

April 9, 2021

Val Bell, Wyckoff Gardens RA President  
Edward Tyre, Gowanus Houses RA President  
Theresa Davis, Gowanus Houses RA Vice President



Dear Resident Association Presidents and Boards of Gowanus Houses and Wyckoff Gardens,

The Gowanus Neighborhood Coalition for Justice (GNCJ) continues to advocate for our shared number one demand for the proposed Gowanus neighborhood rezoning—**upfront funding for full capital needs at Gowanus Houses and Wyckoff Gardens**. We are eager to support the advocacy of local public housing residents to achieve this demand. As always, we invite you to attend GNCJ meetings and/or continue to let us know how we can best support you and your residents in advocating for this top priority. Please let us know if you or residents need tablets or wi-fi hotspots to virtually join GNCJ meetings online.

GNCJ understands that you are having ongoing discussions with NYCHA and Council Member Stephen Levin's office to prioritize improvements at Gowanus Houses and Wyckoff Gardens and we are available to assist and support you. **We have independently reviewed the documents that NYCHA provided and determined that the total funding required for the five-year capital plan at Gowanus Houses and Wyckoff Gardens is \$273,549,758** (please note: this does not include funded but incomplete projects), as shown on the next page. Please let us know if we can assist with coordinating resident engagement or outreach to help inform or connect with residents about the rezoning process during these trying times.

Feel free to contact Sabine Aronowsky at [saronowsky@fifthave.org](mailto:saronowsky@fifthave.org) or 917-657-2922 with any questions or concerns.

Sincerely,

Gowanus Neighborhood Coalition for Justice (GNCJ)

Cc: Joe Ann Brown, RA President, Warren Street Houses  
 Council Member Brad Lander  
 Council Member Stephen Levin

*District 33 City Council Candidates:*

Elizabeth Adams  
 Victoria Cambranes  
 Sabrina Gates  
 Toba Potosky  
 Lincoln Restler  
 Stuart Sherman  
 Benjamin Solotaire  
 April Somboun

*District 39 City Council Candidates:*

Shahana Hanif  
 Justin Krebs  
 Briget Rein  
 Douglas Schneider  
 Brandon West

**Gowanus Houses and Wyckoff Gardens - Capital Needs over Next 5 Years**

	Total	Source
<b>FUNDED - Completed</b>	\$ 29,951,321	MOD
<b>FUNDED - Not Completed</b>	\$ 118,517,108	MOD
<b>UNFUNDED</b>	\$ 273,549,758	PNA
	<b>\$ 422,018,187</b>	

	Gowanus Houses	Wyckoff Gardens	
<b>FUNDED - Completed</b>	\$ 13,178,324	\$ 16,772,997	MOD
IN PROGRESS	\$ 59,541,606		
DESIGN / PLANNING	\$ 38,819,017	\$ 5,665,000	
5-YEAR PLAN	\$ 12,691,485		
DASNY MANAGED	\$ 1,000,000	\$ 800,000	
<b>FUNDED - Not Completed</b>	<b>\$ 112,052,108</b>	<b>\$ 6,465,000</b>	MOD
Apartment	\$ 75,439,909	\$ 38,680,097	
Architectural	\$ 46,888,943	\$ 21,465,353	
Elevators	\$ 20,800,000		
Electrical	\$ 13,073,163	\$ 2,063,481	
Mechanical	\$ 29,572,427	\$ 5,401,715	
Site - Architectural	\$ 8,667,522	\$ 2,831,398	
Site - Electrical	\$ 401,547	\$ 197,954	
Site - Mechanical	\$ 8,066,250		
<b>UNFUNDED</b>	<b>\$ 202,909,761</b>	<b>\$ 70,639,997</b>	PNA

*Sources:*

*PNA = Physical Needs Assessment, January 15, 2021*

*MOD = Modernization Activities Report for CM Levin, December 2020*