

## DEVELOPMENT TEAM:

PROPERTY OWNER:	BAPTIST CHURCH OF THE REEDEMER
DEVELOPER :	MHANY MANAGEMENT INC. 718-246-8080 EXT 207
FUTURE CO-OWNER:	MHANY CORTELYOU HDFC
ARCHITECT:	ESKW ARCHITECTS LLC
CONTRACTOR:	MEGA CONSTRUCTION
ATTORNEY:	HIRSCHEN, SINGER, EPSTEIN LLC
SERVICE PROVIDER:	TURNING POINT/BROOKLYN COMMUNITY SERVICES
PROPERTY MANAGER:	MHANY MANAGEMENT INC.

Baptist Church of the Redeemer has joined with MHANY Management Inc. ("MHANY") to demolish existing church structure and undertake the development of a new church facility and 76 unit affordable residential apartments.

MHANY will own the residential portion of the project through a condominium organizational structure and MHANY will manage the senior and family affordable units. MHANY directs all aspects of project management throughout predevelopment, development, marketing, lease-up and is the designated property manager once the property is occupied.

Baptist Church of the Redeemer will own the Church facility upon construction completion.

Turning Point Brooklyn (TPBK) and Brooklyn Bureau of Community Services (BCS) will provide comprehensive services to the individuals and families at 1921 Cortelyou. In particular, TPBK will focus its experience and wide array of programs and support to the 46 formerly homeless young women between the ages of 18-25.

### FEATURES: AMENITIES:

- Residential front entry desk with 24-hour service
- program space on the ground floor for building residents
- direct access from street to community room for community programming and use
- counseling and office space on the ground floor
- administrative offices



# COMMUNITY BOARD PRESENTATION

## February 26, 2018

1921 Cortelyou Road, Brooklyn, NY

EDELMAN SULTAN KNOX WOOD / ARCHITECTS LLP



Unit Breakdown and AMI levels								
	30%AMI (senior)	40%AMI (senior)	50% AMI	60%AMI (family)	FMR/su pportiv e housing units	Super's unit	Total	
Studios		2			46		48	63%
1BRs	7	6		3			16	21%
2BRs				11		1	12	16%
<b>Total</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>14</b>	<b>46</b>	<b>1</b>	<b>76</b>	
<b>Percentage</b>	<b>9%</b>	<b>11%</b>	<b>0%</b>	<b>18%</b>	<b>61%</b>	<b>1%</b>	<b>100%</b>	

Senior units	15
Family affordable units	14
Supportive housing units	46
Super's unit	1
<b>Total units</b>	<b>76</b>

Unit Type	30% AMI	40% AMI	50% AMI	60% AMI
Studio ( 1 person HH)	\$13,360- \$20,040	\$20,040- \$26,720	\$26,720- \$33,400	\$33,400- \$40,080
One-bedroom (1 person HH)	\$13,360- \$20,040	\$20,040- \$26,720	\$26,720- \$33,400	\$33,400- \$40,080
One-bedroom (2 person HH)	\$15,280- \$22,920	\$22,920- \$30,560	\$30,560- \$38,200	\$38,200- \$45,840
Two-bedroom (2 person HH)	\$15,280- \$22,920	\$22,920- \$30,560	\$30,560- \$38,200	\$38,200- \$45,840
Two-bedroom (3 person HH)	\$17,180- \$25,770	\$25,770- \$34,360	\$34,360- \$42,950	\$42,950- \$51,540
Two-bedroom (4 person HH)	\$19,080- \$28,620	\$28,620- \$38,160	\$38,160- \$47,700	\$47,700- \$57,240

## UNIT BREAKDOWNS

1921 Cortelyou Road, Brooklyn, NY

