYS Department of Health and secured a license to operate a nursing home facility. The City begrudgingly offered a site control letter that year. By the summer of 2001 St Nicks had arranged $38 Million in tax exempt bond, loans, letters of credit, grants and equity for the project. Quite an achievement! In August of 2001 Governor George Pataki issued a temporary moratorium on new Nursing home construction. The temporary ban continued until 2005 when the NYS Health Department declared an permanent moratorium on adding new nursing home beds. The members of GREC were crushed and GREC used over $10,000 of its own resources to fight the moratorium in a legal appeal to the state. However the state was resolute and with out political advocacy the moratorium could not be overturned had great need the DOH focused on alternatives to nursing homes as a cost cutting measure. GREC adapted as well.

**ALTERNATIVE PLAN PRESENTED TO SYMPATHETIC CITY.**

The NYS Health Department set back caused GREC to consider alternative development proposals which were presented to a sympathetic HPD Deputy Commissioner Raphael Cestero. Architect Magnus Magnusson proposed alternative plans for the campus and recommended partnering with Arch care (part of Catholic Health Care Systems)
which is one of only two proprietors of the PACE program a NYS and federally chartered organization that provides nursing home quality care to the elderly in their own home.

**Abrupt City Turnaround AS GREC PLAN IS IGNORED:**

**HPD PRESENTS STILL ANOTHER RE-DEVELOPMENT OBSTACLE LEADS TO 7 YEARS OF DELAY:**

HPD informs GREC in 2003 that it will take the site away for development of affordable housing because City has a new policy and will dispose of the property through RFP despite the MOU and prior commitments. Policy is not consistently applied confounding community residents. Community leaders protest and ask that the RFP reflect community planning priorities as reflected in the GREC Plan for the campus. HPD refuses to include priorities in the RFP. Three years after the City blocked development; in April 2007 the site is RFP’d, GREC requests that St. Nicks Alliance submit a community proposal. The proposal included family housing, senior housing and the proposed PACE Center.

**CITY DESIGNATES BRONX FOR-PROFIT DEVELOPER OVER COMMUNITY. WILLIAMSBURG/GREENPOINT RESIDENTS ASK WHY?**

Despite demonstrated achievement, track record of success and the most competitive application the city chose a for-profit developer from Bronx. Residents were outraged and have begun to mobilize. The St Nicks Alliance formally appealed the HPD designation of a developer for the Greenpoint campus in an April 28th 2010 letter from Joseph Robles, Board President. That appeal is still under consideration. Community leaders led by Jan Petersen President of GREC met with Commissioner Raphael Cestero on July 26th, 2010. The meeting was attended by representatives of City Hall, Marty Markowitz and Diana Reyna's offices. All thought it was a positive meeting as passionate community residents who have struggled for 20 years outlined for the Commissioner the importance of the GREC Vision and the Community Plan for the Greenpoint Campus. That was followed by a press conference on the steps of City Hall on August 1st attended by over 120 people where 3,000 letters from community residents were delivered to Mayor Bloomberg also asking him to reverse the decision. Soon after HPD indicated they had broken off negotiation with Bronx developer. The St Nicks Alliance remains optimistic and believes its proposal is the most financially competitive.

Guido Cianciotta seeks and receives CB#1 support for the GREC plan 1993

GREC & Community Leaders and Elected Officials after clean up of garbage dump across from campus which was transformed into the GREC Community Garden now the Red Shed Garden.

Local artist Juan Beltran discuss Mr. Bertrand work at the opening of “Common Ground” a thematic display of art reflecting life in Williamsburg/Greenpoint finding common ground in a diverse community. This is one of the first events in the ARTS@Renaissance space in the Greenpoint Renaissance Community Center.
COMMUNITY VISION
The Greenpoint Renaissance Enterprise Corporation (GREC) proposes to redevelop the five acre, eight building Greenpoint Hospital site. The redevelopment plan’s central development thematic focus is the creation of senior health care, community facilities and affordable housing. It seeks to replicate the value of the former hospital by filling key gaps in the current health care service delivery network. The development concept builds on the most innovative approach to long-term care and housing for the elderly.

The total redevelopment plan is budgeted in excess of $62 million. Financing and equity is secured through a variety of public and private resources. A project of this scale and nature will realize a significant benefit of the Greenpoint and Williamsburg community by establishing new health services, a new community center, affordable housing, and creating new jobs. A total of 360-420 permanent jobs will be created when the project is complete. For the City as a whole, the project provides creative, cost-effective and pragmatic solutions in meeting the housing, and finding innovative cost-effective means of addressing the health care needs of the elderly and health care needs of low and moderate income people, while balanced with Citywide responsibility to train formerly homeless men and women.

OVERARCHING COMMUNITY PLANNING PRINCIPLES
- Meet two of the communities highest priorities:
  - Lack of affordable housing
  - Lack of health services for seniors, especially the frail elderly.
- Create a new community space
- Support key local youth, business, housing and social services
- Use vacant land to create a community garden
- Preserve the historic qualities of the former hospital complex, including preservation of the former Nurses Residence.
- New development should have density in context of surrounding community
- Capable local, nonprofit developer should be given preference in selecting development team
- Create construction and permanent jobs for local residents.

*Project Sponsor and Community Plan:*
Greenpoint Renaissance Enterprise Corp.

*Total Development Cost:*
$75+ million

*Components:*
- Affordable Family Housing (45 units)
- Community Facility – Renaissance Center.
- New Affordable Housing (250+ units)
- Innovative Senior Health Center
- New Community Garden
- Funding for Public Benefits

*Jobs Created:*
Approx. 245 Constructions & 145 Perm.
KEY PLAN ELEMENTS

- Affordable Family Housing (Pages 6 & 7)
  Four buildings on the campus (Buildings #4, 5, 6 & 7) along Jackson Street were rehabilitated to provide for 45 affordable housing units. Neighborhood Women of Williamsburg & Greenpoint and St. Nicks Alliance were partners with the Local Initiative Support Corporation, the Enterprise Foundation and the NYC Department of Housing Preservation and Development in the financing, development and construction of these apartments. This phase was completed in December 1993 at a cost of $4.8 million.
  Buildings have been named for important community leaders:
  - Tish & Guido Cianciotta - Concerned Citizens of Withers Street & Area Block Assoc.
  - Jan Peterson & Mildred Johnson Tutti - National Congress of Neighborhood Women
  - Margaret Carnegie and Mildred Johnson - Cooper Park Residents Council
  - Marie Leanza & Tille Tarintino – Conselyea Street Block Association

- New Community Facility – “The Renaissance Center” (Page 8)
  The former outpatient building (Building #3) was rehabilitated and preserved as a new community facility known as the Renaissance Center. This facility provides a broad range of community health, housing, youth, and business development services. It will also include a new community center, Arts@Renaissance, in celebrating community arts, culture, history, youth and business activities.

- Affordable Family and Senior Housing (Page 9)
  Redevelopment of the nurses’ residence (Building #2) and an adjoining new wing will be developed as senior housing with 90 units with assisted living resident services. This facility will serve the elderly who can live independently, as well as those who need 24-hour support but do not require acute skilled nursing care. A 175 unit, new construction affordable mixed-income family housing will be built on this vacant land. The innovative design will provide housing for working families who cannot pay sky high local rents and keeping Williamsburg an economically integrated community.

- Innovative Senior Health Center (Page 10)
  North Brooklyn is underserved for nursing home beds and has limited access to long-term care. The NYS Moratorium on new nursing home construction fosters a partnership that will create a new approach to long-term care that affords seniors the ability to remain in their homes and obtain quality long-term care services.

  The City-owned land on Kingsland, between Maspeth and Skillman Avenue, was long an illegal dumping ground used by private carting companies. GREC, in partnership with the Borough President and elected officials, removed the garbage, cleaned up the lot, installed 150 linear feet of fencing, and 15,000 square feet of new sidewalk. The Red Shed Gardeners have installed planting beds for flowers and vegetables, and a red shed helping to Green our community.

- Development linked to Community Benefits: Open Space & Facilities (Page 12)
  GREC and its community Developer, St. Nicks Alliance, have committed to investing the benefits of the development of the Hospital Site into other Community needs. The public park, Cooper Park, across Maspeth Avenue from the Greenpoint Hospital would receive $500,000 to complete renovations, not covered by the current NYC Capital. Another $1.0 million would go to the construction of a new facility for the School Settlement Association, a 100 year old neighborhood institution and the oldest settlement house in Brooklyn.

- Transitional Housing & Training Facility
  The former hospital’s main facility (Buildings #1 & 8) is a 200-bed programmed facility for unemployed men and women operated by the NYC Department of Homeless Services. In exchange for accepting to host this facility, the community was approved to develop the remaining parcels. DHS has agreed to maintain a community dialogue and meet on a regular basis.
AFFORDABLE FAMILY HOUSING I

“Building #4, 6 & 7”

*Project Sponsor:
Neighborhood Women of Williamsburg/Greenpoint

*Project Name:
Neighborhood Women’s Renaissance

*Total Development Cost:
$3,500,000

*Sources of Financing:
NYC HPD low-interest loan, LI Housing Tax Credit
Equity investment through the New York Equity Fund, and
the Enterprise Community Investment.

*Architect:
Katrina Adams

*Floors & Gross Area:
4 Floors/ 43,400 sq. ft.

*Contractor:
Flintlock Construction

*Jobs Created:
Approximately 35 Constructions, and 2 Permanent

Developed as the Neighborhood Women Renaissance, these three buildings have been successfully renovated, creating 33 affordable housing units. The apartments range from studios to two bedrooms serving families with income ranges between $14,750 and $22,140, or 60% of the area’s median income. 20% of the apartments are reserved for families and individuals who were previously homeless, and 30% were reserved for community residents (Community Board #1). Of the residents, 90% of the tenants are working families. Average rentals are approximately $450 for a two-family unit.

The project financing included a 30% equity investment through the Enterprise Foundation and 70% in the form of a low-interest loan from the NYC Housing Preservation and Development. The equity dollars were contributed by corporate investors under the Low Income Housing Tax Credit (LIHTC) Program.

Rehabilitation began in December 1992 and was ready for occupancy in June of 1993. The project sponsors hope in the near future to provide a meeting room for the Grandparent’s Association. St. Nicks Alliance serves as the management agent. The property is at the end of its 15-year investment cycle and seeks refinancing to keep it permanently affordable.

Left to right Margaret Carnegie, Mildred Johnson, Jan Peterson, Guido & Tish Ciancotta at Ribbon Cutting
Developed by St. Nicks Alliance, Building #5 was renovated to create 12 units of affordable housing. The apartments range from studios to two bedrooms serving families with income ranges between $14,750 and $22,140, or 60% of the area’s median income. The project financing included 30% equity financing from the Local Initiative Support Corporation, and 70% in the form of a low-interest loan from NYC Housing Preservation and Development. The equity dollars were contributed by corporate investors under the Low Income Housing Tax Credit (LIHTC) Program. Apartment rentals are approximately $450 for a two-bedroom unit with supportive services provided.

The project began construction in December 1992 and was completed in May of 1993. St. Nicks Alliance serves as the management agent. The project is being refinanced to keep it permanently affordable as it is at the end of its 15-year investment period.
THE RENAISSANCE CENTER

New Community Facility

"Building #3"

**Project Sponsors:**
GREC, St. Nicks Alliance, St. Nicks Alliance – Home Care, Arts@Renaissance Center

**Total Development Cost:**
$6,100,000

**Sources of Financing:**
Sovereign Savings Bank, NYC Capital Budget, Brooklyn Community Foundation, Citigroup Foundation, New Market Tax Credits and Private Equity

**Architect:**
Damon Straub, New York City

**Floors & Gross Area:**
3 Floors/ 27,000 sq. ft.

**Jobs Created:**
Approximately 35 Constructions, and 100 Permanent

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Abandoned Outpatient Building

The three-story, former outpatient building is the gateway to the campus, set on the corner of Kingsland and Maspeth Avenues, the building’s architecturally neo-classical structure. The building is registered with NYS Office of Historic Preservation. Plans call for preservation of the design and adaptive reuse. The building’s charm is reflected by a magnificent rotunda marble entrance that will be preserved.

Community Housing, Youth & Business Services

In keeping with the overarching vision for the campus, the new facility will provide a variety of community services. St. Nicks Home Care assists upwards of 1,200 seniors a year, who remain independent with supportive services in their own homes. St. Nicks Alliance works with hospitals, doctors and the City to ensure high level of in-home personal care.

Operations within the building will provide support of over 1,000 affordable family and senior apartments throughout North Brooklyn. Moreover the space will provide the back office and operational staff for youth, housing advocacy and business development services. Collectively these services will assist 300 residents threatened with eviction, sustain over 100 affordable housing units, ensure high quality care to 2,900 children in youth services, and help local residents and MWBE-certified companies launch 35 businesses each year.

Arts @Renaissance

The newest community space known as Arts@Renaissance brings together Greenpoint and Williamsburg’s ethnic, racial and economically diverse communities to celebrate culture, art, music and dance. The Arts@Renaissance mission is specifically focused on building a cross-cultural links. Emblematic of this effort is St. Nicks Alliance’s partnership with the Joan Mitchell Foundation, where 14 neighborhood artists serve as “Artists in Residence” at St. Nicks and School Settlement's after-school and summer camp experiences.

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Original 1984 Revised 2013 - 11 -
AFFORDABLE FAMILY III
New SENIOR HOUSING

"Building & Site #2"

*Project Sponsor:*
St. Nicks Alliance, in Partnership with North Brooklyn Development Corporation, Monadnock Construction, Briarwood Organization

*Total Development Cost:*
$69.5 million

Sources of Financing:
NYC HPD Loan, HUD Section 202 grant, NYS HTF Loan,
Low Income Housing Tax Credits, Federal Home Loan Bank
Private debt and developer equity

Architect:
Magnusson Architecture & Planning PC

Jobs Created:
Approximately 120 Construction, and 6 Operational

A development team led by the St. Nicks Alliance and North Brooklyn Development Corporation, along with Monadnock Construction and Briarwood Organization, has submitted two proposals to NYC Department of Housing Preservation and Development (HPD).

Senior Housing
The project consists of 90 units of senior housing on upper floors of nurses’ residence and a handsome low-scale, eight-story addition. A new 12,000 square foot community facility housing the geriatric health services will fill the courtyard (see page 9).

Mixed-Income Rental
175 units, new construction, multi-family residential building is designed in a “u” shape to maximize light and air with an inner courtyard. The 188,000 square foot building will rise nine-stories and contain a mix of studio, one, two, and three-bedroom apartments. The inner courtyard will echo other campus buildings and providing generous open/green space between the senior housing building to the east and the existing building to the west (Greenpoint Hospital Outpatient Building).

Community Planning Principals
GREC’s overarching community planning priorities are reflected in this proposal; preservation of historic structure, lower density and stronger economic integration. Moreover, the project fulfills key development priorities to meet long-term needs for affordable housing.
New Senior Health Center

This facility will be the hub of health and medical services which will offer long-term care to the elderly who remain in their homes. Arch Care (formerly Catholic Health Care Services - CHCS) will provide their comprehensive, all inclusive PACE Program, wrap-around adult day medical services to the elderly residing in the new development, as well as all qualified elderly in the surrounding community. Arch Care will bring their innovative approach, integrating housing and health care services to enhance the lives of elderly residents living in the complex and surrounding community.

The PACE Program’s unique Medicare, private pay, Medicaid-financed initiative covers acute, chronic and long-term care and avoiding isolation away from family and friends in distant nursing homes. The Arch Care approach uses interdisciplinary, team-managed care to assess needs, and coordinate and provide care. Adult day care is the hub, complemented by in-home care. The program will provide comprehensive Care for the Elderly (PACE) Center which will provide services to all neighborhood elderly. The program is complementary to the recreational activities of the nearby Senior Centers such as Cooper Park NYCHA and Swinging Sixties Center on Manhattan Avenue.
NEW COMMUNITY GARDEN
“The Red Shed Garden”

(Formerly GREC Garden)

*Project Sponsor:
GREC and Brooklyn Borough President
Red Shed Gardeners

*Total Development Cost:
$50,000

*Sources of Financing:
NYC Capital Budget

*Architect:
The People

While the Greenpoint Renaissance Enterprise Corporation has primarily focused on the former hospital, has engaged in park, housing and other tax-foreclosed land. One of the properties was the vacant land on West Side of Kingsland Avenue, between Maspeth and Skillman Avenues. The site was a major eyesore and had no sidewalks. Thus the members of GREC were determined to do something about it.

GREC members cleared the garbage repeatedly. However GREC, together with the Borough President’s office, were able to install 150 linear feet of new fencing. Further GREC was able to improve the dangerous conditions for walking along the street with the pouring of 15,000 square feet of new sidewalk. A Green thumb lease and community garden was established with the NYC Department of Parks and Recreation. Regular access to the space was made available for local residents to establish planting beds.

The garden was renamed the Red Shed Garden after the identifying structure provided space for garden materials and tools. Today it has an active and large group of members who have further transformed the space with a host of flowers, bushes, herbs and vegetables using only organic gardening methods.

It is a gathering place for local residents and hosts a variety of activities including Community Support Agriculture (CSA) food distribution, which helps to bring locally grown, healthy food to the community. The Red Shed also functions as an outdoor classroom for teaching local school children about nutrition and how food is grown.
FUNDING BENEFITS TO COMMUNITY
$1.5 Million Support for Cooper Park & School Settlement Association

Project Sponsor:
GREC
Cooper Park Neighborhood Assoc.
Councilmember Reyna
School Settlement Association
Brooklyn Borough President

*Total Development Cost: $9.6+ million
Phase I Park - $2.4 Million
Playground fence - $22,000
Phase II improvements - $500,000
SSA - $6.5 million
GREC Contribution - $1.5 million

*Sources of Financing:
NYC Capital Budget – Council Member Discretionary
NYC Capital Budget – Brooklyn Borough President
Open Space Alliance
GREC & Resident capital campaign
New Market Tax Credits
GREC Development Fees - $1.5 million

*Architect:
NYC Dept. of Parks & Recreation
Amy Gross Architects

GREC and its developer, St. Nicks Alliance, have committed to supporting additional community projects in North Brooklyn with a portion of development fees generated from remaining Greenpoint Hospital site. As locally committed organizations, GREC members are committed to keeping the benefits of any development in the North Brooklyn neighborhood.

Cooper Park Capital Improvements: GREC has committed $500,000 in funds to expand on the renovation plans at Cooper Park by the NYC Department of Parks & Recreation. The first Phase of $2.4 million of City Council funding will only be able to renovate a few ball courts and open spaces on the southwest end of the park. GREC has worked with local residents on a capital campaign to construct a fence around toddler play areas to provide security for the children. The $22,000 cost for the fence will be shared between community and Open Space Alliance. GREC funds from the Greenpoint Hospital development will be used to address park improvements requested by residents to include rebuilding of the oval lawn as the main park feature and a range of critical repair improvements.

School Settlement Association: GREC’s commitment of $1 million of funding will support the creation a vital community facility in an underserved part of North Brooklyn. This 100 year old settlement house is creating a new 20,000 SF facility. It serves an area which has few recreational options for youth and two local elementary schools which have no gymnasiums. The new building will include multi-purpose classrooms, an auditorium and a gymnasium. The project will leverage $3.5 million in NYC Capital funds through the City Council and Borough president discretionary allocations with the GREC funding. New Market Tax credit investments will provide another $3+ million in support.
**PLANNING COMPREHENSIVE VISION**

Expanding Community Plan to Multi-Block Area

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**Project Sponsor:**
GREC  
NYC Agencies  
Local Residents

**Architect:**
Magnusson Architects and Planners

GREC is now facilitating a process to expand the Community Plan and take a wider look at the 22-acre multi-block area that includes the Greenpoint Hospital Campus, Cooper Park Houses, and Cooper Park.

GREC is undertaking a larger planning effort to look at the blocks surrounding the Greenpoint Hospital for a comprehensive solution to key issues in the community:

- Housing which complements the local area and meets local income and unit size needs;
- Open space and quality recreation areas;
- Sufficient and accessible parking;
- Traffic calming and pedestrian safety;
- Sufficient area lighting to increase security and reduce crime; and
- Community facilities with sufficient space and programs for local residents.

The Study Area is a multi-block area is bounded by Frost Street to the north, Sharon Street to the south, Kingsland Avenue to the east and Morgan Avenue to the west. There are 982 housing units in the plan area with over 3,000 residents. GREC will make every effort to include residents and stakeholders, local officials, government agencies (NYCHA, DPR, DHS, etc), local Community Board members and civic leaders. The final plan will be an opportunity to redirect public investment into an outcome that will benefit the local area for generations to come.
GREENPOINT RENAISSANCE ENTERPRISE CORPORATION

GREC member development in Greenpoint Hospital Area