

CALL TO ORDER

Emily A. Youssouf

- ADOPTION OF MINUTES July 7, 2016
- VICE PRESIDENT'S REPORT

Emily A. Youssouf

Roslyn Weinstein

ACTION ITEMS

- **Resolution** **Arnold Saperstein, MD**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with Emblem Health for a term of approximately seven years and six months for approximately 37,459 square feet of space on the 9th floor at 1 Metrotech Center, Borough of Brooklyn, to house MetroPlus' call center and associated functions at an initial rent of \$26 per square foot, or \$568,128 for the first year of the term after factoring five months of free rent, and with the rent escalating for the balance of the term at a rate of 2.5% per year for a total base rent for the lease term of approximately \$7,620,309 plus a total of \$710,164 for electricity over the term for a total cost of \$8,330,473.
- **Resolution** **Jonathan Weiner**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with the New York State Shipping Association, Inc. – International Long Shoremen's Association Pension Trust Fund for a term of approximately four years and eight months for approximately 16,899 square feet of space on the 16th floor at 77 Water Street, Borough of Manhattan, to house the Office of the Inspector General ("H+H OIG") at an initial rent of \$45 per square foot, or \$570,342 for the first year of the term after factoring three months of free rent, and with the rent escalating for the balance of the term at a rate of 2% per year for a total base rent for the lease term of approximately \$3,492,944 plus a total of \$216,869 for electricity over the term for a total cost of \$3,709,813.
- **Resolution** **Louis Iglhaut**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to increase the aggregate not-to-exceed threshold established for the Construction Management services contract pool, including the following firms: Gilbane Building Company; HAKS; Hunter Roberts Construction Group; Jacobs Engineering; LiRo Program and Construction Management; and, TDX Construction Corporation (the "CMS"), by \$6.5 million, from \$8.5 million to \$15 million, to provide professional construction management services on an as-needed basis at various facilities throughout the system.
- **Resolution** **Louis Iglhaut**
Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to

increase the aggregate not-to-exceed threshold established for the Life Safety services contract pool, including the following firms: Code Consultants Professional Engineers; Hughes Associate Fire & Safety Engineers of New York, PC; Safety Management Services; and T SIG Consulting, Inc., (the "Consultant Pool"), by \$3.5 million, from \$1 million to \$4.5 million, to provide professional Life Safety services on an as-needed basis at various facilities throughout the system.

- **Resolution**

John Jurekno

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a 99 year sublease (including tenant renewal options) with T Building Housing Development Fund Company, Inc. a to-be-formed single purpose as entity of which NYC Partnership Housing Development Fund Company, Inc. is the sole member as nominee for T Building LLC, a to-be-formed single purpose limited liability company, the managing member of which will be T Building Managers LLC a to be formed single purpose entity of which Dunn Development Corp. will be the sole member ("Tenant"), to rent a parcel of approximately 167,000 square feet including the existing 10 story "T Building" of approximately 238,000 gross square feet on the campus of Queens Hospital Center Jamaica, Queens, New York (the "Facility") together approximately 129,000 square feet of surrounding land to be used for approximately 103 parking spaces for the building along with other uses. The building is to be renovated to create approximately 206 residential units including approximately 75 supportive housing units for single adults who are appropriate for independent living in the community and whose income is less than 60% of the Area Median Income ("AMI"); approximately 79 affordable units for households earning less than 60% of AMI; and approximately 51 moderate/middle income housing units for households earning less than 100% of AMI with 8,000 square feet to be provided for a community facility use; provided that, in lieu of rent to NYC Health + Hospitals, approximately 12,000 gross square feet will be retained by NYC Health + Hospitals at no charge other than for utilities and maintenance for the Facility's non-direct medical care uses.

INFORMATION ITEMS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

CAPITAL COMMITTEE MEETING MINUTES

July 7, 2016

MINUTES

Capital Committee

Meeting Date: July 7, 2016

Time: 10:00 A.M.

Location: Board Room

Board of Directors:

Members of the Capital Committee

Emily A. Youssouf, Chair
Josephine Bolus, RN, NP, BC
Mark Page
Ramanathan Raju, MD, President

HHC Staff:

Nathalie Abejero – Assistant Director, Corporate Planning
Jawwad Ahmad – Director, Office of Facilities Development
Paul Albertson – Vice President, Supply Chain
Daniel Collins – Director, Coney Island Hospital
Martin Everette – Director, Affirmative Action/Equal Employment Opportunity
Jonathan Goldstein – Senior Consultant, Corporate Planning
Colicia Hercules – Chief of Staff, Office of the Chairman
Louis Iglhaut – Assistant Vice President, Office of Facilities Development
Mahendranath Indar – Senior Director, Office of Facilities Development
Christina Jenkins – Chief Executive Officer, OneCity Health Services
John Jurenko – Senior Assistant Vice President, Intergovernmental Relations
Patricia Lockhart – Secretary to the Corporation, Office of the Chairman
Denise Lyman – Director, Office of Facilities Development
Nini Mar – Director, Corporate Reimbursement
Randall Mark – Chief of Staff, Office of the President
Angelo Mascia – Executive Director, Sea View Hospital Rehabilitation Center and Home
Maureen McClusky – Senior Vice President, Post-Acute/Long-Term Care
Dean Moskos – Director, Office of Facilities Development
Milton Nunez – Executive Director, Lincoln Medical and Mental Health Center
Salvatore Russo – General Counsel, Legal Affairs
Cyril Toussaint – Director, Office of Facilities Development
L. Rickie Tulloch – Director, Office of Facilities Development
Roslyn Weinstein – Vice President, President's Office
Dion Wilson – Director of Real Estate, Office of Legal Affairs
Elizabeth Youngbar – Assistant Director, Office of Facilities Development
Frank Zanghi – Manager, Internal Audits

Other Attendees:

Larry Garvey – Cerner Corporation
Sydelle Knepper – SKA Marin
Shaylee Wheeler – NYC Office of Management and Budget

CALL TO ORDER

The meeting was called to order by Emily A. Youssouf, Chair, Capital Committee, at 10:07 A.M.

On motion, the Committee voted to adopt the minutes of the June 9, 2016, Capital Committee meeting.

VICE PRESIDENT'S REPORT

Roslyn Weinstein, Vice President, Operations, advised that the meeting agenda would include; a license agreement with a volunteer ambulance service operating at Sea View Hospital Rehabilitation Center and Home; a request for project approval at 155 Vanderbilt Avenue; a lease at 199 Water Street for space for the Delivery System Reform Incentive Payment (DSRIP) program; an amendment to the Draper Hall II lease; a request for an extension of contracts providing Federal Emergency Management Agency (FEMA) project related design work; and, a license agreement at Lincoln Medical and Mental Health Center for operation of the NYC ID program.

Ms. Weinstein provided Committee members with an overview of accomplishments over the past fiscal year. Ms. Weinstein noted that the Committee had approved approximately \$58 million in Capital Projects. That included; two energy efficiency projects, at Harlem and Kings County Hospitals; the installation of new chillers for the Operating Rooms at Bellevue Hospital; renovations at Harlem for the geriatric unit; and, the buildout of six primary care sites, three of which were expected to open ahead of schedule, by October 2016.

In reporting on the savings being realized as a result of the energy conservation projects being completed with the New York Power Authority (NYPA) and the Department of Citywide Administrative Services (DCAS) throughout the system, Ms. Weinstein explained that the installation of new boilers at Coney Island Hospital had yielded a \$2.2 million savings in the year and a half since completion, the efficiency upgrade being performed at Metropolitan Hospital Center, which was not yet complete, was already showing that switching over from oil to gas would show a \$2.1 million savings, and the comprehensive energy upgrade at Elmhurst Hospital had already realized a \$413,000 savings.

Ms. Weinstein reported that the Committee had approved \$39.5 million in contracts for On-Demand Job Order Contracting and FEMA related services. Approved real estate agreements totaled approximately \$1 million in outgoing fees and payments and \$4.2 million coming into the Health + Hospitals system.

Ms. Weinstein explained that negotiations were ongoing regarding the T-Building in Queens, but there were hopes that a Public Meeting would be held by September.

Ms. Youssouf said Ms. Weinstein and her whole department were doing a fine job and she appreciated that projects were being reported as on time and on budget, and she was glad to hear that energy projects were yielding savings.

That concluded Ms. Weinstein's report.

ACTION ITEMS

- **Authorizing the New York City Health and Hospitals Corporation (the “NYC Health and Hospitals”) to execute a revocable license agreement with the Volunteer Heart Resuscitation Unit and Ambulance Corporation of Staten Island (the “Licensee”) for its continued use and occupancy of 4,284 square feet of space in the Surgical Pavilion to house the administrative functions of an ambulance service and 500 square feet of space for parking on the campus of Sea View Hospital Rehabilitation Center and Home (the “Facility”) at an occupancy fee rate of \$7,757 per year for a five year total amount of \$38,785.**

Angelo Mascia, Executive Director, Sea View Hospital Rehabilitation Center and Home, read the resolution into the record.

Mr. Mascia explained that the organization, a not-for-profit organization comprised of 50 Staten Island residents, had been occupying space on campus since 1997 as a base of their operations. They serve the community by providing emergency medical coverage to many organizations, sporting events, health fairs and parades. They also participate in the 911 system, operating a tour from 7:00 PM to 12:00 AM, seven days a week. Mr. Mascia noted that the space occupied by the organization had been renovated, at their own cost.

There being no questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board’s consideration.

- **Authorizing the New York City Health and Hospitals Corporation (NYC Health + Hospitals) to approve a Capital Project for an amount not to exceed \$28,349,000 for the design, construction and outfitting of a new Diagnostic and Treatment Center at 155 Vanderbilt Avenue, Staten Island, operated by NYC Health +Hospitals (the “system”).**

Daniel Collins, Director, Coney Island Hospital, read the resolution into the record on behalf of Anthony Rajkumar, Executive Director, Coney Island Hospital. Mr. Collins was joined by Roslyn Weinstein, Vice President, Operations.

Mr. Collins advised that the total square footage of the project was 8,340 square-feet. He explained that the existing one story building, on site, would be demolished. The project scope would also include site construction; including parking and utility connections for the new building; construction of the modular structure, off-site; and, delivery of the structure to the site.

Ms. Youssouf asked if this would be a temporary site. Ms. Weinstein said no, this clinic would be operating under Gotham Health, and was part of the Primary Care services expansion.

Ms. Youssouf asked if the Bonds that were financing the project were in place. Ms. Weinstein said yes the bonds were in place and the project was expected to be complete by next year.

Josephine Bolus, RN, said she was glad that we were increasing services on Staten Island. Ms. Weinstein said the clinic would offer primary care and some specialty services and would have elongated hours.

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

- **Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with the Howard Hughes Corporation for about two years and approximately 18,740 square feet of space on the 31st floor at 199 Water Street, New York, to house HHC Assistance Corporation d/b/a OneCity Health Services at a rent of \$33/square foot or \$463,815/year after factoring three months of free rent for the first year and \$33.66/square foot or \$630,788.40 for the second year for a two year total of approximately \$1,094,603.40 plus the cost of sub-metered electricity.**

Christina Jenkins, Chief Executive Officer, OneCity Health Services, read the resolution into the record.

Ms. Jenkins explained that the Board approved the repurposing of an existing subsidiary, the HHC Assistance Corporation, at the end of 2014. The subsidiary was issued to house staff working to help Health + Hospitals, and their partner organizations, achieve DSRIP transformation goals. She noted that the Capital Committee had previously approved a sublease for half of a floor at 199 Water Street. This proposed sub-sublease was for the other half of that floor.

Ms. Jenkins said it was a great opportunity, as the space was needed, and would be used to house staff from the division of Medical and Professional Affairs, who work on DSRIP improvement planning and the Ambulatory Care transformation, and so it would make sense to have them all housed in one place.

Ms. Youssouf asked if the staff were currently housed elsewhere. Ms. Jenkins said yes, they were currently in offices on the fourth floor of 125 Worth Street, and were operating under space constraints. Ms. Youssouf asked if the space they would be vacating would be used by another group. Ms. Weinstein said yes, definitely.

Ms. Youssouf asked if the sub-metered electricity rate would be determinable based on the fact that the rate was already being charged in the existing leased space. Ms. Weinstein said they should be able to determine what those rates were, and that she didn't believe they had been sub-metered with NYPA rates, but she would look into it. Dion Wilson, Director, Legal Affairs, said that the current rate was \$3.25 per square foot, and the sub-sublease would be the same.

Ms. Jenkins noted that the proposed lease, and the previous lease at 199 Water Street, were both contracted to end in September of 2018, and at that time needs would be reviewed and it would be determined whether the space was still appropriate for Health + Hospitals needs.

Ms. Youssouf asked if it was expected that the bulk of the staff would no longer be needed once the program got off the ground. Ms. Jenkins said that was dependent on how the remainder of the work would be completed. It was possible that at a future point more staff would be needed.

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

- **Authorizing the Resolution adopted February 25, 2016 regarding the revision of the previously approved Draper Hall lease to authorize the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an amendment of the December 24, 2014 sublease with Draper Homes Housing Development Fund as nominee for Draper Hall Apartments LLC ("Tenant I") to provide for the return to NYC Health + Hospitals of approximately 15,150 square feet included in such lease (the "Draper II Site") on the campus of Metropolitan Hospital Center and to simultaneously execute a sublease with Draper Family Housing Development Fund Corporation or such other housing development fund company as shall be approved by both NYC Health + Hospitals and the New York City Department of Housing Preservation and Development ("HPD") (the "HDFC") as nominee for Gilbert on First LLC (in such capacities being referred to together with the HDFC as "Tenant II") of the Draper II Site for a term of 99 years, inclusive of Tenant II options for the development of a 16 story structure on the Draper II Site with approximately 153 apartments for low and moderate income individuals and families at a rent payable to NYC Health + Hospitals of not less than \$87,606 per year.**

Roslyn Weinstein, Vice President, Operations, read the resolution into the record. Ms. Weinstein was joined by Sydelle Knepper, SKA Marin.

Ms. Weinstein explained that the amendment would allow for two additional floors, and 22 more apartments to the previously approved agreement. She noted that rent would increase to \$87,606. She stated that no space would be provided for conference space, as was discussed in a previous meeting.

Ms. Youssouf asked why they could not accommodate a conference space. Ms. Weinstein said she believed it had something to do with the ability to receive tax revenue. Ms. Youssouf said she didn't think that was the reason.

Ms. Youssouf asked how they were able to increase the number of stories, and whether it was related to zoning. Ms. Weinstein said it was a result of the way the building was being constructed. Ms. Knepper explained that the project fell under a mixed income pro-forma and the discussion revolved around what percentage of low income units and how low the percentage would be. It was agreed that 25% of the units would be at 47% median income, equivalent to the Draper I site, which was low income senior housing. When that was factored in, there was a project shortfall. The structural engineer determined that additional square footage could be added by increasing the number of floors on the structure and that could be accomplished by using steel supports to build the structure.

Ms. Youssouf asked if there would need to be an additional Public Hearing, being that the first one was for a 14 foot structure. Salvatore Russo, General Counsel, Legal Affairs, said he didn't believe so, but would confirm.

Mrs. Bolus asked if parking was part of the project. Ms. Knepper said no but the site was close to the subway.

Mrs. Bolus asked how the application process would be handled. Ms. Knepper said that they would likely be done on-line by the housing Preservation Department (HPD). She said it was anticipated that 50% would be preferential but that would be determined by the pending lawsuit with regards to low income housing preferential.

Ms. Youssouf asked if Ms. Knepper knew the status of that lawsuit. Ms. Knepper said no.

Mrs. Bolus asked if there would be a lottery. Ms. Knepper said yes.

Mrs. Bolus asked what had happened to the mosaic tile mural that had been inside the structure. Ms. Knepper said she believed it had been removed by Health + Hospitals. Ms. Weinstein said she would check with Joe Schick, as the Art Program was managed by his department.

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

- **Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute an extension of the existing agreements with Arcadis U.S., Inc. ("Arcadis") and with Parsons Brinckerhoff, Inc. ("Parsons") for a term of twelve months for an amount not to exceed \$2,366,826.5 for both of such contractors drawing on funds left unused from the prior contract.**

Roslyn Weinstein, Vice President, Operations, read the resolution into the record.

Ms. Weinstein explained that both consultants were hired after Hurricane Sandy, to provide emergency architectural services and helped to compile details required for Project Worksheet submissions to FEMA. They had completed work at Bellevue, Coney Island, Metropolitan and Coler Hospitals. She noted that the do not exceed amount of \$5 million had not been reached, and their services were still required, so this request was to continue the contract under the same threshold. All funds were reimbursable by FEMA.

Mrs. Bolus asked if they performed work not related to emergencies. Ms. Weinstein said no, the contracts are for FEMA related projects only.

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

- **Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a license agreement with the New York City Human Resources Administration ("HRA") permitting HRA's continued occupancy of approximately 325 square feet of space in Lincoln Hospital and Mental Health Center ("Lincoln") through June 30, 2017 with two one-year renewals for the operation of the New York City Identification Card Program ("NYCID Program") with the occupancy fee waived but with HRA responsible for supplying**

its own security guard and paying the cost of the additional cleaning required in the amount of \$294/month such amount to increase by 2% annually.

Milton Nunez, Executive Director, read the resolution into the record.

Mr. Nunez stated that New York City had processed 162,000 ID NYC applications, through June 30, 2016. 35% of those applications, 57,000, were processed at Lincoln Medical and Mental Health Center. Mr. Nunez said the program was good for the community and the patients.

There being no further questions or comments, the Committee Chair offered the matter for a Committee vote.

On motion by the Chair, the Committee approved the resolution for the full Board's consideration.

Mr. Russo said that he had confirmed that a new Public Hearing was not needed for the additional floors on the Draper Hall project.

There being no further business, the meeting was adjourned at 10:40 A.M.

SUB-LEASE AGREEMENT

EMBLEM HEALTH

1 METROTECH CENTER

METROPLUS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with Emblem Health for a term of approximately seven years and six months for approximately 37,459 square feet of space on the 9th floor at 1 MetroTech Center, Borough of Brooklyn, to house MetroPlus' call center and associated functions at an initial rent of \$26 per square foot, or \$568,128 for the first year of the term after factoring five months of free rent, and with the rent escalating for the balance of the term at a rate of 2.5% per year for a total base rent for the lease term of approximately \$7,620,309 plus a total of \$710,164 for electricity over the term for a total cost of \$8,330,473.

WHEREAS, MetroPlus, a subsidiary of the NYC Health + Hospitals, currently occupies a total of 148,000 square feet at 160 Water Street and 24,047 square feet at 33 Maiden Lane; and

WHEREAS, MetroPlus' Customer Services Call Center currently occupies space on the 5th and 19th floors at 160 Water St. and Customer Services is an integral part of its strategy to expand membership; and

WHEREAS, MetroPlus' membership has grown by over 25,000 during the past year to over 500,000, and the H+H Transformation plan sets a MetroPlus goal of achieving membership of 675,000 by 2020; and

WHEREAS, to achieve the projected membership goal, MetroPlus will add Customer Service Call Center representatives and consolidate this function at 1 MetroTech Center, which will also make space at 160 Water Street available for other expanding MetroPlus functions.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a sub-sublease agreement with Emblem Health for a term of approximately seven years and six months for approximately 37,459 square feet of space on the 9th floor at 1 MetroTech Center, Borough of Brooklyn, to house MetroPlus' call center and associated functions at an initial rent of \$26 per square foot, or \$568,128 for the first year of the term after factoring five months of free rent, and with the rent escalating for the balance of the term at a rate of 2.5% per year for a total base rent for the lease term of approximately \$7,620,309 plus a total of \$710,164 for electricity over the term for a total cost of \$8,330,473.

EXECUTIVE SUMMARY

METROPLUS 1 METROTECH CENTER BOROUGH OF BROOKLYN

OVERVIEW: New York City Health and Hospitals Corporation ("NYC Health + Hospitals) seeks authorization from its Board of Directors to execute a sub-sublease of approximately seven years and six months duration with Emblem Health for approximately 37,459 square feet of space on the 9th floor of 1 Metrotech Center, Borough of Brooklyn.

**NEED/
PROGRAM:** MetroPlus, a subsidiary of the NYC Health + Hospitals, currently occupies a total of 148,000 square feet at 160 Water Street and 24,047 square feet at 33 Maiden Lane. MetroPlus' Customer Services Call Center currently occupies space on the 5th and 19th floors at 160 Water St. and is an integral part of its strategy to expand membership. MetroPlus' membership has grown by over 25,000 during the past year to over 500,000. The H+H Transformation plan sets a MetroPlus goal of achieving membership of 675,000 by 2020. To achieve the projected membership target, MetroPlus will add customer services representatives and consolidate this function at 1 Metrotech Center. MetroPlus also needs to enhance other member support, analytic and care management functions at 160 Water Street. Metroplus has reached the limits of its space utilization at 160 Water St. The lack of space has necessitated the conversion of conference rooms into large work areas and has made other adjustments necessary to accommodate current and future staffing requirements. Consolidating the Customer Service function at Metrotech will make space available at 160 Water Street for other MetroPlus functions and allow for more efficient use of space and better collaboration among staff serving MetroPlus members.

TERMS: The term of the sub-sublease with Emblem Health will be approximately seven years and six months for approximately 37,459 square feet of space on the 9th floor at 1 Metrotech Center. The initial rent will be \$26 per square foot, or \$568,128 for the first year of the term after factoring five months of free rent. The rent for the balance of the term will be escalated a rate of 2.5% per year for a total base rent for the lease term of approximately \$7,620,309 plus a total of \$710,164 for electricity over the term for a total cost of \$8,330,473. The space will be delivered with the existing furniture in place. Electricity will be billed at \$2.50 per square foot. There will be no operating expense pass-through. MetroPlus will pay its proportionate share of real estate tax increases above the 2016/2017 base year.

SUMMARY OF ECONOMIC TERMS

SITE:	9 th Floor 1 Metrotech Center – 1 Metro Tech New York, New York
LANDLORD:	Forest City Enterprises, Inc.
TENANT:	JP Morgan Chase
SUB-TENANT:	Emblem Health
TERM:	Approximately seven years and six months
FLOOR AREA:	37,459 square feet
RENEWAL OPTIONS:	None
BASE RENT:	\$26 per square foot
ESCALATION:	2.5% per year
FREE RENT:	Five months
UTILITIES:	Tenant will pay for electricity at a rate of \$2.50 per square foot.
OPERATING EXPENSES:	Tenant not responsible for payment of operating expense increases.
REAL ESTATE TAXES:	Tenant will be responsible for payment of its proportionate share of real estate tax increases above the 2016/2017 base year.

1 MetroTech Rent Schedule

<u>Year</u>	<u>Base Rent</u>	<u>Per Sq. Ft.</u>
Oct 1, 2016 - Sept 30, 2017	973,934	26.00
Oct 1, 2017 - Sept 30, 2018	998,282	26.65
Oct 1, 2018 - Sept 30, 2019	1,023,239	27.32
Oct 1, 2019 - Sept 30, 2020	1,048,820	28.00
Oct 1, 2020 - Sept 30, 2021	1,075,041	28.70
Oct 1, 2021 - Sept 30, 2022	1,101,917	29.42
Oct 1, 2022 - Sept 30, 2023	1,129,465	30.15
Oct 1, 2023 - April 29, 2024	<u>675,416</u>	30.91
Total (5 months free rent included)	7,620,309	

Note: First year rent = \$973,934 - 405,806 (five months free rent) or \$568,128

Term: 7 yrs and 6 months

SAVITT PARTNERS

September 7, 2016

Mr. Dion Wilson
Director of Real Estate
NYC Health + Hospitals
346 Broadway, 12 West
New York, NY 10013

**Re: Opinion of Reasonableness of Rent
1 MetroTech Center, 9th Floor
Brooklyn, NY 11201**

Dear Dion:

This letter confirms that I have reviewed the summary of the economic terms of the Sublease for the referenced property by and between Forest City Enterprises, Inc. as Landlord, JP Morgan Chase as Tenant, Emblem Health as Sub-Tenant, and NYC Health + Hospitals as Further-Sub-Tenant, comprising of the following terms:

Floor Area: 37,459 square feet
Base Rent: \$26.00 per square foot
Escalation: 2.5% per year
Free Rent: 5 months
Electric: \$2.50 per square foot
Real Estate Taxes: Tenant's proportionate share

Based on my review of the proposed lease term (7 years and 6 months), the base rent and escalations (\$26.00 per square foot with 2.5% escalations annually), and reviewing comparables presented for leased spaces of similar size and location, it is my professional opinion that the economic terms proposed and set forth above are fair and reasonable in the commercial marketplace found in the downtown Brooklyn area as of the date of this letter.

I am a licensed real estate broker in New York and am familiar with current market rates for professional and commercial spaces in the vicinity of this property.

Please feel free to contact me if you require additional information.

Sincerely,



Michael Dubin
Partner

SUB-LEASE AGREEMENT

**NEW YORK STATE SHIPPING ASSOCIATION, INC.
INTERNATIONAL LONG SHOREMENT'S
ASSOCIATION PENSION TRUST FUND**

77 WATER STREET

OFFICE OF THE INSPECTOR GENERAL

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to execute a sub-sublease with the New York State Shipping Association, Inc. – International Long Shoremen's Association Pension Trust Fund for a term of approximately four years and eight months for approximately 16,899 square feet of space on the 16th floor at 77 Water Street, Borough of Manhattan, to house the Office of the Inspector General ("H+H OIG") at an initial rent of \$45 per square foot, or \$570,342 for the first year of the term after factoring three months of free rent, and with the rent escalating for the balance of the term at a rate of 2% per year for a total base rent for the lease term of approximately \$3,492,944 plus a total of \$216,869 for electricity over the term for a total cost of \$3,709,813.

WHEREAS, in October 2105, the Board of Directors adopted a resolution authorizing the President to enter into a Memorandum of Understanding with the New York City Department of Investigation ("NYC DOI") to create an Office of the Inspector General for NYC Health + Hospitals under the authority and control of NYC DOI to replace the existing office within NYC Health + Hospitals; and

WHEREAS, pursuant to a letter agreement executed by NYC DOI and NYC Health + Hospitals the entire expenses of the H+H OIG, including but not limited to salaries and other benefits for the staff and the cost of office space shall be the responsibility of NYC Health + Hospitals; and

WHEREAS, the H+H OIG currently occupies approximately 16,500 square feet on the 17th floor at 160 Water Street and as a result of staffing increases, the 160 Water space no longer accommodates the existing staff and will not accommodate the anticipated new hires; and

WHEREAS, the space at 77 Water Street will temporarily house the H+H OIG pending their relocation to permanent space at 180 Maiden Lane, Borough of Manhattan that will be leased by NYC DOI.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") be and hereby is authorized to execute a sub-sublease agreement with the New York State Shipping Association, Inc. – International Long Shoremen's Association Pension Trust Fund for a term of approximately four years and eight months for approximately 16,899 square feet of space on the 16th floor at 77 Water Street, Borough of Manhattan, to house the Office of the Inspector General at an initial rent of \$45 per square foot, or \$570,342 for the first year of the term after factoring three months of free rent, and with the rent escalating for the balance of the term at a rate of 2% per year for a total base rent for the lease term of approximately \$3,492,944 plus a total of \$216,869 for electricity over the term for a total cost of \$3,709,813.

EXECUTIVE SUMMARY

OFFICE OF THE INSPECTOR GENERAL 77 WATER STREET BOROUGH OF MANHATTAN

OVERVIEW:

The New York City Health and Hospitals Corporation ("NYC Health + Hospitals") seeks authorization from its Board of Directors to execute a sub-sublease of approximately four years and eight months duration with New York State Shipping Association, Inc. – International Long Shoremen's Association Pension Trust Fund for approximately 16,899 square feet of space on the 16th floor of 77 Water Street, Borough of Manhattan.

NEED/ PROGRAM:

In October 2105, the Board of Directors adopted a resolution authorizing the President to enter into a Memorandum of Understanding with the New York City Department of Investigation ("NYC DOI") to create an Office of the Inspector General for NYC Health + Hospitals under the authority and control of NYC DOI to replace the existing office within NYC Health + Hospitals. Pursuant to a letter agreement executed by NYC DOI and NYC Health + Hospitals, the entire expenses of the H+H OIG, including but not limited to salaries and other benefits for the staff and the cost of office space shall be the responsibility of NYC Health + Hospitals. The H+H OIG currently occupies approximately 16,500 square feet on the 17th floor at 160 Water Street. As a result of staffing increases, the 160 Water space no longer accommodates the existing staff and will not accommodate the anticipated new hires. The space at 77 Water Street will temporarily house the H+H OIG pending its relocation to permanent space at 180 Maiden Lane, Borough of Manhattan. It is anticipated that the H+H OIG will vacate the space prior to the sub-sublease term end. The NYC Health + Hospitals plans to continue to utilize the space after the H+H OIG moves to 180 Maiden Lane. Among the likely possible users of the 77 Water Street Space is the NYC H+H DSRIP staff that is housed in space at 199 Water Street under two sub-subleases that both expire at the end of September 2018.

TERMS:

The term of the sub-sublease will be approximately four years and eight months for approximately 16,899 square feet of space on the 16th floor at 77 Water Street. The initial rent will be \$45 per square foot, or \$570,342 for the first year of the term after factoring three months of free rent. The rent for the balance of the term will be escalated a rate of 2% per year for a total base rent for the lease term of approximately \$3,492,944 plus a total of \$216,869 for electricity over the term for a total cost of \$3,709,813. The space will be delivered with the existing furniture in place. Electricity will be sub-metered. There will be no operating expense escalation pass-through. NYC Health + Hospitals will pay its proportionate share of real estate tax increases above an average of the 2016/2017 and 2017/2018 base years.

SUMMARY OF ECONOMIC TERMS

SITE:	16 ^h Floor 77 Water Street New York, New York
LANDLORD:	William Kaufman Organization
TENANT:	The Goldman Sachs Group
SUB-TENANT:	New York State Shipping Association, Inc. – International Long Shoremen's Association Pension Trust Fund
TERM:	Approximately four years and eight months
FLOOR AREA:	16,899 square feet
RENEWAL OPTIONS:	None
BASE RENT:	\$45 per square foot
ESCALATION:	2% per year
FREE RENT:	Three months
UTILITIES:	Tenant will pay for sub-metered electricity
OPERATING EXPENSES:	Tenant not responsible for payment of operating expense increases.
REAL ESTATE TAXES:	Tenant will be responsible for payment of its proportionate share of real estate tax increases above the average of the 2016/2017 and 2017/2018 base years.

77 Water St. Rent Schedule

<u>Year</u>	<u>Base Rent</u>	<u>Per Sq. Ft.</u>
Dec 1, 2016 - Nov 30, 2017	760,455	45.00
Dec 1, 2017 - Nov 30, 2018	775,664	45.90
Dec 1, 2018 - Nov 30, 2019	791,177	46.82
Dec 1, 2019 - Nov 30, 2020	807,001	47.75
Dec 1, 2020 - Aug 31, 2021	548,760	48.71
Total (3 months free rent included)	3,492,944	

Note: First year rent = \$760,455 - \$190,113 (three months free rent) or \$570,342

Term: 4 yrs and 8 months

Escalation: 2% per year

SAVITT PARTNERS

September 7, 2016

Mr. Dion Wilson
Director of Real Estate
NYC Health + Hospitals
346 Broadway, 12 West
New York, NY 10013

Re: Opinion of Reasonableness of Rent
77 Water Street, 16th Floor
New York, NY 10005

Dear Dion:

This letter confirms that I have reviewed the summary of the economic terms of the Sublease for the referenced property by and between William Kaufman Organization as Landlord, The Goldman Sachs Group as Tenant, New York State Shipping Association, Inc. – International Long Shoremen’s Association Pension Trust Fund as Sub-Tenant, and NYC Health + Hospitals as Further-Sub-Tenant, comprising of the following terms:

Floor Area: 16,899 square feet
Base Rent: \$45.00 per square foot
Escalation: 2% per year
Free Rent: 3 months
Electric: Sub-metered
Real Estate Taxes: Tenant’s proportionate share

Based on my review of the proposed lease term (4 years and 8 months), the base rent and escalations (\$45.00 per square foot with 2% escalations annually), and reviewing comparables presented for leased spaces of similar size and location, it is my professional opinion that the economic terms proposed and set forth above are fair and reasonable in the commercial marketplace found in the downtown Wall Street area as of the date of this letter.

I am a licensed real estate broker in New York and am familiar with current market rates for professional and commercial spaces in the vicinity of this property.

Please feel free to contact me if you require additional information.

Sincerely,



Michael Dubin
Partner

POOL ALLOCATION INCREASE

CONSTRUCTION MANAGEMENT (CM) SERVICES

- GILBANE BUILDING COMPANY
 - HAKS
- HUNTER ROBERTS CONSTRUCTION GROUP
 - JACOBS ENGINEERING
- LIRO PROGRAM AND CONSTRUCTION MANAGEMENT
 - TDX CONSTRUCTION CORPORATION

NYC HEALTH + HOSPITALS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to increase the aggregate not-to-exceed threshold established for the Construction Management services contract pool, including the following firms: Gilbane Building Company; HAKS; Hunter Roberts Construction Group; Jacobs Engineering; LiRo Program and Construction Management; and, TDX Construction Corporation (the "CMs"), by \$6.5 million, from \$8.5 million to \$15 million, to provide professional construction management services on an as-needed basis at various facilities throughout the system.

WHEREAS, the Corporation entered into contracts with the CMs for as-needed construction management services on November 30, 2011 for a not-to-exceed aggregate limit of \$6 Million following a competitive request for proposals process and pursuant to authorization of the Board of Directors; and

WHEREAS, the Board of Directors authorized a \$2.5 million increase to the not-to-exceed threshold, in November 20, 2014; and

WHEREAS, the Project Labor Agreement ("PLA"), executed in early 2016, had effected the issuance of a new Request for Proposals for the Construction Management Services pool; and

WHEREAS, the PLA is now in place, and revisions to reflect changes to the contract structure have been completed, solicitations for a new pool of contracts is underway, and anticipated for award in December of 2016; and

WHEREAS, work cannot be stopped on ongoing, time sensitive projects, utilizing the existing CM contracts (Mayor's Primary Care Initiative, EPIC network environmentals, and 155 Vanderbilt construction); and

WHEREAS, work orders issued for ongoing work cannot be reissued under the new contracts as a result of the changes in scope of services and labor requirements within the new contract structure; and

WHEREAS, dollars to complete ongoing projects have already been approved, and funded, and this request is to increase spending authority; and

WHEREAS, the additional aggregate funding will increase the pool allocation by \$6.5 million, bringing the new not-to-exceed threshold from \$8.5 million to \$15 million, and will allow for Construction Management related work to continue until new contracts are in place.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to increase the aggregate not-to-exceed threshold established for the construction management services contract pool, including the following firms: Gilbane Building Company; HAKS; Hunter Roberts Construction Group; Jacobs Engineering; LiRo Program and Construction Management; and, TDX Construction Corporation (the "CMs"), by \$6.5 million, from \$8.5 million to \$15 million, to provide professional construction management services on an as-needed basis at various facilities throughout the system.

POOL ALLOCATION INCREASE

LIFE SAFETY SERVICES

- CODE CONSULTANTS PROFESSIONAL ENGINEERS
 - HUGHES ASSOCIATES
 - SAFETY MANAGEMENT SERVICES
 - TSIG CONSULTING

NYC HEALTH + HOSPITALS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to increase the aggregate not-to-exceed threshold established for the Life Safety services contract pool, including the following firms: Code Consultants Professional Engineers; Hughes Associate Fire & Safety Engineers of New York, PC; Safety Management Services; and TSIG Consulting, Inc., (the "Consultant Pool"), by \$3.5 million, from \$1 million to \$4.5 million, to provide professional Life Safety services on an as-needed basis at various facilities throughout the system.

WHEREAS, the Contract Review Committee approved the Life Safety contracts on May 6, 2015, for a three year term comprised of one base year and two option years, with an aggregate not-to-exceed threshold of \$1 million; and

WHEREAS, Life Safety services include preparing corrective action plans; providing assistance in compliance with Environment of Care (EC) standards, readiness and documentation; providing electronic documentation of facility plant, systems, and conditions; providing assistance related to Joint Commission and other surveys; and other important compliance and regulatory related services; and

WHEREAS, the Office of Facilities Development conducted a selection process through a Request for Proposals (RFP), and determined that these consultants' proposals best met the system's needs; and

WHEREAS, \$905,706 in work orders have been issued against the existing threshold, leaving only \$94,294; and

WHEREAS, the additional aggregate funding will increase the pool allocation by \$3.5 million, bringing the new not-to-exceed threshold from \$1 million to \$4.5 million, and will allow for Life Safety contract services to continue to be provided through the remainder of their approved terms.

NOW, THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation (the "NYC Health + Hospitals") to increase the aggregate not-to-exceed threshold established for the Life Safety services contract pool, including the following firms: Code Consultants Professional Engineers; Hughes Associate Fire & Safety Engineers of New York, PC; Safety Management Services; and TSIG Consulting, Inc., (the "Consultant Pool"), by \$3.5 million, from \$1 million to \$4.5 million, to provide professional Life Safety services on an as-needed basis at various facilities throughout the system.

SUBLEASE AGREEMENT

**NYC PARTNERSHIP HOUSING
DEVELOPMENT FUND COMPANY, INC**

NYC HEALTH + HOSPITALS / QUEENS

RESOLUTION

Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a 99 year sublease (including tenant renewal options) with T Building Housing Development Fund Company, Inc. a to-be-formed single purpose as entity of which NYC Partnership Housing Development Fund Company, Inc. is the sole member as nominee for T Building LLC, a to-be-formed single purpose limited liability company, the managing member of which will be T Building Managers LLC a to be formed single purpose entity of which Dunn Development Corp. will be the sole member ("Tenant"), to rent a parcel of approximately 167,000 square feet including the existing 10 story "T Building" of approximately 238,000 gross square feet on the campus of Queens Hospital Center Jamaica, Queens, New York (the "Facility") together approximately 129,000 square feet of surrounding land to be used for approximately 103 parking spaces for the building along with other uses. The building is to be renovated to create approximately 206 residential units including approximately 75 supportive housing units for single adults who are appropriate for independent living in the community and whose income is less than 60% of the Area Median Income ("AMI"); approximately 79 affordable units for households earning less than 60% of AMI; and approximately 51 moderate/middle income housing units for households earning less than 100% of AMI with 8,000 square feet to be provided for a community facility use; provided that, in lieu of rent to NYC Health + Hospitals, approximately 12,000 gross square feet will be retained by NYC Health + Hospitals at no charge other than for utilities and maintenance for the Facility's non-direct medical care uses.

WHEREAS, Tenant is a leader in the development of affordable, moderate/middle income and supportive housing including mixed income and mixed use projects; and

WHEREAS, NYC Health + Hospitals and Tenant shall, consistent with applicable regulations, establish protocols allowing for the referral to Tenant of NYC Health + Hospitals' patients who qualify for residence in the planned supportive units and can benefit from a preference accorded to such patients; and

WHEREAS, the individuals who are to live in such supportive units shall be screened to ensure that they are suitable for independent living in the community; and

WHEREAS, CAMBA will provide a complement of social services for the benefit of the residents of the supportive units and will provide front desk attendant services for the building; and

WHEREAS, the negotiation and administration of the proposed sublease shall be the responsibility of the Vice President for Intergovernmental Relations; and

WHEREAS, a Public Hearing was held on September 7, 2016, in accordance with the requirements of the Corporation's Enabling Act; and

WHEREAS, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor.

NOW, THEREFORE, be it

Page Two – Resolution
Sublease – Queens “T” Building

RESOLVED, the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) be and hereby is authorized to execute a 99 year sublease (including tenant renewal options) with T Building Housing Development Fund Company, Inc. a to-be-formed single purpose as entity of which NYC Partnership Housing Development Fund Company, Inc. is the sole member as nominee for T Building LLC, a to-be-formed single purpose limited liability company, the managing member of which will be T Building Managers LLC a to-be-formed single purpose entity of which Dunn Development Corp. will be the sole member (“Tenant”), to rent a parcel of approximately 167,000 square feet including the existing 10 story “T Building” of approximately 238,000 gross square feet on the campus of Queens Hospital Center Jamaica, Queens, New York (the “Facility”) together with approximately 129,000 square feet of surrounding land to be used for approximately 103 parking spaces and other uses for the building which is to be renovated to create approximately 206 residential units including approximately 75 supportive housing units for single adults who are appropriate for independent living in the community and whose income is less than 60% of the Area Median Income (“AMI”); approximately 79 affordable units for households earning less than 60% of AMI with 8,000 square feet to be provided for a community facility use and approximately 51 moderate/middle income housing units for households earning less than 100% of AMI provided that, in lieu of rent to NYC Health + Hospitals, approximately 12,000 gross square feet will be retained by NYC Health + Hospitals at no charge other than for utilities and maintenance for the Facility’s non-direct medical care uses.

EXECUTIVE SUMMARY

SUBLEASE AGREEMENT QUEENS HOSPITAL CENTER DUNN DEVELOPMENT CORP.

OVERVIEW:

New York City Health and Hospitals Corporation seeks authorization from its Board of Directors to execute a sublease with T Building Housing Development Fund Company, Inc. a to-be-formed single purpose as entity of which NYC Partnership Housing Development Fund Company, Inc. is the sole member as nominee for T Building LLC, a to-be-formed single purpose limited liability company, the managing member of which will be T Building Managers LLC a to-be-formed single purpose entity of which Dunn Development Corp. will be the sole member ("Tenant"), to rent the "T Building" on the campus of Queens Hospitals Center ("QHC"). The T Building is currently mostly empty. The building itself is approximately 238,000 gross square feet. The total lot that will be subleased will be approximately 167,000 square feet and will include approximately 129,000 square feet of land to be used as a parking lot for the building and for other uses which may include walkways, landscaped areas, passive recreation areas and a children's play area. The property will be renovated to create approximately 206 units of low income, moderate/middle income and supportive housing.

NEED/ PROGRAM:

The City of New York continues to suffer from an acute shortage of affordable housing with a particular need for supportive housing. Tenant is a leader in the development of affordable, moderate/middle income and supportive housing.

Tenant shall develop approximately 206 residential units of affordable, moderate/middle income and supportive housing including approximately 75 units of supportive housing for single adults who are appropriate for independent living in the community and whose income is less than 60% of the Area Median Income ("AMI"); approximately 79 affordable units for households earning less than 60% of AMI; and approximately 51 moderate/middle income housing units for household earning less than 100% of AMI. Tenant shall be responsible for all costs associated with the renovation of the residential portion of the building (and the development and operation of the housing program.

CAMBA will provide social services for the residents of the supportive units in the building and will provide front desk attendant services to the building. CAMBA has a substantial and respected record of providing social services to affordable housing developments including the CAMBA project on the Kings County Hospital Center Campus.

NYC Health + Hospitals shall establish protocols, consistent with applicable regulations for the referral to the Tenant of patients of QHC who are appropriate for independent living in the community and qualify for occupancy of the supportive housing units so that they may take advantage of the preference for QHC patients.

TERMS:

In lieu of rent, Tenant shall make available to QHC approximately 12,000 gross square feet at no charge other than for utilities and maintenance for QHC's non-direct medical care uses and approximately 8,000 gross square feet will be made available for a community facility use at a reasonable rent.

**SUMMARY OF ECONOMIC TERMS
SUBLEASE AGREEMENT
QUEENS HOSPITAL CENTER
DUNN DEVELOPMENT AND
NYC PARTNERSHIP HOUSING DEVELOPMENT FUND COMPANY, INC.**

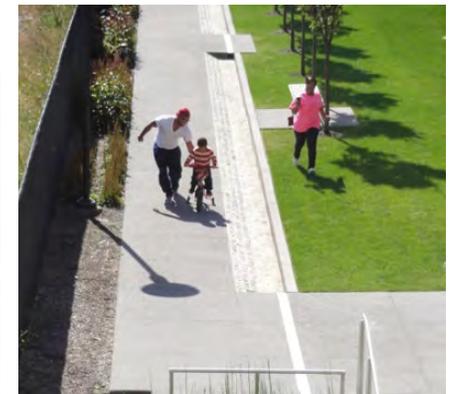
- SITE:** Queens Hospital Center
Borough of Queens
- SIZE:** Approximately 167,000 square feet currently occupied by a building of approximately 238,000 gross square feet
- RENT:** In lieu of rent, Tenant shall make available to QHC approximately 12,000 gross square feet at no charge other than utilities and maintenance for QHC's non-direct medical care uses and shall make available approximately 8,000 gross square feet for a community facility use at a reasonable rent.
- PROGRAM:** The Tenant is to develop approximately 206 units of housing including approximately 75 units of supportive housing units for single adults who are appropriate for independent living in the community and whose income is less than 60% of the Area Median Income ("AMI"); approximately 79 affordable units for households earning less than 60% of AMI; and approximately 51 moderate/middle income housing units for household earning less than 100% of AMI.
- CONSTRUCTION:** Tenant shall be responsible for all costs associated with the renovation of the residential portions of the building and the development and operation of its housing program.
- FINANCING:** Financing will be provided by using a combination of sources including: a first mortgage associated with private activity tax-exempt bonds through HDC; a second mortgage from NYC Housing Development Corporation; NYC Department of Housing Preservation and Development will provide a third mortgage loan from HPD's through its Supportive Housing Loan Program; and Low Income Housing Tax Credit equity will be used as both construction and permanent financing with a substantial portion bridged by the tax exempt bonds and HDC second mortgage financing during construction.
- UTILITIES:** Tenant shall be responsible for the cost of all utilities provided to the property other than utilities for the 12,000 square feet provided to QHC and the 8,000 square feet of community facility space.
- MAINTENANCE:** Tenant shall take good care of the property, the public sidewalk curbs in front of, or adjacent to, the property, water sewer and gas connections, pipes and mains, and shall keep the property in good and safe order and condition, and shall make all repairs, interior and exterior, structural and nonstructural necessary renovation of the building (other than to the 12,000 square feet provided to QHC and the 8,000 square feet of community facility space) to keep the property in good and safe order and condition.
- INDEMNITY:** Tenant shall indemnify NYC Health + Hospitals and the City of New York and shall provide adequate insurance covering all liability arising from its use and occupancy of the property, naming NYC Health + Hospitals and the City of New York as additional insured parties.

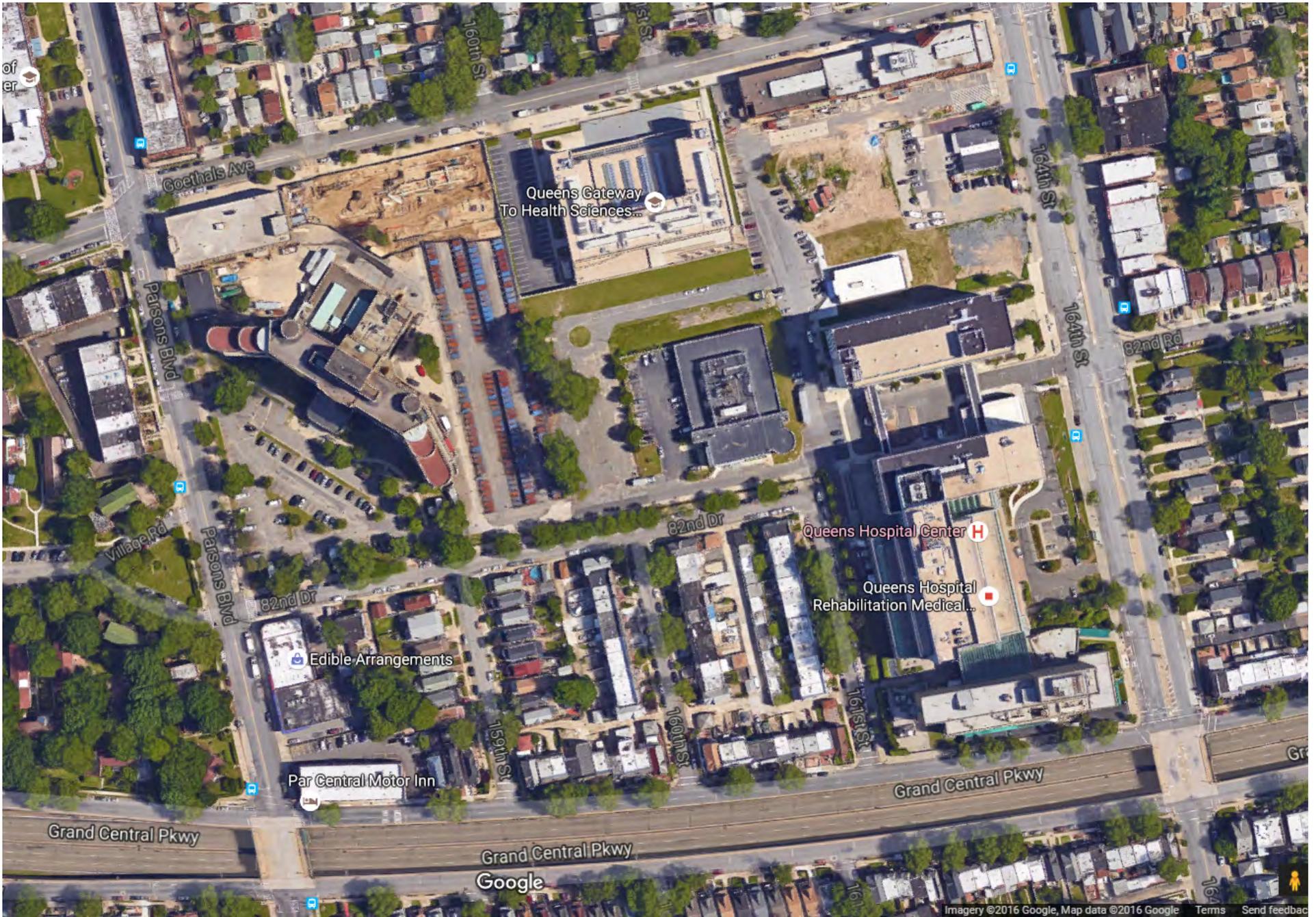
Page Two – Summary of Economic Terms
Sublease – Queens “T” Building

SECURITY: Tenant will not rely on NYC Health + Hospitals for the security of the property except to the extent HHC is utilizing a portion of the property



**DUNN DEVELOPMENT CORP.
T BUILDING
QUEENS HOSPITAL CENTER**







T Building, Queens Hospital Center

T BUILDING, QUEENS HOSPITAL CENTER PROPOSED USES

- 238,000 gross square feet of building area
- 206 residential units
- 12,000 gross square feet for NYC Health + Hospitals/Queens use
- 8,000 gross square feet for a community facility use
- 103 off-street parking spaces

** All numbers are approximate*

T BUILDING, QUEENS HOSPITAL CENTER PROPOSED UNITS

- 206 Residential Units
 - 75 units of supportive housing (all studios)
 - 131 low and moderate/middle income units
 - 79 units earning up to 60% AMI*
 - 51 units earning up to 100% AMI*
 - Studio 15 units
 - 1-Bedroom 49 units
 - 2-Bedroom 59 units (including a live-in superintendent)
 - 3-Bedroom 8 units

Median income for renter households in CB#8 is \$44,886 (2012 census data)

** All numbers are approximate*

**PRELIMINARY RENTS/INCOME LEVELS
T-BUILDING, QUEENS HOSPITAL CENTER**

Apartment Size	Income*	Monthly Rent	Income Band	
			Minimum	Maximum**
Studio	60% AMI	865	\$ 30,994	\$ 38,100
	100% AMI	1,055	\$ 37,509	\$ 63,500
One Bedroom	60% AMI	929	\$ 33,223	\$ 43,500
	100% AMI	1,320	\$ 46,629	\$ 72,500
Two Bedroom	60% AMI	1,121	\$ 39,840	\$ 54,360
	100% AMI	1,591	\$ 55,954	\$ 90,600
Three Bedroom	60% AMI	1,289	\$ 46,046	\$ 63,060
	100% AMI	1,831	\$ 64,629	\$ 105,100

*Low income based on incomes up to 60% of Area Median Income (AMI) with rents set at 57% of AMI and moderate/middle income based on incomes up to 100% of AMI with rents set at 80% of AMI per HPD guidelines.

**Income limits vary by household size.

***Rent and income levels reflect 2016 AMI levels and utility allowances and are subject to change based on HPD and HDC underwriting standards.



INTEGRATING SUPPORTIVE HOUSING

- Units will be spread throughout the building – not separated by wing or floor
- Serving people who are ready to live independently and live in an integrated setting with families
- Extensive screening of residents
- We address any problems in the building or community promptly.
- The building being successful is our priority.
- Successful track record of implementing this model for more than a decade throughout New York City

CAMBA, Inc. will be the non-profit service provider at the T Building.

- 40-year old non-profit organization provides services to more than 45,000 individuals and families annually.
- Based in Brooklyn, CAMBA operates programs and provides services in Queens and throughout New York City.
- CAMBA has partnered with Dunn Development Corp. on 14 prior projects, providing on-site services for residents in integrated apartment buildings.
- CAMBA will provide dedicated on-site social services staffing to provide case management and other services to building residents, from offices within the T Building.
- CAMBA will provide 24-hour a day, 7-day per week front desk staffing to provide regular oversight and ensure effective operations.





T Building, Queens Hospital Center



Putnam Court, 40 Putnam Avenue, Brooklyn



Palmer's Dock, 20 North 5th Street, Brooklyn



Highbridge Overlook, Bronx



Navy Green, 7 Clermont Avenue, Brooklyn



Navy Green Townhouses, Brooklyn



Highbridge Overlook, Bronx



Highbridge Overlook, Bronx



Bergen Saratoga Apartments, Brooklyn



Navy Green, 7 Clermont Avenue, Brooklyn



Westwind Houses, 45 East 131st Street, Manhattan



Highbridge Terrace, Bronx



Navy Green, 7 Clermont Avenue, Brooklyn