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February 12, 2010

Bronx Community Board 8
Land Use Committee
Charles G. Moerdler, Chair
5676 Riverdale Avenue, Suite 100
Bronx, NY 10471-2194

RE: 3969 CANNON PLACE

Dear Mr. Moerdler:

Please find following Urban Pathways' response to questions posed by the Land Use Committee in regards to Urban Pathways proposed development at 3969 Cannon Place in Community Board 8.

Urban Pathways, Inc is a not for profit 501c3 organization currently under contract with Canon R&S Developer, LLC for the purchase of the property located at 3969 Cannon Place (Block 3258, Lot 120). Urban Pathways will also serve as the developer on this project. We are not authorized to release the terms of the contract, however Urban Pathways intends to pay no more than the appraised value of the property. The property would be purchased by Urban Pathways or a wholly-owned, yet to be formed, Urban Pathways' Housing Development Fund Corporation.

As a 501c3 designated organization Urban Pathways has no principals with any beneficial interest. A list of Urban Pathways Board of Directors is attached. Correspondence to members of the Board of Directors can be directed to their attention at:

Urban Pathways, Inc.
575 Eighth Avenue, 9th Floor
New York, NY 10018

The development consultant for this project is Horsford & Poteat, the Principals of which are Robert Horsford and Ed Poteat.

Horsford & Poteat
226 West 116th Street
New York, NY 10026

The total project cost is estimated to be between \$22 and \$25 million for an approximately 68,000 square foot building; this includes site acquisition and construction costs. We anticipate funding the project through various sources, including, but not limited to: HPD Supportive Housing (HOME) funding along with

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Low Income Housing Tax Credits. Under the HPD Supportive Housing program, developer's fees are limited to \$7,500 per unit.

As previously indicated Urban Pathways' has several sites under development and continually explores new properties. Between July 2007 and August 2008 Urban Pathways explored sixteen different locations in the Bronx, Manhattan, Brooklyn and Queens, submitted by multiple brokers. Urban Pathways' Board of Directors are also fully aware of the project, its' location and current scope. Approval through a Board resolution has not yet been required, but would be secured to authorize the purchase prior to closing in accordance with Urban Pathways' by-laws.

Fifty (50) of the proposed Seventy-Four (74) units would be for special needs housing and reserved for tenants eligible under the NY/NY III program. In addition Urban Pathways plans to target the special needs supportive housing units to qualified veterans. The remaining Twenty-Four (24) affordable housing units will be exclusively available and marketed to eligible persons who live or work in Community Board 8 and who have incomes between 30% and 50% of Area Median Income.

Tenants eligible to access the units for the special needs population will be formerly homeless adults with a serious and persistent disability in the form of mental illness or who are diagnosed as mentally ill and chemically addicted (MICA). The proposed client to staff ratio will be 4.5 to 1. As previously stated preference for the special needs units will be given to qualified veterans who meet the formerly identified requirements. Urban Pathways has successfully operated a Fifty-Five unit building and program serving a similar population for thirteen years. I again extend an invitation to you and other members of the Land Use Committee to visit that location and meet our staff and tenants. None of the units are transient in nature as this is a permanent housing development.

Staffing will include twenty-four hours a day, seven days a week licensed security, four (4) clinical case managers, facility director, director of social services, director of operations/building services, part time nurse, four (4) full time porters, wellness coordinator, and a part time consulting psychiatrist. Clinical staff will be onsite Monday through Saturday between 8AM and 7PM. Building service staff will be onsite Sunday through Saturday eight hours per day and as indicated earlier, security staff will be onsite seven days per week twenty-four hours per day.

Based on zoning, the site in question would yield approximately Ninety (90) units in a seven story structure; however the attached schematic presents a Seventy-Four (74) unit building and was designed in response to community feedback concerning the originally proposed height and scope of the project. Developing fewer units will increase the per unit development cost.

The proposed building would be built on top of the existing rock and is broken into parts so that it steps with the hill and slope of Cannon Place. It is set back approximately 35 feet from Cannon Place to create a large open space that is a visual relief to the street width of Cannon. The building is broken into parts to

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reduce its apparent bulk and separated with glass areas that allow for views through the building and beyond. The building is composed of brick and stucco. The rear of the building at the structural level will be covered with a "green wall" of native species vines and grasses.

The height of the building varies with the natural grade and it is lower than the seven story apartment building across the street. It is approximately the same height as the 4 story houses diagonally from it as they are at a higher elevation due to the slope of Cannon Place. The attached area map indicates that many of the buildings in the surrounding area are significantly taller than the proposed Urban Pathways Building. Parking is accessed from Cannon Place at the lowest point of the site and is below the residential floors. As the building is built into the hill there are offices and a meeting room floor beneath the parking level.

The Gross Floor Area of the building is 68,160.00. The Zoning Area or FAR is 46,715.00 Please note, the maximum allowable floor area for Zoning (FAR) is 68,319.00 and exceeds even the proposed Gross Floor Area. The building is As of Right and is built less than the allowable zoning in terms of height and area. The rear yard is at a minimum of 30 Feet. The height of the building is measured from the front yard and is 50 Feet while the maximum allowable is 70 feet above grade. There will be 74 units with 50 studio units for special needs tenants and 24 affordable 1 Bedroom Units for community residents. The studio units are approximately 450 GSF and the 1 Bedrooms are approximately 700 SF in size. Forty (40) Parking spaces will be provided while only 6 spots are required by the Zoning Code. As it is unlikely that any of the special needs tenants will have personal vehicles this will enable us to offer some of the 40 spaces to members of the community. Parking spaces will be monitored via video, but otherwise unattended.

GACE Engineering a prominent structural engineering firm has examined the plans and site and confirmed that the project is practical and feasible. The building will be built on top of the rock and anchored into it. Blasting and rock removal are not planned or desired. Please refer to the drawings for additional information.

The need for, and benefits of, supportive housing is well documented. In addition, according to demographic information regarding the Kingsbridge Heights community; 18.4% of the population exists below the poverty line. The affordable units we plan to develop will reduce the housing burden within the targeted income group. Please feel to contact me with any additional questions regarding this proposed project.

Sincerely,



Frederick Shack
Executive Director

Cc: Councilman Oliver Koppell
Ed Poteat
Fernando Brinn

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