

Board of Trustees Agenda

**VILLAGE OF MAMARONECK BOARD OF TRUSTEES AGENDA
September 10, 2024 AT 7:30 PM - Regular Meeting Special Meeting - Courtroom at 169 Mt.
Pleasant Avenue**

**NOTICE OF FIRE EXITS AND REQUEST TO
SILENCE ELECTRONIC DEVICES**

OPEN MEETING

1. DISCUSSION ITEMS

- A. Discussion on Hunter Tier Affordable Housing Project - Additional Documents may be found here

**ANY HANDICAPPED PERSON NEEDING SPECIAL ASSISTANCE IN ORDER TO
ATTEND THE MEETING SHOULD CALL THE VILLAGE MANAGER'S OFFICE AT 914-
777-7703**

Village of Mamaroneck, NY

Item Title: Hunter Tier

Item Summary: Discussion on Hunter Tier Affordable Housing Project - Additional Documents may be found here

Fiscal Impact:

ATTACHMENTS:

<u>Description</u>	<u>Type</u>
Washingtonville Housing Alliance Proposal	Cover Memo
Luna Proposal	Cover Memo
NHB Final Report	Cover Memo
Parking Needs Assessment	Cover Memo
Guidepost Report on Hyperion	Cover Memo
Guidepost Report on BRP Development	Cover Memo
Guidepost Report on Westhab	Cover Memo



Washingtonville
Housing Alliance

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August 7, 2024

Hon. Charles Strome
Acting Village Manager
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

Dear Mr. Strome:

On behalf of the Washingtonville Housing Alliance / Westhab ("WHA"), and as a follow up to meetings held on July 10th and July 25th, 2024, please allow this correspondence to serve as our response to the Village's request for each responder's best and final proposal to the October 23, 2023 Request for Proposals for the redevelopment of the Hunter Tier Parking Lot.

We have always believed that WHA advanced the best proposal for the reimagining of this important Village asset—a development that is both complementary to Mamaroneck's land use vision and worthy of the people who live and work in this community. That said, we appreciate the Village's desire to get the best deal it can for its residents. As a stakeholder in this Village for over four decades, we too want what is best for our neighbors.

With that in mind, and after listening to the priorities of this Village governing board as shared by their legal and design professionals, we took a second look at our proposal to see what could be changed to satisfy the Village's new goals. We hope that you accept these revisions in the spirit they are given—accomplishing our mission of increasing the amount of high-quality affordable housing in a corner of our country that desperately needs it, and making this development a source of pride for all.

As we have been throughout this process, we stand ready, willing and able to answer any question or concerns raised by any stakeholder. We thank you for your time, courtesy and consideration of our response.

Sincerely,



Richard Nightingale
President & CEO
Washingtonville Housing Alliance
Westhab

136 Library Lane
Mamaroneck, NY 10543

Phone: 914.698.4299
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WHAmail@westhab.org

1. Summary of Goals

Based on our meetings with the Village Attorney and Planning Consultant on July 10th and July 25th, 2024, the below points are what we were asked to reconsider about our RFP Proposal for this final resubmission to the Village.

- The Village asked that our proposal remove the 3 BR units to decrease impact on the School District.
- The Village believes that it needs approximately 150 parking spaces for the Community (to be officially determined during the SEQR process).
- The Village would prefer that the residential parking spaces were at a ratio of 1:1 instead of 0.9:1 as proposed.
- The Village would consider a shared parking plan, but that would have to be reviewed and approved during the SEQR Process.
- The Village asked that we propose a temporary parking plan during construction.
- The Village asked if we would consider including market rate housing in our development plan.
- The Village asked us to indicate if we would be interested in developing a larger public/private partnership with the Village that might include other Village owned land, including the Village Courthouse.

Our response to the above feedback is below, including providing some of the previous iterations of our proposals for comparison.

2. Summary of Revisions to the Hunter Terrace Proposal

WHA's original Hunter Terrace proposal included 77 units and 122 total parking spaces. In the 1st amendment to our proposal, we presented 77 units and 170 parking spaces.

We are now proposing removing one residential floor of the development for a new total unit count of 62 residential units and increasing parking to a new total of 180 parking spaces. Decreasing the unit count, while increasing the parking, shows our best faith effort to achieve the Village's goals and address areas of concern.

10/23/23 Original

Residential Units: 77
Total Parking Spaces: 122
Residential: 70
Public: 52

1/4/24 1st Amendment

Residential Units: 77
Total Parking Spaces: 170
Residential: 67
Public: 103

8/7/24 2nd Amendment

Residential Units: 62
Total Parking Spaces: 180
Residential: 55
Public: 125

A. Design Changes

As shown above, WHA’s revised proposal includes removing one residential floor and the 3 BR units, resulting in a reduced total unit count of 62. The changes will reduce the parking needs of the residents and the overall height of the building. Minor changes to the building layout would increase the parking count slightly leading to a net increase of 22 parking spaces for the community (from 103 to 125).

While remaining under the building height allowed by zoning, shortening the building will add flexibility to the design of the parking garage, making it more cost-effective because less rock excavation will be required.

The revised unit counts and distribution are as follows:

Level	Unit Type				Total
	0 BED	1 BED	2 BED	3 BED	
5th Floor	2	3	6	0	11
4th Floor	4	4	9	0	17
3rd Floor	2	6	9	0	17
2nd Floor	2	6	9	0	17
Total	10	19	33	0	62

B. Parking

As shown above, we are now proposing 180 parking spaces, with 55 being for residents (maintaining the 0.9 spaces/unit ratio required by zoning) and 125 being for the public.

The Village’s willingness to evaluate a shared parking arrangement during the SEQR process is appreciated, as WHA does not believe that the residential tenants will utilize all of the parking spaces dedicated to them at a parking ratio of 0.9 (code compliant). A shared parking scenario could potentially increase the total number of parking spaces available for the community.

C. Parking Plan During Construction

In our 10/23 Proposal Update we stated: “The Development Team has agreed to rent 10-15 spaces from St. Thomas Church during working hours during the construction period so that the construction workers driving to the site have a convenient place to park, and aren’t using public parking spaces. As an informed, local organization, we are aware that Village officials are discussing using the St. Thomas Church parking lot during the construction period for use by the Emelin Theatre. Our rental agreement with the Church would not impact any agreement the Village makes with the Church as we would only be using the spaces during permitted, weekday working hours that would not conflict with events at the theater.”

In addition to our original proposal, WHA would make unused parking spaces at our properties in the Village available for use to visitors of the Village Courthouse and patrons of the Emelin Theatre. Other nearby Village resources, such as underutilized parking lots in Mamaroneck's Industrial Zone could potentially be utilized. A specific plan would be developed and approved during the SEQR process when traffic engineers and planning consultants are fully engaged.

D. Zoning Changes

We tailored our proposal to Mamaroneck's existing zoning because we wanted to present something that was responsive to the spirit and letter of a very robust and transparent land use code revision process. In making those changes, we believed the Village was increasing its capacity to address affordability challenges in housing development. Like any builder, we champion the belief that every municipality should seek input from stakeholders and take a hard look at their local laws and regulations from time to time to meet the evolving and dynamic needs of their community. However, given the smaller scale of project that we are now offering for consideration and approval, we do not believe any changes in zoning are needed to accommodate our proposed development.

E. Inclusion of Market Rate Housing

Based on the community parking needs of the Village in this location, WHA doesn't believe that a market rate scenario is the right fit for this development because the parking requirements and needs for market rate units are much higher than for affordable units (80% Area Median Income (AMI) and below). For example, for the 62 units we are proposing, the parking requirements under a market rate scenario would be 79 spaces for the residents. Additionally, except for those projects with hundreds of units and tremendous economies of scale, market rate developments are stalling out across Westchester and beyond in the current interest rate environment. In short, the only market rate deal that is financeable today is one that would be totally out of character for a small community like Mamaroneck.

However, we would feel comfortable adjusting the unit mix to accommodate more higher income families at 70% and 80% AMI, as long as the overall income mix averages to 60% AMI and below so that the building can still utilize tax credit financing and low interest subsidies from NYS, as well as the County's affordable housing financing programs. The building would otherwise be unfinanceable. To be clear, these financing requirements are driven by the State of New York and Westchester County agencies, not borrowers like WHA, who develop the housing.

F. Larger Development Concept (including Village Hall)

WHA would, in theory, be interested in a larger project that combines the Hunter Tier Parking Lot and the Village Courthouse sites. This type of project has the potential to have a bigger impact on the Village, though it would also be much more complicated and challenging to execute making it probable to never happen. To incorporate the Village's municipal office into a future project, the total housing project would have to be much larger. A larger project would have a larger impact on the schools, which the Village has already described as a complication. At this juncture, it is our view that the Hunter Tier site can and should move forward independently from a larger plan.

G. Developer Fee

In our meetings, the Planning Consultants asked about our contemplated Developer Fee described in our original application. Rest assured that we do not stand to receive the proposed Developer Fee that was included, and there are clarifications we would like to make to ensure that there is no confusion.

In all-affordable developments financed through conventional funding mechanisms (mainly tax credits), developer fee is not a "profit" number determined by the developer, but a formulaic part of the overall budget used to pay for the staffing needed to complete the development, increase tax credits available for financing the project (since it is basis eligible), and act as contingency to ensure project completion.

In our original proposal, we showed \$5,838,568 of developer fee as a use. Approximately 50% of that would actually be paid to the Developer at certain intervals over the approximately 5-7-year pre-development, construction and lease-up period (\$2,664,490). The remainder is called deferred developer fee (DDF), which essentially accounts for the project's total cash flow over the first 15 years of the project's regulatory compliance period (\$2,474,078 / 15 years equals \$164,938 a year). In all-affordable developments, rents are restricted / stabilized, so some DDF / cash flow is built into the proforma to ensure that the Developer is able to account for dramatic increases in expenses and/or inflation (like what happened during the Covid-19 pandemic, the high rate of inflation the past two years, and other changes like the unprecedented premium increases in the insurance market in recent years). It's also important to note that the amount of the Development Fee is approved by the State in facilitating the financing of the project. Unlike a market rate deal, where government has no say in the level of profit enjoyed by the developer, developer fees are highly regulated by the State of New York to ensure that they are suitable given the size and scope of the project. It has been our experience that the developer fee is always the first area to be cut to make the budget work, so it is anticipated that this fee may be further reduced. Moreover, these funds are usually the first made available to address any potential cost overruns.

Additionally, we proposed to build the Community Facility using a \$700,000 sponsor's loan which would be paid from our own Paid Developer Fee. Reinvesting these funds is important to us because, as long-standing members of this community for nearly forty years, we are committed to its future growth and success.

H. Preferences for flood impacted individuals/families

As described throughout our original submission, WHA understands the needs of those individuals and families living in the Village that have been affected by flood events. Though the project must follow Fair Housing Laws and other federal, state and local requirements, WHA will endeavor to give a housing preference to people living in the Village who have been impacted by flooding, and if allowed, will seek additional financial resources from NYS and elsewhere to assist in making that a reality.

I. Conclusion

WHA remains proud of our Hunter Terrace proposal and we have worked diligently on two rounds of amendments to our proposal in order to produce the best possible outcome for the Village. We feel strongly that all municipalities should be doing everything that they can to increase the supply of affordable housing. In this case, the Village will also benefit from a new public parking lot, replacing a dilapidated facility that represents a significant cost and liability to the Village if unaddressed.

We understand the need to replace the public parking and the importance of this priority. In our first amendment, we added a level of parking. In this amendment, we have removed a residential level and further increased the parking count by over 20%. This is clear evidence of our willingness to be flexible, and our dedication to producing a development that will work for the community and provide as much parking as possible. Additional detailed analysis of all points will be conducted during the land use / SEQRA process.

As revised, the Hunter Terrace proposal now includes 62 apartments and 180 total parking spaces. We have removed all of the three-bedroom units to decrease the impact on the school district. All of the sustainable design standards and flood mitigation measures included in our original proposal remain. The proposal still includes a multi-use Community Hub to strengthen and support the ties that bind this Village.

We believe Hunter Terrace would be an incredible asset for the Village and an exciting and important outcome for the Hunter Tier location.

August 9, 2024

Village of Mamaroneck
Board of Trustees
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Re: RFP: Hunter Tier Housing Development – Revised Proposal

Dear Members of the Board:

Thank you for the opportunity to provide a revised proposal for the Hunter Tier Housing Development. BRP Development Partners ("BRP") and Hyperion Group ("Hyperion"), together Luna Collective LLC ("Luna"), are pleased to present to you the revisions we are prepared to make to our project proposal based on discussions with the Village Attorney and third-party consultants in July 2024.

The original design for the project consisted of a six-story building spanning two land parcels: the Hunter Tier RFP lot and the adjacent lot at 136 Palmer Avenue. The proposed building contained parking on the ground floor as well as a partial second floor, and residential rental units on the balance of the second floor as well as on floors three through six. The building program consisted of 188 units of high-quality affordable housing and 187 parking spaces. The housing contemplated a range of affordability levels from 30% of AMI to 120% of AMI and a range of unit sizes from studios to three bedrooms. Without a waiver, the parking program consisted of 154 spaces for residential use and 33 spaces for municipal and public use. Finally, the building offered 8,000 SF of recreational space that could be programmed for residential amenity uses and/or community uses.

Following discussion with the Village Attorney and third-party consultants and careful consideration of the communicated Village priorities, Luna proposes to modify the building program in several key areas. The modified proposal for Luna shall consist of a similar six-story building spanning the two land parcels, however the building will now contain two floors of above-grade parking topped with four floors of mixed-income (combined affordable, middle income and market rate) rental units. This modified proposal, with a mix of residents at a range of income levels including market rate, is more reflective of modern and thoughtful urban planning, and aims to better address Village priorities without adding extra bulk or additional floors to the proposed building. Finally, under this modified proposal, Luna proposes to purchase the Hunter Tier lot from the Village of Mamaroneck for \$1,500,000.

A summary of the changes to our proposal can be found below, followed by further details.

	Original Proposal	Revised Proposal
Floors Above Grade	6	6
Floors Below Grade	0	0
Unit Count	188	176
Studios	64	72
1BR	78	72
2BR	37	32
3BR	9	0
Units 30% - 80% AMI	131	62
Units 80% - 120% AMI	56	26
Market Rate Units (Incl. Super's Unit)	1	88
Total Parking Spaces	187	280
Residential Parking	154	178
Public Parking	33	150+
		<i>With shared parking plan</i>
Amenity / Community Space	8,000 SF	8,000 SF
Purchase Price to Village	\$0	\$1,500,000
Developer Equity	\$0	\$15,050,591

Unit Mix: The modified proposal contains four floors of residential units rather than four and a half. In order to preserve economic viability, Luna proposes a slightly denser unit mix, with more studio and one-bedroom units in lieu of three-bedroom units. The modified unit mix contains 72 studios, 72 one-bedroom units and 32 two-bedroom units, for a total of 176 residential units. Luna remains open to adjusting this unit mix in response to specific Village needs.

Parking: In response to a desire for more public parking to replace the Hunter Tier parking lot capacity, we propose to build two full floors of above-grade parking, for an estimated total of 280 parking spaces (subject to zoning code verification). Assuming a 1-to-1 parking ratio for residential units, and with a shared parking plan typical in modern municipal lots, we expect to be able to provide over 150 parking spaces for municipal and public use. Even without shared parking Luna would provide 104 public spaces over and above the 176 parking spaces for residential tenants. Luna looks forward to engaging a transportation engineer to finalize the shared parking plan.

Recreational Space and Community Facility: Luna will continue to provide approximately 8,000 SF of recreational space that can be programmed for residential amenity uses and/or community uses.

Flooding: In an effort to minimize flooding impacts on the building and surrounding areas and to preserve the cost efficiency of the project, it was determined that below-grade parking would not be feasible for this project. The current design, with structures

only above-grade and implementing wet & dry floodproofing strategies, was determined to best mitigate current flooding concerns.

Affordability: If this project remained fully affordable as initially proposed, the reduction in residential units and increase in parking spaces provided would make the project financially infeasible. To ensure that the project remains viable, Luna proposes a mixed income program in lieu of an all-affordable project, assuming an appropriate zoning amendment. The new building would be 50% market rate and 50% regulated, of which roughly 70% of the regulated units would be affordable to households earning at or below 80% of AMI, and roughly 30% of the regulated units affordable to middle-income households earning between 80% and 120% of AMI. This translates to 62 affordable units, 26 middle-income units, and 87 market rate units (plus 1 super's unit). A chart describing the updated affordability mix can be found below. Luna remains open to adjusting this affordability mix in response to specific Village needs.

	30% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	110% of AMI	120% of AMI	Market Rate	Super's Unit	Total	
Studio	6	6	14	10	-	-	-	36	-	72	
1BR	3	2	12	7	6	6	-	36	-	72	
2BR	0	1	1	0	3	-	11	15	1	32	
3BR	-	-	-	-	-	-	-	-	-	0	
Total	9	9	27	17	9	6	11	67	1	176	
50%								50%			
70%				30%							

Purchase Price: As part of the modified building proposal, Luna proposes to purchase the Hunter Tier lot from the Village of Mamaroneck for \$1,500,000.

Financing: The financing strategy for the proposed project includes a significant change: Luna and its financial partners will now contribute \$15.1 million towards the project's execution. The prior proposal contemplated funding provided entirely through public sources; this modified financing strategy shows Luna's financial commitment to the long term success of the project and the Village of Mamaroneck. An updated balanced Sources & Uses breakdown is provided below.

Construction Sources	LTC	Amount
First Mortgage	53.81%	\$58,834,201
Volume Cap	14.43%	\$15,774,986
HCR NCP	7.94%	\$8,680,000
HCR MIHP	4.76%	\$5,200,000
Tax Credit Equity	1.93%	\$2,113,154
Deferred Fee	2.65%	\$2,901,215
Deferred Reserves	0.16%	\$176,000
Construction Interest: AFR	0.56%	\$615,195
Equity	13.76%	\$15,050,591
GRAND TOTAL	100.00%	\$109,345,342

Construction Uses	LTC	Amount
Acquisition	8.23%	\$9,000,000
Hard Costs	65.91%	\$72,072,106
Soft Costs	13.00%	\$14,214,260
Financing Fees	12.86%	\$14,058,975
GRAND TOTAL	100.00%	\$109,345,342

Permanent Sources	LTC	Amount
Freddie Mac Tax Exempt Loan	50.35%	\$55,057,814
HCR NCP	7.94%	\$8,680,000
HCR MIHP	4.76%	\$5,200,000
Tax Credit Equity	9.66%	\$10,565,770
Deferred Fee	2.65%	\$2,901,215
Return of Freddie Fee	1.17%	\$1,274,756
Construction Interest: AFR	0.56%	\$615,195
ESD Momentum Fund Grant	9.15%	\$10,000,000
Equity	13.76%	\$15,050,591
GRAND TOTAL	100.00%	\$109,345,342

Interim Parking: Unfortunately, despite the combined lot size of Hunter Tier and 136 Palmer Avenue, it would not be feasible to maintain parking on site for the duration of the construction operations. Primarily, it is not possible to maintain occupancy or operations on the same lot as an active construction site – and a merged vacant lot is a prerequisite for gaining plan approval and permits. Luna is open to working with the Village to locate an alternate space for temporary parking during construction and exploring valet parking services to increase capacity and/or shuttle bus services to transport riders to the Village center.

Luna remains fully committed to working collaboratively with the Village of Mamaroneck throughout the planning process on this important project. Our extensive development experience and control of the lot at 136 Palmer Ave gives us the ability to provide more housing, to a wider range of income levels, and more public

parking than anyone else. We are offering flexibility in the development program to meet the needs of the community and bring this transformative project in the center of Mamaroneck to life, working together in a true public-private partnership. We invite any additional questions on the revised proposal and look forward to the opportunity to discuss further. Thank you for your consideration.

Sincerely,



Meredith Marshall
Co-Founder and Managing Partner
BRP Development Partners



Robert Vecsler
Chief Executive Officer
Hyperion Group



HUNTER TIER PROPOSAL STUDY

NHB Planning Team
September 6, 2024

Introduction

In 2023 the Village of Mamaroneck (the “Village”) solicited proposals from developers to develop the Hunter Tier Parking Deck with a mixed-use all-affordable housing project that incorporated parking for residents, parking permit holders, and municipal employees. Two development proposals were received in October 2023 for consideration by the Village Board. To assist the Village Board in their deliberations, the NHB planning team was engaged in May 2024 to review and compare the two proposals for affordable housing and public parking as well as evaluate a “do nothing” alternative and options to implement other parking alternatives. The intent of the review was to provide the Village with a broader understanding of the benefits and drawbacks of each proposal and other alternatives.

Task 1 – Community Profile

The purpose of Task 1 was to develop a community profile of the priorities and expectations of affordable housing in general and affordable housing specifically related to the Hunter Tier site. Central to the teams engagement was to understand the Village’s motivation to pursue this initiative. Interviews were held with relevant Village staff, land use and engineering consultants, the Chief of Police, the Director of the Library and Chair of the Library Board, the Executive Director of the Emelin Theater, and other neighbors proximate to the Hunter Tier lot.

The team also reviewed the 2024 overview of affordable housing in the Village of Mamaroneck, *The State of Affordable Housing Housing in Mamaroneck*¹. The Study stated that “...incomes have stagnated in Mamaroneck and beyond in the past four decades, while rents have continued to grow, putting pressure on renters in the Village. In Mamaroneck, growth in median gross rent has been outpacing income growth since at least the 1990s. As of 2023, rents are 90% higher and incomes are only 15% higher than they were in 1990 ... The percentage of rent-burdened households in the Village of Mamaroneck was 47% in 2022, with 32% severely rent burdened (meaning they pay more than 50% of their pre-tax income towards housing). The study further points out that, “This trend is not limited to renters ... 39% of homeowners are cost-burdened, with 18% severely cost burdened.”

The study elaborates on the challenges of housing affordability across New York and within the Region. According to the study, New York City and New Jersey have continued to construct and produce substantially more units of housing as compared to the rest of the region. “Between 2010 and 2022, the Lower Hudson Valley has added only 17.8 units of housing per 1,000 residents. Comparatively, NYC, NJ Metro periphery and NJ Metro Core have added 30.4, 35.7 and 41.9 units of housing per 1,000 residents during the same period...The increased acuity of the housing shortage at the sub-regional level has meant that rents and housing prices in popular and transit-accessible locales in Westchester County, including Mamaroneck, have seen even more acute pressure on their housing markets.”

Finally, the study explores how to “...feasibly implement interventions aimed at increasing the stock of affordable housing at all income levels” and proposes methods through which to encourage local development of affordable housing including Inclusionary Zoning and Legalizing Accessory Dwelling Units and recommends the Village Board consider ‘density bonuses’ to encourage construction of affordable housing and consider increasing the average median income up to 120% for new affordable housing construction.

It should also be noted that the Village’s 2023 Comprehensive plan² listed “Preserve affordable housing; Create affordable housing” as the 3rd Statement of Goals and Objectives of the Comprehensive Plan after the

¹ *The State of Affordable Housing in Mamaroneck*, Feb 26, 2024

² *Village of Mamaroneck Comprehensive Plan*, adopted in 2023

first goal “Protect the Village from Storms, Floods and Rising Sea Levels” and the second goal, “Make Streets Safe for Walking and Biking”.



Figure 1 - Hunter Tier Parking Lot

To initiate this process, the NHB planning team met with stakeholders identified by the Village (a full list of interviews can be found in Appendix A). The purpose of the interviews was to:

- Understand the sentiment towards the Hunter Tier parking structure and its potential re-use
- Identify key issues, concerns and potential impacts from primary stakeholders
- Assess the understanding of the perceived needs of the Village with respect to affordable housing, parking alternatives and other potential capital project needs



Figure 2 - Hunter Tier Parking Lot and Vicinity

Community Interviews

To open the interviews the NHB planning team asked each respondent to describe the most important elements to achieve a thriving physical, environmental and economic future for the Village. Each respondent provided their vision for the Village and highlighted what the top 5 most important items for the future of the Village were.

Flooding was the most often cited issue identified by the respondents, followed by parking, and community.

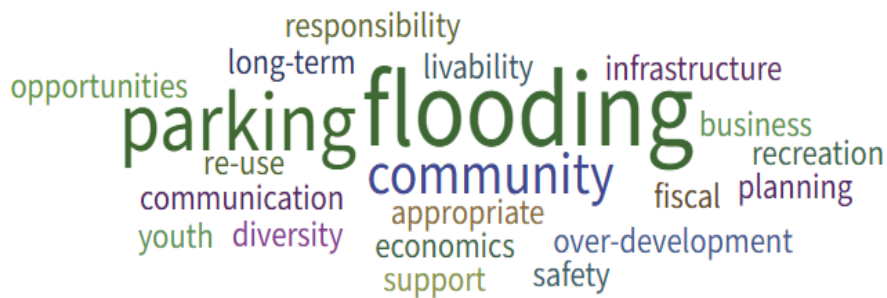


Figure 3 - Stakeholder Interview Response

During the discussion of the two development proposals, several of the interviewees were reticent to express a preference for Hunter Terrace, Luna, No Action, or other Parking Alternatives because they did not believe that there was sufficient information and questioned why other development scenarios were not being explored.

Given the information available at the time of the interviews, the respondents ranked Parking, Traffic and Infrastructure Capacity as the most significant impacts associated with the proposed projects.

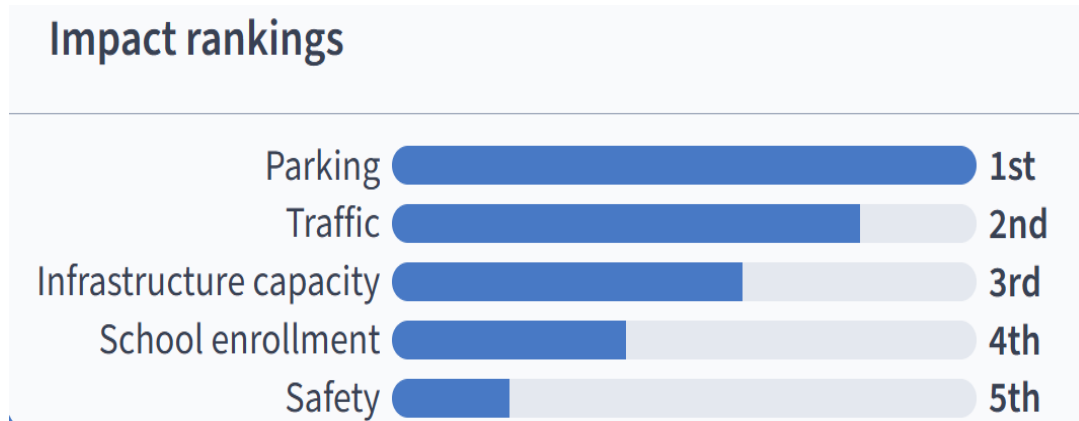


Figure 4 - Stakeholder Impact Rankings

Parking

70% of respondents expressed they would support re-development of the Hunter Tier site if viable parking alternatives were concurrently identified. 30% of the interviewees did not believe the Village had evaluated the highest and best use options for the Hunter Tier Lot and thought additional analysis and study of the options were warranted

The parking structure was originally designed to provide approximately 214 parking spaces. However, its structural integrity has been compromised from years of deferred maintenance. The result is that today, upwards of 20 spaces must be cordoned off from public access. In addition, erosion and flooding has incapacitated at least 15 of these spots. Nonetheless, the importance and critical need for this parking facility was emphasized by all interviewees.



Figure 5 - Flood Damage and Deferred Maintenance at Hunter Tier Lot

Of the unencumbered parking spots, a breakdown of the current parking allocations was provided by the Village and summarized below. There are currently 119 permits issued for specific use. These included ten (10) spaces allocated for Police and Fire, 35 spaces allocated to Village employees working at 169 Mt Pleasant Avenue, 9 spaces designated for handicap use, and 45 spaces allocated for the library and the Emelin Theater. 56 parkings spaces are metered for public use. The remaining permits are allocated to the American Legion and local businesses.

Table 1: Hunter Tier Parking Allocation - 2024³

Bottom Tier		
	Permit Spaces	72
	Handicap Spaces	9
	Police	6
	Fire	2
	Total Bottom Tier	89
Top Tier		
	Permit Spaces	52
	Meter Spaces	56
	Fire	2
	Total Top Tier	110
Total Spaces		199

Current Allocation of Permit Spaces		
	Mamaroneck Library	34
	American Legion	7
	Emelin	11
	Village Employees at 169 Mt. Pleasant	35
	Local Business*	32
Total Permits		119

*These permits are being evaluated due to growing municipal parking demand



Figure 6 - Permitted Spaces at Hunter Tier Lot

³ Data obtained from Village Manager's office

The Comprehensive Plan recognized that a lack of parking or even a perceived lack of parking poses constraints and will impair the ability of the Village to maintain a vibrant and healthy downtown. To address issues of parking, in 2014 the Village commissioned a study to assess the adequacy of the supply and the utilization of parking in the downtown area of the Village. The *Parking Demand and Management Analysis*⁴ concluded that there was a sufficient number of parking spaces within the downtown area but that improvements were needed to better manage access to and visibility of available parking spaces. The study recommended implementing parking management tools such as converting permitted spaces to metered spots, installing multi-space meters, improving wayfinding and signage, and increasing enforcement and parking limits. At the time of this report, it is unclear whether the Village has implemented any of the recommendations from the Walker Study.

It should be noted that the study included a discussion that explored the possibility of expanding the Hunter Tier lot with 292 spaces on 3 levels. The expansion would cost an estimated \$8.7 million.

Parking at Hunter Tier is intrinsically linked to the parking needs of the municipal services at 169 Mt. Pleasant Avenue, including parking needed for police services, parking related to Village Court functions, and parking for the building and planning department. In a study pertaining to the possibility of consolidating Village services at the 169 Mt Pleasant site, the parking demands for municipal services was calculated in the *Parking Needs Assessment as part of the Municipal Building Expansion Design Phase*⁵. While not specific to determining the highest and best use for the Hunter Tier Parking Lot, the *Parking Needs Assessment* pointed to a parking demand for up to 224 parking spaces to accommodate the existing and future growth associated with a consolidated Village Hall and the possibility that the Hunter Tier lot could be redeveloped with an affordable housing project. In light of the potential for the Village to consider moving forward with a larger public-private development initiative (discussed later in this report) – a development initiative that would consolidate municipal services at a single site, upgrade the Village police facilities to meet New York State recommended requirements, and develop an affordable housing project – with ample parking provided for all, a more comprehensive and focused assessment of parking demand should be prepared.

Traffic

Traffic was identified as the second most highly ranked impact area of concern. In fact, of all the impacts, traffic was in the top 3 most significant impacts for all those that responded. Congestion, circling around downtown looking for parking, and providing parking for out-of-town visitors were all identified as adding to the congestion with the downtown. The information that was obtained was primarily anecdotal information from interviews with stakeholders. However, of particular concern was the ability of emergency services to respond in a timely fashion. Traffic circulation will certainly be an important part of evaluating the viability of any redevelopment of the Hunter Tier Parking lot and will require more focused attention.

Infrastructure

During the interviews, infrastructure capacity was identified as a top 3 concern for the Village. In the *Village Comprehensive Plan*, protecting the Village from storms, flooding and rising sea levels was the number one goal. Associated with this need is aging and inadequate municipal infrastructure. Increased demand for equipment needed for flood and storm response, convenient and accessible storage of emergency equipment, and improved drainage infrastructure to accommodate heavy rain events were discussed by most of those interviewed. In a review of capital needs of the Village, the Village is mid-way through the capital planning process with specific plan and figures still being refined, but the NHB planning team was provided an estimate

⁴ *Parking Demand and Management Analysis* – Village of Mamaroneck, prepared by Walker Parking Consultants, December 2014

⁵ *Parking Needs Assessment as part of the Municipal Building Expansion Schematic Design Phase*, prepared by DTS Provident Design for EnviroSpace Architecture, 2023,

of \$112M needed for a 5-year capital plan. In addition, the proposed 2024-2025 budget identified that 70% of the budget covers staff costs and benefits, and 10% of the budget is allocated to bond interest payments.

Of particular note to the capital plan and infrastructure needs of the Village, it is recognized that the Hunter Tier parking lot itself requires extensive repairs. A 2018 study identified areas where emergency repairs at Hunter Tier were needed to stabilize the structure, as well as other longer-term repairs. An updated assessment was initiated during this study period, the results of which are forthcoming.

Regardless of the outcome of the structural integrity study currently underway, there is consensus that there is an existing demand and future need for parking at the Hunter Tier lot. There is also consensus that a significant investment will be required for the Hunter Tier lot to be adequately rehabilitated. In fact, industry estimates for rehabilitating the 214 space Hunter Tier updated range from \$4M to \$6.4M based on local estimates or \$28,000-30,000 per parking space.

Municipal and Community Services

The Hunter Tier lot provides parking for several essential municipal services. In addition to the 35 spaces reserved for Village employees and four (4) spaces reserved for fire personnel, the Hunter Tier lot is the primary location for volunteer firefighters to park when responding to emergency calls. In addition to the six (6) spaces reserved for police department staff, the Hunter Tier lot is used during the weekly convening of the Village Court. Finally, the proximity of the 45 spaces reserved for the library and the Emelin Theater are considered essential to ensure that the role that these cultural facilities play in the community is protected. Hunter Tier is also the parking facility used by local businesses, the American Legion, and senior citizens and those with physical limitations.

The Village's 2023 Comprehensive Plan included as one of its goals the consolidation of village services in a new Village Hall. The Village engaged the services of an architectural firm to prepare a space needs analysis and conceptual layout of a consolidated and refurbished Village Hall at the 169 Mount Pleasant Avenue site⁶. The study acknowledged significant inefficiencies with municipal services bifurcated between the two buildings and inadequate and inconvenient storage of critical items needed by essential service providers during emergency conditions. In addition, the Mount Pleasant Avenue building lacks ADA compatibility and the police station lacks the requisite safety and security space needs recommended by NYS Division of Criminal Justice Services. The study proposed adaptively reusing the existing 169 Mt Pleasant Avenue building and adding two additions on either end. The proposed 50,000 sq ft building was estimated to cost \$30 - \$50 million.

The Village has paused moving forward with this capital improvement project.

Appraisal of Hunter Tier site

To understand the market value of the Hunter Tier site, the Village commissioned an appraisal of the Hunter Tier Parking Structure⁷. The appraisal was based on the 'highest and best use' based on the entitlements within "Article XV. Fair and Affordable Residence Uses, §342-103. Development bonuses and requirements for affordable residence uses". The appraisal was based on the value of the maximum number of units that could be developed on the Hunter Tier site per the zoning. The appraisal concluded that with the maximum development of approximately 117 units, the market value per unit would be \$45,000, or \$5,265,000 for the .91 ac site, less demolition costs of the existing parking structure.

⁶ 169 Mt. Pleasant Mamaroneck Village Hall Expansion, prepared by EnviroSpace Architecture – DeAngelis & Gaita, November 27, 2023.

⁷ Valuation of Real Property in an Appraisal Report of Hunter Tier Parking Structure, prepared by Valuation Plus, Inc., August 6, 2024.

Task 2 – Analysis of Alternative Actions

Hunter Terrace

The original October 2023 Hunter Terrace proposal, submitted by project sponsors Westhab and Washingtonville Housing Alliance (“Westhab”), proposed a 6-story 85,000 sq ft building, with 77 units at a 2.13 Floor Area Ratio (FAR) on the .91 acre Hunter Tier lot. The proposal included 122 parking spaces – 52 spaces for the public/community and 70 spaces for residents. Per zoning, 100% of the units would be affordable at a range of 30% - 80% Area Median Income (AMI).

Subsequent to feedback from Village representatives citing a concern that the (original) Westhab proposal lacked sufficient parking to meet the demands of future residents as well as existing parking demands (delineated in the section above), the developer submitted a revised proposal in January 2024 and increased the parking to 170 spaces with 103 spaces allocated for public/community use and 67 spaces for residents. The developer also included an offer for the Village to use \$4.56 M of a \$5M grant⁸ that Westhab intended to apply for to invest in refurbishing the existing parking structure. The remaining approximately \$440k of the grant would be provided to the Village as a net acquisition price.

Subsequent to the engagement of the NHB planning team, the Village met with Westhab and requested a final and best offer that considered the following:

1. A need for the project to provide 150-175 municipal/public parking spaces.
2. Provide a parking space (1:1) for each residential unit.
3. Eliminating the 3-bedroom units to reduce the number of school age children.
4. Provide an interim plan to meet existing parking needs during construction given the essential role that the Hunter Tier parking structure plays in the viability of the immediate community.
5. Consider the impact of including some market rate housing in the project.
6. Consider what if any zoning revisions would improve the components of the Westhab project.

On August 7, 2024, Westhab responded with a final and best offer. The revised proposal reduced the number of stories to 5, reduced the number of residential units to 62, and increased the number of parking spaces to 180 – 55 spaces for residents and 125 spaces for the public. The acquisition price remained unchanged and included assuming the successful receipt of a \$5M New Homes Land Acquisition (NHLA) Fund Grant from Westchester County, using \$4.56M of the grant for parking structure improvements, leaving a net acquisition price of approximately \$440k for the Village.

Luna

The Luna proposal was submitted by BRP Development Group and Hyperion (“Luna” or “Luna Collective LLC”). The original Luna development proposed a 6 story, 216,000 sq ft building with 187 Units at an FAR of 2.5. The original proposal specified 187 parking spots, 154 for residents and 33 spots for public use. The designated affordability band was set at 30% - 120% AMI. The proposal incorporates the .91-acre Hunter Tier Lot plus an additional .56-acre lot at 136 Palmer Avenue to which Luna maintains exclusive rights. The original proposal included a \$1 acquisition price to the Village.

Luna was asked to prepare a final and best offer considering the same criteria that was provided to Westhab:

1. A need for the project to provide 150-175 public/municipal parking spaces.
2. Providing a parking space (1:1) for each residential unit.
3. Eliminating the 3-bedroom units to reduce the number of school age children.

⁸ New Homes Land Acquisition (NHLA) Fund help acquire property for affordable housing projects in Westchester County.

4. Provide an interim plan to meet existing parking needs during construction given the essential role that the Hunter Tier parking structure plays in the viability of the immediate community.
5. Consider the impact of including some market rate housing in the project.
6. Consider what if any zoning revisions would improve the components of the Luna project.

The revised “final and best offer” from Luna reduced the number of units to 176, increased the number of parking spaces to 282, and increased the acquisition price to \$1.5M.

Affordable Housing

The Village has maintained a commitment to explore how to feasibly implement policies aimed at increasing the stock of affordable housing at all income levels. In addition, survey responses associated with the 2023 Comprehensive Plan supported developing a range of initiatives that increased affordable housing as a key priority. In comparing the number of below market rate housing being offered by the two developers, the 88 below market rate units being proposed by Luna is greater than the 62 below market rate units being proposed by Westhab.

Parking

With respect to the amount of parking that can be reasonably located on the Hunter Site post development, both developers devised solutions that increased the amount of parking accessible to the public. The Westhab final and best and final increased parking to 125 public parking spaces, but less than the 150-175 estimated demand. The Luna proposal also increased the amount of public parking to approximately 150 parking spaces, assuming their ability to provide shared parking- but again less than the 150-175 estimated parking demand.

Per parking alternatives and where there might be opportunities to provide parking elsewhere in the Central Business District, this concept was discouraged by the stakeholders interviewed. In particular, the municipal services dependent on the parking provided at the Hunter Tier lot would be adversely impacted by losing parking that is accessible and proximate to their venues. The Library, Emelin Theater and Village Hall all maintained that parking withing walking distance of their establishments is critical, particularly for the elderly and those with families, strollers and small children.

Re-allocating permit spaces to meter spaces is another potential consideration. The current number of permit spaces at Hunter Tier is listed at 143. As stated earlier in Task 1- Community Profile, the Village should complete an updated parking study which should be informed by the 169 Mt. Pleasant Municipal Building Expansion plan before specifying both the parking needed in the area and any method of parking management.

Financial Analysis

To properly assess proposed offers from Westhab and the Luna Collective LLC, the Village considered the \$5,265,000 (less any demolition costs) appraised value of the Hunter Tier lot with the \$4M to \$6.4M estimate of repairs that will be required to fully refurbish the parking structure. Neither proposal offered an acquisition price equivalent to the appraised value.

Further analysis of each development team’s financial proposal revealed complex capital stacks consisting of multiple funding sources. This is characteristic of affordable housing developments, and both developers have nearly ten different funding sources comprising their respective capital stacks. There are differences, however, reflecting the relative core strengths of each developer.

For example, Westhab draws heavily upon County funding sources—perhaps reflective of their prominence in Westchester County and the local government relationships they’ve cultivated over the years. Their original proposal sources & uses budget had approximately 18% of project funding coming from County programs.

In contrast, the original Luna proposal had 9% of its funding projected as coming from a single Empire State Development Corp. program, perhaps reflective of BRP's likely positive relationship with the leadership of ESDC.

Both developers plan to tap state housing agency programs. Likewise, both developers envision utilizing Low Income Housing Tax Credits (LIHTC) as project equity sources. The LIHTC program has the benefit of being scalable based on the percentage of a project's units that meet the federal program's affordable housing requirements. However, because the revised Luna proposal incorporates a greater percentage of market-rate units, it has reduced its reliance on LIHTC in its capital stack. As an adjustment, Luna's capital stack now indicates that 50% of the project will be financed with a Freddie Mac program. That federal government entity is a major support system for multifamily development and buys loans and/or guarantees them from lenders.

Other notable changes in the Luna capital stack from their previous proposal:

- Project costs slightly increased from \$103M to \$109M, likely reflecting the increased cost burden to address Village requirements.
- Tax credit equity fell from \$21M to \$10M, reflecting the 50/50 nature of the project.
- Freddie Mac financing increased from \$37M to \$55M, likely in part to compensate for the reduced tax credit equity.
- Deferred development fees decreased from \$3.7M to \$2.9M, suggesting Luna is taking more of their development fee during construction, and presumably the amount of the development fee has been reduced overall to reflect the 50/50 nature of the project.

Additionally, Luna is now proposing to invest \$15M in developer equity in the project. This is plausible since the residential mix which now includes nearly 50% market-rate units would likely allow their development program to generate the returns required by equity investors.

In their revised proposal, Westhab did not indicate interest in incorporating market-rate units as a component. That would likely be improbable for them given the relatively smaller scale of their project concept.

Do Nothing Alternative

In addition to the two proposals, a "Do Nothing" alternative was assessed. A "Do Nothing" alternative is not really a 'do nothing' because the Hunter Tier parking structure is an essential facility in need of \$4M to \$6.2 in repairs. Therefore, at a minimum, the "Do Nothing" alternative would obligate the Village to fund the repairs and refurbishment of the Hunter Tier Parking garage. Although emergency repairs were identified in a 2018 structural integrity report, an updated assessment of necessary repairs is currently underway to assess the extent of the current repairs needed at Hunter Tier and the timeframe in which they should be completed.

A side-by-side comparison of the two proposals is provided below.

Table 2: Comparison of Hunter Terrace and Luna Final Offers

	Hunter Terrace	Luna
Acreage (ac)	.91ac (41,000 sf)	1.5ac (42,000+24,560 =65,560 sf)
No. of dwelling units (du)/ac (original submission)	62 (68du/ac) (77du & 84du/ac)	176 (117du/ac) (187du & 124du/ac)
Stories (res/parking) (original submission)	5 (6)	6 (4 res + 2 parking) (6)
Affordable/Market mix	62 units (100%) Increased to 70%-80%AMI w/Avg 60% AMI	88 units (50%) 50% market/50% regulated. 62 at or below 80%AMI 26 between 80%-120% AMI
Res/Public Parking (original submission)	180 (55 res/125 pub) (170 – 67/105)	282 (178+104) or 150 pub w/ shared parking (187 -154 + 33)
Zoning	Compliant	Text amendment needed for shared parking
Est. School Age Children (original submission)	4 (16)	12 (20)
Interim Parking	TBD Off site	TBD Off site
Financing	100% public sources	Private + pub sources incl \$15.1M developer equity
Proposed Acquisition Price of Hunter Tier Parking Lot Site	\$437k (\$5M NHLA Fund Grant \$4.5M allowance for \$4-6M in repairs)	\$1.5M (new parking structure would be paid for by developer is in addition to proposed acquisition price)

Task 3 . Detailed Planning and Environmental Review and Selection of Preferred Affordable Housing Alternative

Detailed Planning

During this planning process, three primary issues were highlighted as critically important for the continued vibrancy of the Village. They include:

- The need for affordable housing;
- Continued parking demand for establishments in and around the Hunter Tier Parking Lot; and
- Growing capital needs in the Village to address aging and inadequate infrastructure exacerbated by aging facilities, storm and flooding events.

At this point, the Village requested and each developer modified their proposal to best address the Village’s criteria. **Although both revised proposals addressed a number of critical issues, both remain deficient**

with respect to the public parking being offered and in our opinion, neither proposal offers an acquisition price anywhere near the appraised value of the Hunter Tier lot.

In addition, the Village is still exploring the expansion and rehabilitation of the current 169 Mt. Pleasant Municipal building. Given the potential expenditures required to upgrade Village Hall (\$30- \$50M), there have been overtures to suggest that the Village evaluate a different and broader development scenario for Hunter Tier, one which would mitigate a large capital expense and still create new affordable housing in Mamaroneck.

Best practices in neighboring communities are being studied such as the Village of Pelham’s public-private partnership. In this scenario (as presented at the June 2024 Dealmakers Lunch by the Mayor of Pelham) the \$77M public private partnership allowed Pelham to broker a deal with a private developer. The Village gained a new Village Hall, Public Parking, Pedestrian and Traffic Safety Improvements, and a new Police Department and Fire Department along with \$12.2M in Pilot payments over the course of 20 years. If Pelham had not entered this partnership, the Village would have had a capital expense of \$17.4M (\$26.6M with financing costs) which would have created a Village tax increase of approximately 12.9%. The new municipal center in Pelham is under construction and is scheduled to open at the end of 2024.

A scenario where the Village pursues a public-private partnership with a developer to rebuild Village Hall in exchange for land to build new housing and parking could accomplish and address all three issues (parking, housing and municipal infrastructure) identified as critically important to the Village. Some preliminary concepts have been outlined by the Village of Mamaroneck Planning Director⁹.

The Village does not have many parcels of land to sell. Ultimately, it has a limited number of assets it can exchange for any future development it might want to achieve. In light of this scarcity, **the NHB planning team strongly encourages the Village to evaluate a public-private partnership that would address all three of the high impact issues faced by the Village to ensure that it maximizes the benefit to the Village with any transaction involving the Hunter Tier Parking Lot.**

Environmental Review

If a preferred developer for the Hunter Tier site is selected and before the Village takes any action, the project would be required to adhere to the New York State Environmental Quality Review Act (“SEQRA”) regulations (6 NYCRR Part 617). SEQRA requires that the approving agency (i.e., the Village Board or Planning Board) and the public have the information necessary to analyze the potentially adverse and/or beneficial impacts of a project. The SEQRA process would need to include how the project would address the affordable housing goals and objectives of the Village with analyses, tables, maps and related materials to assist the Village in assessing the potential adverse/beneficial environmental impacts, identify appropriate mitigation measures, and ultimately render a Determination of Significance.

Although the content of the environmental review would be tailored to the details of the specific proposed project, the following hypothetical scope gives an example of the issues that would need to be included.

1. Land Use, Zoning, and Public Policy
 - a. Compatibility of the proposed project with the scale of adjacent uses and the surrounding neighborhood
 - b. Compliance with the criteria in *Article XV. Fair and Affordable Residence Uses* in the Village of Mamaroneck Zoning Code

⁹ Village of Mamaroneck-Parking-Municipal-Redevelopment-Conceptual-Locations-and-Phases, prepared by Village of Mamaroneck August 2024

- c. Consistency with the 2023 Comprehensive Plan regarding affordable housing, plus other applicable public planning and policy documents.
2. Community Character and Historic Resources
 - a. A description of the diverse character and scale of land uses surrounding the Hunter Tier site and the historic resources that are on or eligible for the New York State or National Register of Historic Places;
 - b. A description of the proposed architectural character, compatibility with surrounding uses, and potential visible changes that would result from developing the Hunter Tier site
3. Community Services and Utilities
 - a. Fire, Police and Ambulance Services
 - b. Capacity of existing infrastructure and utilities, and improvements that would be required
 - c. Solid waste management and recycling
 - d. Capacity of schools to accommodate potential school age children that may reside at the proposed project
 - e. Parks and Recreation
4. Socioeconomic Issues
 - a. Population – how many residents would likely reside at the project how would this impact the Village’s population
 - b. Housing impacts, particularly the ability of the proposed project to have a positive impact on increasing the availability of affordable housing in the Village, particularly for vulnerable populations
5. Traffic, Circulation and Parking
 - a. Capacity of and potential improvements needed for the intersections of:
 - Prospect Avenue and Mamaroneck Avenue
 - Prospect Avenue and Mt Pleasant Avenue
 - Palmer Avenue and Mamaroneck Avenue
 - Palmer Avenue and Mt Pleasant Avenue
 - Mt Pleasant Avenue and Boston Post Road
 - b. Parking demand and supply relating to a new residential use
 - Existing parking supply and demand
 - An assessment of future parking demand and supply based on a theoretical build out within the downtown
 - Proposed improvements to parking within the immediate area as well as downtown Mamaroneck
 - c. Pedestrian Safety
 - Existing Conditions for Pedestrian Safety on Prospect Avenue and surrounding streets and ease of access to Village services and cultural facilities
 - Potential Impacts and improvements proposed by the project to improve pedestrian safety and mitigate potential increases in traffic congestion
 - d. Public transportation and new mobility
 - Existing conditions of non-vehicular resources within the downtown, e.g. bikes, pedestrian paths, etc.
6. Construction Impacts of the Proposed Project and a description of the plan to mitigate the temporary closure of the Hunter Tier structure
7. Alternatives

Selection of Preferred Affordable Housing Alternative

Should the Village prefer to make a selection between the two affordable housing alternatives, the NHB planning team finds that the recently revised project proposed by the Luna Collective LLC comes closest to meeting the goals and objectives that the Village articulated in its RFP. The basis for this selection are fourfold:

- 1) The revised Luna proposal offers the most public parking with 150+ public parking spaces assuming a shared parking plan
- 2) The Luna proposal also offers more affordable housing at 88 units of affordable with an additional 88 market rate units
- 3) The acquisition price while lower than the appraised value of \$5.62M is \$1.5M versus the \$440K that would remain from the NHLA Fund Grant in the Hunter Terrace proposal
- 4) The project would contribute \$15M of developer equity and would be less reliant on competitive public grant programs
- 5) The revised Luna proposal includes more land, 1.5 acres, and more residential units. Therefore it would generate more traffic (aka congestion), a greater demand for parking, and a higher demand for municipal services, etc. Therefore, the potential adverse (and beneficial) impacts would need to be analyzed in the SEQRA process to ensure that potentially adverse impacts are adequately mitigated.

In addition, should the Village wish to explore a larger public-private project concept involving the development of a new village hall at the 169 Mount Pleasant Ave. site, the Luna Collective LLC team expressed an interest in and the capability to accommodate a project that would be larger and broader in scope – noting that it would likely require the issuance of a new RFP.

If the Village chooses to make a selection between the two proposals the next step in the process would be to negotiate an agreement with the preferred developer and initiate the environmental review process for the proposed development.

☞

Appendix A
Village of Mamaroneck - Interviews

Name	Position
Sharon Torres	Mayor
Nora Lucas	Dep Mayor
Manny Rawlings	Trustee
Leilani Yizar- Reid	Trustee
Lou Young	Trustee
Sandra DiRuzza	Police Chief
James Barney	DPW Superintendent & Fire Chief
Ellen Hauptman	Library Board President
Jennifer O'Neill	Library Director
Mark Ettenger	Emelin Board President
David Bander	Executive Director, Emelin

- 1)
- 2) e

Bibliography

Task 1 - Community Profile Documents

1. The State of Affordable Housing – prepared by Village of Mamaroneck February 26, 2024
2. Village of Mamaroneck Comprehensive Plan – prepared by Village of Mamaroneck and adopted in 2023
3. Economic_development_strategic_plan_2023 – prepared by Village of Mamaroneck in 2023
4. Parking demand and management analysis – prepared by Walker Parking Consultants December 2014
5. FY2024-25 Draft Capital Budget CG April 2024 – prepared by Village of Mamaroneck
6. 2023-24_Capital_Budget_for_Discussion - prepared by Village of Mamaroneck January 30, 2023
7. Hunter Deed-1 from Historic Archives of Village of Mamaroneck
8. Hunter Tier Parking Structure Appraisal – Valuation Plus Inc. August 10th, 2024
9. A/E Services for Emergency Repairs at Hunter Tier Parking Facility prepared by Antonucci & Associates, Architects and Engineers LLP – November 17, 2017
10. 169 Mt. Pleasant Mamaroneck Village Hall Expansion Planning Study prepared by EnviroSpace Architecture – DeAngelis & Gaita, November 27, 2023
11. 169 Mt. Pleasant Mamaroneck Village Hall Expansion Cost Estimate prepared by Dack Consulting for EnviroSpace Architecture – DeAngelis & Gaita, November 22, 2023
12. 169 Mt. Pleasant Mamaroneck Village Hall Expansion Parking Needs Assessment prepared by DTS Provident Design for Consulting for EnviroSpace Architecture – DeAngelis & Gaita November 13, 2023

Task 2 - Alternatives Analysis

1. Hunter Tier Mixed Use Request for Proposal, prepared by Village of Mamaroneck August 16, 2023
2. Fire Council Letter Hunter lot final, prepared by Village of Mamaroneck Fire Council January 23, 2024
3. Memorandum to Board of Trustees – Parking prepared by Village of Mamaroneck January 19, 2024
4. Hunter Terrace proposal prepared by Washingtonville Housing Alliance and Westhab Inc. October 23, 2023
5. Hunter_Terrace_Proposal_Resubmission_prepared by Washingtonville Housing Alliance and Westhab Inc. January 4, 2024
6. Best and Final Proposal prepared by Washingtonville Housing Alliance and Westhab Inc. August 7th, 2024
7. Luna_-_RFP_-_Hunter_Tier_All-Affordable_Housing_Development prepared by Luna Collective LLC October 23, 2023
8. Luna Collective LLC “Revised Proposal” August 9th, 2024

Task 3 – Detailed Planning, Environment Review and Selection of Preferred Affordable Housing Alternative

1. Pelham House Overview - Dealmakers Lunch PDF.pptx, prepared by Mayor of Pelham June 2023
2. VoM-Parking-Municipal-Redevelopment-Conceptual-Locations-and-Phases, prepared by Village of Mamaroneck August 2024

EnviroSpace Architecture

• DeAngelis & Gaita •

MUNICIPAL BUILDING EXPANSION

SCHEMATIC DESIGN PHASE



Submitted to:

Board of Trustees
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Prepared by:

EnviroSpace Architecture
451 East Boston Post Road
Mamaroneck, New York 10543

November 13, 2023

EnviroSpace Architecture

• DeAngelis & Gaita •

PARKING NEEDS ASSESSMENT

DTS Provident Design

VILLAGE HALL MODIFICATIONS
VILLAGE OF MAMARONECK, NY

Dated: 11/21/23
By: DTS Provident
Proj. No.: 1041

PRELIMINARY NARRATIVE FOR PARKING

The following is a Preliminary Narrative of the existing and potential parking conditions for the modifications to the Village of Mamaroneck Village Hall. As the project proceeds and the plans are revised, this narrative will be adjusted. To prepare this Preliminary Narrative, EnviroSpace Architecture and DTS Provident Design Engineering have held various discussions with Village Staff, performed field observations and conducted parking counts, and have prepared preliminary schematic parking plans.

CURRENT CONDITIONS

Parking for the existing Village Hall Building on Prospect Avenue is broken up into various parking areas through a combination of on-street parking and off-street parking lots. The following is a summary of these current parking spaces:

EXISTING PARKING SPACES		
Parking Area	Existing Spaces	Type
Mount Pleasant Avenue Lot	23	Surface Parking
On Site Police Lot	12	Surface Parking
Prospect Avenue On Street	26	Surface Parking
Johnson Street On Street	36	Surface Parking
Library Lane Visitor Lot	16	Surface Parking
Total Spaces	113	

As illustrated in the Table above, there are currently approximately 113 parking spaces surrounding the existing Village Hall. In addition to these spaces, there are some additional parking spaces provided on-street on Mount Pleasant Avenue, but these spaces appear to be utilized by nearby residents and thus were not included in the table above. Please note that the existing number of parking spaces at the various locations change slightly due to difference in conditions during the various observations such as areas closed off in the Hunter-Tiered Lot for repairs, construction equipment or other materials taking up parking spaces, vehicles parked in unstriped areas leaving extended distances between vehicles, etc.

In addition, part of the proposed Village Hall Modifications involves the relocation of existing Village Administration and staff from the Regatta building to the new Village Hall.

PARKING NEEDS ASSESSMENT AND OBSERVATIONS SUMMARY

Various discussions were held with representatives from the various involved Village departments to understand their current parking conditions and future parking needs. Attachment A provides a detailed summary of the existing and future parking needs.

In addition, multiple field observations were performed on various days of the week and weekend as well as at different times of the day and evening including during the Police shift change from the day shift to the evening shift.

DTS Provident also conducted full detailed parking accumulation counts were performed on Wednesday May 31, 2023 (schools open but no Court Session) and Tuesday September 19, 2023 (schools open and full Court Session). The parking counts resulted in peak parking of:

PEAK PARKING COUNT SUMMARY					
		Wednesday 5/31/23 (Court not in session)		Tuesday 9/19/23 (Court in session)	
Parking Area	Parking Spaces	Peak Amount Parked	Time	Peak Amount Parked	Time
<i>Parking Lots</i>					
Mount Pleasant Lot (Detective's Lot)	23 (23)	14	2:00 pm	22	9:00 am
Hunter Lot Top Level	107 (105)	45	2:00 pm	63	10:00 am
Hunter Lot Bottom Level	93	48	11:00 am	49	9:00 am
Police Lot	19 (20)	10	2:00 pm	13	11:00 am
Library Lane Municipal Lot	16	15	9:00 am	15	9:00 am
<i>Total in Lots</i>	258	132		162	
<i>On Street</i>					
Prospect Ave -Mount Pleasant Ave to Library Lane	26 (25)	16	2:00 pm	22	9:00 am
Johnson Street -Mount Pleasant Ave to Library Lane	36 (34)	13	9:00 am	22	9:00 am
Mount Pleasant Ave - Prospect Ave to Johnson Street	9	8	11:00 am 2:00 pm	9	9:00 am 10:00 am 2:00 pm
Mount Pleasant Ave – Johnson Ave to BPR	21	17	11:00 am	21	9:00 am
Library Lane – Johnson Street to BPR	10	9	2:00 pm	9	9:00 am 10:00 am 12:00 pm
<i>Total On Street</i>	102	63		83	
<i>Total</i>	360	195		245	

More detailed parking count data including during different parts of the day are included in Attachment B.

PRELIMINARY FUTURE PARKING PROVISIONS

Some general preliminary goals that were trying to be obtained included:

Police – Have 20 patrol vehicles, 3 detective vehicles, and 4 (soon to be 5) Parking Enforcement vehicles. These all can increase.

Maintain 23 parking spaces minimum in Detective’s Lot (Mount Pleasant Lot). This also accounts for some Judicial spaces. The Police have requested 3 spaces for official detective vehicles.

Requesting 8 secured parking spaces.

Requesting 38 parking spaces for shift changeover with as many as secure as possible (or close to building).

Also need one secured impound space and spaces/areas for 2 motorcycles and 6 bicycles.

17 of the requested spaces can be provided along Johnson Street.

The 3 visitor spaces requested can be supported on-street or in the Hunter Tiered lot.

Court/Judicial – Parking for 2 Judges, 4 fulltime staff, 2 parttime staff, 2 Constables (on Tuesday and Thursday), 1 Stenographer, 1 Prosecutor on Tuesday, 1 District Attorney on Thursday. A portion of these will be parking in the Detective’s Lot and the others will park in the Hunter Tiered Lot.

All people attending Court (up to 80 people but not all at the same time) would park on-street or in the Hunter Tiered Lot.

Village Staff – 22 parking spaces (22 parking spaces during daytime for current Village Administration staff at the Regatta and 6 visitors). The 6 visitors would park on-street or in the Hunter Tiered Parking Garage. There will be sufficient parking available for night parking.)

More detailed descriptions of the goals are described in Attachment A and Attachment C.

PRELIMINARY PROPOSED PARKING

To try to meet the needs for future parking, the Project Team has considered various alternatives including additional structure parking, further extending parking areas, uses of the Hunter-tiered lots, widening Johnson Street and using diagonal parking, among others. Existing grades/topography as well as other features and existing structures limit the ability to provide some parking features while considering costs.

Structured parking would be provided on the east and west sides of Village Hall, within the building footprint.

An expanded employee asphalt parking lot on Mount Pleasant Avenue would have 26 spaces including 2 accessible parking spaces. A 5' wide stair and ramp system connects the expanded Mount Pleasant employee parking lot to the employee entrance.

A new two-level parking garage at the corner of Library Lane and Johnson Street includes 33 spaces on the upper deck for police parking and 29 spaces (with 2 accessible spaces) on the lower level for visitor parking. 24 parallel parking spaces line both sides of Johnson Street would be provided for additional police parking. New gate arms would be located at the east and west ends of Johnson Street where the street width has been narrowed to control access to Johnson Street.

The existing Library Lane Permit Lot south of Johnson Street would remain,

Security bollards would be located along the north side of the Village Green to protect this area and contribute to the framing of the Green.

The Preliminary Future Proposed Parking at this time are summarized below and are illustrated in the Schematic Plans contained in Attachment D.

PRELIMINARY FUTURE PROPOSED PARKING (See Attached Plans)			
PARKING SPACE COUNTS			
Parking Area	Existing	Proposed	
Mount Pleasant Avenue Lot	23	26	surface parking
On Site Police Lot	12	22	existing = surface parking; proposed = garage in building
On Site Employee Lot	-	16	proposed = garage in building
Prospect Avenue On Street	26	26	surface parking
Johnson Street On Street	36	24	surface parking
Library Lane Police Lot	-	33	proposed = upper level of garage
Library Lane Visitor Lot	16	29	existing = surface parking; proposed = lower level garage
Total Spaces	113	176	

SECURED PARKING

There has been the request for secure parking from the Police Department as well as the Judicial Department. The current design includes two parking structures within the building footprint to provide some secured parking for these departments and some others.

It is also proposed to add a gate at each end of Johnson Street along with cameras. This will provide some security but unless a wall/fence is constructed around the area, it would not be completely secure.

HUNTER TIERED PARKING STRUCTURE DEVELOPER PROPOSALS

The Village has received two Proposals for the redevelopment of the Hunter Tiered Parking Structure. While both are proposing some public/Village Hall parking, neither provides sufficient public parking to meet the current demands of vehicles that are already parking in the structure as our observations counted 110 vehicles parked in the garage.

Both would provide significantly less public parking that is being provided today as well as less public parking that is being utilized today based upon our parking counts. This a brief summary of the two:

Luna – They propose to expand the Site all of the way to Palmer Avenue by acquiring additional properties and would have one vehicle access on Prospect Street and one on Palmer. There would be 187 residential units. They propose 154 parking spaces for the residents as required by Code and only 33 parking spaces for municipal and public use. However, they say they do not need all of the 154 parking spaces for residential in reality so they can shift 65 of the spaces to the municipal/public portion (so 98 spaces).

Marvel - This is much smaller with 77 units and a 2,370 sf Community Hub along with only 122 parking spaces. 70 parking spaces would be on the lower level and be for residents. Fifty-Two (52) parking spaces would be for the public and visitors and be on the upper level. There would be two separate driveways, each one gated. The Plan shows that they would eliminate some of the existing parking on Prospect Street in front of Village Hall and plant trees and add a crosswalk. The plan shows that they propose to make Prospect one way from east to west but I spoke to their Traffic Engineer and he didn't think that was correct and that someone doing the illustrations just showed it that way. For construction parking, they are using St. Thomas Church. For construction staging, they propose to use only on-site area and not block the road but will close the sidewalk.

CONCLUSIONS/SUMMARY

The current schematic parking plans provide a sufficient number of parking spaces to account for the Village Hall Modifications. However, while there will be a good amount of “secured” parking spaces, some parking spaces will not be as secure as some desire.

The redevelopment of the Hunter Tiered Parking Structure would result in a loss of a significant number of parking spaces for visitors to the area (not just Village Hall) but also the Library and Emelin Theater, among others, as well as patrons and employees along Mamaroneck Avenue along with others including the American Legion and the Fire Department. The amount of visitor spaces proposed in the two proposals does not meet the current number of users of the garage, including during court days.

**ATTACHMENT A
EXISTING AND FUTURE PARKING NEEDS SUMMARY**

Various discussions were held with representatives from the various involved Village departments to understand their current parking conditions and future parking needs. The following is a detailed summary of the existing and future parking needs:

Existing Parking Provisions

Regatta (Village Administration):

- 45 public parking spaces
- Village has approximately 22 staff park here at one time
- Village has 12 staff parking spaces assigned
- Could have up to 6 visitors at one time
- Committee Meetings are at night with up to 16 people
- Limited staff may take train or bus

169 Mount Pleasant (Police, Courts, Building & Planning)

Existing on-site parking

- Police areas
- Mount Pleasant Lot (also referred to by some as Detective's Lot) – 23 spaces for various employees including Police and Court employees, among others. Some employees park there at night, some Board members utilize it during night meetings, and the Police midnight shift parks there.
- Johnson Lot/Library Lane – 20 spaces. Mostly Police-related vehicles.
- Johnson Street – 34 spaces. Mostly Police. Some Permit Parking and one Emelin staff space on the north side. Some GP Permits on the south side and other Village vehicles parked there in Parking Enforcement vehicles.
- Library Lane Lot – is a General Permit Lot.

Surrounding Site

- Prospect Avenue has metered, head-on parking
- Hunter (Tiered) Parking
 - o Combination of permit, metered and Village
 - o Some spaces cannot be used currently. Lower level being fixed.
 - o Housing project being proposed
 - o There are 210 parking spaces (105 on each level) currently, 60 of which will be lost for housing, thus there will be 150 parking spaces in the future.
 - o 52 General Permit on upper level
 - o 56 metered spaces on bottom level
 - o Small portion assigned to fire department (10 spaces)

Projected Parking Needs

Police Department

- Patrol vehicles - 20 police vehicles. Could increase in future
- Staff (personal) vehicles
 - o 9 officers on Midnight – 8:00 AM shift
 - o 18-20 officers on 8:00 AM – 4:00 PM shift
 - o 18 officers on 4:00 PM – Midnight shift
 - o Most use Johnson Street currently. Some park out in front.
 - o The midnight shift tends to use the detective's lot/Mount Pleasant Lot.
 - o Also have to account for 3 more non-police personnel during day

- Have to account for some overlap of shift (current maximum of 38)
- Currently have 24 spaces to account for switchover
- Also have to account for 2-3 official detective vehicles.
- Provide 2-3 visitor spaces.
- Provide 4 spaces for Parking Enforcement official vehicles. Projected to grow to 5 spaces.
- Also have 6 bicycles
- Have 2 motorcycles
- Police feel that the officers' personal vehicles as well as the police vehicles should be in a secure area, away from public
- Also need at least one space for impounding/evidence. Must be secure.
- Will need a minimum of 8 spaces for security with secure entry. There are generally 8 patrol cars in continuous use during the day shift.

Justice Court

- 2 Judges – parking in Detective's Lot (Mount Pleasant Lot).
- 2 Parttime Staff
- 4 Fulltime Staff
- 2 Constables on Tuesday and Thursday
- 1 Stenographer
- 1 Prosecutor on Tuesday
- 1 interpreter
- 1 District Attorney on Thursday
- Some have placards to park across street
- So on Tuesday Court Days – between 40-80 people
- So on Thursday Court Days – between 60-80 people
- Court peak time is 9 AM to 1 PM
- Jury parks in Hunter Lot

Other Parking Notes

- Will need additional ADA spaces. There are some on Prospect Avenue.
- Possibly dedicate some parking on Prospect Avenue for Police vehicles
- Some Village vehicles will be electric and will require charging stations
- The Village is using Blink Charging for their EV Stations
- Library employees have parking passes
- Maybe consider some 15-minute parking
- Johnson Street is not an official street
- Library Lane Lot – consider expanding to account for lost parking spaces
- Hunter Lot – maybe use Lower Lot as the secure lot for Police and Court. However, then officer is walking between Lower Lot and Village Hall
- Further discussions with some Village Representatives indicated that they are interested in potential tiered parking along Johnson Street
- M Parking Permits other than Staff or Fire Department (allowing them to park in the Hunter Tier lot) that are currently provided:
 - American Legion – 7 M Permits
 - Emelin Theater – 11 M Permits
 - Library – 26 M Permits
- During the various observations, older Police vehicles, equipment, construction items and other items were stored in the Police Lot. There are also some parking spaces that

- are stacked spaces and thus the vehicle in front would have to be moved to enter or exit the rear parking space.
- In the Mount Pleasant Lot, some Police vehicles were temporarily parked on the grass or curb as the lot was full.
 - The Village is currently considering selling a portion of the Hunter Tiered Lot to a developer for a housing project. Thus, there will be a loss of a significant number of parking spaces in that lot, as well as parking spaces will be required for that project.
 -

**ATTACHMENT B
PARKING COUNTS SUMMARY**

SECTION 1 - PARKING GARAGE								
Inventory	5/31/2023 Wednesday 2:00 PM	5/31/2023 Wednesday 11:00 AM	9/19/2023 Tuesday 9:00 AM	9/19/2023 Tuesday 10:00 AM	9/19/2023 Tuesday 11:00 AM	9/19/2023 Tuesday 12:00 PM	9/19/2023 Tuesday 1:00 PM	9/19/2023 Tuesday 2:00 PM
200	92	92	90	110	103	97	100	99

SECTION 2 - 4 IMMEDIATELY SURROUNDING STREETS								
Inventory	5/31/2023 Wednesday	5/31/2023 Wednesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday
62	35	33	53	51	46	38	35	32

SECTION 3 - ON-SITE								
Inventory	5/31/2023 Wednesday	5/31/2023 Wednesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday
42	24	20	32	31	31	29	28	28

SECTION 4 - OTHER SURROUNDING LOTS/AREAS								
Inventory	5/31/2023 Wednesday	5/31/2023 Wednesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday	9/19/2023 Tuesday
26	40	40	45	41	40	37	36	33

*Vehicle Counts include on-street parking which do not have striped parking spaces

Road Section		Type of Permit Parking	Parking Sign Text	Inventory	5/31/2023 Wednesday 2:00 PM	5/31/2023 Wednesday 11:00 AM	9/19/2023 Tuesday 9:00 AM	9/19/2023 Tuesday 10:00 AM	9/19/2023 Tuesday 11:00 AM	9/19/2023 Tuesday 12:00 PM	9/19/2023 Tuesday 1:00 PM	9/19/2023 Tuesday 2:00 PM
Prospect Ave from Mount Pleasant Ave to Library Ln	north side	N/A	1 hr meter parking 8AM-6PM No parking 2AM-8AM	0	0	0	0	0	0	0	0	0
	south side			26 3H 23	16	12	22	21	18	13	12	11
Top Level Parking Garage off of Prospect ave from Mount Pleasant Ave to Library Ln	North side	N/A	2 spots reserved for fire department on north side dealership possibly storing about 7 vehicles on east side	13	8	4	6	12	11	7	10	10
	South side			15	9	7	7	12	10	12	10	9
	East Side			15	6	5	11	11	10	11	11	9
	West Side			12	2	4	3	9	9	4	5	7
	1st row*	GP	permit parking only	13	9	11	6	9	9	9	10	8
	2nd row*			13	3	7	4	3	3	4	3	3
	3rd row*			13	4	4	3	5	4	4	5	6
	4th row*			13	4	2	1	2	3	4	3	4
Bottom Level Parking Garage off of Prospect ave from Mount Pleasant Ave to Library Ln	North side	GP	permit parking only west side reserved for parking enforcement temporary no parking barriers on row 2	12 2H 10	6	8	8	8	7	6	6	7
	South side			9 5H 2EV 2	6 2H 4	8 1H 7	5 2EV 2H 1	6 2EV 2H 2	6 2EV 2H 2	6 2EV 2H 2	6 2EV 2H 2	5 1EV 2H 2
	East Side			14	6	4	6	7	6	6	4	6
	West Side			16 2H 14	3	5	8 2H 6	7 2H 5	5 2H 3	5	7	5
	1st row*			10	7	7	6	6	7	7	7	7
	2nd row*			10	0	0	0	0	0	0	0	0
	3rd row*			11	8	8	8	4	4	3	4	4
	4th row*			11	11	8	8	9	9	9	9	9
Johnson Ave from Library Ln to Mount Pleasant Ave	North side	GP	special permit only no parking 9AM-12 noon	17	8	9	10	9	9	8	7	
	South side			19	3	4	12	12	11	8	7	5
Library Ln from Johnson Ave to W Boston Post Rd	West Side	N/A	no parking 9AM-12noon no parking first Tuesday of each month	10	7	7	9	8	7	8	7	6
	East Side			***	2 2T	1 1T	0	1	0	1 1T	1 1T	0
Mount Pleasant Ave from Prospect Ave to Johnson Ave	West Side	N/A	no parking 9AM-12noon no parking first Wednesday of each month	***	8	8	9	9	8	8	8	9
	East Side			0	0	0	0	0	0	0	0	0
Mount Pleasant Ave from Johnson Ave to W Boston Post Rd	West Side	N/A	no parking 9AM-12noon no parking first Wednesday of each month	***	16	17	21	19	19	17	16	17
	East Side			0	0	0	0	0	0	0	0	0
Parking Lot off of Mount Pleasant Ave from Prospect Ave to Johnson Ave	North side	M	1 reserved space on north side employee only permit parking 8AM-5PM M-F No parking 2AM-8AM	7 1H 6	3	3	6	4	3	4	2	3
	1st row*			9	4	4	8	9	8	7	8	7
	2nd row*			7	7	4	8	7	7	8 1P 8	7	6
Parking Lot off of Library Ln from Prospect Ave to Johnson Ave	-	N/A	Do Not Enter Official Vehicles Only	13	6 6P	6 6P	8 7P 1	7 7P	7 7P	7 7P	7 7P	8 8P
Parking Lot between Courthouse and Prospect Ave	-			6	4 2P 2	3 1P 2	2 1P 1	4 2P 2	6 2P 4	2	4 2P 2	4 3P 1
Parking Lot on Library Lane South of Johnson Avenue	North Side	N/A	3hr parking 8AM-6PM Monday - Saturday	8	8	8	8	7	8	6	5	6
	South Side			8	7	7	7	6	6	5	7	4

* Rows in parking lots and garages start from South to North or from West to East

** not exact

*** Side street parking with no defined spaces

h - ADA

T - Truck

p - Police Car

**ATTACHMENT C
EXISTING AND FUTURE PARKING NEEDS SUMMARY**

D R A F T
Parking Worksheet

<u>Department / Use</u>	<u>Current</u>	<u>Growth*</u>	<u>Parking Space Needs Proposed Area</u>	<u>Notes</u>
VMPD				
Chief	1	1	Police Garage UL (1)	
Detectives	3	4	Police Garage UL (4)	
Patrol vehicles	20	22	Johnson Street (14) Police Garage LL (8)	
Parking enforcement	4	5	Johnson Street (5) Police Garage LL (0)	
Personal vehicles	38	42	Johnson Street (36) Police Garage UL (3) Police Garage LL (3)	during shift changes, secure area
Motorcycles	1	2	Police Garage LL (2)	?? 1 space / 2 motorcycles
Bicycles	1	2	Police Garage LL (1)	?? 1 space / 6 bicycles
	<u>68</u>	<u>78</u>		
(ADA req'd:	3 ?	4 ?		of total above)
Court / Judicial				
Judges	2	2	Police Garage UL (2)	in VMPD garage
Staff (4FT + 2 PT)	6	8	Department Garage (8)	in secure area
Constables	2	2	Department Garage (2)	in secure area
Stenographer	1	1	Department Garage (1)	in secure area
Prosecutor	1	1	Department Garage (.5)	in secure area (will not be there same day as DA)
District attorney	1	1	Department Garage (.5)	in secure area (will not be there same day as Prosecutor)
	<u>13</u>	<u>15</u>		
(ADA req'd:	1 ?	1 ?		of total above)
Village Administration				
from Regatta **	22	24	Mount Pleasant Lot (24)	
from 169 Mt Pleasant ***				
Building Inspector	2	2	Hunter Tiered Lot (2)	
staff (4 FT + 2 PT)	6	7	Hunter Tiered Lot (7)	
Village Planner	1	1	Hunter Tiered Lot 91)	
staff	3	4	Hunter Tiered Lot (4)	
Village Engineer	1	1	Hunter Tiered Lot (1)	
staff	2	3	Hunter Tiered Lot (3)	
	<u>37</u>	<u>42</u>		
(ADA req'd:	2 ?	2 ?		of total above)

Visitors - typical days (per hour)	Range			
VMPD	1	2	Prospect Avenue (2) Hunter Tiered Lot (0)	
Courts / Judicial Village Administration	2	6	Prospect Avenue (2) Hunter Tiered Lot (4)	Significantly higher on Court Days (Tuesdays and Thursdays)
Manager/Attorney/HR	2	8	Prospect Avenue (2) Hunter Tiered Lot (6)	
Clerk/Treasurer	1	4	Prospect Avenue (1) Hunter Tiered Lot (4)	
Bldg / Planning Dept	2	10	Prospect Avenue (2) Hunter Tiered Lot (8)	
	<u>8</u>	<u>30</u>		
(ADA req'd:	2 ?	?		of total above)

Visitors - public meetings & events (multiple hours) +				
VMPD	8	16	Prospect Avenue (2) Hunter Tiered Lot (14)	training seminars (10-20 persons)
Courts / Judicial	32	48	Prospect Avenue (2) Hunter Tiered Lot (46)	Tuesdays & Thursdays (40-60)
BOT & Land-use Board mtgs	16	64	Prospect Avenue (5) Hunter Tiered Lot (59)	accounts for 5 Admin visitors during day typically held in e
Neighbor Events ++	16	48	Prospect Avenue (10) Hunter Tiered Lot (38)	Library, Emelin, American Legion
Emergency Situations +++	32	48	Prospect Avenue (2) Hunter Tiered Lot (46)	Temp FEMA support, housing, ...
	<u>104</u>	<u>224</u>		<i>does not list Admin visitors - not all at same time</i>
(ADA req'd:	4 ?	7 ?		of total above)

NOTES

- * 5 year estimate - to be confirmed by VOM
- ** Includes offices for Mayor, Village Manager, Clerk/Treasurer, Village Attorney, HR, IT and staff.
- *** Includes offices for Building Inspector, Village Planner, Village Engineer & staff.
- + Number of spaces based on 1.25 persons per vehicle ??
- ++ Typically held on nights & weekends.
- +++ Parking space needs likely mitigated by typical staff and visitor services temporarily suspended.

Police Garage Upper Level will have 10 standard spaces and one ADA space
VMPD Chief (1), Detectives (4), Personal (3), Judges (2) Total 10 of 10

Police Garage Lower Level will have 11 standard spaces not including sallyport
Patrol Vehicles (8), Personal Vehicles (3), Motorcycles (2), Bicycles (1) Total 11 of 11 plus motorcycles

Department Garage will have 15 standard spaces and 1 ADA space
Court Staff (8), Constables (2), Stenographer (1), Prosecutor/District Attorney (1), Village Staff (3) Total 15 of 15

Mount Pleasant Lot will have 24 standard spaces and 2 ADA spaces
Village Administration (24) Total 24 of 24/26

Library Lane Lot will have 33 spaces in the upper level of the proposed garage for the Police
and 29 parking spaces on lower level for Visitors/Permits (including 1 space for Emelin Theater). Total

Johnson Street will have 24 standard spaces
VMPD Personal and Patrol Vehicles (19), Parking Enforcement (5) Total 24

Prospect Avenue has/will have 26 standard spaces
Typical VMPD visitors (2), Court Visitors (2), Administration Visitors (5) Total 26
Other times/days VMPD visitors (2), Court Visitors (2), Administration Visitors (5), BOT (5), Neighbor Events (10), Emergency Situations (2)
other visitors including Library, CBD

Hunter Tiered Lot has/will have ? standard spaces
Building Inspector and staff/Village Planner and staff/Village Engineer and staff (18) Total 92 not including Permits.
Plus Typical VMPD visitors (0), Court Visitors (46), Administration Visitors (18)
Other times/days VMPD visitors (2), Court Visitors (46), Administration Visitors (5), Neighbor Events (38)
other visitors including Library, CBD as well as Fire House, American Legion, etc.
Does not account for Board Meetings (59) or Emergency Situations (46)

Have to account for loss of GP Spaces on Johnson Street - Likely to Library Lane Lot
Have to account for loss of spaces in Hunter Tiered Lot and others that are currently using it



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Report of Investigation

Hyperion Development Group Inc.

September 6, 2024

Prepared for:

Charles B. Strome, III
Interim Village Manager for the Village of Mamaroneck
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

The following report is furnished for the sole and exclusive use of the client to whom it is provided. The extent of our work is guided by our client and this report only includes information requested by our client. We often use third party sources and database providers in the course of our work. We believe that the sources and methodologies we use are reliable; however, we make no representation or guarantees as to the accuracy or completeness of information obtained through third party sources and database providers.

Confidential

Prepared for Use by the Village of Mamaroneck Board of Trustees Only – Any Other Use is Strictly Prohibited.

SCOPE

This report summarizes the results of our due diligence investigation with respect to Hyperion Development Group Inc. ("Hyperion").

The purpose of the investigation was to develop general background information related to Hyperion. Our research consisted of online searches of various public record filings including, but not limited to, records of entity identifiers and reported addresses, criminal proceedings, civil litigation, bankruptcy proceedings, liens, judgments, Uniform Commercial Code ("UCC") filings, entity affiliations, business licensing, regulatory actions, and real property transactions pertaining to Hyperion. Reviews were also conducted of local, national, and international news sources, as well as of various Internet websites, to identify any significant references to Hyperion.

Please note that database research includes only those jurisdictions that are available online, and not every jurisdiction in which public records may be filed. Note also that the date coverage of available online records varies considerably from one jurisdiction to another and may not always include relevant time periods. In addition, online research is typically focused on, but not limited to, the state(s) or counties in which the subject has been domiciled and conducted business, as noted herein. The results of online research are sometimes inconclusive and should be confirmed through onsite public record searches. Due to time constraints requested by the client to complete this work, Guidepost was not asked to perform these onsite public record searches.

We note that as instructed by the client, our research was limited to Hyperion Development Group Inc. and did not include research into any other related entities. Additionally, Guidepost did not perform research into any of the Managers, Directors, or other key individuals associated with Hyperion Development Group Inc. and/or any related entities.

EXECUTIVE SUMMARY

The following is a summary of the results of our research with respect to Hyperion Development Group Inc. *Additional details concerning these findings (and others) are provided below.*

General Background Information

According to our research, Hyperion was incorporated in Delaware on April 8, 2003. As of July 1, 2003, it also has authority to conduct business in Florida. It previously had authority to conduct business in Tennessee from June 2016 to August 2019.

According to its website, Hyperion “is a vertically integrated investor, developer and operator of residential and mixed-use real estate with projects in South Florida and New York. Hyperion has offices in Miami, West Palm Beach and New York.”¹

Robert Vecsler serves as Hyperion’s Chief Executive Officer.

Public Record Filings

Research did not identify any criminal records, bankruptcy filings, liens, judgments, UCC filings, regulatory actions, administrative decisions, or real property involving Hyperion. It does not appear on any sanctions lists or watchlists.

Civil Proceedings

Research identified two federal civil proceedings naming Hyperion as defendant. The cases were filed in 2005 and 2008 in the Southern District of Florida. The 2008 proceeding was settled out of court while the 2005 proceeding was dismissed with prejudice.

Additionally, our research identified five civil proceedings involving Hyperion as a defendant. The cases were filed in Miami-Dade County, Florida and Westchester County, New York between 2006 and 2023. Two of the cases were dismissed for lack of prosecution, one was dismissed with prejudice, one was settled out of court, and the final one was disposed.²

¹ <https://www.hypdev.com/>; <https://traded.co/blog/lumaire-a-new-rental-tower-developed-by-hyperion-group-on-clear-lake-in-downtown-west-palm-beach-launching-this-summer/>

² We note that online records did not provide any additional information on the disposition.

Entity Affiliations

Hyperion is a general partner of Causeway Towers Limited Partnership, which was formed in Florida in August 2003. It previously served as the General Partner for Causeway Towers Limited Partnership, a Nevada entity, from August 2003 until April 2010.

We note that Robert Vecsler appears to be associated with over three dozen active and inactive entities in Florida, some of which share or shared a similar name to Hyperion; however, according to our research, Hyperion is not affiliated with these entities as a managing member, officer, director, registered agent, or owner.

Business Licenses

Research did not identify any business licenses for Hyperion.

Research did identify several professional licenses associated with Hyperion employees including that its Chief Executive Officer, Robert Vecsler was admitted to the New York State bar on May 31, 1989. The status of his law license is currently "delinquent." Research also identified an active Florida certified general contractor license issued to Brian Bartczak, who works in "construction" for Hyperion.³ The license is associated with Kaden Construction Company Inc. Mr. Bartczak also has an expired Florida home inspector license. Lisa Tompkins, who works in "sales, leasing and asset management" for Hyperion, has an active real estate broker license which is associated with Hyperion Real Estate (d/b/a Posh Real Estate).⁴

Media & Internet Searches

Research identified several references to Hyperion in the press and on the Internet, most of which relate to its business operations. No derogatory references were identified.

³ <https://www.hypdev.com/team>

⁴ <https://www.hypdev.com/team>

DETAILS OF RESEARCH FINDINGS

The following is a detailed report of the results of our research with respect to Hyperion Development Group.

Entity Identifiers & Reported Addresses

According to our research, Hyperion was incorporated in Delaware on April 8, 2003. As of July 1, 2003, it also has authority to conduct business in Florida. It previously had authority to conduct business in Tennessee from June 2016 to August 2019. Hyperion has had the following reported mailing addresses:

- 4330 8th Avenue SE, Naples, Florida 34117
- 550 Brickell Avenue, Suite 400, Miami, Florida 33131
- 888 Biscayne Boulevard, Suite 101, Miami, Florida 33132
- 888 Biscayne Boulevard, Suite 201, Miami, Florida 33132
- 9 West 57th Street, 46th Floor, New York, NY 10019

Based upon the above-reported addresses for Hyperion, our research has been focused in (but not limited to) the following geographical jurisdictions:

- Collier County, Florida (Middle District of Florida)
- Miami-Dade County, Florida (Southern District of Florida)
- New York County, New York (Southern District of New York)

Managers and Directors

Research identified the following individuals and/or entities who are affiliated with Hyperion as a managing member, officer, director, registered agent, or owner:

- Rob Vecsler - Chief Executive Officer (2002 - 2013 / January 2020 - Present)
- Jordan Thaler - Investments and Development
- Dean Loisel - Finance and Development
- Brian Bartczak - Construction
- Lisa Tompkins - Sales, Leasing, and Asset Management

PUBLIC RECORD FILINGS

Note that online research has been conducted in the above jurisdictions in accordance with the dates those addresses have been reported for the subject and based upon the availability of certain records from the courts.

Criminal Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above did not identify any criminal cases involving Hyperion.

State & County

Online searches for criminal records in the jurisdictions referenced above did not identify any criminal cases involving Hyperion.

Civil Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above identified the following civil proceedings involving Hyperion:

- Case Title: Alain Aflalo, et al. v. Hyperion Development Group Inc., et al.
Case No.: 1:08-CV-21845
Court: Southern District of Florida
Date Filed: June 27, 2008
Case Type: Interstate Land Sales Full Disclosure Act
Disposition: May 13, 2009 – Settled out of court; Administratively closed

- Case Title: Opus Northwest Construction Corp., et al. v. Hyperion Development Group Inc., et al.
Case No.: 1:05-CV-20193
Court: Southern District of Florida
Date Filed: January 24, 2005
Case Type: Trademark Infringement
Disposition: May 12, 2005 – Dismissed with prejudice

State & County

Online searches for civil litigation in the jurisdictions referenced above identified the following civil proceedings involving Hyperion:

- Case Title: Jean Sinis, et al. v. Hyperion Development Group Inc., et al.
Case No.: 59041/2023
Court: Westchester Supreme Court, New York
Date Filed: June 20, 2023
Case Type: Commercial Contract
Disposition: May 15, 2024 – Disposed

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- Case Title: Gustavo Deblanck v. Hyperion Development Group Inc.
Case No.: 2010-027152-CA-01
Court: Circuit Court of the 11th Judicial Court, Miami-Dade County
Date Filed: May 7, 2010
Case Type: Other Negligence
Disposition: November 20, 2014 – Stipulation Order of Dismissal; Settled out of Court

- Case Title: Lina Anderson v. Mist Towers Lted Ptshp, Hyperion Development Group Inc., et al.
Case No.: 2008-031462-CA-01
Court: Circuit Court of the 11th Judicial Court, Miami-Dade County
Date Filed: June 3, 2008
Case Type: Other Civil Complaint
Disposition: May 1, 2009 – Dismissed with Prejudice

- Case Title: Anita Morris, et al. v. Hyperion Development Group Inc., et al.
Case No.: 2008-019372-CA-01
Court: Circuit Court of the 11th Judicial Court, Miami-Dade County
Date Filed: April 8, 2008
Case Type: Other Negligence
Disposition: April 26, 2012 – Order of Dismissal for lack of prosecution

- Case Title: Alec Elchahal v. Causeway Towers LP, Hyperion Development Group Inc., et al.
Case No.: 2006-012893-CA-01
Court: Circuit Court of the 11th Judicial Court, Miami-Dade County
Date Filed: July 24, 2006
Case Type: Contract & Indebtedness
Disposition: August 24, 2012 – Order of Dismissal for lack of prosecution

Bankruptcy Proceedings

An online search of indices of United States Bankruptcy Courts in the jurisdictions referenced above did not identify any proceedings involving Hyperion as a debtor.

Liens & Judgments

An online search for lien and judgment filings in the jurisdictions referenced above did not identify any records involving Hyperion.

UCC Filings

An online search for UCC filings in the jurisdictions referenced above did not identify any records involving Hyperion.

Entity Affiliations

Online searches of Secretary of State records, business information reports and other open sources identified the following entity for which Hyperion is listed as a managing member, general partner, registered agent, or owner.

Current Affiliations

- Causeway Towers Limited Partnership (Florida) – General Partner (August 2003 to Present)

Past Affiliations

- Causeway Towers Limited Partnership (Nevada) – General Partner (August 2003 to April 2010)

We note that Robert Vecsler appears to be associated with over three dozen active and inactive entities in Florida, some of which share or shared a similar name to Hyperion; however, according to our research, Hyperion is not affiliated with these entities as a managing member, officer, director, registered agent, or owner.

Business Licenses

An online search of available business licensing records in the jurisdictions referenced above did not identify any licenses issued to Hyperion.

An online search of available business licensing records in the jurisdictions referenced above identified the following licenses issued to employees of Hyperion:

- License Holder: Robert Vecsler
License Type: Attorney
Issuing Agency: New York State Unified Court System
Date Issued: May 31, 1988
License No.: 2268001
Status: Delinquent
Comments: October 21, 2010 – License suspended for failure to comply with Judiciary Law 468-a.⁵
August 13, 2019 – License reinstated

⁵ Judiciary Law 468a requires that every attorney admitted to practice in the State of New York register every two years with the Chief Administrator of the Courts and a registration fee of \$375 is mandated.

- License Holder: Brian Bartczak
License Type: Certified General Contractor
Issuing Agency: Florida Department of Business & Professional Regulation
Date Issued: August 29, 1996
License No.: CGC058667
Status: August 31, 2026 – Expires
Comments: No disciplinary actions found. This license is associated with Kaden Construction Company Inc.

- License Holder: Brian Bartczak
License Type: Home inspector
Issuing Agency: Florida Department of Business & Professional Regulation
Date Issued: May 9, 2012
License No.: HI6059
Status: July 31, 2020 – Expires
Comments: No disciplinary actions found

- License Holder: Lisa Melissa Ann Tompkins
License Type: Real Estate Broker
Issuing Agency: Florida Department of Business & Professional Regulation
Date Issued: February 2, 2017
License No.: BK3237667
Status: March 31, 2026 – Expires
Comments: No disciplinary actions found. This license is associated with Hyperion Real Estate Inc. (d/b/a Posh Real Estate)

Regulatory Actions and Administrative Decisions

An online search of regulatory actions and administrative decisions issued by government agencies in the jurisdictions referenced above did not identify any matters involving Hyperion.

Government Sanctions and Watchlists

A search of various debarment lists, sanctions lists and international and national watchlists did not identify any references to Hyperion.⁶

⁶ Searches included the Department of Commerce Bureau of Industry and Security, the Department of State Directorate of Defense Trade Controls, the Office of Foreign Asset Control, and the Federal System of Award Management, among other sources.

Real Property Records

An online search of real property records filed in the jurisdictions referenced above did not identify any properties currently owned by Hyperion.⁷

MEDIA & INTERNET SEARCHES

An online search of local, national, and international news media sources, as well as a review of various Internet websites identified several references regarding Hyperion, most of which relate to its business operations. No derogatory references were identified.

Social Media

Research identified social media profile for Hyperion on LinkedIn.⁸

End Report

⁷ Note that only limited property information is available online; however, additional property details may be developed by conducting an onsite search of records in the appropriate jurisdictions. These searches may be conducted upon request.

⁸ <https://www.linkedin.com/company/hyperion-development-group/>



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Report of Investigation

BRP Development Corporation

September 6, 2024

Prepared for:

Charles B. Strome, III
Interim Village Manager for the Village of Mamaroneck
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

The following report is furnished for the sole and exclusive use of the client to whom it is provided. The extent of our work is guided by our client and this report only includes information requested by our client. We often use third party sources and database providers in the course of our work. We believe that the sources and methodologies we use are reliable; however, we make no representation or guarantees as to the accuracy or completeness of information obtained through third party sources and database providers.

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SCOPE

This report summarizes the results of our due diligence investigation with respect to BRP Development Corporation (“BRP Development”).

The purpose of the investigation was to develop general background information related to BRP Development. Our research consisted of online searches of various public record filings including, but not limited to, records of entity identifiers and reported addresses, criminal proceedings, civil litigation, bankruptcy proceedings, liens, judgments, Uniform Commercial Code (“UCC”) filings, entity affiliations, business licensing, regulatory actions, and real property transactions pertaining to BRP Development. Reviews were also conducted of local, national, and international news sources, as well as of various Internet websites, to identify any significant references to BRP Development.

Please note that database research includes only those jurisdictions that are available online, and not every jurisdiction in which public records may be filed. Note also that the date coverage of available online records varies considerably from one jurisdiction to another and may not always include relevant time periods. In addition, online research is typically focused on, but not limited to, the state(s) or counties in which the subject has been domiciled and conducted business, as noted herein. The results of online research are sometimes inconclusive and should be confirmed through onsite public record searches. Due to time constraints requested by the client to complete this work, Guidepost was not asked to perform these onsite public record searches.

We note that as instructed by the client, our research was limited to BRP Development Corporation and did not include research into any other related entities, including the other entities composing BRP Companies (see below for additional information on BRP Companies). Additionally, Guidepost did not perform research into any of the Managers, Directors, or other key individuals associated with BRP Development Corporation, BRP Companies, and/or any related entities.

EXECUTIVE SUMMARY

The following is a summary of the results of our research with respect to BRP Development Corporation. *Additional details concerning these findings (and others) are provided below.*

General Background Information

According to our research, BRP Development was incorporated in New York in May 2003. BRP Development also has authority to conduct business in New Jersey.

BRP Development is part of BRP Companies which offers development, construction, and property management services.¹ According to New York State corporate records, it is managed by its principal, Geoff Flournoy. According to the BRP Companies' website, Mr. Flournoy serves as co-founder and managing partner of BRP Companies along with Meredith Marshall. We note that New York Secretary of State records and the company's credit report do not list Meredith Marshall as a principal.

According to BRP Companies' website, since its founding in 1998, they have "grown to a team of more than 70 employees, a completed portfolio of over 5.8 million square feet, with more than \$6.8 billion in completed and current transactions totaling over 15.7M SF, offering a fully integrated approach that includes development, construction, property management, and financial services. And each day, we continue to expand our business to meet the demands of markets across other cities, from Philadelphia to Baltimore and beyond."² BRP Companies reportedly offers a variety of services including development, through BRP Development, construction, and property management and they believe that real estate can advance "both community interests and commercial investments."³

Public Record Filings

Research did not identify any criminal records, bankruptcy filings, business licenses, regulatory actions, administrative decisions, or real property involving BRP Development. It does not appear on any sanctions lists or watchlists.

¹ <https://www.brpcompanies.com/about/>

² <https://www.brpcompanies.com/about/>

³ <https://www.brpcompanies.com/about/>

Civil Proceedings

Research identified one federal civil proceeding involving fair labor standards filed against BRP Development in December 2019. The case was settled out of court in April 2021. In addition, between 2012 and 2024, BRP Development has been named a defendant in 20 civil cases filed in New York, 10 of which are currently pending. Most of the matters involved tort cases.

Liens & Judgements

BRP Development was a debtor in a New York State tax lien filed in February 2022 for \$1,030. The status of this filing was unavailable in online records.

UCC Filings

BRP Development was the debtor in one UCC filing recorded in New York in April 2007 listing M&T Credit Services LLC and Tiger Leasing LLC as secured parties. The status of this filing was unavailable in online records.

Entity Affiliations

BRP Development is/was listed as the service of process agent for 31 companies. They are listed as the registered agent for four of these entities.

Media & Internet Searches

Research identified several references to BRP Development in the press and on the Internet, most of which relate to its construction projects and partnerships. Research identified several negative Yelp reviews regarding the construction and property management aspect of the business.

BRP Companies has been described in the media as a “minority owned.”⁴ Online searches of the New York State certified Minority and Women-owned Business Enterprise (“MWBE”) directory, as well as the New Jersey Department of the Treasury, Division of Revenue, did not identify any certifications for BRP Development as an MWBE business.

⁴ <https://www.multihousingnews.com/promoting-diversity-in-multifamily-in-nyc/>

DETAILS OF RESEARCH FINDINGS

The following is a detailed report of the results of our research with respect to BRP Development Corporation.

Entity Identifiers & Reported Addresses

According to our research, BRP Development was formed in New York on May 8, 2003. As of September 16, 2020, it also incorporated as a domestic business in New Jersey. BRP Development has had the following reported mailing and/or registered addresses:

- 820 Bear Tavern Road, West Trenton, New Jersey 08628
- 18 East 41st Street, Room 1201, New York, New York 10017
- 100 Park Avenue, New York, New York 10017
- 739 Fulton Street, Brooklyn, New York 11217
- 767 3rd Avenue, 33rd Floor, New York, New York 10017

Based upon the above-reported addresses for BRP Development, our research has been focused in (but not limited to) the following geographical jurisdictions:

- Mercer County, New Jersey (District of New Jersey)
- Kings County, New York (Southern District of New York)
- New York County, New York (Southern District of New York)

Managers and Directors

Research identified the following individuals and/or entities who are affiliated with BRP Development as a managing member, officer, director, registered agent, or owner:⁵

- Geoff Flournoy, 59 – Principal of BRP Development (May 2003 – Present)⁶ and Co-Founder, and Managing Partner of BRP Companies
- Meredith Marshall – Co-Founder and Managing Partner of BRP Companies
- Steven C. Smith – Partner of BRP Companies
- Andrew Cohen – Managing Director, Development of BRP Companies
- Mary Serafy – Managing Director, Design and Construction of BRP Companies
- Nicholas Maloney – Managing Director, Asset Management of BRP Companies
- Zachary Schwanbeck – Director, Development of BRP Companies
- Zulekha Inayat – Director, Development of BRP Companies
- Richard Santosky – President, Construction of Skycore Builders, Inc.

⁵ <https://www.brpcompanies.com/about/leadership/>

⁶ We note that his position as a “principal” was obtained from New York State corporate records.

PUBLIC RECORD FILINGS

Note that online research has been conducted in the jurisdictions referenced above in accordance with the dates those addresses have been reported for the subject and based upon the availability of certain records from the courts.

Criminal Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above did not identify any criminal cases involving BRP Development.

State & County

Online searches for criminal records in the jurisdictions referenced above did not identify any criminal cases involving BRP Development.

Civil Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above identified the following civil case involving BRP Development:

- Case Title: Rashiem Smith v. BRP Development Corp., et al.
- Case No.: 1:19-CV-11794
- Court: Southern District Court of New York
- Date Filed: December 25, 2019
- Case Type: Fair Labor Standards Act
- Disposition: April 6, 2021 – Settlement and dismissed with prejudice. Per the terms of the settlement, the plaintiff was awarded \$7,800 and the plaintiff’s attorney was awarded \$9,700.

State & County

Online searches for civil litigation in the jurisdictions referenced above identified the following cases involving BRP Development:

- Case Title: Advance Capital Solutions LLC v. BRP Development Corporation, et al.
Case No.: 520737/2024
Court: Kings Supreme Court
Date Filed: August 1, 2024
Case Type: Contract - Other
Disposition: Pending

- Case Title: Jonathan Silva v. BRP Development Corporation
Case No.: 511512/2024
Court: Kings Supreme Court
Date Filed: April 22, 2024
Case Type: Tort - Other Negligence
Disposition: Pending

- Case Title: Jose Marreros Bravo v. BRP 500 Main LLC, BRP Development Corporation, et al.
Case No.: 820000/2023E
Court: Bravo Supreme Court
Date Filed: March 27, 2024
Case Type: Tort - Other Negligence
Disposition: Pending

- Case Title: David Hernan Patricio Gomez v. New Rochelle Tower Owner LLC, et al.
Case No.: 803228/2024E
Court: Bronx Supreme Court
Date Filed: February 26, 2024
Case Type: Tort - Other
Disposition: Pending

- Case Title: Yordan Arenas Gonzalez v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 712382/2023
Court: Queens Supreme Court
Date Filed: February 16, 2024
Case Type: Tort - Other
Disposition: Pending

- Case Title: Manuel Arizaga v. BRP Development Corporation et al.
Case No.: 159195/2023
Court: New York Supreme Court
Date Filed: January 8, 2024
Case Type: Tort - Other
Disposition: Pending

- Case Title: Luis Segundo Vargas v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 722631/2023
Court: Queens Supreme Court
Date Filed: December 8, 2023
Case Type: Tort - Other
Disposition: Pending

- Case Title: Luis Zumbana Yucailla v. Skycore Builders Inc., BRP Development Corporation, et al.
Case No.: 524474/2022
Court: Kings Supreme Court
Date Filed: April 24, 2023
Case Type: Tort - Other Negligence
Disposition: November 15, 2023 – Discontinued without prejudice without costs to each party as against the other.

- Case Title: Graterol Medina, Emilio Jhoan v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 509191/2023
Court: Kings Supreme Court
Date Filed: April 3, 2023
Case Type: Tort - Other
Disposition: Pending

- Case Title: Colina Perez, Denis Alfredo v. 90Ninety LLC, BRP Development Corporation, et al.
Case No.: 702364/2023
Court: Queens Supreme Court
Date Filed: March 6, 2023
Case Type: Tort - Other
Disposition: Pending

- Case Title: Everaldo Da Silva Teodoro v. Archer Towers Phase I Development LLC et al
Case No.: 708419/2022
Court: Queens Supreme Court
Date Filed: July 13, 2022
Case Type: Tort - Other
Disposition: Pending

- Case Title: Leiner Medina v. Comunilife LA Central, BRP Development Corp.
Case No.: 30798/2018E
Court: Bronx Supreme Court
Date Filed: November 12, 2019
Case Type: Tort - Other
Disposition: May 18, 2021 – Settled out court; Discontinued with prejudice without costs to each party as against the other.

- Case Title: Ali Touray v. BRP Development Corp. et al.
Case No.: 303647/2016E
Court: Bronx Supreme Court
Date Filed: November 6, 2020
Case Type: Tort – Other Negligence
Disposition: November 19, 2020 – Settled out court; Discontinued with prejudice without costs to each party as against the other.

- Case Title: Ali Touray v. BRP Development Corp., et al.
Case No.: 28916/2019E
Court: New York Supreme Court
Date Filed: July 31, 2019
Case Type: Tort - Other
Disposition: November 19, 2020 – Settled out of court; Discontinued with prejudice without costs to each party as against the other.

- Case Title: Vincent P. Haphsa v. BRP Renny LLC, BRP Development Corp.
Case No.: 150070/2019
Court: New York Supreme Court
Date Filed: June 21, 2019
Case Type: Tort – Other Negligence
Disposition: March 24, 2022 – Discontinued with prejudice without costs to either party as against the other.

- Case Title: Petricia Dowell v. Fulton Street South, BRP Development Corporation, et al.
Case No.: 511639/2018
Court: Kings Supreme Court
Date Filed: October 17, 2018
Case Type: Tort - Other
Disposition: October 23, 2020 - Discontinued with prejudice without costs to either party as against the other.

- Case Title: Melanie Stewart v. HPENY Housing Development, BRP Development Corp., et al.
Case No.: 520117/2016
Court: Kings Supreme Court
Date Filed: March 1, 2017
Case Type: Tort - Other
Disposition: September 27, 2019 - Disposition unavailable in online records

- Case Title: Magno Zuniga v. BRP Development Corp.
Case No.: 10243/2015
Court: Kings Supreme Court
Date Filed: March 7, 2016
Case Type: Tort - Other Negligence
Disposition: June 29, 2016 - Disposition unavailable in online records

- Case Title: MagnoZuniga v. BRP Development Corp.
Case No.: 450926/2016
Court: New York Supreme Court
Date Filed: March 7, 2016
Case Type: Tort - Other
Disposition: April 18, 2024 - Disposition unavailable in online records

- Case Title: Sonnenschein, Sherman & Deutsch LLP v. BRP Development Corp., et al.
Case No.: 153138/2012
Court: New York Supreme Court
Date Filed: May 29, 2012
Case Type: Contract (non-commercial)
Disposition: April 12, 2021 - Discontinued with prejudice without costs to either party as against each other.

Bankruptcy Proceedings

An online search of indices of United States Bankruptcy Courts in the jurisdictions referenced above did not identify any proceedings involving BRP Development.

Liens & Judgments

An online search for lien and judgment filings in the jurisdictions referenced above identified the following record involving BRP Development:

- Debtor: BRP Development Corporation
Creditor: New York State Commissioner of Labor
Filing No.: 004072865
Filing Location: New York Supreme Court
Amount: \$1,030
Filing Date: February 14, 2022
Type: State Tax Lien
Status: Unavailable in online records

UCC Filings

An online search for UCC filings in the jurisdictions referenced above identified the following record involving BRP Development:

- Debtor: BRP Development Corp.
Secured Party: M&T Credit Services LLC, Tiger Leasing LLC
Filing No.: 0704180307796
Jurisdiction: New York
Filing Date: April 18, 2007
Status: Unavailable in online records

Additionally, BRP Development is listed "as the care of" for UCC filings listing BRP Renny LLC and BRP DTH Development LLC as debtors.

Entity Affiliations

Online searches of Secretary of State records, business information reports and other open sources identified the following entities for which BRP Development is listed as a managing member, general partner, registered agent, or owner:

Current Affiliations

- BRP NYCHA MM LLC (New York) – Service of Process Agent (October 2022 to Present)
- BRP DTH Developer LLC (New York) – Service of Process Agent (March 2017 to Present)

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- DTH MM LLC (New York) – Service of Process Agent (March 2017 to Present)
- BRP DTH MM LLC (New York) – Service of Process Agent (March 2017 to Present)
- L2 MM LLC (New York) – Service of Process Agent (July 2015 to Present)
- BRP DTH Development LLC (New York) – Service of Process Agent (May 2015 to Present)
- BRP L2 MM LLC (New York) – Service of Process Agent (April 2015 to Present)
- L2 Commercial Tenant LLC (New York) – Service of Process Agent (April 2015 to Present)
- BRP L2 Developer LLC (New York) – Service of Process Agent (April 2015 to Present)
- BRP L2 LLC (New York) – Service of Process Agent (March 2015 to Present)
- 439 Montauk LLC (New York) – Service of Process Agent (September 2013 to Present)
- BRP 439 Montauk LLC (New York) – Service of Process Agent (September 2013 to Present)
- ENY BRP Developer LLC (New York) – Service of Process Agent (September 2013 to Present)
- BRP Renny LLC (New York) – Service of Process Agent (August 2013 to Present)
- Fulton Street Sublender LLC (New York) – Service of Process Agent (August 2013 to Present)
- BRP ENY LLC (New York) – Service of Process Agent (March 2013 to Present)
- ENY Development LLC (New York) – Service of Process Agent (March 2013 to Present)
- ENY Managing Member LLC (New York) – Service of Process Agent (March 2013 to Present)
- Macedonia Commercial Tenant LLC (New York) – Service of Process Agent (November 2011 to Present)
- BRP Macedonia Manager LLC (New York) – Service of Process Agent (September 2011 to Present)
- Macedonia Managing Member LLC (New York) – Service of Process Agent (September 2011 to Present)
- BRP CDE LLC (New York) – Service of Process Agent (February 2009 to Present)
- BRP NMTC Member LLC (New York) – Service of Process Agent (February 2009 to Present)
- B3 New Foundations One LLC (New York) – Service of Process Agent (June 2008 to Present)
- BRP UDC Manager LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- BRP UDC Partners Member LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- BRP UDC Manager LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- BRP UDC Partners Member LLC (New York) – Service of Process Agent and Registered Agent (November 2007 to Present)
- UDC Gateway LLC (New York) – Service of Process Agent (July 2006 to Present)
- UDC Partners LLC (New York) – Service of Process Agent (February 2006 to Present)
- 375 Myrtle Avenue LLC (New York) – Service of Process Agent (October 2003 to Present)

Past Affiliations

- BRP Myrtle Commercial LLC (New York) – Service of Process Agent (December 2009 to April 2022)

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- Fulton Street Master Tenant Developer LLC (New York) – Service of Process Agent (August 2013 to March 2022)
- BRP Vendors Master Tenant LLC (New York) – Service of Process Agent (August 2012 to March 2022)
- BRP Lafayette Master Tenant LLC (New York) – Service of Process Agent (June 2012 to March 2022)
- UDC 114th Street Member LLC (New York) – Service of Process Agent and Registered Agent (October 2010 to September 2020)
- BRP SUB CDE Three LLC (New York) – Service of Process Agent (February 2012 to May 2020)
- BRP SUB CDE TWO LLC (New York) – Service of Process Agent (February 2012 to August 2019)
- BRP SUB CDE ONE LLC (New York) – Service of Process Agent (April 2011 to December 2018)
- UDC 114th Street Partners LLC (New York) – Service of Process Agent and Registered Agent (June 2010 to December 2016)

Business Licenses

An online search of available business licensing records in the jurisdictions referenced above did not identify any licenses issued to BRP Development.

Regulatory Actions and Administrative Decisions

An online search of regulatory actions and administrative decisions issued by government agencies in the jurisdictions referenced above did not identify any matters involving BRP Development.

Government Sanctions and Watchlists

A search of various debarment lists, sanctions lists and international and national watchlists did not identify any references to BRP Development.⁷

Real Property Records

An online search of real property records filed in the jurisdictions referenced above did not identify any properties currently owned by BRP Development.⁸

⁷ Searches included the Department of Commerce Bureau of Industry and Security, the Department of State Directorate of Defense Trade Controls, the Office of Foreign Asset Control, and the Federal System of Award Management, among other sources.

⁸ Note that only limited property information is available online; however, additional property details may be developed by conducting an onsite search of records in the appropriate jurisdictions. These searches may be conducted upon request.

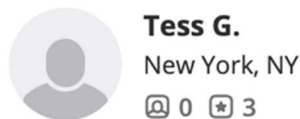
MEDIA & INTERNET SEARCHES

An online search of local, national, and international news media sources, as well as a review of various Internet websites identified several references regarding BRP Development and/or BRP Companies, most of which relate to construction projects and partnerships.⁹

We note the following:

- BRP Companies has been described as “minority-owned,”¹⁰ a “minority developer,”¹¹ and a “black owned business”¹² in the media. Online searches of the New York State certified MWBE directory, as well as the New Jersey Department of the Treasury, Division of Revenue, did not identify any certifications for BRP Development as an MWBE business.

Research identified negative Yelp reviews regarding “BRP” as a construction and management company including the following.¹³ *We note that we were not asked to research and/or reach out to such reviewers to verify and/or access the accuracy of the information in such reviews.*



★☆☆☆☆ Apr 4, 2017

Don't purchase from them. They will not honor their word and complete your home. Stay clear.

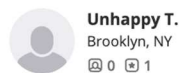
⁹ <https://therealdeal.com/new-york/tristate/2022/03/01/brp-companies-lands-294m-for-new-rochelle-construction/>; <https://therealdeal.com/new-york/2021/10/05/brp-companies-gets-290m-from-goldman-sachs-for-queens-opportunity-zone-project/>; <https://www.atlantaga.gov/Home/Components/News/News/15154/672>

¹⁰ <https://www.multiphasingnews.com/promoting-diversity-in-multifamily-in-nyc/>

¹¹ <https://qjdc.org/real-estate/the-crossing-at-jamaica-station/#::-:text=BRP%20Companies%2C%20a%20minority%20developer,two%20housing%20towers%20located%20above>

¹² <https://www.nyc.gov/site/nycha/about/press/pr-2022/pr-20220302.page>

¹³ <https://www.yelp.com/biz/brp-development-new-york-2>



Unhappy T.

Brooklyn, NY

0 1

May 10, 2016

First to Review

I live at the 150 Clermont property in Brooklyn. Let me tell you - BRP is one of the worst property management companies that I have ever rented from.

PRO's: apartment has spacious lay-out and open kitchen. building is in a great location on the edge of Ft. Greene & Clinton Hill. Our new doorlady is super nice, happy, and helpful. Let's hope she stays.

CONS's:

- This building was originally condo and when the economy tanked back in 2008/2009 they turned rental. When that happened, they cheaped out on all the interiors and appliances - for example, they never sealed the limestone counter tops. Unfortunately limestone is extremely absorbent, so there are rings and stains on the counter tops, to the point that they look dirty at all times. When you slice any citrus it actually alters the surface of the counters.
- There are no towel racks or toilet paper holders in any of the bathrooms
- There is no fan or exhaust system in any of the bathrooms
- There are no curtains or blinds on any of the windows - you have to purchase all these things yourself
- The floors are made of bamboo. At first glance they look nice, but look closer and they must have used the cheapest bamboo they could find as the floors are all scratched up and the flooring is so thin there are dents everywhere
- Building cleanliness is terrible: the hallways are rarely if ever vacuumed. The stairwell is full of trash. You have to send a complaint email to the property manager to have the hallways and stairwells cleaned
- Trash room is not consistently cleaned and cleared. It's not uncommon for trash and debris to pile up so high in the trash room that you can't even open the door. Nevermind the rotten smell coming out when they don't clean it
- Property manager is very slow to respond and acts as if you are the only one with the problems you are complaining about
- Property manager is dismissive and never apologizes for anything
- Property manager communication: property manager communicates with tenants by putting out a photocopied memo by the elevator. So if there's a major change or something critical, if you don't notice the memo, you are out of luck
- Doorman communication: if you have a package, they don't email you like most buildings, they simply hope you ask and will retrieve your package for you. They lock up the packages in a closet in the lobby, but don't tell you that your mailbox key will open this closet if you need to access packages. Can't tell you how many times a package has sat in this closet over a weekend, until I figured out that the mailbox key works for this. Of course, they don't communicate this
- Doorman hours are inconsistent. Attended lobby when they feel like showing up and leaving. (I wish I could show to work whenever I wanted!)
- The doorman we had for 5 years vanished one day and was replaced by someone else. Not a word of communication from BRP. Nothing. The replacement doorman lasted about 2-months, then vanished as well. We're on our 4th doorman in 6-months -- with absolutely zero communication from BRP
- Constant tenant churn: everyone leaves after a year in this building because of the negligent property manager and inflated rents. People are always complaining about the negligent property manager in the hallways and elevator. You would think they would take a closer look at this but they don't

Overall, the only thing keeping us living here is the awesome neighborhood and bar/restaurants. But we're looking! The egregious property management makes it miserable.

Social Media

Research identified social media profiles for BRP Development and BRP Companies on LinkedIn.¹⁴ We note the BRP Development page is an “unclaimed page.”

End Report

¹⁴ <https://www.linkedin.com/company/brp-development-corp/about/>; <https://www.linkedin.com/company/brp-companies/about/>



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Report of Investigation

Westhab Inc.

September 6, 2024

Prepared for:

Charles B. Strome, III
Interim Village Manager for the Village of Mamaroneck
Village of Mamaroneck
123 Mamaroneck Avenue
Mamaroneck, New York 10543

The following report is furnished for the sole and exclusive use of the client to whom it is provided. The extent of our work is guided by our client and this report only includes information requested by our client. We often use third party sources and database providers in the course of our work. We believe that the sources and methodologies we use are reliable; however, we make no representation or guarantees as to the accuracy or completeness of information obtained through third party sources and database providers.

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SCOPE

This report summarizes the results of our due diligence investigation with respect to Westhab Inc. ("Westhab").

The purpose of the investigation was to develop general background information related to Westhab. Our research consisted of online searches of various public record filings including, but not limited to, records of entity identifiers and reported addresses, criminal proceedings, civil litigation, bankruptcy proceedings, liens, judgments, Uniform Commercial Code ("UCC") filings, entity affiliations, business licensing, regulatory actions, and real property transactions pertaining to Westhab. Reviews were also conducted of local, national, and international news sources, as well as of various Internet websites, to identify any significant references to Westhab.

Please note that database research includes only those jurisdictions that are available online, and not every jurisdiction in which public records may be filed. Note also that the date coverage of available online records varies considerably from one jurisdiction to another and may not always include relevant time periods. In addition, online research is typically focused on, but not limited to, the state(s) or counties in which the subject has been domiciled and conducted business, as noted herein. The results of online research are sometimes inconclusive and should be confirmed through onsite public record searches. Due to time constraints requested by the client to complete this work, Guidepost was not asked to perform these onsite public record searches.

We note that as instructed by the client, our research was limited to Westhab Inc. and did not include research into any other related entities or subsidiaries. Additionally, Guidepost did not perform research into any of the Managers, Directors, or other key individuals associated with Westhab Inc. and/or any related entities.

EXECUTIVE SUMMARY

The following is a summary of the results of our research with respect to Westhab Inc *Additional details concerning these findings (and others) are provided below.*

General Background Information

According to our research, Westhab is a non-profit incorporated in New York in August 1981. It incorporated as a domestic business in New Jersey on May 21, 2021.

Westhab was formed to help combat the affordable housing crisis in Westchester County, New York. In its early stages, the organization bought vacant buildings and renovated them into transitional and permanent housing. In response to the growing homelessness population, Westhab expanded its focus to renovate and operate shelters in Westchester County. By 2023, Westhab's portfolio expanded to 11 facilities located in Brooklyn, the Bronx, Queens, and Westchester County.¹

Westhab is managed by its President and Chief Executive Officer, Rich Nightingale, its Chief Operating Officer, Jim Coughlin, and its General Counsel, Michael Curti.

Public Record Filings

Research did not identify any criminal records or bankruptcy filings, regulatory actions, or administrative decisions involving Westhab. It does not appear on any sanctions lists or watchlists.

Civil Proceedings

Research identified one federal civil proceeding filed against Westhab in August 1993. The Fair Housing Act case was dismissed with prejudice the same month. Additionally, research identified three federal civil matters involving Westhab Inc. Retirement Plan filed in 2011 and 2012. Westhab Inc. Retirement Plan serves as the retirement plans for the corporation.²

Online searches for civil litigation in the jurisdictions referenced above identified at least 257 civil cases involving Westhab filed between 1986 and 2024. In 125 of these proceedings, Westhab is listed as a defendant. 33 of these proceedings are currently active. These cases mainly involve tort and landlord and tenant matters.

¹ <https://westhab.org/vaya-development-and-westhab-close-on-financing-for-la-olazul-81-million-supportive-housing-development/>; <https://westhab.org/about-us/>; <https://www.linkedin.com/company/westhab-inc./>; <https://thenyhq.org/projects/gouverneur-place-apartments/>

² <https://www.myplaniq.com/invest/planinfo/westhab-inc-retirement-plan/>

Liens & Judgments

Research identified one New York State tax warrant naming Westhab as a debtor. The warrant, recorded in 2022, is for \$26,239. Online records do not indicate whether the warrant has been released. Additionally, Westhab is a party in at least 72 judgments recorded in Westchester County, New York recorded between 1986 and 2024.

UCC Filings

Research identified 59 UCC filings filed between 1988 and 2024 involving Westhab. Over the past five years, Westhab was named a debtor in seven UCC filings; two of which are terminated. Online records did not indicate the status of the remaining five filings filed over the past five years.

Entity Affiliations

Westhab is currently listed as the Service of Process Agent for 25 companies.

Business Licenses

Research did not identify a real estate licenses involving Westhab or its managers. Research identified six day care licenses issued to Westhab and one security guard employer license issued to the nonprofit.

Real Property

Westhab has been involved in 589 property transactions including deed transfers, mortgages, and mortgage satisfaction records from 1983 to 2023 in Westchester County, New York.

Media & Internet Searches

Research identified several references to **Error! Reference source not found.** in the press and on the Internet, most of which relate to its business operations. Derogatory references were identified regarding Westhab business partnerships, shelter management, and a possible conflict of interest between two sisters, Valerie Smith, Westhab's Vice President of New York City Housing, and Jocelyn Carter, a reported top administrator in the New York City Department of Homeless Services.

DETAILS OF RESEARCH FINDINGS

The following is a detailed report of the results of our research with respect to Westhab Inc.

Entity Identifiers & Reported Addresses

According to our research, Westhab was incorporated in New York on August 10, 1981. Its Employer Identification Number (EIN) is 06-1064281. Westhab incorporated as a domestic business in New Jersey on May 21, 2021. Westhab has had the following reported mailing addresses:

- 8 Bashford Street, Yonkers, New York 10701
- 85 Executive Boulevard, Suite 276, Elmsford, New York 10523
- 511 15th Avenue, Newark, New Jersey 07103

Based upon the above-reported addresses for Westhab, our research has been focused in (but not limited to) the following geographical jurisdictions:

- Essex County, New Jersey (District of New Jersey)
- Westchester County, New York (Southern District of New York)

Managers and Directors

Research identified the following individuals and/or entities who are affiliated with Westhab as a managing member, officer, director, registered agent, or owner:

- Rich Nightingale – President and Chief Executive Officer³
- Jim Coughlin – Chief Operating Officer
- Michael Curti, Esq. – General Counsel
- Valerie C. Smith – Vice President, New York City Shelter Programs
- Gilbert Soto – Assistant Vice President, New York City Shelter Programs
- Nicholas Orluk – Assistant Vice President, New York City Shelter Programs
- Pat Alexander – Assistant Vice President, New York City Shelter Programs
- Nicole Mylan – Assistant Vice President, New York City Shelter Programs
- Emily Behan – Vice President, Development
- Steve Myrthil – Vice President, Information Technology
- Samantha Valencia – Assistant Vice President, Property and Asset Management
- Jinja Cuevas – Vice President, Human Resources
- Elissa Ramos – Assistant Vice President, Westchester Housing Programs
- Tracy Rhett – Assistant Vice President, Youth and Employment Services

³ Mr. Nightingale joined Westhab as Vice President of Youth and Family Services in July 2001. Records indicate that he receives \$407,733 compensation from Westhab Inc. and an additional \$45,315 in “other compensation.”

- Stephanie Viola – Assistant Vice President, Finance
- Andrew Germansky – Senior Vice President, Real Estate
- Patricia Vitelli – Senior Vice President, Finance and Administration
- Jesse Johnson – Assistant Vice President, Data and Quality Assurance

Board of Directors

Research identified the following members of Westhab’s Board of Directors:

- Jesse Krasnow – Chair
- Robert H. Petrocelli, Jr. – First Vice Chair
- Cesar F. Pereira – Second Vice Chair
- Jefferson C. Boyce – Secretary
- Paul Turovsky – Treasurer
- Betsy Hills Bush – Member
- James Foy – Member
- Al Gutierrez – Member
- Ken Hanau – Member
- Daniella Jackson – Member
- Jonalie Korengold – Member
- Daniel Magidson – Member
- Frederick K. Mehlman – Member
- Tracy Mehlman – Member
- Seth L. Rosen – Member
- Daniel Sarmiento – Member
- Richard St. Paul, Esq. – Member
- Nicola Standard – Member

PUBLIC RECORD FILINGS

Note that online research has been conducted in the jurisdictions referenced above in accordance with the dates those addresses have been reported for the subject and based upon the availability of certain records from the courts.

Criminal Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above did not identify any criminal cases involving Westhab.

State & County

Online searches for criminal records in the jurisdictions referenced above did not identify any criminal cases involving Westhab.

Civil Proceedings

Federal

An online search of indices of United States District Courts in the jurisdictions referenced above identified the following civil proceeding involving Westhab:

- Case Title: Elias Rodriguez v. Westhab Inc.
Case No.: 7:93-CV-05484
Court: Southern District of New York
Date Filed: August 5, 1993
Case Type: Fair Housing Act
Disposition: August 6, 1993 – Dismissed without prejudice
August 30, 1993 – Judgment ordered, adjudged, and decreed that the complaint be dismissed for Westhab against Elias Rodriguez

Additionally, research identified three civil matters involving Westhab Inc. Retirement Plan filed in the Southern District of New York and a multidistrict litigation panel in 2011 and 2012.

State & County

Online searches for civil litigation in the jurisdictions referenced above identified at least 257 civil proceedings involving Westhab filed between 1986 and 2024.⁴ In 125 of these proceedings, Westhab is listed as a defendant. 33 of these proceedings are currently active. Below are the cases involving Westhab filed since January 1, 2024. *Additional information about these civil proceedings can be provided upon request.*

- Case Title: Westhab Inc. v. Asia Yizar, John Doe, Janes Doe
Case No.: LT-001318-24/MV
Court: Mt. Vernon City Court
Date Filed: August 9, 2024
Case Type: Landlord and Tenant
Disposition: Pending

⁴ We note that research only identified one civil matter filed in New Jersey involving Westhab. The case was filed in 2022.

- Case Title: Westhab Inc. v. Melanie Keene, Aisha Keene, John Doe, Jane Doe
Case No.: LT-002021-24/YO
Court: Yonkers City Court
Date Filed: July 12, 2024
Case Type: Landlord and Tenant
Disposition: Pending

- Case Title: Westhab Inc. v. Lauren Gregg, John Doe, Jane Doe
Case No.: LT-002032-24/YO
Court: Yonkers City Court
Date Filed: July 11, 2024
Case Type: Landlord and Tenant
Disposition: Pending

- Case Title: Tracey E. Dixon v. Westhab Inc.
Case No.: 57623/2024
Court: Westchester Supreme Court
Date Filed: July 5, 2024
Case Type: Tort – Other Negligence
Disposition: Pending

- Case Title: Liseth Delgado Gonzales v. 92-54 QB Housing Development Fund Corporation, Westhab Inc., et al.
Case No.: 807187/2023E
Court: Bronx Supreme Court
Date Filed: June 13, 2024
Case Type: Tort – Other
Disposition: Pending

- Case Title: Julia Ramos v. The City of New York, Westhab Inc., et al.
Case No.: 725669/2023
Court: Queens Supreme Court
Date Filed: June 10, 2024
Case Type: Tort – Other Negligence
Disposition: Pending

- Case Title: Westhab Inc. v. Yahaira Dorville, John Doe, Jane Doe
Case No.: LT-001658-24/YO
Court: Yonkers City Court
Date Filed: June 5, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Shy'e Paylor, John Doe, Jane Doe
Case No.: LT-000761-24/NR
Court: New Rochelle City Court
Date Filed: May 22, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Tamika Tuthill, John Doe, Jane Doe
Case No.: LT-000762-24/NR
Court: New Rochelle City Court
Date Filed: May 22, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Jennifer Charley, John Doe, Jane Doe
Case No.: LT-000764-24/NR
Court: New Rochelle City Court
Date Filed: May 22, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Maria Santiago, William Vega, Ana M. Garcia, John Doe, Jane Doe
Case No.: LT-001536-24/YO
Court: Yonkers City Court
Date Filed: May 20, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Sandra Jackson, David Jamaine, John Doe, Jane Doe
Case No.: LT-001537-24/YO
Court: Yonkers City Court
Date Filed: May 20, 2024
Case Type: Landlord and Tenant
Disposition: Pending

- Case Title: Jerry Jordan, et al v. Westhab Inc., et al.
Case No.: 150326/2024
Court: New York Supreme Court
Date Filed: May 16, 2024
Case Type: Tort – Other Negligence
Disposition: Pending
- Case Title: Westhab Inc. v. Aleksandra Rivera, Kayla Washington, Veronica Washington, John Doe, Jane Doe
Case No.: LT-001090-24/YO
Court: Yonkers City Court
Date Filed: April 23, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Louis Echevarria, John Doe, Jane Doe
Case No.: LT-001207-24/YO
Court: Yonkers City Court
Date Filed: April 22, 2024
Case Type: Landlord and Tenant
Disposition: Pending
- Case Title: Westhab Inc. v. Scott Giles, John Doe, Jane Doe
Case No.: LT-001208-24/YO
Court: Yonkers City Court
Date Filed: April 22, 2024
Case Type: Landlord and Tenant
Disposition: July 15, 2024 – Judgment with possession with warrant stayed until August 15, 2024.
- Case Title: Westhab Inc. v. Charli Brown, Joshua Brown, John Doe, Jane Diaz
Case No.: LT-001097-24/YO
Court: Yonkers City Court
Date Filed: April 12, 2024
Case Type: Landlord and Tenant
Disposition: Pending

- Case Title: Westhab Inc. v. Berona Guity, John Doe, Jane Doe
Case No.: LT-001087-24/YO
Court: Yonkers City Court
Date Filed: April 12, 2024
Case Type: Landlord and Tenant
Disposition: May 2, 2024 – Judgment with possession with warrant stayed until May 7, 2024.

- Case Title: Westhab Inc. v. Tiffany Hite, John Doe, Jane Doe
Case No.: LT-001089-24/YO
Court: Yonkers City Court
Date Filed: April 12, 2024
Case Type: Landlord and Tenant
Disposition: July 2, 2024 – Judgment with possession with warrant stayed until July 7, 2024.

- Case Title: Westhab Inc. v. Christopher Cherry, John Doe, Jane Doe
Case No.: LT-000674-24/MV
Court: Mt. Vernon City Court
Date Filed: April 11, 2024
Case Type: Landlord and Tenant
Disposition: June 26, 2024 – Judgement vacated

- Case Title: Westhab Inc. v. Dorothy Woodley, Kayla Woodley, John Doe, Jane Doe
Case No.: LT-000673-24/MV
Court: Mt. Vernon City Court
Date Filed: April 11, 2024
Case Type: Landlord and Tenant
Disposition: Pending

- Case Title: Westhab Inc. v. Noel Manning, John Doe, Jane Doe
Case No.: LT-000693-24/YO
Court: Yonkers City Court
Date Filed: March 19, 2024
Case Type: Landlord and Tenant
Disposition: April 16, 2024 – Judgment with possession with warrant stayed until May 16, 2024.

- Case Title: Westhab Inc. v. Janice Coghiel, John Doe, Jane Doe
Case No.: LT-000495-24/MV
Court: Mt. Vernon City Court
Date Filed: March 14, 2024
Case Type: Landlord and Tenant
Disposition: Pending

- Case Title: Pamela Robinson v. Westhab Inc., et al.
Case No.: 720358/2023
Court: Queens Supreme Court
Date Filed: January 3, 2024
Case Type: Tort - Other
Disposition: Pending

- Case Title: Britez Dominguez, Eliezer Elias v. Westhab Inc., et al.
Case No.: 724736/2023
Court: Queens Supreme Court
Date Filed: January 3, 2024
Case Type: Tort - Other
Disposition: Pending

Bankruptcy Proceedings

An online search of indices of United States Bankruptcy Courts in the jurisdictions referenced above did not identify any proceedings involving Westhab.

Liens & Judgments

An online search for lien and judgment filings in the jurisdictions referenced above identified the following lien involving Westhab:

- Debtor: Westhab Inc.
Creditor: State of New York
Filing No.: 866228741800
Filing Location: Westchester, New York
Amount: \$26,239
Filing Date: December 1, 2022
Type: State Tax Warrant
Status: Unavailable in online records

We note that in addition to the above filing, Westhab is a party in at least 72 judgments recorded in Westchester County, New York between 1986 and 2024.

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UCC Filings

An online search for UCC filings in the jurisdictions referenced above identified 59 records filed between 1988 and 2024 involving Westhab. Below is a list of UCC filings for the past five years:

- Debtor: Westhab Inc.
Secured Party: TD Bank NA
Filing No.: 202404030118409
Jurisdiction: New York
Filing Date: April 3, 2024
Status: Unavailable in online records

- Debtor: Westhab Inc.
Secured Party: Valley National Bank
Filing No.: 202203160108930
Jurisdiction: New York
Filing Date: March 16, 2022
Status: Unavailable in online records

- Debtor: Westhab Inc.; 76 Locust Hill LP; 76 Locust Hill GP LLC
Secured Party: TD Bank
Filing No.: 202201240035243
Jurisdiction: New York
Filing Date: January 24, 2022
Status: Unavailable in online records

- Debtor: Westhab Inc.
Secured Party: Leviticus 25:23 Alternative Fund Inc.
Filing No.: 202104280145111
Jurisdiction: New York
Filing Date: April 28, 2021
Status: January 24, 2022 – Terminated

- Debtor: Westhab Inc.
Secured Party: Leviticus 25:23 Alternative Fund Inc.
Filing No.: 202007230311601
Jurisdiction: New York
Filing Date: July 23, 2020
Status: Unavailable in online records

- Debtor: Westhab Inc.; CPG Tremont LLC; SPG Tremont LLC
Secured Party: Wells Fargo Affordable Housing Community Development Corporation
Filing No.: 201912238552835
Jurisdiction: New York
Filing Date: December 23, 2019
Status: Unavailable in online records
- Debtor: Westhab Inc.; Dayspring Commons GP LLC; Dayspring Commons LP
Secured Party: TD Bank NA
Filing No.: 201911210539681
Jurisdiction: New York
Filing Date: November 21, 2019
Status: February 28, 2023 – Terminated

Entity Affiliations

Online searches of Secretary of State records, business information reports and other open sources identified the following entities for which Westhab is listed as a managing member, general partner, registered agent, or owner:

Current Affiliations

- 2134 Coyle Housing Development Fund Corporation (New York) – Service of Process Agent (May 2024 to Present)
- Clinton Investor Replacement LLC (New York) – Service of Process Agent (April 2024 to Present)
- 30 West Housing Development Fund Corporation (New York) – Service of Process Agent (March 2024 to Present)
- 30 West Owner LP (New York) – Service of Process Agent (January 2024 to Present)
- Agent Westhab in Rockland Inc. (New York) – Service of Process Agent (November 2023 to Present)
- Jerome Westhab Housing Development Fund Corporation (New York) – Service of Process Agent (August 2023 to Present)
- 6661 Broadway Borrower Housing Development Fund Corporation (New York) – Service of Process Agent (June 2023 to Present)
- Jerome Westhab LLC (New York) – Service of Process Agent (January 2023 to Present)
- 726 OWP Replacement LLC (New York) – Service of Process Agent (June 2022 to Present)
- 76 Locust Hill Housing Development Fund Corporation (New York) – Service of Process Agent (August 2021 to Present)
- 138-50 QB Housing Development Fund Corporation (New York) – Service of Process Agent (April 2021 to Present)
- Westhab 440 W 41 Owner LLC (New York) – Service of Process Agent (April 2021 to Present)

- 440 W 41 Housing Development Fund Corporation (New York) – Service of Process Agent (April 2021 to Present)
- WCR Investor Replacement LLC (New York) – Service of Process Agent (January 2021 to Present)
- 138-50 QB Owner LLC (New York) – Service of Process Agent (September 2020 to Present)
- 76 Locust Hill GP LLC (New York) – Service of Process Agent (August 2020 to Present)
- 76 Locust Hill LP (New York) – Service of Process Agent (August 2020 to Present)
- Dayspring Commons Housing Development Fund Corporation (New York) – Service of Process Agent (October 2018 to Present)
- Dayspring Commons GP LLC (New York) – Service of Process Agent (September 2018 to Present)
- Bay House Housing Development Fund Corporation (New York) – Service of Process Agent (October 2014 to Present)
- Ludlow Commons Limited Partnership (New York) – Service of Process Agent (June 24, 2014 to Present)
- Ludlow Commons Business Corporation (New York) – Service of Process Agent (June 24, 2014 to Present)
- Ludlow Commons Housing Development Fund Corporation (New York) – Service of Process Agent (June 2014 to Present)
- 77-85 William Street Housing Development Fund Corporation (New York) – Service of Process Agent (March 2012 to Present)

Business Licenses

An online search of available business licensing records in the jurisdictions referenced above identified day care facility licenses and a security guard employer license issued to Westhab.

Research did not identify a real estate related license issued to Westhab or its managers.

- License Holder: Westhab Inc.
License Type: Day Care Facility
Issuing Agency: New York City Department of Health and Mental Hygiene
Date Issued: May 23, 2023
License No.: 895226
Status: Active
Comments: Violations found at an unannounced visit on April 3, 2024. The New York City Department of Health and Mental Hygiene database indicates that the violations were corrected.⁵

⁵ <https://hs.ocfs.ny.gov/DCFS/Search/Search>

- License Holder: Westhab Inc.
License Type: Day Care Facility
Issuing Agency: New York City Department of Health and Mental Hygiene
Date Issued: July 2, 2015
License No.: 728377
Status: Active
Comments: No disciplinary actions found

- License Holder: Westhab Inc.
License Type: Day Care Facility
Issuing Agency: New York City Department of Health and Mental Hygiene
Date Issued: November 16, 2022
License No.: 893252
Status: Active
Comments: Violations were found at an unannounced visit on May 30, 2023 and March 8, 2024. All of the violations were corrected.⁶

- License Holder: Westhab Inc.
License Type: Day Care Facility
Issuing Agency: New York City Department of Health and Mental Hygiene
Date Issued: N/A
License No.: 760413
Status: Active
Comments: Violation was found at an unannounced visit on January 12, 2023. The New York City Department of Health and Mental Hygiene database indicates that the violation was corrected.⁷

- License Holder: Westhab Inc.
License Type: Day Care Facility
Issuing Agency: New York City Department of Health and Mental Hygiene
Date Issued: November 1, 2018
License No.: 824561
Status: Active
Comments: Violations were found at unannounced visits on February 7, 2023 and March 21, 2023. All of the violations were corrected.⁸

⁶ <https://hs.ocfs.ny.gov/DCFS/Search/Search>

⁷ <https://hs.ocfs.ny.gov/DCFS/Search/Search>

⁸ <https://hs.ocfs.ny.gov/DCFS/Search/Search>

- License Holder: Westhab Inc.
License Type: Proprietary Employer of Security Guards
Issuing Agency: New York State Department of State, Division of Licensing Services
Date Issued: N/A
License No.: 11000062982
Status: Active
Comments: No disciplinary actions found

Regulatory Actions and Administrative Decisions

An online search of regulatory actions and administrative decisions issued by government agencies in the jurisdictions referenced above did not identify any matters involving Westhab.

Government Sanctions and Watchlists

A search of various debarment lists, sanctions lists and international and national watchlists did not identify any references to Westhab.⁹

Real Property Records

An online search of real property records filed in the jurisdictions referenced above identified 589 property transactions including deed transfers, mortgages, and mortgage satisfactions, involving Westhab from 1983 to 2023 in Westchester, New York. *Additional research can be conducted upon request.*

MEDIA & INTERNET SEARCHES

An online search of local, national, and international news media sources, as well as a review of various Internet websites identified several references regarding Westhab, most of which relate to its business operations.

We note the following:

- According to an opinion article published by *The Yonkers Ledger* on April 13, 2023, Westhab was awarded its first homeless shelter contract in 2016 at Mott Haven in the Bronx.¹⁰ The shelter is known as the Willow Shelter and is located at 781 East 135th Street, Mott Haven, Bronx. The article also disclosed that according to the *homefacts* website, the Willow Shelter address has 104 sex offenders; however, it is unclear “if all 104 sex offenders occupied the

⁹ Searches included the Department of Commerce Bureau of Industry and Security, the Department of State Directorate of Defense Trade Controls, the Office of Foreign Asset Control, and the Federal System of Award Management, among other sources.

¹⁰ <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>

shelter in the same time period or in varying intervals.”¹¹ The report also notes that in 2016, the year Westhab was awarded the Mott Haven contract, a male resident set another male resident on fire at that shelter.¹²

- A *New York Post* article published on March 6, 2023, reported a conflict of interest involving Valerie Smith, Westhab’s Vice President of New York City Housing,¹³ and her sister, Jocelyn Carter, has been a top administrator in the Department of Homeless Services since 2017 and has reportedly worked for the New York City Department of Homeless Services since 2004.¹⁴ During that time, Westhab “landed 17 contracts with the agency valued at \$1.7 billion.”¹⁵ According to the report, Councilman Robert Holden reportedly demanded an investigation by the Department of Investigations and Conflicts of Interest Board after hearing about the sibling relationship and he has complained about the problems at the men’s shelter on Cooper Avenue in Glendale, including drug use, violence, masturbating in public, and menacing neighbors. Councilman Holden told the investigative and ethics agencies that “there have been 1,500 calls to 911 for the shelter and 156 resident arrests.”¹⁶
- In March 2022, New York City’s Department of Homeless Services announced plans for a 140-bed single men’s homeless shelter in Morris Park, which was assigned to Westhab. The property’s owner was a company associated with David Levitan who was reportedly a frequent partner of Westhab. David Levitan was the subject of a *New York Times* investigations reporting how he profited from city homeless shelter contracts while housing violations festered in his properties.¹⁷ The article stated in part:

“inspectors found a host of violations, including a rat infestation, rotting floors and elevators that went out for days at a time. At a different building Mr. Levitan owned next door, an internal stairway collapsed, inspections showed. [...] in another of Mr. Levitan’s buildings, [tenants] said they went days without heat and hot water, and they complained of bedbugs and peeling lead paint.” The New York Times also reported that Mr. Levitan has required in two instances for nonprofit groups renting his buildings to hire his maintenance company, “generating millions of dollars in additional revenue.”¹⁸

¹¹ <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>

¹² <https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/>;
<https://www.nydailynews.com/2016/11/08/homeless-man-sets-fellow-bronx-shelter-resident-on-fire-with-lighter-fluid-matches/>

¹³ <https://www.linkedin.com/in/valerie-c-smith-49b775b/>

¹⁴ <https://www.linkedin.com/in/joslyn-carter-lcsw-7ba102272/>

¹⁵ <https://nypost.com/2023/03/05/firm-of-nyc-homeless-boss-joslyn-carters-sister-lands-1-7b-in-shelter-contracts/>

¹⁶ <https://nypost.com/2023/03/05/firm-of-nyc-homeless-boss-joslyn-carters-sister-lands-1-7b-in-shelter-contracts/>

¹⁷ <https://www.nytimes.com/2021/12/20/nyregion/nyc-homeless-levitan-de-blasio.html?partner=slack&smid=sl-share>

¹⁸ <https://www.nytimes.com/2021/12/20/nyregion/nyc-homeless-levitan-de-blasio.html?partner=slack&smid=sl-share>

- In January 2021, *BronxTimes* reported that Westhab had chosen to work with Camber Property Group,¹⁹ which was cited as an owner of a Bronx high rise building that had a catastrophic fire in 2022 that killed 17 people.²⁰
- According to *The Yonkers Ledger*, the Westhab shelter located in Glendale, Queens “has also experienced problems.” The report notes that the “shelter opened in February 2020 and operated at half capacity due to the COVID-19 pandemic. Despite that, there were 71 arrests and 853 911 calls made at the shelter’s location, according to a Queens lawmaker as of 2022.”²¹

Additionally, research identified negative reviews of Westhab on Yelp and Google, including the following posts below.²² We note that we were not asked to research and/or reach out to such reviewers to verify and/or access the accuracy of the information in such reviews.

¹⁹ <https://www.bxtimes.com/camber-celebrates-topping-off-of-supportive-housing-development-in-west-farms/>


²⁰ <https://www.bxtimes.com/property-owners-bronx-fire-building/>

²¹ [https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/;](https://www.theyonkersledger.com/opinion/yonkers-westhab-growing-problems/3164/)

<https://www.cbsnews.com/newyork/news/cooper-rapid-rehousing-center-glendale-queens/>

²²<https://www.yelp.com/biz/westhab-nyonkers-7;>

https://www.google.com/search?q=%22westhab%22+and+%22ny%22&sca_esv=4b48ab93829afc9b&sca_upv=1&ei=0-XZZsiTEN6cwbkPmJw80c&start=0&sa=N&sstk=AagrsugEm1loC9k0jlrhPCa0zrPVjjiUa3Ctq2GLyG5BKeBbVRKhr3N6PXUAKGx9a0qUnaeVwtrWqka0_y1JIPCCIFm02hXFcl34AL0L0JLwf27jL7JWNA7vITEJcj-C-&ved=2ahUKEWilyevYpaylAxVeTjABHRgMPH44ChDy0wN6BAgHEA0&biw=1185&bih=961&dpr=1.8#lrd=0x89c2f279febf2f1:0xe5ff186cc532893c,1,....






Jennifer Martinez
Local Guide · 9 reviews · 1 photo


⋮

★☆☆☆☆ 3 weeks ago NEW

I've been under westhab for 8 years and I can honestly say as a tenant I've been treated so unfairly my current super barely fix anything or even keep his words also my current super is so rude and thinks we are friends for some reason and I'm really not though the main Yonkers westhab office always hire different case workers and property managers with all my personal information at that office there's always someone new there to barely assist me like every 4 months to 5 months and I can barely get a answer from Yonkers westhab office when I call them at 8 bashford Yonkers! And the way my aparment be shaking while im in it needs to be discovered apparently its and old building and the super be loud complaining everyday about the mess he has to clean up wrongfully accusing the wrong tenants about it







Doris Bove
14 reviews

⋮

★☆☆☆☆ 5 months ago

Awful people, they don't care about your safety, or your life in there buildings, they don't care if criminal things happen to you they just ignore you, they're horrible and unprofessional and I'm about ready to take a lawsuit out against them, don't do business with these people.




Daryl J.

Flatbush, New York, NY

 0  3  1

     Mar 21, 2023

 First to Review

Westhab in 127-03 20th ave queens college point, is the worst place to work at they unprofessional and disrespectful and understaffed and underpaid. You have supervisors doing caseworkers job while the case managers are not doing anything and then security manages are not backing the shift supervisors. I do not recommend that you apply for a job at Westhab. All they do is use you until they can't use you no more.



Helpful 2




Thanks 2



Love this 1





Oh no 0




tara ann donohue
25 reviews · 2 photos

★☆☆☆☆ a year ago


I was a client of Westhab Supportive Housing from 2015 through 2020. The 3 different caseworkers assigned to observe my mental health care and living conditions would not address my concerns over the other unstable and dangerous Westhab clients living in the building. The other Westhab clients living in the building brought in bedbug infested furniture and allowed non-residents to enter the building through the back door at night, sleep in their apartments and the hallways and menace and threaten other residents. The caseworkers did not visit montly as required by their HUD contracts. The caseworkers would fill in phony dates of attendance and then force me to sign on those dates to cover their jobs. At no point did any of the caseworkers inspect my apartment to address any problems.

 6 



pain13ms
1 review · 3 photos

★☆☆☆☆ 7 years ago



Miranda Nelson
8 reviews · 2 photos

★★☆☆☆ 5 years ago

I've been on the Waite list for 15 years never heard back and I'm sure they don't know where my application is. Now I must reapply and Waite another 10 years. I'm might be dead by then or to old to

Social Media

Research identified social media profiles for Westhab on Instagram,²³ Facebook,²⁴ LinkedIn,²⁵ and Twitter.²⁶

²³ <https://www.instagram.com/Westhab1981/>

²⁴ <https://www.facebook.com/Westhab/>

²⁵ <https://www.linkedin.com/company/westhab-inc./>

²⁶ <https://x.com/westhab1981>

Confidential

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End Report