



SOUTH ASIAN COMMUNITY HOME:

Developing New York's South Asian Community Center

DRAFT May 2013



SURDNA FOUNDATION

Chhaya and its partners are grateful to the Surdna Foundation for funding toward predevelopment planning for the creation of a shared space for South Asians and their neighbors.

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I. Introduction

Mission Statement

The mission of the South Asian Community Home is to provide safe, accessible, multigenerational space and comprehensive services to South Asians in New York City that celebrates diverse South Asian cultures, and builds power, leading to an engaged fulfilled community.

Vision Statement

The creation of a South Asian center in New York City will lead to better relationships and engagement with the community, create a strong sense of community identity and result in a fulfilled, healthy South Asian community.

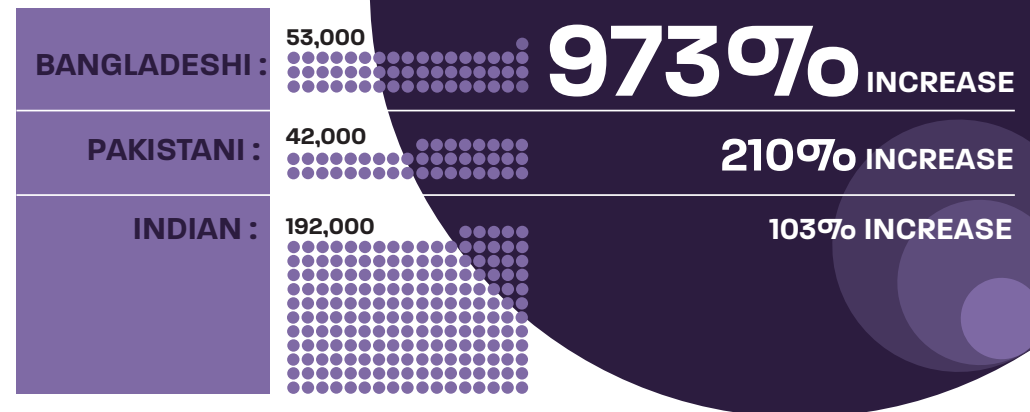
Project History: From Vision to Plan

In 2011, Chhaya Community Development Corporation (founded in 2000) launched a coalition effort comprised of a group of South Asian-serving, Queens-focused non-profit organizations working to acquire, develop, and administer a South Asian community center, to be named the South Asian Community Home (SACH), in Queens. The core coalition now includes Chhaya (the lead organization), South Asian Youth Action (SAYA), India Home, Desis Rising Up, Moving (DRUM) and the Lower East Side People's Federation Credit Union (LESPFCU). Together the partners represent more than 70 years of experience and offer a full range of services and community building efforts – civic engagement, housing, organizing, healthcare, youth development, and worker rights – and reflect the community's diversity in language, culture, religion, and immigration patterns.

This project addresses numerous timely challenges, including the following:

- Lack of shared community gathering spaces, specifically devoted to civic engagement, as well as arts and culture that embrace the diversity of South Asians;
- Shortage of city-administered programs that address the needs of the South Asian population, especially in regards to the diverse languages, religions, and cultures present in the community;
- Isolation faced by stay at home women and the elderly, who have limited English skills;
- Disconnection from their own culture that many youth experience.

South Asian Demographics in NYC: Growth 1990- 2010



Visioning Process

The partners implemented a community-driven visioning process over a three-month period, engaging more than 200 residents of Queens. The findings from this process articulate a clear, cohesive, community-driven vision for the Center defining our shared vision, and ideal location, programming, spaces allocation that sets the groundwork for our next steps. The findings are summarized in “A Community’s Vision: A Shared Space for South Asians.”

The overall process of engagement included three components:

1. **Visioning Sessions** with constituents organized by each of the partner organizations.
2. **A wwTown Hall** bringing all these participants as well as other stakeholders together to re-affirm findings from the visioning sessions.
3. **A survey** of organizations providing services and conducting community organizing in the South Asian community around the City.

Community Defined Needs

Ideas that showed up more than once during visioning sessions and the town hall were deemed important and were categorized into three major areas: programs and services; space; and operations. They were then ranked according the number of times they appeared.

1. **Social Services** and support navigating services (*health, legal, and immigration*)
2. **Arts & Culture** (*arts & crafts, music & dance, cultural activities*)
3. **Job Prep and Search Assistance**
4. **Youth Programs/Senior Services**
5. **Other Noted Needs:** Computer classes, counseling, senior programs, translation & interpretation, South Asian language classes, ESL classes, and childcare



Identified Needs

Participants shared the spatial needs they envisioned for the Center, including a kitchen and dining room, recreational facilities, a religious program, arts facilities, conference rooms, a party hall, and a computer lab.

The Center will be an estimated 20,000 square feet located in the Jackson Heights area - a major transit hub. Programming and services will be available for youth, seniors, and families. Programming and services will be available for youth, seniors, and families - including recreational activities such as yoga and dance performance; an inter-faith prayer room, counseling & workshop space, as well as a larger space for community meetings and celebrations.

II. Who We Are

Chhaya and its partners have put together a diverse and talented team to undertake the development of the South Asian Community Home (SACH). “Sach”, meaning “true” in Urdu, will serve as a truly safe and welcoming space for South Asians, and their neighbors, to receive comprehensive services to ensure their personal, social and economic growth. This team brings together strong expertise in community development, fundraising, project management, and real estate.



Chhaya Community Development Center (Chhaya CDC)

Based in Jackson Heights, Queens, New York, Chhaya Community Development Corporation - meaning “shelter or shade”, is dedicated to creating more stable and sustainable communities by increasing civic participation and addressing the housing and community development needs of New York’s South Asians, and their neighbors. Chhaya’s efforts are concentrated in low-income and immigrant neighborhoods. From tenant rights, homeownership, and foreclosure prevention, to housing rights, civic engagement, and advocating for affordable housing opportunities, Chhaya has worked with tens of thousands of individuals, helping them nurture and sustain their economic development. With all services also offered in Bangla/Bengali, Hindi, Nepali, Tibetan, and Urdu, Chhaya CDC has helped to foster strength and unity in the South Asian community.



Seema Agnani, Executive Director

Seema is one of the initial founders of Chhaya CDC - a community-based organization in Queens addressing housing and community development issues of South Asians. Since 2007, she has been serving as Chhaya’s Executive Director. Before returning to Chhaya, Agnani was the Coordinating Consultant to the Fund for New Citizens at The New York Community Trust, a donor collaborative supporting immigrant rights work. Ms. Agnani also served as the Director of Training and Technical Assistance at Citizens Committee for NYC.

Development Experience: Seema began her work in New York City with Asian Americans for Equality as a Housing and Neighborhood Development Associate, serving as project manager for community, commercial, and low-income housing developments in Manhattan’s Lower East Side/Chinatown communities. She stayed with AAFE for five years before founding Chhaya CDC. In this position, she coordinated projects from pre-development stages to lease-up. This included project underwriting, design, and solicitation of support from local community, elected representatives and funding institutions; planned and supervised a comprehensive land use study of the Lower East Side of Manhattan to identify potential development sites leading to the development of hundreds of units of affordable housing, storefronts and community facilities. Ms. Agnani is currently also participating in the Neighborworks America’s Achieving Excellence Fellowship at Harvard University.

She is currently Co-Chair of the National Coalition for Asian Pacific American Community Development (National CAPACD), and serves on the board of Directors of the Association for Neighborhood Housing Development, the New York Immigration Coalition, and the Nonprofit Coordinating Committee. Ms. Agnani is a former recipient of The Charles H. Revson Fellowship at Columbia University. She earned her bachelor’s at the University of Wisconsin at Madison and a Masters of Urban Planning and Public Administration at the University of Illinois in Chicago. In addition to her academic background, Agnani has also received extensive professional and housing training. Seema has been the recipient of a number of awards, most notably the New York Woman’s Foundation’s Neighborhood Leadership Award.



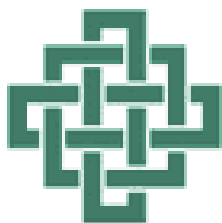
Drew Goldsman, Project Manager of Real Estate Development

Drew joined Chhaya in November 2012 to help coordinate the development of SACH. He brings strong technical skills including real-estate finance, project management, and mapping, as well as soft-skills including effective communication and negotiation. Prior to joining Chhaya, Drew worked as an economic development consultant for BJH Advisors, provided data and project management services to the New York City Department of Transportation's CityBench program, and coordinated a broad coalition in a transportation advocacy campaign at WE ACT for Environmental Justice. Drew holds a Masters in Urban Planning from New York University's Wagner School of Public Service and a Bachelor of Arts from Hampshire College.



Kalese House, Community Development Fellow

Kalese joined Chhaya in September 2012 as a Community Development fellow through the Morgan Stanley/Association for Neighborhood and Housing Development Fellowship Program. Prior to joining Chhaya, Kalese worked within the health field at several hospitals and healthcare organizations, assisting with their research, outreach, financial, project management, and clinical services. Kalese received a Bachelor of Arts from Johns Hopkins University and is currently pursuing a Master of Public Administration degree from New York University's Wagner School of Public Service.



Lawyer's Alliance for New York / Kirkland & Ellis LLP - Technial Assistance Providers

Lawyers Alliance for New York is the leading provider of business and transactional legal services for nonprofit organizations that are improving the quality of life in New York City neighborhoods. By connecting lawyers, nonprofits, and communities, we help nonprofits to develop affordable housing, stimulate economic development, promote community arts, and operate and advocate for vital programs for children and young people, the elderly, and other low-income New Yorkers.

The development team has been receiving pro-bono legal counsel from staff at Lawyers Alliance and Kirkland & Ellis.

Neil Stevenson, Senior Staff Attorney

Neil Stevenson is responsible for Lawyers Alliance's Economic Development program area. He uses his wealth of experience in corporate and real estate law to assist community development and nonprofit organizations that are bringing investment capital and credit services, pursuing earned revenue activities, stimulating and revitalizing commercial activity, and sponsoring job training and job placement programs in New York City. Prior to joining Lawyers Alliance in 2004, Mr. Stevenson was a staff attorney at The Legal Aid Society and partner at Eaton & Van Winkle. He received an L.L.M. from Columbia University School of Law in 1982 and L.L.B. joint honours from the University of Glasgow School of Law in 1980.



Hester Street Collaborative (HSC) – Technical Assistance Provider

Founded in 2002, HSC uses design as a tool for social change. HSC believes that youth and engaged residents are among a community's greatest assets. A vibrant neighborhood where residents have a sense of positive ownership is created when all community members have voice in how their built environment is shaped. HSC works with local residents and youth to transform neglected public spaces into parks, schools, and affordable housing developments through a participatory design and advocacy process that capitalizes on local knowledge and resources, gives stakeholders a hands-on role, and encourages meaningful, long-term community stewardship.



Anne Fredrick, Executive Director

As the founding director of HSC, Anne has worked to develop a community design-build practice that responds to the needs of under-resourced NYC communities. Her unique approach to community design integrates education and youth development programming with participatory art, architecture, and planning strategies. This approach is rooted in partnership and collaboration with various community based organizations, schools and local residents. Prior to founding HSC, Anne worked as an architect at Leroy Street Studio Architecture and as a design educator at Parsons School of Design and the New York Foundation for Architecture. Anne graduated from Parsons School of Design and The New School for Social Research in 1998, and has represented the work of HSC at various conferences, lectures and exhibitions.



Asian Americans for Equality (AAFE) – Technical Assistance Provider

Founded in 1974 to advocate for equal rights, AAFE has transformed in the past four decades to become one of New York's preeminent housing, social service and community development organizations. AAFE is committed to preserving affordable housing throughout New York and to providing new opportunities for the city's diverse immigrant communities. Employing innovative approaches, the organization has preserved and developed 86 buildings, creating more than 700 units of housing. It has secured almost \$250 million in mortgage financing for home buyers and disbursed \$13 million in loans to hundreds of small businesses. Through a wide range of multilingual counseling services, AAFE provides education, financial assistance and training to empower people, small businesses and neighborhoods.



Thomas Yu, Managing Director of Real Estate Planning & Development

Mr. Yu has been with AAFE since 1997 and has overseen the development of over 900 units of low-to very-low income family housing in Chinatown, Lower East Side and Queens, and bringing \$55 million of public and private housing and infrastructure reinvestment into these communities. Mr. Yu has also participated and contributed to numerous comprehensive planning studies and plans in Lower Manhattan and Flushing, Queens. Mr. Yu has been recognized by Time Out NY as one of the up and coming new leaders in community activism, and received an Affordable Housing Finance Young Leader Award in 2008 from AHF. For the past two years, Mr. Yu has served on Manhattan's Community Board #3, as chair of the Parks, Landmarks, and Waterfront Redevelopment committees, and has recently helped chair the Chatham Square Redesign Taskforce. Mr. Yu received an B. from Harvard University and a Masters in Urban Planning from the NYU Wagner School of Public Service.

III. Tenant Partners

The following organizations are committed to developing the community center and becoming a tenant upon completion



Mission: To create stable and sustainable communities by increasing civic participation and addressing the housing and community development needs of New Yorkers of South Asian origin and their neighbors.

Vision: Focused on improving access to housing opportunities, resources, and information for South Asian Americans throughout New York City and the metropolitan area, Chhaya CDC advocates for community and economic development and justice within South Asian and other immigrant communities.

Chhaya's programs include:

- Homeownership education and counseling, including foreclosure counseling.
- Assistance with housing discrimination and harassment
- Tenant rights organizing, education and counseling.
- Research, policy and advocacy
- Financial Fitness Counseling
- Civic engagement

Primary Groups Served: South Asian and Indo-Caribbean

Current Location: Jackson Heights

Rental Capacity: \$6,000/month

Operating Budget: \$1,150,000



Mission: DRUM was founded to build the power of South Asian low wage immigrant workers, youth, and families in New York City to win economic and educational justice, and civil and immigrant rights.

Vision: DRUM's programs build a mass membership base, raise the leadership of immigrants, provide critical community services, wage campaigns for policy change, and build alliances for social movements.

DRUM's programs include:

- Racial and immigrant justice
- Community Services
- South Asian workers center
- Global Justice
- Youth Empowerment

Primary Groups Served: South Asian and Indo-Caribbean

Current Location: Jackson Heights

Rental Capacity: \$5,513/month

Operating Budget: \$500,000





Mission: India Home, Inc. is committed to providing services for seniors and people with special needs in a culturally sensitive environment.

Vision: India Home possesses a passion for excellence and long-term sustained growth to enrich the lives of those cared for and is committed to partnerships with like-minded institutions and individuals.

India Home's programs include:

- Spirituality: Lectures, Discussions and Bhajans
- Recreation: Movies, Music and Games
- Exercise: Yoga & Meditation
- Services: Medical, Social and Legal
- Classes: English, Computer and Citizenship classes.
- Celebrations: Arts, Crafts, Festivals and Birthdays

Primary Groups Served: Indian

Current Location: Glen Oaks

Rental Capacity: \$1,000/month

Operating Budget: \$300,000



Mission: SAYA! is dedicated to creating opportunities for South Asian youth to realize their fullest potential. SAYA! believes that youth thrive when they have safe spaces to learn, lead and contribute to their communities and each other.

Vision: By delivering culturally sensitive services and support, SAYA!'s holistic approach to youth development is focused on programs that develop individual and group talent, skills, knowledge and leadership.

SAYA!'s programs include:

- College and career readiness
- Leadership development and social and emotional support.
- Active living: Sports and wellness.
- Artistic expression

Primary Groups Served: South Asian and Indo-Caribbean

Current Location: Elmhurst

Rental Capacity: \$5,000/month

Operating Budget: \$1,200,000





Mission: To meet financial services and credit needs of residents, businesses and community organizations and to stimulate economic and community development by providing a safe and affordable alternative to traditional banks, and reinvesting members' money in the communities it serves.

Vision: To provide a full range of affordable financial services, working to serve populations that are often overlooked by mainstream banks and provide a much-needed alternative to predatory lenders as well as to help members save, establish credit histories, and achieve their financial goals.

Lower East Side People's Federal Credit Union's services include:

- Savings and checking accounts.
- Credit cards to low-income communities
- Financial counseling and management classes.
- Personal, business and mortgage loans.
- Free tax preparation and earned income tax credit.
- Sandy relief resources

Primary Groups Served: Multi-ethnic

Current Location: Lower East Side and Harlem - mobile site in Queens 2013

Rental Capacity: \$2,000/month

Operating Budget: \$2,100,000



IV. Flexible Use Partners



Health and Wellness

Manhattan

South Asian

SAHI (South Asian Health Initiative)

South Asian Health Initiative is a multidisciplinary partnership of community organizations, health practitioners, researchers, and more. SAHI's goal is to address the health disparities faced by South Asians living in the U.S. and to ultimately improve the health status of the community. SAHI addresses the social determinants of health to achieve this goal. SAHI provides free health screenings (blood pressure, glucose, cholesterol) for the community as well as health counseling. SAHI also hosts workshops on exercise, diet, stress reduction, accessing healthcare, applying for insurance in between health fairs.

Adhikaar

Adhikaar's programs are guided by community needs and demands. They respond to these needs through direct service, hands-on trainings and conferences, community organizing and base-building, advocacy and leadership development. Current programs areas are: Workers' Rights, Access to Healthcare, & Immigrant Rights. Adhikaar promotes human rights and social justice for all through the following strategies: Community Organizing, Leadership Development, Participatory Research, Classes and Training, & Individual Assistance & Referrals.



**Social justice and workers
rights; community organizing**

Woodside

Nepali



**Domestic violence support for
women**

Flushing

Muslim community

Turning Point for Women and Families

Turning Point offers free and confidential services in a culturally and religiously sensitive environment. TP focuses on issues related to domestic violence, child safety, immigration, poverty and the aftermath of 9/11.

Crisis Intervention, Individual Counseling, Support Groups, Advocacy, Community Organizing & Outreach, Mentoring Teenaged Girls, Social Work Internship, Internships, Referrals to Legal Services (Matrimonial & Immigration), Information About Women's Legal Rights, and Immigration & Child Safety Laws.



Culturally sensitive social services

Flushing

South Asian and Indo-Caribbean

SACSS (South Asian Council for Social Services)

The areas of major focus for South Asian Council for Social Services are (a) healthcare access, awareness and advocacy (b) parents, children and families (c) mental health (d) English classes and basic computer skills training. SACSS also advocates with elected officials on behalf of the community. All programs and services are free and are provided by culturally competent staff members who speak Hindi/Urdu, Punjabi, Gujarati, and Bengali. Programs/services include community health advocates, immigrant healthcare access and advocacy collaborative, prevention services for children and families, parents empowerment program, ESOL classes, and STEP - Supporting Taxi drivers to Exercise through Pedometers.

Indo-Caribbean Alliance

Indo-Caribbean Alliance acts as a liaison and an advocate to government agencies, elected officials and other non-profit organizations to create specialized educational, social service and economic development programs. Programs include youth leadership, civic action, public library project, and school curriculum legislation.



Civic engagement and community organizing

*South Queens: Richmond Hill,
South Ozone Park, Ozone Park,
South Jamaica and Jamaica*
South Asian and Indo-Caribbean

Other Potential Partners



SEVA

SEVA is a nonprofit, community based organization founded by a handful of neighbors, living in Richmond Hill, Queens, who grew increasingly outraged by the lack of information, assistance, organization, and resources in their community. SEVA's strategy is based on grassroots organizing focused on building community networks one member at a time.

Community organizing

Richmond Hill

South Asian and Indo-Caribbean

Rajkumari Cultural Center

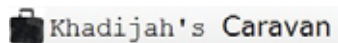
RCC is a community-based, multi-arts organization that works to rejuvenate Indo-Caribbean cultural and artistic life and to restore self-esteem to this new American community. Programs/services include multiple arts programs, book discussions, and festivals.



Arts and community empowerment

Richmond Hill

South Asian and Indo-Caribbean



Khadijah's Caravan

Civic engagement and community organizing

Muslim community

Khadijah's Caravan connects people, places and communities through spiritually-based activism. KC's aim is to support and encourage values of compassion and justice by focusing on art, education, and entrepreneurship. Programs include the KC Book Club, Open discussions, creativity, and an opportunity for peer to peer exchange.



SAKHI for South Asian Women

SAKHI provides a safe place, support, friendship, and a full-range of culturally-sensitive, language-specific services to South Asian women facing abuse in their lives; and, works to inform, actively engage, and mobilize the South Asian community in the movement to end violence against women forever. Programs include domestic violence, economic empowerment, women's health initiative, and community engagement and media.

Domestic violence support for women; community organizing

Manhattan

South Asian and Indo-Caribbean

SALGA (South Asian Lesbian & Gay Association of NYC)

SALGA serves to promote awareness, tolerance, acceptance, empowerment and safe spaces for sexual minorities and people of all gender identities, who trace their heritage to South Asia or who identify as South Asian. SALGA encourages leadership development, provides multi-generational support, work towards immigration advocacy, addresses health issues such as HIV / AIDS, and foster political involvement in the interest of creating a more tolerant society through youth groups, support groups, events, etc.



Culturally relevant LGBTQ advocacy and organizing

Manhattan

South Asian and Indo-Caribbean



Sikh Coalition

The Sikh Coalition is a community-based organization that works towards the realization of civil and human rights for all people. In particular, we work towards a world where Sikhs may freely practice and enjoy their faith while fostering strong relations with their local community wherever they may be. Programs/Services include providing direct legal services to persons whose civil or human rights are violated, advocating for law and policies that are respectful of fundamental rights, promoting appreciation for diversity through education, and fostering civic engagement in order to promote local community empowerment.

Civic engagement and community organizing

Manhattan

Sikh, Arab, Muslim & South Asia

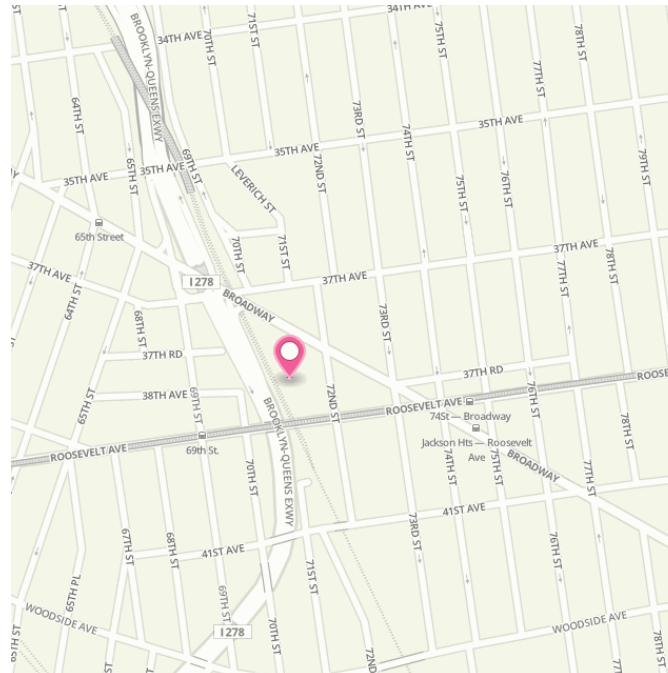
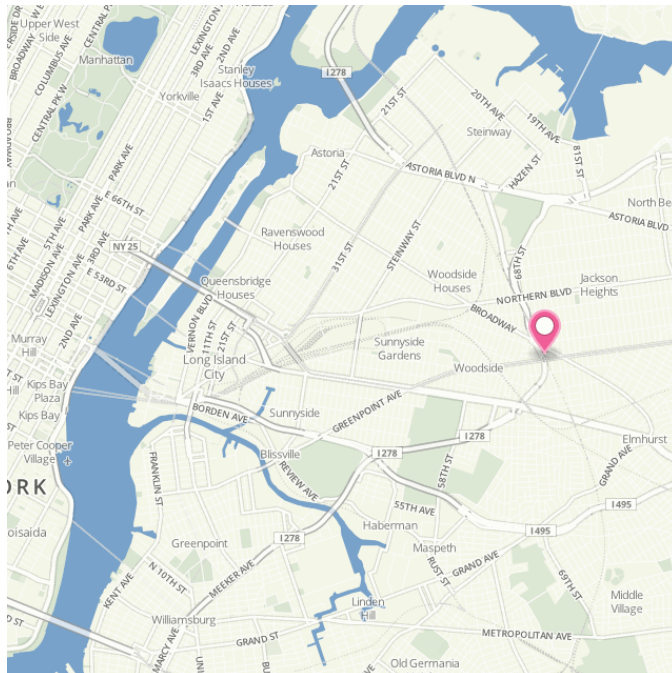
V. Proposed site: 71-17 Roosevelt Avenue

Site Selection Process

As determined by the visioning process, the ideal location for SACH should be in Jackson Heights and be within a short walk from the 74th Street – Roosevelt Avenue transit hub, with stops on the E/F/M/R and 7 subways lines as well as the Q32, Q33, Q47, Q49, and Q53 bus routes. A radius of 1/2-mile from the transit hub was established as the potential project area, with allowances for exceptional sites within a one-mile radius.

A thorough search was conducted to explore and identify any and all sites that could meet the needs of SACH, with the most critical criteria being proximity to the transit hub, overall size of the lot/building (minimum of 20,000 square foot building), and a room or potential room with the capacity to hold 400-500 people (roughly 4,500 square feet). Site investigation methods included contacting local brokers/real- estate agents, scouring public listings, exploring informal networks, and simply walking the neighborhood.

It is well known that Jackson Heights is an incredibly built-out neighborhood, as it is home to historic, planned garden apartment blocks. Because of its history and due the continued desirability of the neighborhood – due at least in part to the extensive transit options – there are a limited number of sites that meet SACH's minimum requirements. Despite this fact, the development team identified a short- list of three sites to propose as potential sites. The core partners then toured all three sites and unanimously agreed that the site at 71-17 Roosevelt Avenue is best-suited for SACH's needs.



Left: The site in relation to Manhattan

Right: The site location in Jackson Heights

Existing Conditions : Front Entrance

Main Entrance from Roosevelt Avenue



Looking to Roosevelt Avenue from main entrance



Looking to Roosevelt Blvd. from driveway to rear lot



Existing Conditions : Main Hall

Main Hall Entrance



Main Hall: View from stage



Main Hall: View from choir pews



Main Hall: View entrance



Existing Conditions : Kitchen and Dining Hall

Dining Hall from entrance



Connection of Dining Hall and Kitchen



View of kitchen from entrance



Kitchen: Commercial Sinks and Stoves



Existing Conditions : Interior Spaces and Rear Parking Lot



Interior Spaces

Left: Small worship room

Right: Small classroom



Interior Spaces

Left: Library/Lounge

Right: Church Office



Exterior Spaces

Left: Rear parking lot facing rear of church

Right: Rear parking from rear of church

Site Analysis: Existing Floorplans



* All existing diagrams provided by property owner.

Site Analysis: Existing Floorplans



* All existing diagrams provided by property owner.

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* All existing diagrams provided by property owner.

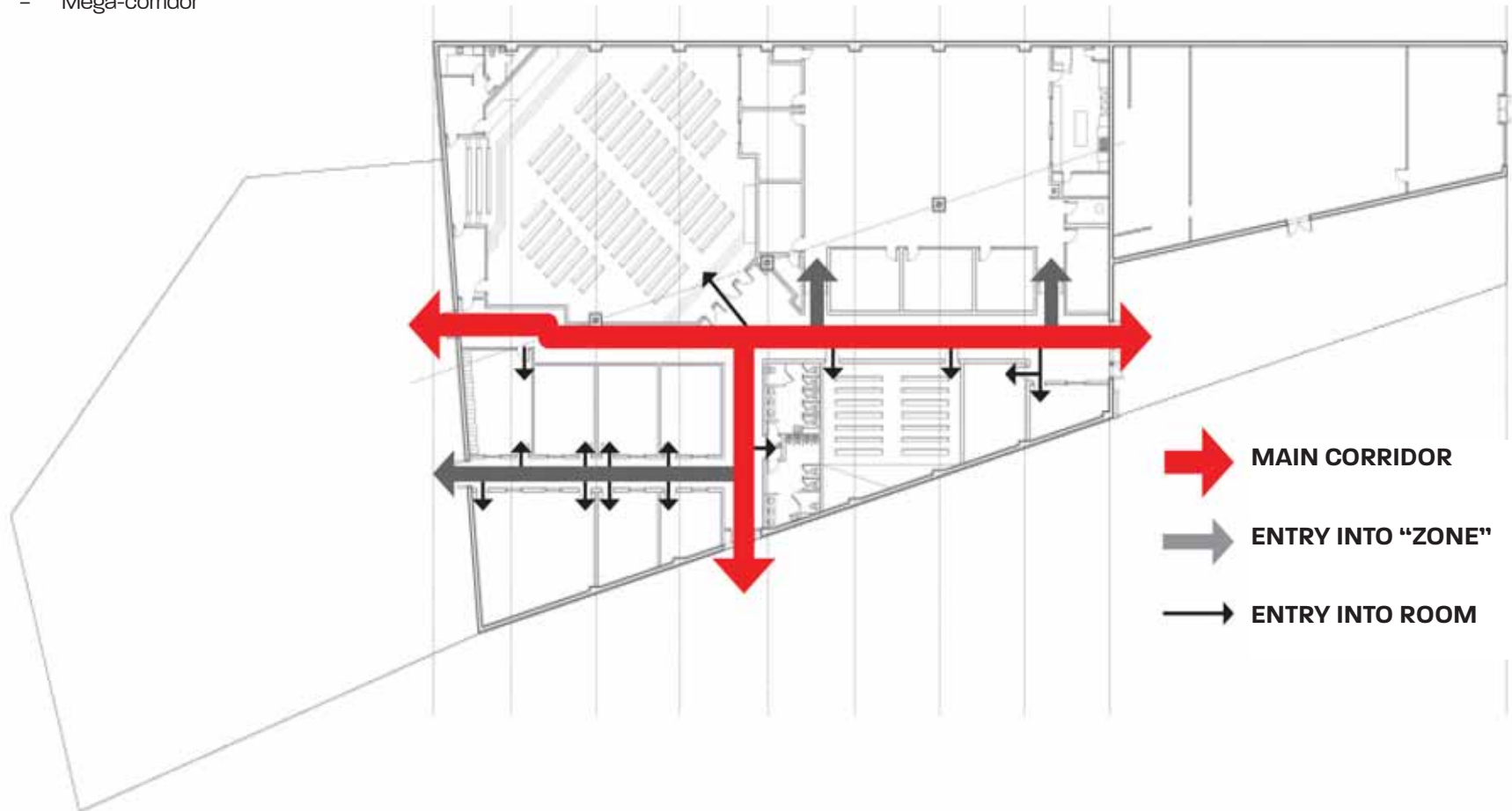
Site Analysis: Circulation and Lighting

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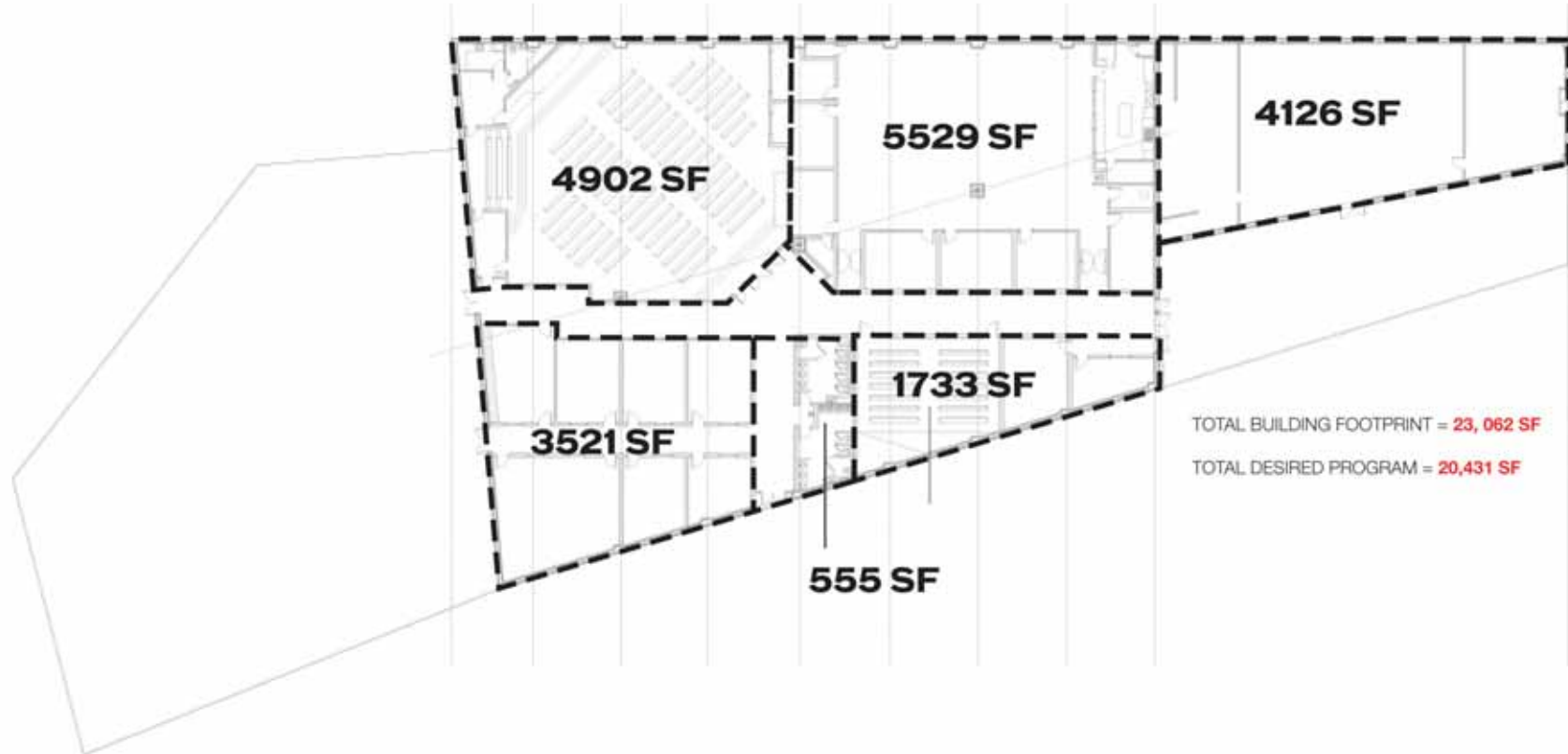
Existing Building Circulation

Primary Issues:

- Lack of light
- Cramped entry
- No connection between 'zones'
- Mega-corridor



Site Analysis: Existing Building "Zones" and Square Footage



Spatial Needs

* The following section is an excerpt from the "A Community's Vision: A Shared Space for South Asians" report published in December 2011.

In order to identify the size of building that would best serve the South Asian community in northwestern Queens, the organizations involved in the study were asked to share their administrative and programmatic space requirements. When we consider these requirements and the key aspects of a center that are important to community members we concluded that the ideal space for the community center would be a large commercial building that is approximately 20,000 square feet.

The following diagrams sketch how the space might be utilized based on assumptions derived from ideal programmatic services, surveys, and needs of tenant partners. These are meant only to inform the space search and are not necessarily indicative of the center's final layout. Ultimately, the building that is purchased or leased will determine what the center looks like. Another prioritization process will happen once a space has been identified.



Image from Input Gathering Activities used in research for "A Community Vision: A Shared Space for South Asians."

Vision “In Their Own Words”



“A one- stop shop for all services needed by the South Asian Community.”
























“Something that is for everyone, where every staff person or group head is LGBTQI sensitive, and we all work together to help each other. “

“A place that is inclusive and open to all; that is reflective of the true diversity of South Asia: does not feature religious or cultural names/norms/ images that is only reflective of one country; does not exclude the LGBTQI community; that is inter-generational.”

“An inclusive, multi-use space that is convenient and accessible.”

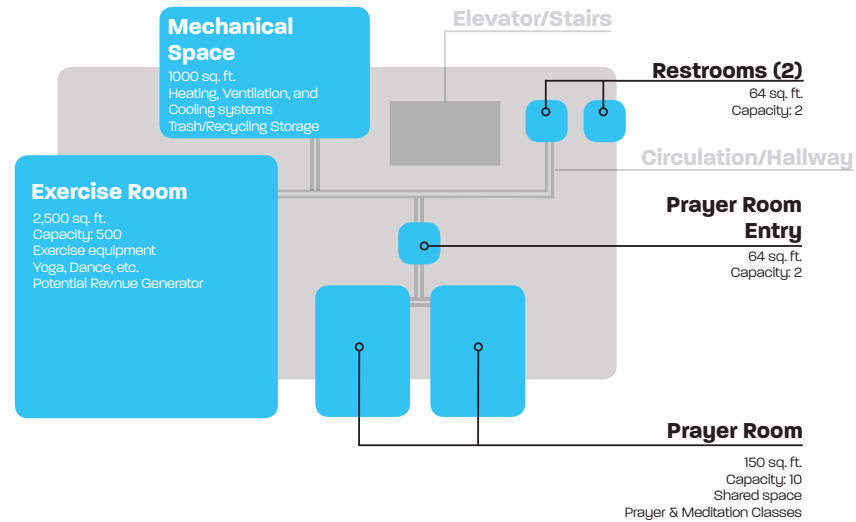
“A place that was generated through the collective agreement of that diverse population. One that resides outside of the funder box so that work can be done that may not necessarily be condoned by government or private funders, and one that is nonjudgmental. A refuge and a place for not just community members, but those who work within the community as allies to go to for support.”

Sample Program Allocation

	FOOTPRINT	ROOM	SQ FT / ROOM	DIMENSIONS	TOTAL SQ FEET / FLOOR
BASEMENT		Exercise Room	2,500	50'-0" x 50'-0"	5,092 SQ FT
		Mechanical Space	1,000	25'-0" x 40'-0"	
		Prayer Room Entry	64	8'-0" x 8'-0"	
		Prayer Room	450	18'-0" x 25'-0"	
		Prayer Room	450	18'-0" x 25'-0"	
		Restroom (2)	64	8'-0" x 8'-0"	
1ST FLOOR		Multipurpose Room	4,500	50'-0" x 90'-0"	6,453 SQ FT
		Multi-Age Lounge	600	24'-0" x 25'-0"	
		Kitchen/Dining	375	19'-0" x 20'-0"	
		Entry/Gallery	150	10'-0" x 15'-0"	
		Restroom (2)	64	8'-0" x 8'-0"	
2ND FLOOR		Visual Arts Studio	2,500	50'-0" x 50'-0"	4,618 SQ FT
		Classroom	1,000	25'-0" x 40'-0"	
		Open Office	250	12'-0" x 20'-0"	
		Office (2)	120	10'-0" x 12'-0"	
		Restroom (2)	64	8'-0" x 8'-0"	
3RD FLOOR		Library/Computer Room	1,500	38'-0" x 40'-0"	4,628 SQ FT
		Classroom	1,000	25'-0" x 40'-0"	
		Conference Room	450	18'-0 x 25'-0"	
		Open Office	250	12'-0" x 20'-0"	
		Office (4)	120	10'-0" x 12'-0"	
		Counseling Room (5)	64	8'-0" x 8'-0"	
		Restroom (2)	64	8'-0" x 8'-0"	

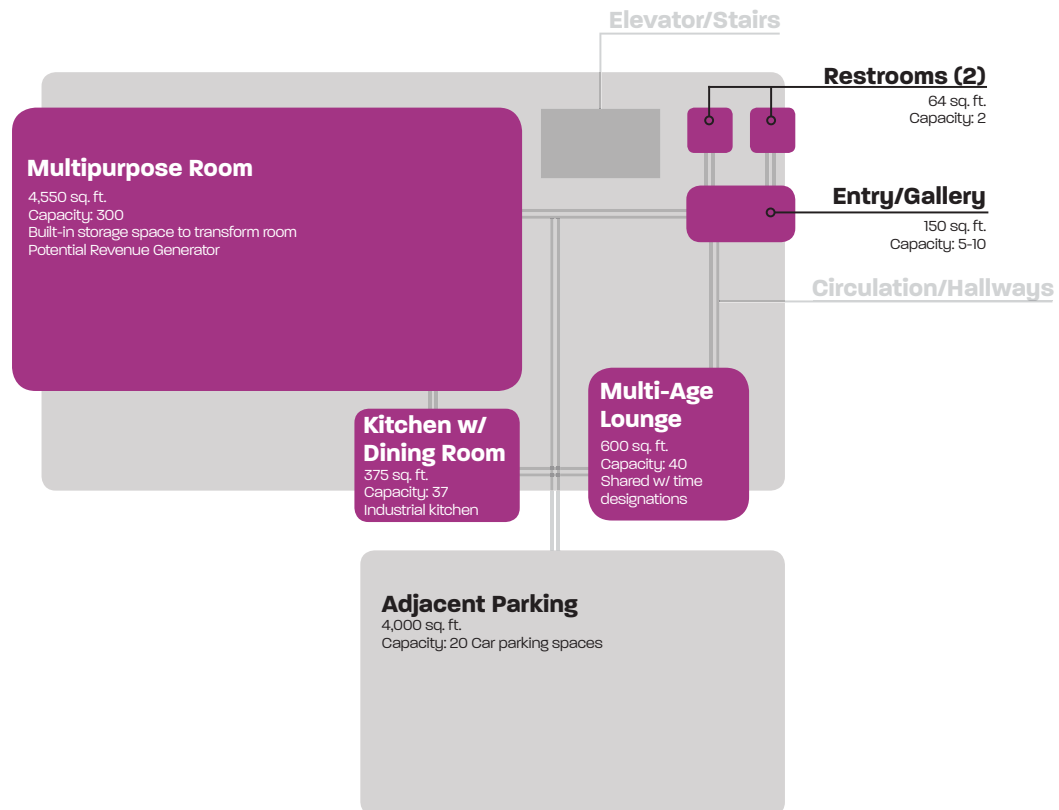
BASEMENT

5100 SQ FEET TOTAL



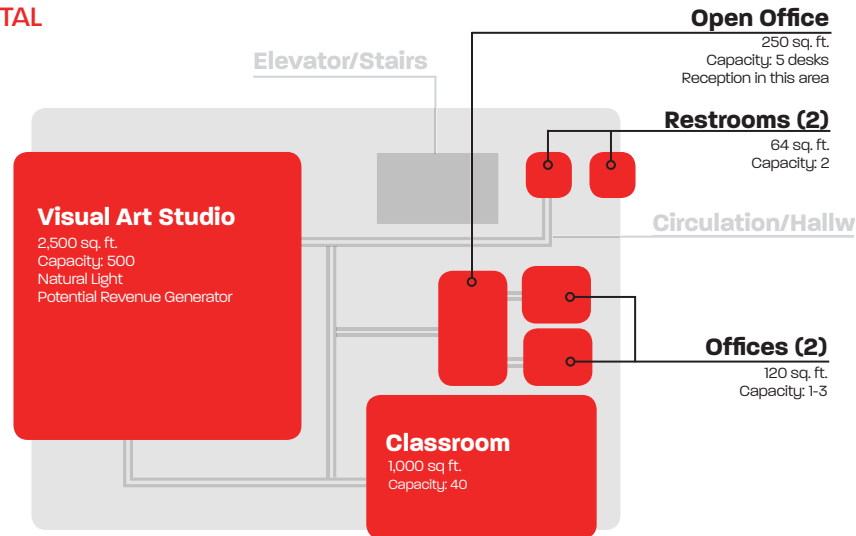
FIRST FLOOR

6500 SQ FEET TOTAL



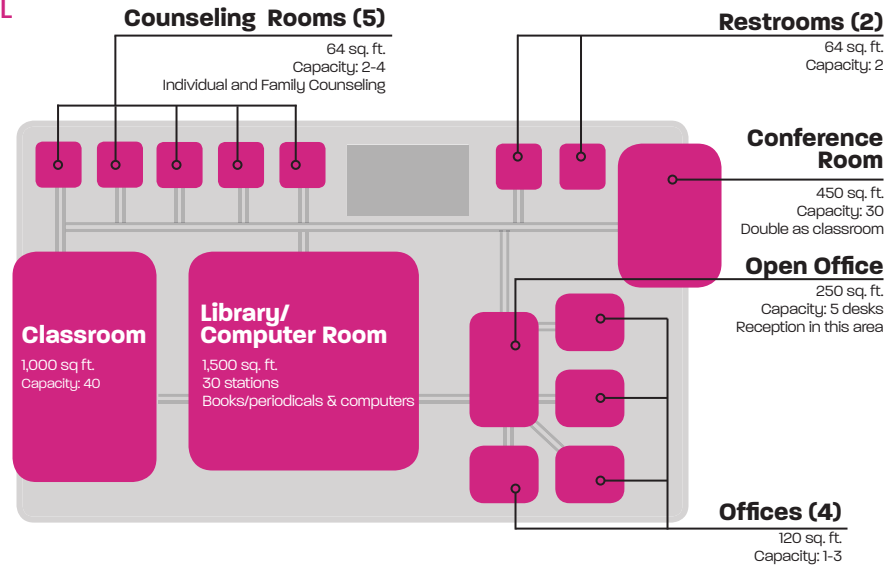
SECOND FLOOR

4600 SQ FEET TOTAL



THIRD FLOOR

4600 SQ FEET TOTAL

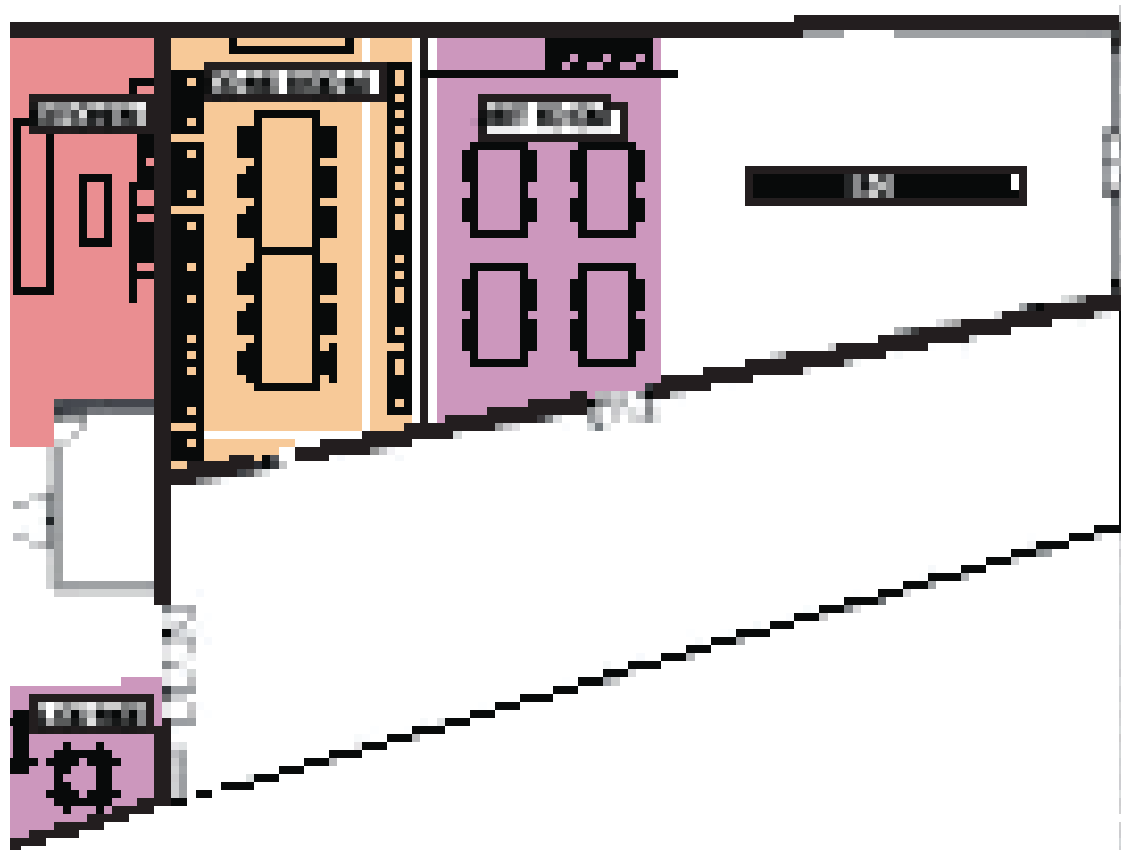


Program Diagram 1 : Minimal Interior Renovation

.....

This scenario proposes minimal renovation of the current space. Some non-load bearing walls may be removed or added in different instances to create spaces that better accommodate the community center needs but these are minor and the space can be used almost immediately. Minor exterior renovation occurs.





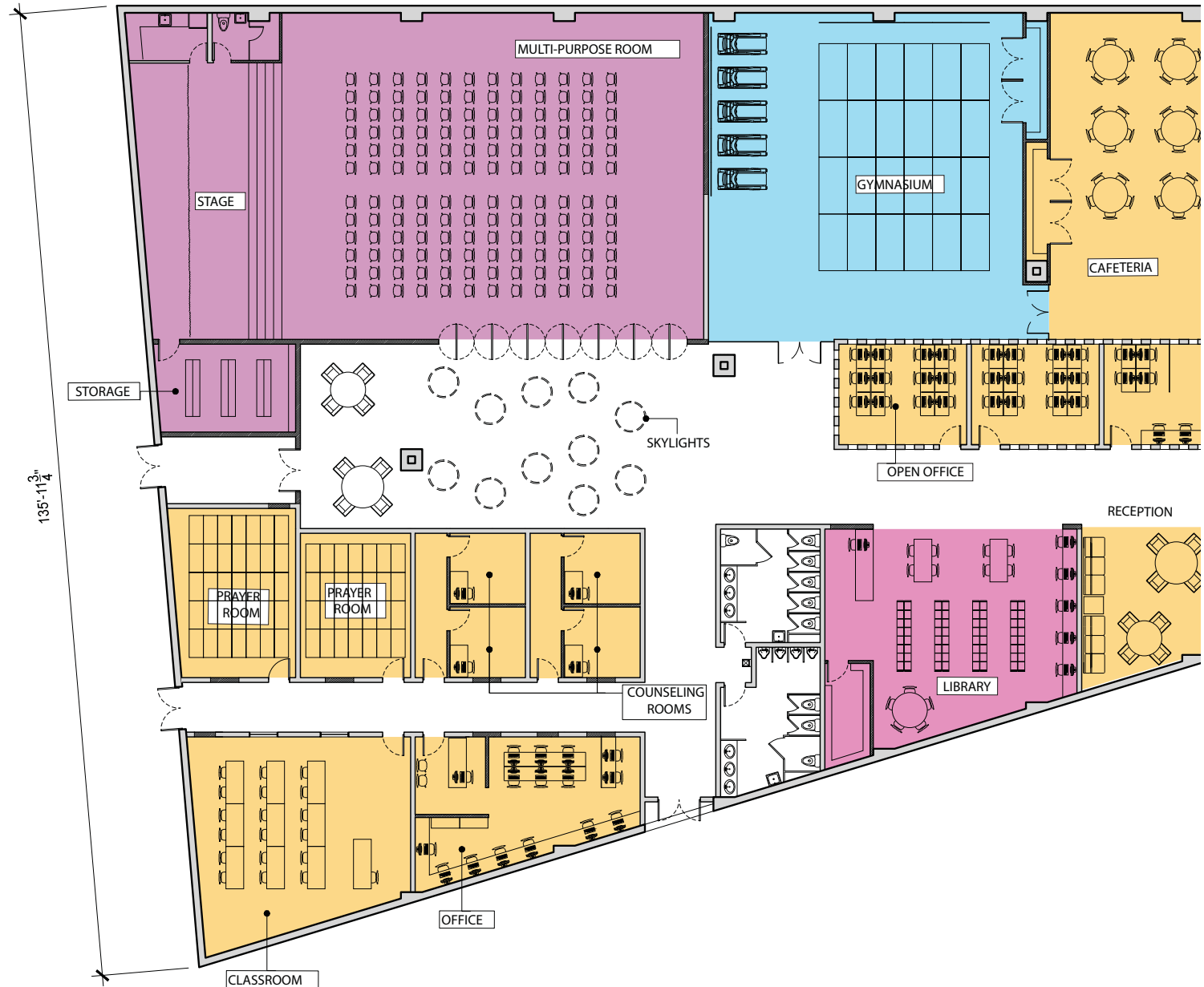
p. 32

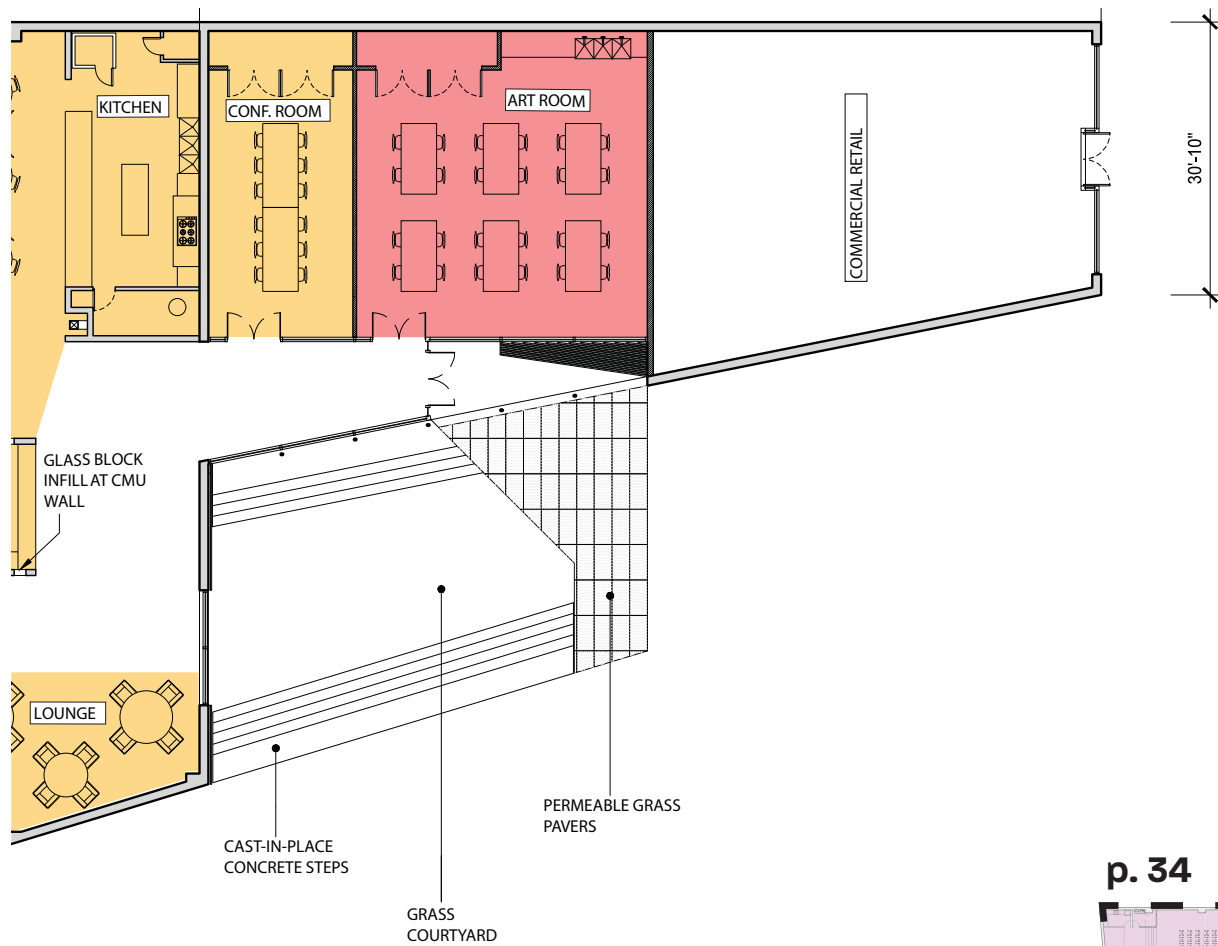
p. 33



Program Diagram 2 : Substantial Interior and Exterior Renovation

This scheme involves more substantial interior and exterior restructuring. By changing the shape of the multi-use room, a sitting area with skylights, to provide more natural light, can be accommodated. The front entrance and hallway are opened up to create a singular entryway from both the main entrance and additional entrances from the patios.





Entrance Options: Existing Entrance

.....



Entrance Option 1 : Paint Scheme

- * Remove corner for transparent lobby space.
- * Landscape scene in front lot that incorporates seating, grass, pavement and possibly a playground.
- * Paint bright, vibrant striped colors across the entrance.
- * Remove all applied elements.



Paint Scheme Precedents

UN STUDIO



WXY ARCHITECTURE

PARIS SCHOOLHOUSE



Entrance Option 2 : Supergraphic Scheme

- * Remove corner for transparent lobby space.
- * Landscape scene in front lot that incorporates seating, grass, pavement and possibly a playground.
- * Create large, community generated mural or supergraphic to attach to entrance.
- * Remove all applied elements.



Supergraphic Precedents



WOMENS BUILDING, SAN FRANCISCO (PHOTO BY LARRY WERNER)

CAMBRIDGE PUBLIC LIBRARY
(PHOTO BY NICK NORMAL)

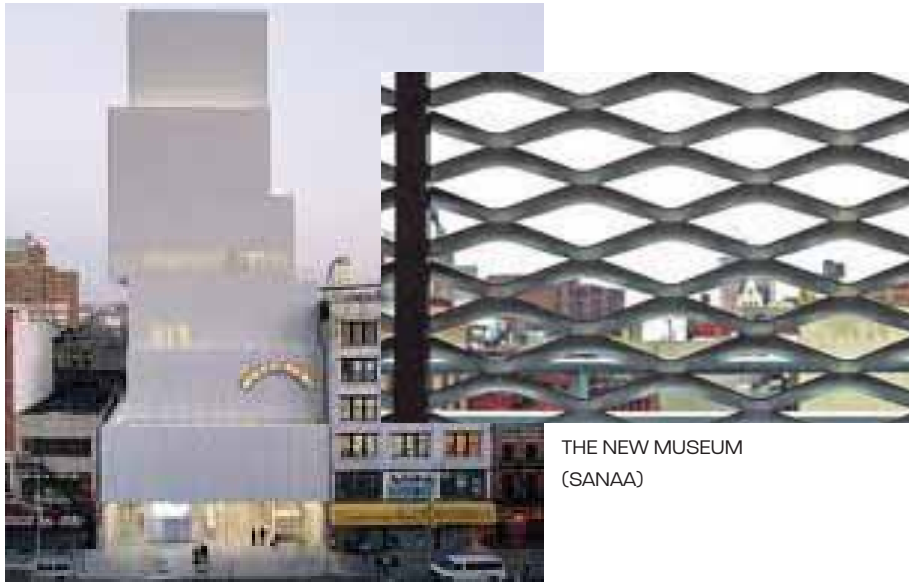


Entrance Option 3: Metal Curtain Scheme

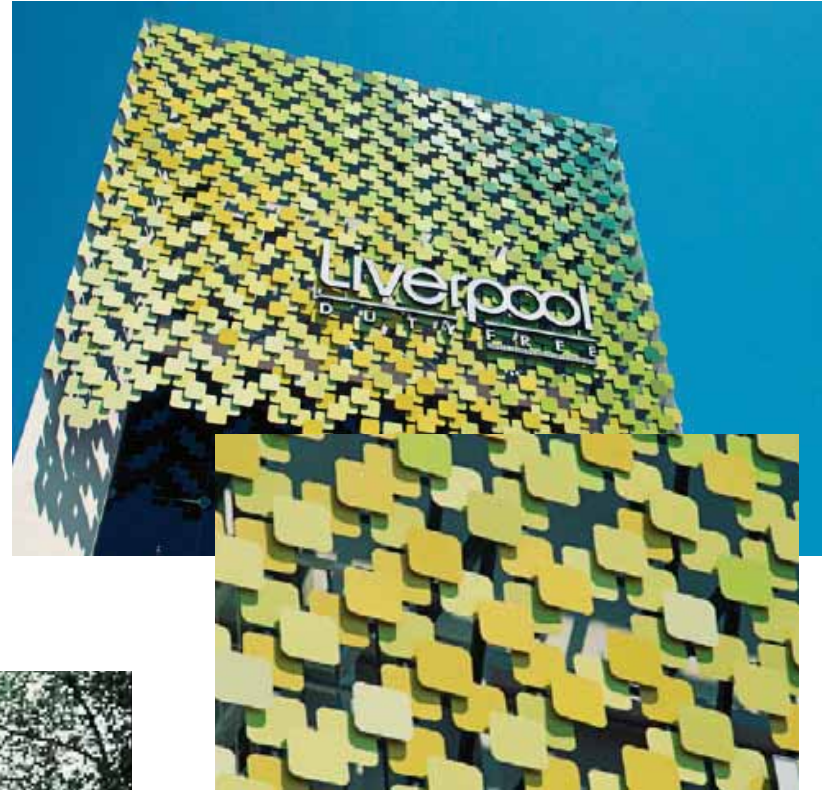
- * Maintain all existing openings.
- * Landscape scene in front lot that incorporates seating, grass, pavement and possibly a playground.
- * Attach a metal screen to the entrance wall.
- * Remove all applied elements.



Metal Curtain Scheme Precedents



THE NEW MUSEUM
(SANAA)



LIVERPOOL STORE
(GRACIASTUDIO)



LOEB DRAMA CENTER
(HARVARD)

Entrance Options: Shade Structure and Step Seating Scheme

- * Maintain existing opening and adds additional openings that are connected inside into a main entryway.

- * Landscape scene in front lot that incorporates seating, grass and pavement.

- * Create large screen structure to provide shade in front area.

- * Remove all applied elements.



Shade Structure Precedents



ART BASEL, MIAMI BEACH
MOORHEAD & MOORHEAD



MOMA P.S. 1
(PHOTOS BY SCOTT LYNCH)

Program Space Potential: Multi-Purpose Room

.....

This multi-purpose room could be used for many different types of activities and events.

- Dance and music performances.
 - Other cultural activities and celebrations.
 - Large conference/meeting room for community organizations.
 - Small business, job and information fairs.
 - Panels, information sessions and other speaking events.
- *This could potentially be a revenue generator as well.



Program Space Potential: Counseling Rooms

A counseling room will provide a private and safe space for community members to come in and receive individual and family counseling from service-providing tenant partners. It can also be used for:

- Small meeting rooms.
- Office space if vacant.
- Evening tutoring sessions.

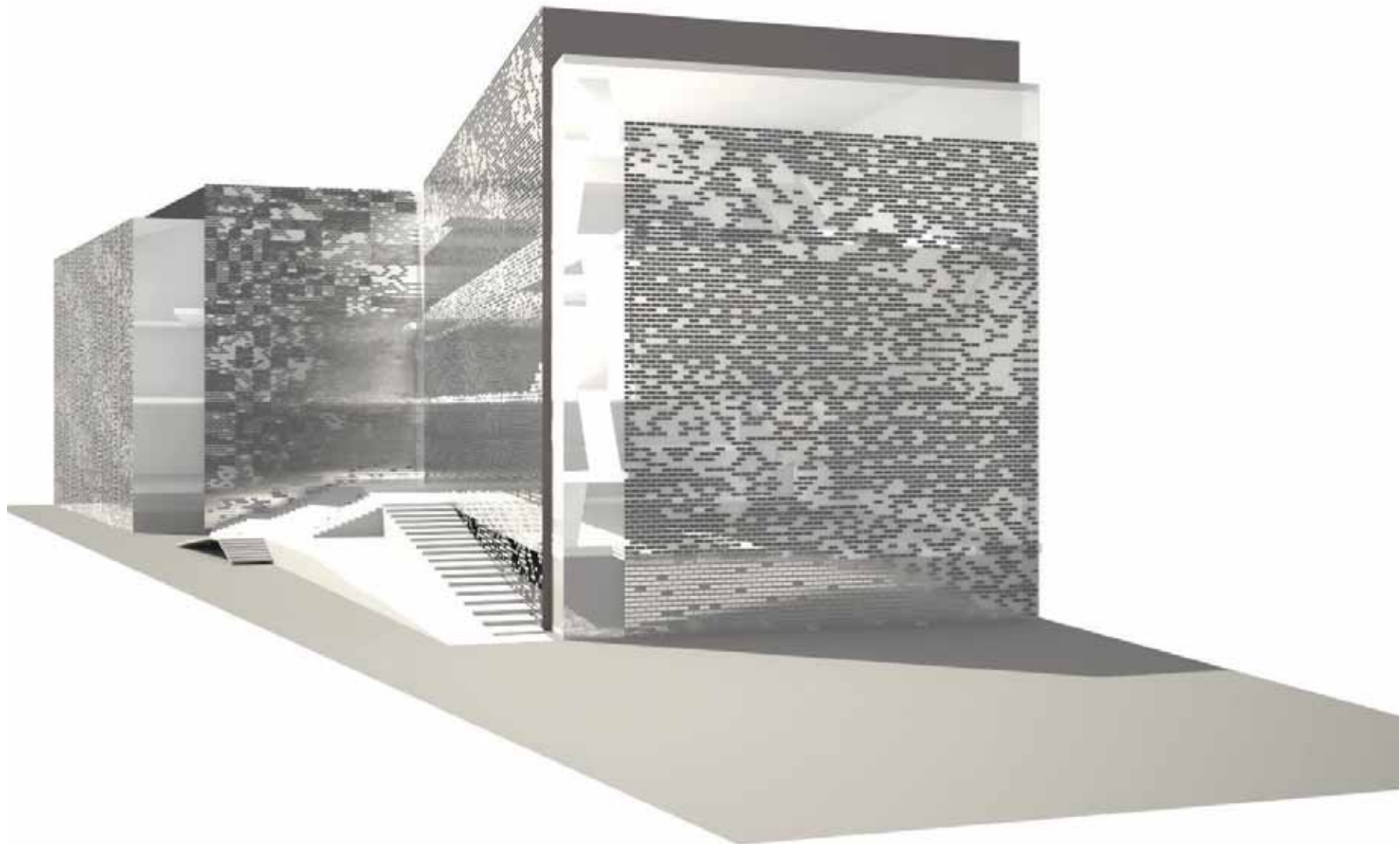


(Photos courtesy of SACSS)

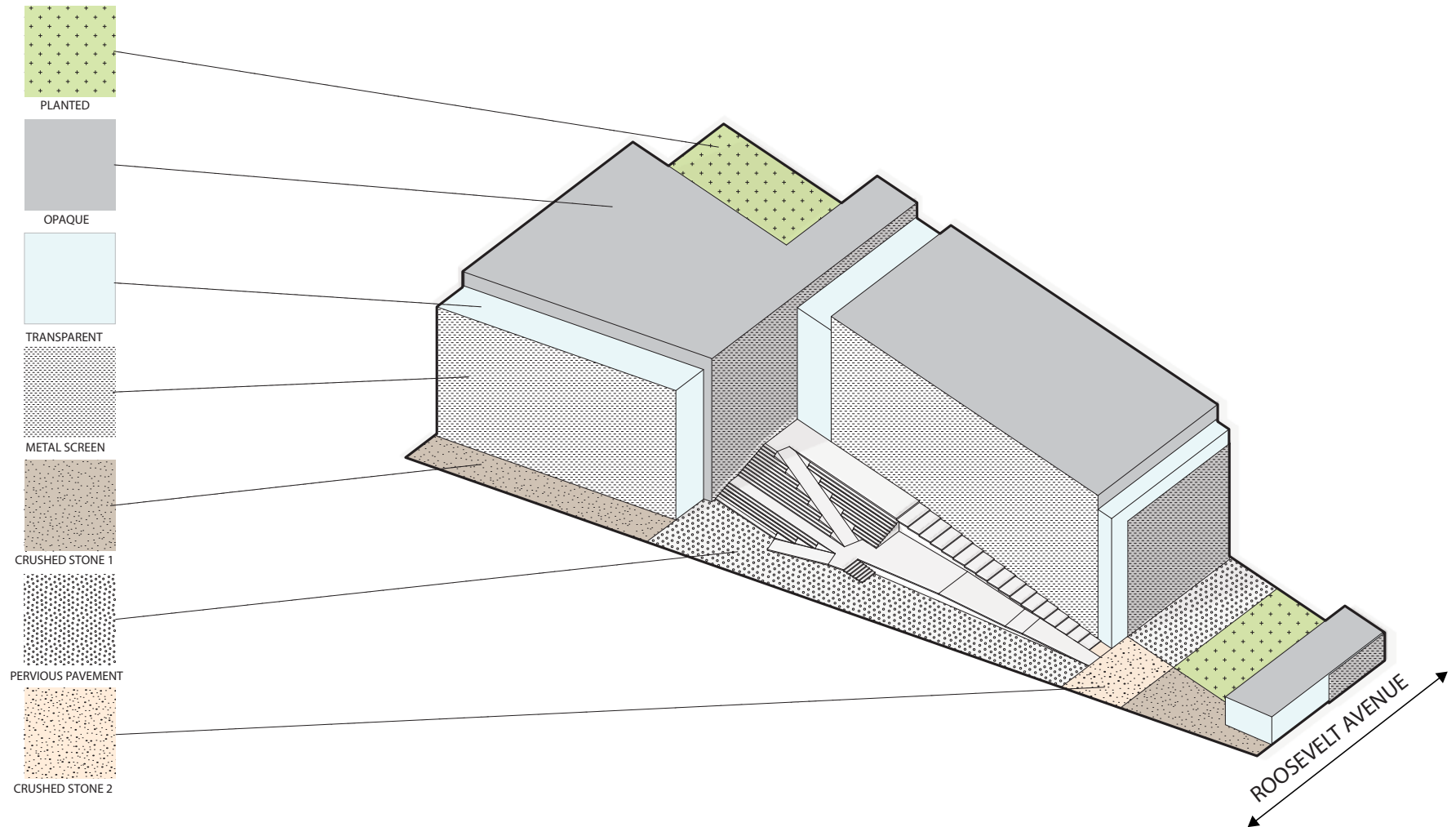
WHAT COULD IT LOOK LIKE TO BUILD SOMETHING NEW?

.....

This scenario proposes a complete demolition of the existing building and the construction of a new building that would be more complimentary to the needs defined through the visioning process. This scheme envisions a four story commercial building that includes all the facilities shown in the prior program diagrams but at a more robust scale. For example, the auditorium is shown with cathedral ceilings that span two floors on the building.



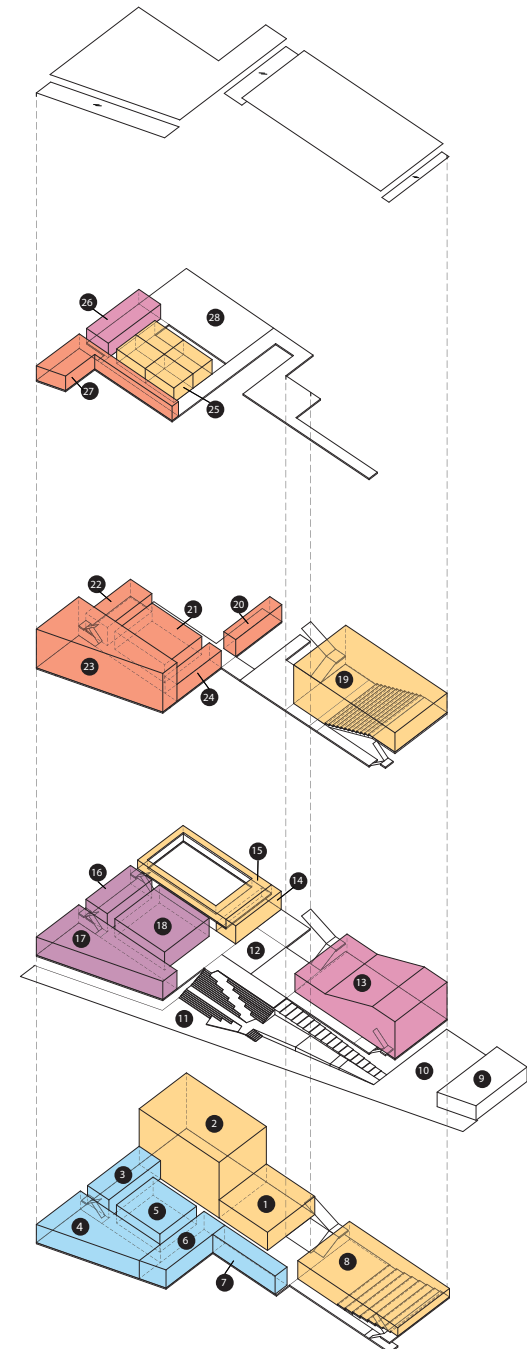
Building Exterior features and materials



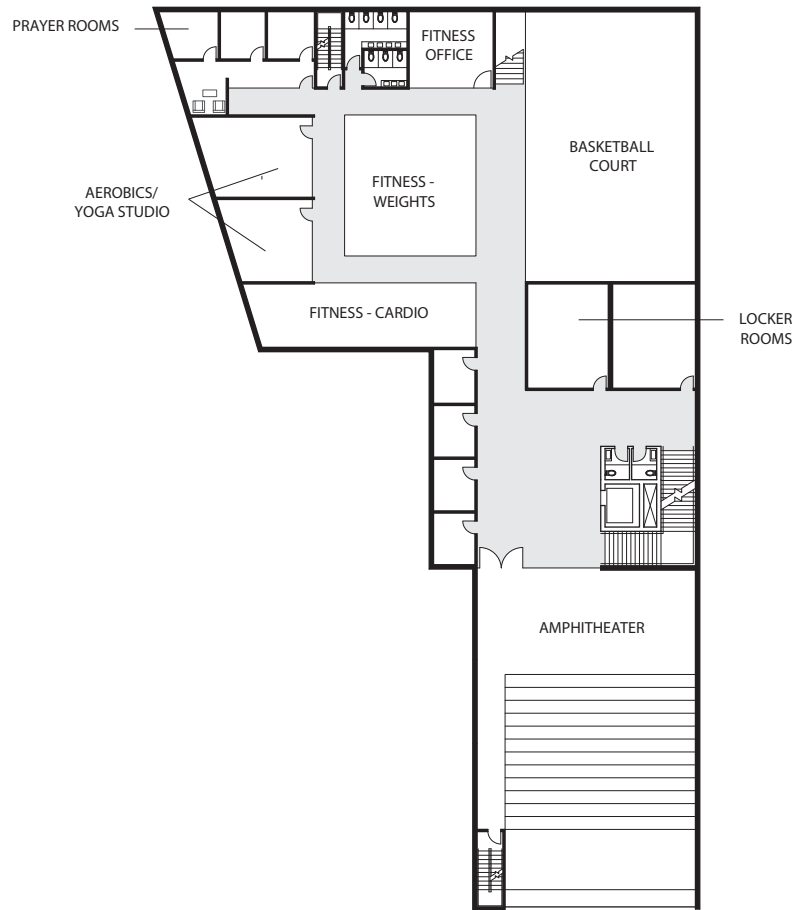
Axonometric Program Diagram

- 1 LOCKER ROOMS
- 2 BASKETBALL COURT
- 3 WEIGHTS & STRETCHING
- 4 *AEROBICS / YOGA STUDIOS
- 5 CARDIO EQUIPMENT
- 6 PRAYER ROOMS
- 7 STORAGE / MECHANICAL
- 8 AMPITHEATER / FILM SCREENING ROOM
- 9 RETAIL SPACE
- 10 LANDSCAPED GARDEN
- 11 ENTRY PLAZA
- 12 MAIN LOBBY
- 13 LIBRARY
- 14 FIRST FLOOR LOUNGE
- 15 UPPER VIEWING BALCONY
- 16 KITCHEN
- 17 DINING
- 18 MULTI-AGE LOUNGE / MULTI-PURPOSE ROOM
- 19 *PERFORMANCE AUDITORIUM
- 20 OPEN OFFICE
- 21 CLASSROOM
- 22 CONFERENCE ROOM
- 23 VISUAL ARTS STUDIOS
- 24 *OFFICES
- 25 LANGUAGE LABS
- 26 COUNSELING ROOMS
- 27 VISUAL ARTS STUDIOS UPPER LEVEL
- 28 OUTDOOR TERRACE

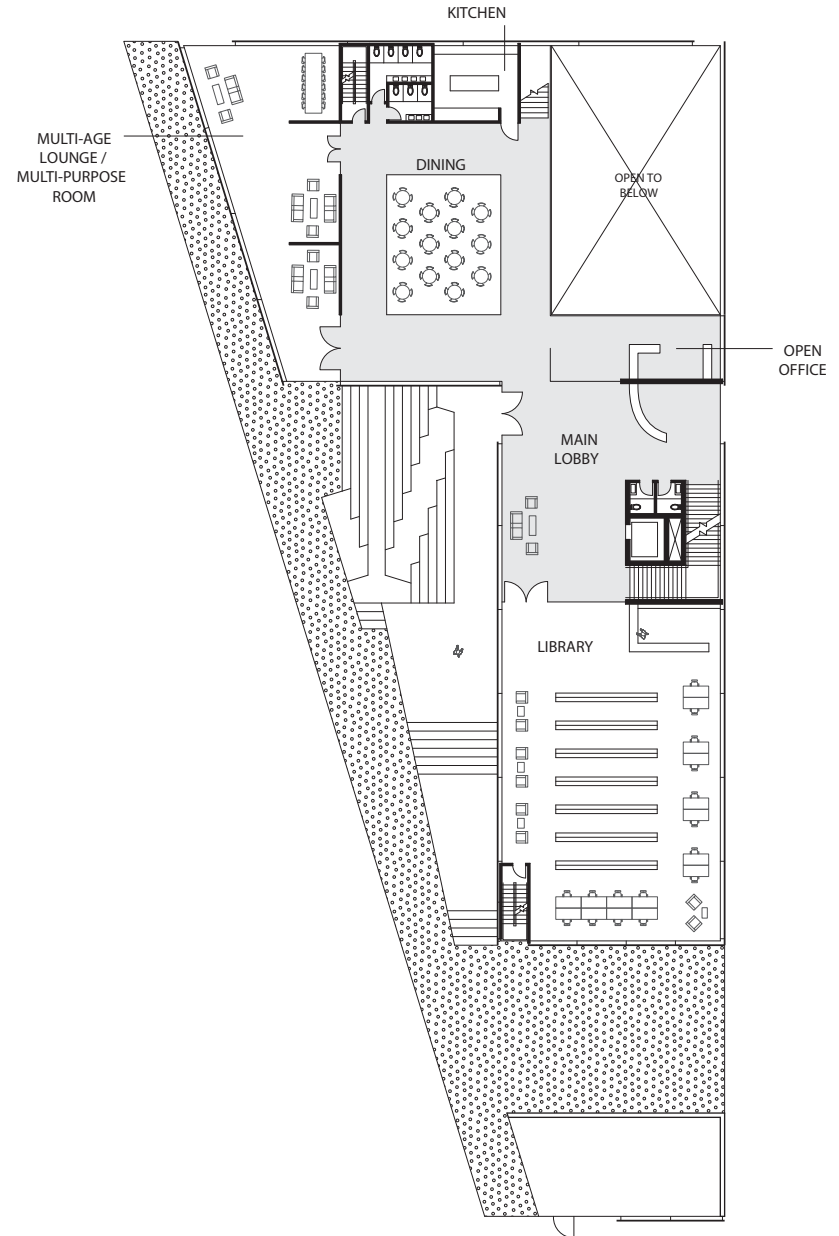
*POTENTIAL REVENUE GENERATOR



Program Diagrams - Lower and First Levels

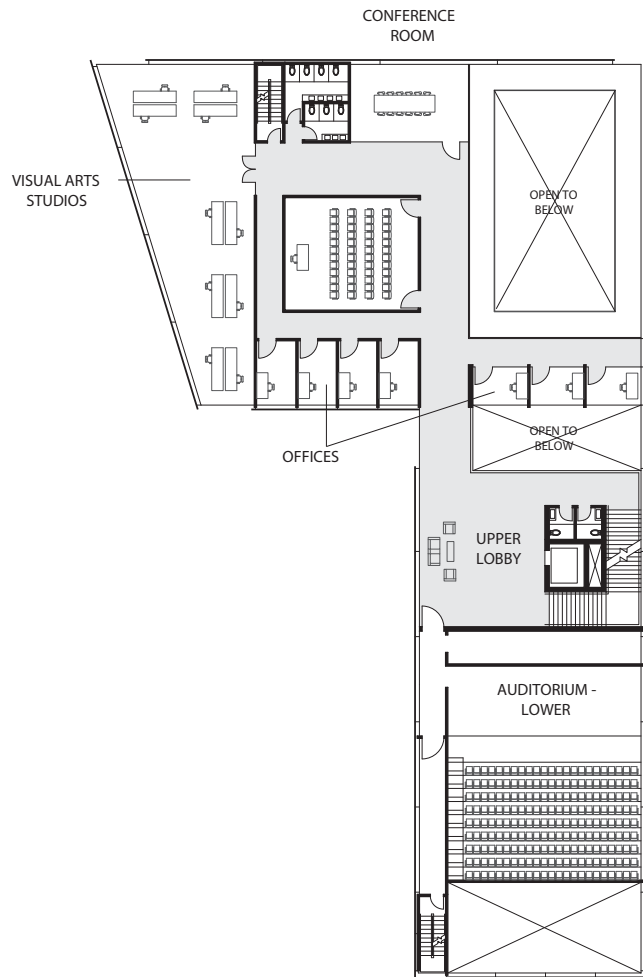


Lower Level

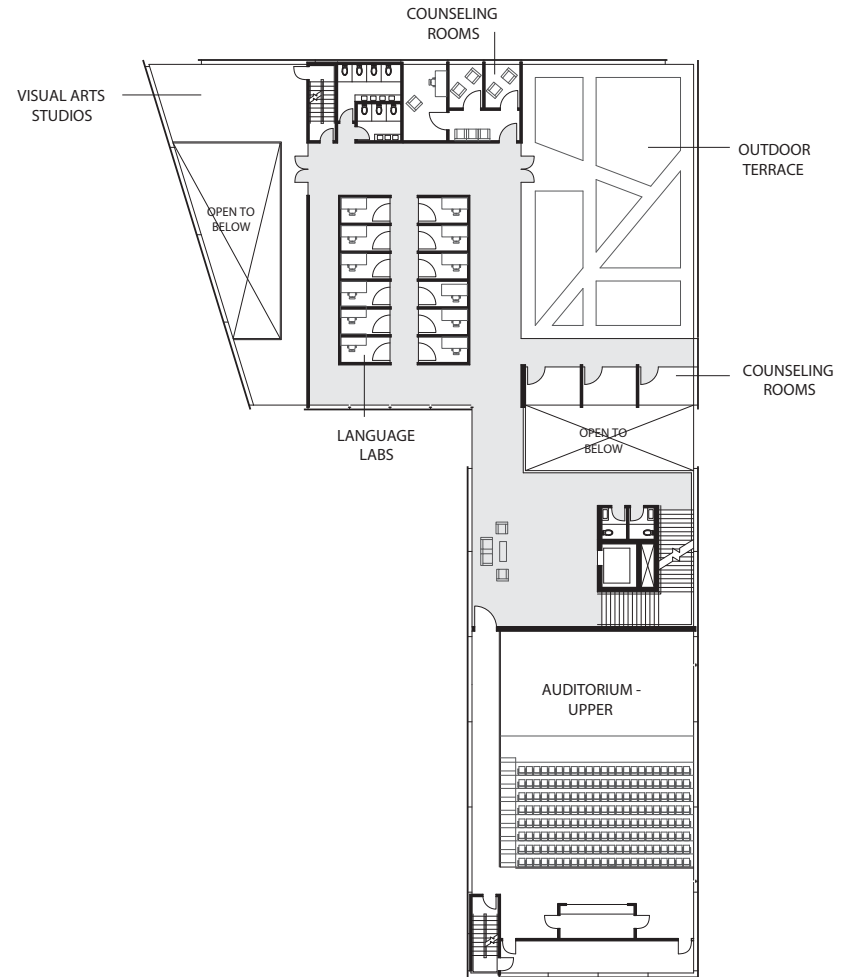


First Level

Program Diagrams - Second and Third Levels



Second Level



Third Level

WHAT CAN WE BUILD?

Zoning and Development Potential

Property Information:

Block	1282
Lots	151 & 160
School District	30
Community Board	Queens CB2
City Council	25
NYS Assembly	39
NYS Senate	13
Lot Dimensions	151: 51' x 275' 160: 115' x 87.42'
Lot Sizes (sq ft)	151: ~24,900 160: ~10,053
Building Size (sq ft)	151: ~22,950 160: 0
Zoning	R6/C2-3
Existing Parking	45 Spaces

Development potential and current zoning

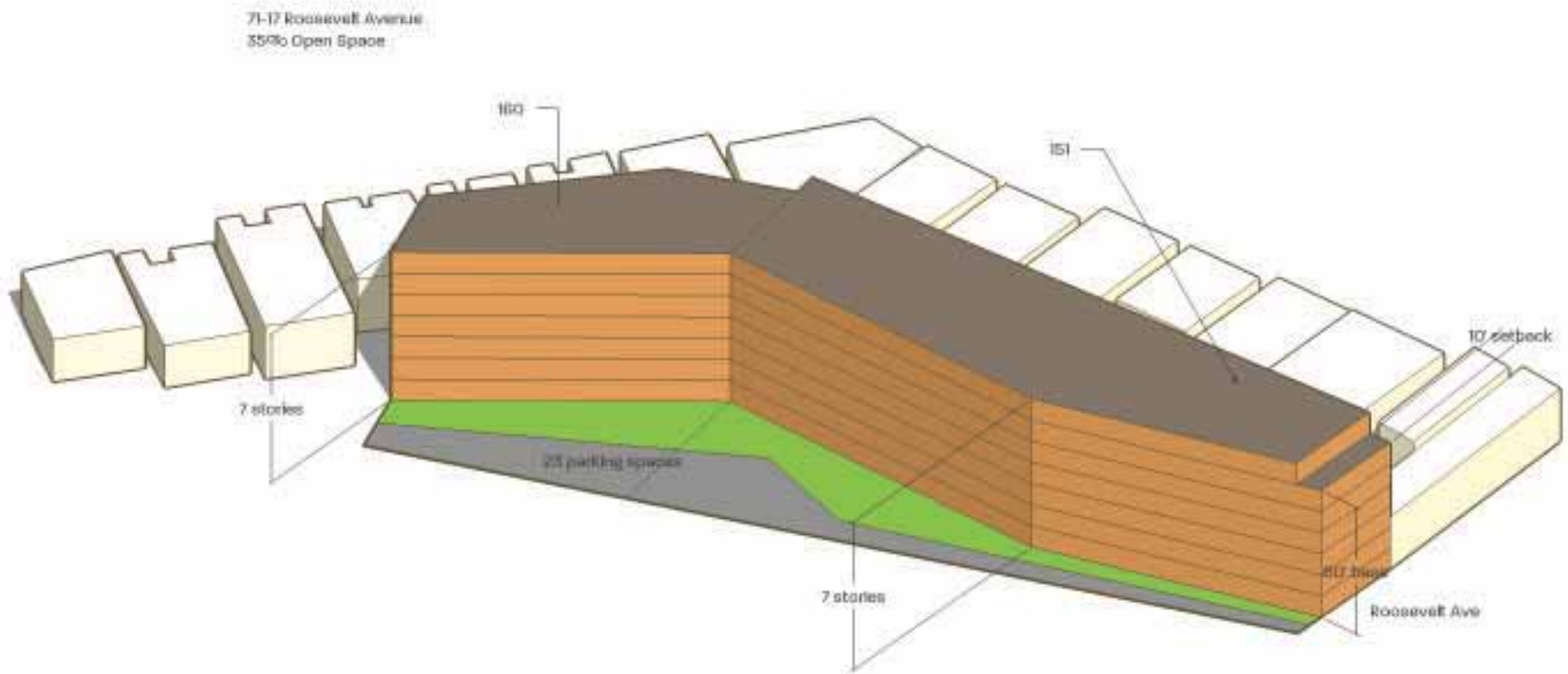
Square Footage	Lot number		
	160	151	Total
Area (sq ft)	10,053	24,900	34,953
Potential Residential (sq ft)	24,429	60,507	84,936
Potential Units	36	89	125
Required Offstreet Parking	25	62	87
Potential QH Residential (sq ft)	30,159	74,700	104,859
Potential QH Units	44	110	154
Required QH Offstreet Parking	22	55	77
Potential Commercial (sq ft)	-	49,800	49,800
Potential CF (sq ft)	48,254	119,520	167,774
Potential CF (Mixed Use) (sq ft)	10,053	24,900	34,953
Required Open Space (sq ft)	2,011	4,980	6,991
Rear Yard Depth (ft)	30	30	-
QH Max Base Height (ft)	60	60	-
QH Max Total Height (ft)	70	70	-

	R6	R6 (QH)	C2-3	CF	CF (Mixed)
FAR	2.43	3.0	2.0	4.8	1.0

QH = Quality Housing Option, CF = Community Facility Use Group 4

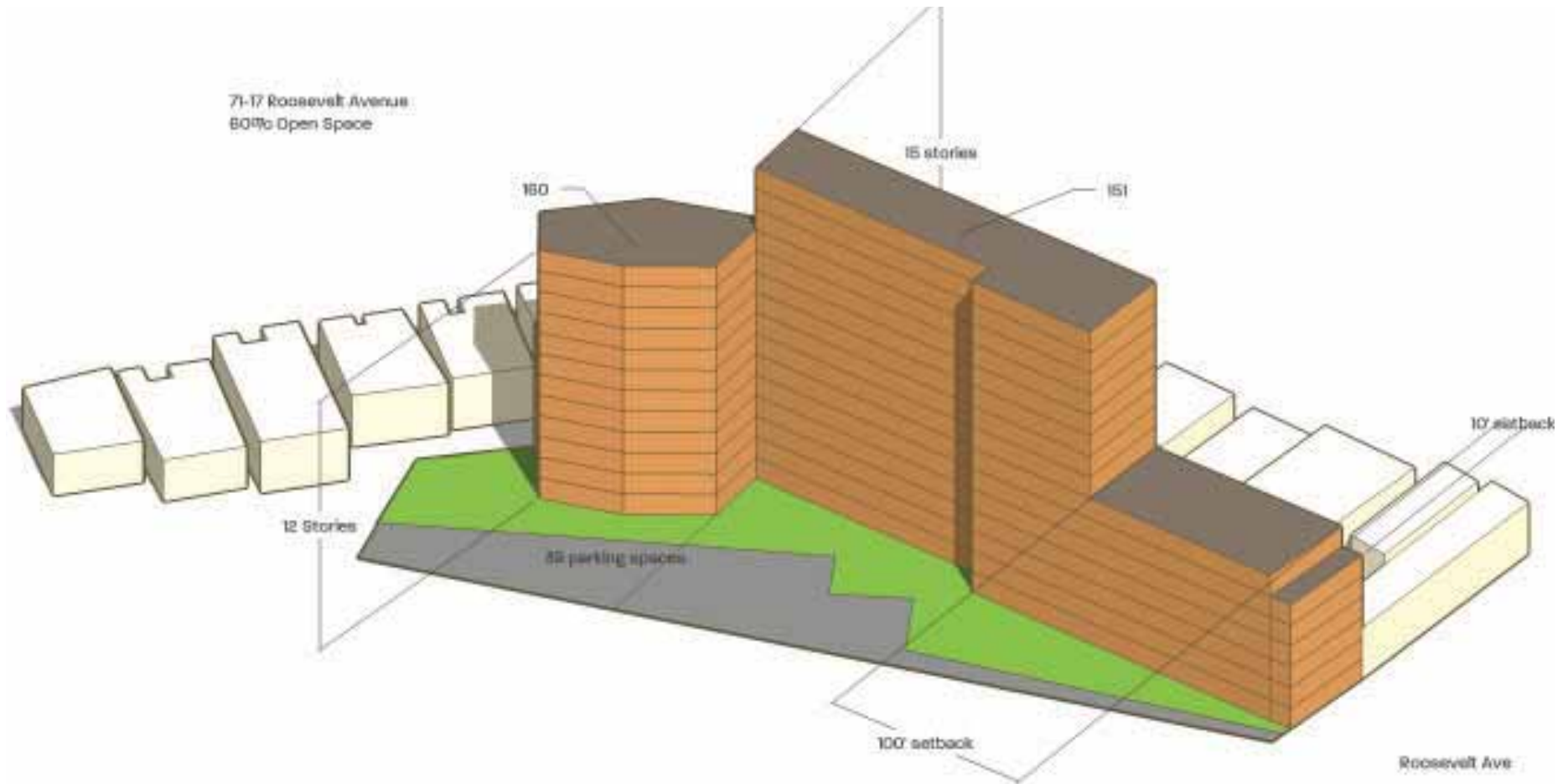
Zoning and Development Potential: 35% Open Space

This massing model shows 35% of the property as open space. This is the almost the minimum amount of open space required to redevelop this property. With the minimum amount of open space, there is a maximization of roof space, making the possibility of roof features such as a basketball court more feasible. In this scenario, the building at its highest point will have 7 floors and will maintain the street wall with zero lot line at Roosevelt Avenue.



Zoning and Development Potential: 60% Open Space

With 60% of the lot being open space, this shows a more extreme option of development. This option maximizes open space by creating higher buildings. At it's peak, the model below has 15 floors. This will create narrower buildings with more floors and will be one of the larger buildings in its vicinity.



VI. Project Budget

Summary	Information
Project Name	South Asia Community Home (SACH)
Borough Location	Jackson Heights, Queens, NY
Address	71-17 Roosevelt Avenue
Block	1282
Lot(s)	151 & 160
Year Built	1930
Building Class	M1
Stories	1
Current Parking Capacity	45
Community Board	3
Zoning	R6/C2-1
Lot Size (includes Lots 151 & 160) (SF)	34,953
Existing Building Size (SF)	22,950
Maximum Development Rights (SF)	167,774
Occupied/Vacant project?	Occupied

Development Budget Summary	
Acquisition	\$6,300,000
Hardcosts	\$225,500
Softcosts	\$1,769,713
Total	\$8,295,213

Pre-development Costs		
Uses		
Site Control/Option	\$	200,000
Environmental Fees	\$	10,000
Architectural	\$	12,300
Engineering	\$	5,000
Acquisition Legal Fees	\$	10,000
Accounting Fees	\$	4,000
Survey Costs	\$	4,000
Appraisal Costs	\$	10,000
Title and Recording fees	\$	15,750
Project Proposal	\$	2,000
Staff	\$	90,000
Total Uses	\$	363,050

Sources		
Community/Organizational Funds	\$	200,000
LISC Forgivable Loan	\$	163,050
Total Sources	\$	363,050

Sources and Uses

.....

USES	Amount
Hard Costs	\$ 225,500
Soft Costs	\$ 1,769,713
Acquisition	\$ 6,300,000
USES TOTAL	\$ 8,295,213

SOURCES	Amount
Organizational Contribution - Capital Campaign	\$ 2,000,000
Private and Family Contributions	\$ 300,000
Local Initiative Support Corp	\$ 150,000
Lower East Side Peoples Federal Credit Union Contribution	\$ 175,000
New Market Tax Credit Investment	\$ 500,000
City Capital Funding ¹	\$ 4,147,606
Federal Office of Community Services	\$ 650,000
New York State Discretionary Funding	\$ 150,000
Green Building Retrofit Subsidies	\$ 200,000
Financing - Commercial Loan	\$ 22,606
SOURCES TOTAL	\$ 8,295,213

Loan Structure	Amount
Bank Loan	\$ 22,606
Ammortization Period	20 years
Term	10 years
Rate	6.02%
Payment/Year	\$ 1,947
Total Annual Debt Service	\$ 1,947

Hardcost and Softcost Expenses

SOFTCOSTS

DESCRIPTION	UNIT COST
Environmental Fees	10,000
Architectural/Engineering Fee	12,300
Acquisition Legal Fees	10,000
Accounting Fees	4,000
Survey Costs	4,000
Appraisal Costs	10,000
Title and Recording fees	15,750
Construction Loan Fees	161,000
Construction Period Interest	13,325
Construction Period Insurance	28,350
Permanent Loan Fees	3,452
Consulting Fees	80,000
Reserve Fund ²	1,036,902
SOFTCOST SUBTOTAL	\$ 1,424,079

Developer Fee **\$ 345,634**

SOFTCOST TOTAL **\$ 1,769,713**

²15% of total project cost, as required by New York City capital request.

HARDCOSTS

DESCRIPTION	UNIT COST
Roof Repairs and Insulation	35,000
Exterior Renovation	30,000
Exterior Doors, Finishing	15,000
Parking Lot Reconstruction	30,000
Interior Finishes	25,000
Heating, Ventilation, Air-Conditioning	25,000
Bathrooms - ADA Compliant	15,000
Plumbing	20,000
Electrical	10,000
TOTAL	\$ 205,000

Construction Contingency¹ \$ 20,500

HARDCOST TOTAL **\$ 225,500**

¹Represents 10% of hardcosts.

Operating Pro Forma

INCOME	Amount	Factors	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income	276,158		276,158	281,679	287,313	293,059	298,920	304,899	310,997	317,238	323,561	330,013
Other Revenue Income	132,000		132,000	134,640	137,333	140,079	142,881	145,739	148,653	151,627	154,659	157,751
Rental Vacancy Allowance	10%		(27,616)	(28,448)	(29,297)	(30,176)	(31,082)	(32,024)	(32,974)	(33,964)	(34,985)	(36,032)
Other Vacancy Allowance	10%		(13,200)	(13,599)	(14,004)	(14,424)	(14,857)	(15,302)	(15,761)	(16,234)	(16,721)	(17,221)
Expense Reimbursements - Utilities	25% of total		\$ 26,189.00	\$ 26,567.00	\$ 27,116.85	\$ 27,670.69	\$ 28,337.83	\$ 29,018.72	\$ 29,803.00	\$ 30,574.50	\$ 31,443.23	\$ 32,000.18
TOTAL REVENUE	392,453		392,453	400,678	408,644	417,641	426,421	435,498	444,804	454,329	464,059	473,923
EXPENSES	Amount	Factors (annual increase)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Administration	\$ 26,162	(see detail)	\$ 26,162	\$ 26,785	\$ 27,425	\$ 28,082	\$ 28,756	\$ 29,447	\$ 30,157	\$ 30,885	\$ 31,632	\$ 32,399
Utilities	\$ 100,560	5%	\$ 100,560	\$ 105,588	\$ 110,867	\$ 116,411	\$ 122,231	\$ 128,349	\$ 134,760	\$ 141,498	\$ 148,573	\$ 156,000
Maintenance	\$ 22,400	3%	\$ 22,400	\$ 23,072	\$ 23,784	\$ 24,537	\$ 25,331	\$ 26,168	\$ 27,047	\$ 27,969	\$ 28,936	\$ 29,957
Taxes and Insurance	\$ 17,904	(see detail)	\$ 17,904	\$ 18,441	\$ 18,994	\$ 19,564	\$ 20,151	\$ 20,756	\$ 21,378	\$ 22,020	\$ 22,682	\$ 23,361
TOTAL EXPENSE	\$ 167,026	42.6%	\$ 167,026	\$ 178,897	\$ 189,061	\$ 198,584	\$ 208,450	\$ 218,658	\$ 229,042	\$ 239,692	\$ 250,564	\$ 260,889
Capital Reserves	\$ 55,248	10%	55,248	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
NOI Before Debt Service			180,207	225,790	225,010	226,107	227,071	227,862	228,562	229,368	230,280	230,941
			47.8%	55.9%	55.8%	54.1%	53.3%	52.3%	51.4%	50.5%	49.5%	48.3%
Debt Service												
Bank Loan	1,947		1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,947
Total Debt Service	1,947		1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,947	1,947
Bank OCR			95.66	114.95	115.59	116.15	116.65	117.07	117.41	117.67	117.84	117.97
TOTAL NET EXPENSE			208,320	178,833	185,998	193,481	201,296	209,460	217,958	226,898	236,200	245,933
% of INCOME			53.3%	44.6%	45.5%	46.3%	47.2%	48.1%	49.2%	50.0%	50.9%	51.9%
NET OPERATING INCOME			184,260	221,849	229,040	224,160	225,124	226,948	226,616	227,323	227,493	227,994
% of INCOME			46.9%	55.4%	54.5%	53.7%	52.8%	51.9%	51.0%	50.0%	49.1%	48.1%

NOTES

Assumes full tax exemption based on 545(c)3 status beginning in year one.

Revenue Sources and Expense Detail

Rent Roll	Monthly	Annually	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
			0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Chhaya CDC	\$6,500	\$78,000	\$78,000	79,560	81,151	82,774	84,430	86,118	87,841	89,597	91,389	93,217
DRUM	\$5,513	\$66,156	\$66,156	67,479	68,829	70,205	71,609	73,042	74,502	75,992	77,512	79,063
SAYA!	\$5,000	\$60,000	\$60,000	61,200	62,424	63,672	64,946	66,245	67,570	68,921	70,300	71,706
India Home	\$1,000	\$12,000	\$12,000	12,240	12,485	12,734	12,989	13,249	13,514	13,784	14,060	14,341
Additional tenant TBD	\$5,000	\$60,000	\$60,000	61,200	62,424	63,672	64,946	66,245	67,570	68,921	70,300	71,706
Total Rental Income	\$23,013	\$276,156	\$276,156	\$281,679	\$287,313	\$293,059	\$298,920	\$304,899	\$310,997	\$317,216	\$323,561	\$330,032
Other Revenue												
Space Rental	\$6,000	\$72,000	\$72,000	73,440	74,909	76,407	77,935	79,494	81,084	82,705	84,359	86,047
Parking Rental	\$3,000	\$36,000	\$36,000	36,720	37,454	38,203	38,968	39,747	40,542	41,353	42,180	43,023
Retail	\$2,000	\$24,000	\$24,000	24,480	24,970	25,469	25,978	26,498	27,028	27,568	28,120	28,682
Total Other Revenue	\$11,000	\$132,000	\$132,000	\$134,640	\$137,333	\$140,079	\$142,881	\$145,739	\$148,653	\$151,627	\$154,659	\$157,752
Effective Gross Rent	\$34,013	\$408,156	\$408,156	\$416,319	\$424,646	\$433,138	\$441,801	\$450,637	\$459,650	\$468,843	\$478,220	\$487,784

EXPENSES	Amount	Factors*	Note	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Administrative													
Management Fee	\$ 17,662		4.50%	\$ 17,662	\$ 18,030	\$ 18,408	\$ 18,794	\$ 19,189	\$ 19,593	\$ 20,007	\$ 20,431	\$ 20,865	\$ 21,309
Accounting	\$ 6,000	3%	1.50%	\$ 6,000	\$ 6,180	\$ 6,365	\$ 6,556	\$ 6,753	\$ 6,956	\$ 7,164	\$ 7,379	\$ 7,601	\$ 7,829
Legal	\$ 2,500	3%	1.50%	\$ 2,500	\$ 2,575	\$ 2,652	\$ 2,732	\$ 2,814	\$ 2,898	\$ 2,985	\$ 3,075	\$ 3,167	\$ 3,262
Total Administration	\$ 26,162			\$ 26,162	\$ 26,785	\$ 27,425	\$ 28,082	\$ 28,756	\$ 29,447	\$ 30,157	\$ 30,885	\$ 31,632	\$ 32,399
Utilities													
Electric	\$ 48,000	5%	\$2000/mo	\$ 48,000	\$ 50,400	\$ 52,920	\$ 55,566	\$ 58,344	\$ 61,262	\$ 64,325	\$ 67,541	\$ 70,918	\$ 74,464
Gas	\$ 16,560	5%	Variable**	\$ 16,560	\$ 17,388	\$ 18,257	\$ 19,170	\$ 20,129	\$ 21,135	\$ 22,192	\$ 23,302	\$ 24,467	\$ 25,690
Water & Sewer	\$ 36,000	5%	\$3000/mo	\$ 36,000	\$ 37,800	\$ 39,690	\$ 41,675	\$ 43,758	\$ 45,946	\$ 48,243	\$ 50,656	\$ 53,188	\$ 55,848
Total Utilities	\$ 100,560			\$ 100,560	\$ 105,588	\$ 110,867	\$ 116,411	\$ 122,231	\$ 128,343	\$ 134,760	\$ 141,498	\$ 148,573	\$ 156,002
Maintenance and Operations													
Salaries	\$ 14,400	3%	\$1200/mo	\$ 14,400	\$ 14,832	\$ 15,277	\$ 15,735	\$ 16,207	\$ 16,694	\$ 17,194	\$ 17,710	\$ 18,241	\$ 18,789
Repairs	\$ 4,000	3%		\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219
Maintenance Supplies	\$ 2,000	3%		\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
Other	\$ 2,000	3%		\$ 2,000	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251	\$ 2,319	\$ 2,388	\$ 2,460	\$ 2,534	\$ 2,610
Total Maintenance	\$ 22,400			\$ 22,400	\$ 23,072	\$ 23,764	\$ 24,477	\$ 25,211	\$ 25,968	\$ 26,747	\$ 27,549	\$ 28,376	\$ 29,227
Taxes, Insurance, Fringe													
Payroll Taxes	\$ 3,024	21%		\$ 3,024	\$ 3,115	\$ 3,208	\$ 3,304	\$ 3,404	\$ 3,506	\$ 3,611	\$ 3,719	\$ 3,831	\$ 3,946
Fringe Benefits	\$ 2,880	20%		\$ 2,880	\$ 2,966	\$ 3,055	\$ 3,147	\$ 3,241	\$ 3,339	\$ 3,439	\$ 3,542	\$ 3,648	\$ 3,758
Insurance	\$ 12,000	3%		\$ 12,000	\$ 12,360	\$ 12,731	\$ 13,113	\$ 13,506	\$ 13,911	\$ 14,329	\$ 14,758	\$ 15,201	\$ 15,657
Real Estate Tax¹	\$ -						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Taxes and Insurance	\$ 17,904			\$ 17,904	\$ 18,441	\$ 18,994	\$ 19,564	\$ 20,151	\$ 20,756	\$ 21,378	\$ 22,020	\$ 22,680	\$ 23,361
TOTAL EXPENSE	\$ 167,026	42.6%		\$ 167,026	\$ 173,887	\$ 181,051	\$ 188,534	\$ 196,350	\$ 204,513	\$ 213,042	\$ 221,952	\$ 231,261	\$ 240,989

* Annual Increase

** \$2000/mo in summer, \$3000/mo in winter.

VII. Letters Of Support & Interest



350 Park Avenue, 6th Floor, New York, NY 10022
212 350 2523
Community Reinvestment Unit

February 26, 2013

Seema Agnani
Executive Director
Chhaya Community Development Corporation
37-43 77th Street, 2nd Floor
Jackson Heights, NY 11372

Re: South Asian Community Home Project (71-17 Roosevelt Avenue, Queens, NY)

Dear Seema,

M&T Bank is clearly interested in providing differing levels of financing toward the acquisition and development of the South Asian Community Home ("Project") to be administered by Chhaya Community Development Corporation ("Chhaya").

Thank you providing details on the Project, the Project budget and operating proformas. As you know, we are interested in working further with Chhaya to provide a portion or all of the Project's required financing. M&T Bank's Community Reinvestment Unit will consider financing \$1MM for this project. Further details including fees, terms, and timeline may be established as the Project progresses.

Lastly, this letter creates no binding legal obligation between us and Chhaya or any other party and is meant only to provide an acknowledgement of the current strength of the Project and confirmation of our good faith intention to work with Chhaya towards the Project's completion.

We wish you much luck, and we are eager to work with you going forward. Do not hesitate to call with any questions or if you need any additional information.

Sincerely,

Steven Flax



Real estate investment services

Eastern Consolidated
355 Lexington Avenue
New York, NY 10017
Telephone 212.499.7700
Facsimile 212.499.7718
www.easternconsolidated.com

February 28, 2013

Seema Agnani
Executive Director
Chhaya Community Development Corporation
37-43 77th Street, 2nd Floor
Jackson Heights, NY 11372

Re: Acknowledgement of interest in 71-17 Roosevelt Avenue

Dear Seema,

I am writing to confirm that you and your staff at Chhaya Community Development Corporation ("Chhaya") have demonstrated a serious interest in a property in which we, Eastern Consolidated, as licensed real estate brokers, represent the sellers located at 71-17 Roosevelt Avenue. The property has been listed for \$7,000,000 and we expect to begin discussing details of a possible acquisition as soon as we receive an offer from Chhaya. This letter represents a good faith acknowledgement that Chhaya has been actively working with Eastern Consolidated and has made numerous visits to the site. In no way does this letter create a legally binding relationship between Eastern Consolidated, the property owner, and/or Chhaya.

Best,

Peter Takiff
Chief Financial Officer
Eastern Consolidated

Information contained herein is from sources deemed reliable but is subject to errors, omissions, change of price or terms, and withdrawal without prior notice at any time.



February 19, 2013

Seema Agnani
Executive Director
Chhaya Community Development Corporation
37-43 77th Street, 2nd Floor
Jackson Heights, NY 11372

Re: proposed nonprofit multi-tenant community center

Dear Seema,

This will confirm our interest in pursuing negotiations for tenancy in the proposed nonprofit multi-tenant community center (the "Center") in Jackson Heights, New York currently in the early stages of development by Chhaya Community Development Corporation ("Chhaya"). Based on early discussions there appears to be no conflict between our space requirements, development budget, financial capacity and timing and Chhaya's proposed site and development goals for the Center at 71-17 Roosevelt Avenue. We look forward to continuing our collaboration to make this project a reality in the near future. Nothing in this letter is intended to create any rights or obligations on the part of either Chhaya or LESFPCU.

Sincerely,

LOWER EAST SIDE PEOPLE'S FEDERAL CREDIT UNION

By: 
Linda Levy, Chief Executive Officer

• Main Branch
(212) 529-8197

www.Jespeoples.org
FAX: (212) 529-8368

• Harlem Branch
(212) 222-0328



Memorial Sloan-Kettering
Cancer Center

Immigrant Health & Cancer Disparities Service

February 27, 2013

Seema Agnani
Executive Director
Chhaya CDC
38-43 77th Street, 2nd Floor
Jackson Heights, NY 11372

The South Asian Health Initiative (SAHI) is pleased to provide its support for the development of the South Asian Community Center.

SAHI was formed in response to the growing numbers of South Asian immigrants in the United States and their particular health needs. SAHI facilitates the delivery of linguistically, culturally, and epidemiologically sensitive health care services to South Asian communities. We regularly hold health camps within the community offering free health screenings (blood pressure, glucose, and cholesterol), health education and counseling, and referrals to free and low-cost health providers, insurance and other social services.

The proposed community center will provide a safe, accessible, multigenerational space to provide these and other comprehensive services to South Asians in NYC.

SAHI is eager to continue building its relationship with Chhaya CDC to achieve the mission of the proposed South Asian Community Center. We look forward to contributing towards the development of the Community Center by –

- Sharing information such as annual reports, newsletters, social media, website content, and event schedules with Chhaya and other core partners to develop the inter-organizational knowledge and relationships needed to build a strong culture of cooperation leading to collaboration;
- Providing constructive feedback and supportive connections to resources as opportunities arise;
- Participating in meetings, being a member of the advisory committee, and reviewing materials and providing prompt feedback or information;

We strongly feel that the presence of a South Asian Community Center will be pivotal in promoting the health and well-being of this vibrant NYC population.

Best Regards,


Francesca Gany, MD, MS.

300 East 66 Street, 15th Floor | New York, NY 10065
Phone: 646-888-4240 | Fax: 646-888-4491
E-mail: ganyf@mskcc.org

NCI-designated Comprehensive Cancer Center



**Commitment to Improve
the Quality of Life**

Vasundhara Kalasapudi
Executive Director
India Home
P.O. Box 40263
Glen Oaks, NY 11004

February 16, 2013

Seema Agrani
Executive Director
Chhaya CDC
38-43 77th Street, 2nd Floor
Jackson Heights, NY 11372

Re: South Asian Community Center Letter of Intent

Dear Seema Agrani,

As a principal partner in the development of the South Asian Community Center (herein the "Community Center" or "Center"), I am writing to confirm the support and commitment to participate in the development of this project of India Home. Based on the proposals provided to date and the underlying business model demonstrating financial feasibility including the project budget, timeline and work plan, India Home is excited to provide this letter demonstrating its willingness to become a participant and tenant in the proposed Center.

Senior healthcare professionals founded India Home Inc. ("India Home") in response to a void in services for seniors of Indian origin. India Home is a facility open to any senior citizen with the hope of creating a special place for senior citizens of South Asian descent to foster Indian values. Committed to partnerships with like-minded institutions and individuals, India Home has a passion for excellence and sustained growth. By making a difference in the quality of life of seniors in a culturally sensitive environment, India Home works to bring about holistic change in senior care.

The seniors of our community have long needed a space for events and care. The proposed Center will provide just that: a safe, accessible, multigenerational space to provide more comprehensive services to South Asians in NYC: one that celebrates the diversity amongst South Asian cultures, and builds power and unity in an engaged, fulfilled community.

The purpose of this letter is to create a basis for an on-going disclosure and dialogue that enables the signatories to this letter of intent (collectively, the "Parties") to reach a point in the future for the negotiation and execution of a lease for workspace in the Center facility, including a clear statement of the expected lease rates and related occupancy costs for the space and services to be provided. Additionally, this letter will set the grounds for the Center's development process and shared governance structure.

P.O.Box 40263, Glen Oaks, NY 11004 • Phone: (917) 288 7600 • Fax: (718) 425 0891
Website: www.Indiahome.org • Tax Id: 20-8747291

<p>Dr. Kiran Deve President</p> <p>Dr. Bhavana Dorai Vice President</p> <p>Ms. Kamla Motilal Secretary</p>	<p>Dr. Amit Sood Treasurer</p> <p>Dr. Geeta Menon Medical Services</p> <p>Mr. Pauline Arikapurathu Public Relations</p>	<p>Members</p> <p>Dr. Masood Mirza</p> <p>Ms. Janak Dutt</p> <p>Dr. Ganesendra Sinha</p> <p>Ms. Jaya Bahadkar</p> <p>Ms. Shanthi Ranasinghe</p>
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While this letter of intent does not constitute a legally binding agreement, this letter does evidence the Parties' good faith intention to proceed on the following general terms and conditions, which include but are not limited to:

- The Parties will continue to develop an understanding of each organization's mission, operations and client base to understand the spatial needs, typical activity, and calendar of events to develop an operating model for the Center.
- The Parties will share information such as annual reports, newsletters, social media, website content, and event schedules with each other and other core partners to develop the inter-organizational knowledge and relationships needed to build a strong culture of cooperation leading to collaboration.
- No Party shall at any time (i) use for the benefit of such Party or any other person, firm, partnership, joint venture, association, corporation or other business organization ("Person"); or (ii) disclose to any Person any non-public, proprietary or confidential information obtained by such Party in connection with the development of the Center without the prior written authorization of the other Party.
- Chhaya Community Development Corporation ("Chhaya") will:
 - List India Home as one of the future potential occupants of the Center as part of the case statement for funding the Center. This will include information about the organization, its clients and programs as well as the projected impact the Center will likely have on its mission and clients.
 - Invite India Home to be a participant or sponsor in fundraising activities to support the Community Center project.
 - Notify and invite India Home to all public review sessions and presentations to the City planning commission, City Council or other governing bodies to provide supportive voice and comments to the Community Center project. Throughout the design review process, Chhaya will diligently seek all necessary permits and approvals for the project from all relevant government agencies.
- India Home will:
 - Monitor the Center project communications and provide constructive feedback and supportive connections to people or organizations as opportunities arise. This includes sharing the vision and status of the project with clients, donors or others as appropriate to the activities of your organization.
 - Identify donors and key financial contacts to participate in the planning/feasibility study for the Center and introduce Chhaya to those individuals; provided, however, that the allocation and use of any funds raised on behalf of the Center shall be subject to the provisions of a joint development plan to be entered into among the Parties.
 - Designate contact person(s) to be responsible for representing India Home in conversations with Chhaya and their professional partners. Duties include:
 - Being a member of the advisory committee;

Street Address • Address 2 • Phone: 555.555.0125 • E-mail address

- ii. Attending meetings (as scheduled);
- iii. Reviewing materials and providing prompt feedback or information;
- iv. Raising questions and providing input on behalf of India Home to the advisory committee and Chhaya leadership;
- v. Participating in the design review with the architect (as scheduled); and
- vi. Participating in all other necessary components of project.

6. India Home will pay ____\$1000____ on a monthly basis toward the Center's operating costs in the form of rent.
7. This letter of intent may be terminated by either Party by providing 30 days written notice to the contact of the other Party at the address listed below.
8. This letter of intent may be amended by the Parties only by mutual written agreement.
9. The Parties agree that this non-binding letter of intent is only a summary of the current intentions with respect to the cooperative activities that may lead to a lease and does not create any legal rights or obligations on behalf of either Party.
10. The Parties and Development Committee will make a good faith effort to develop the Center. Subject to Section 5.c above, Chhaya will seek financing for the construction and operation of the building through grants and fundraising under its status as a non-member, non-profit, tax-exempt entity organized under section 402 of the Not-for-Profit Corporation Law.

Regards,



Vamsadhara Kalasapudi, Executive Director



February 25, 2013

Seema Agnani
Executive Director
Chhaya CDC
38-43 77th Street, 2nd Floor
Jackson Heights, NY 11372

Re: South Asian Community Center Letter of Intent

As a partner in the development of the South Asian Community Center (herein the "Community Center" or "Center"), I am writing to confirm Turning Point for Women and Families' ("Turning Point") support and commitment to the project and its interest in implementing programs at the site upon its development based on the proposals provided to utilize the proposed South Asian Community Center.

Turning Point is the first and the only organization in New York City that directly addresses domestic violence in the Muslim community and offers culturally and linguistically competent services to Muslim women, girls and children. We believe in the inherent strength of women and girls and provide a culturally and religiously sensitive environment which supports women who have been targets of violence to become their own best advocates and agents of community change. In a safe and nurturing environment, Turning Point helps women empower themselves and transform their own lives as well as those of their children. In partnership with public, private and religious institutions, Turning Point also aims at mentoring a new generation of social workers trained to address the unique needs of the Muslim community.

The proposed community center will provide just that: a safe, accessible, multigenerational space to provide comprehensive services to South Asians in NYC that celebrates the diversity amongst South Asian cultures, and builds power and unity to an engaged, fulfilled community.

While this letter of intent does not constitute a legally binding agreement, this letter does evidence the parties' good faith intention to proceed on the following general terms and conditions, which include but are not limited to:

1. The parties will continue to develop an understanding of each organization's mission, operations and client base to understand the spatial needs, typical activity, and calendar of events to develop an operating model for the Center.
2. The parties will share information such as annual reports, newsletters, social media, website content, and event schedules with Chhaya and other core partners to develop the inter-organizational knowledge and relationships needed to build a strong culture of cooperation leading to collaboration.

Turning Point for Women and Families PO Box 870886 Flushing NY 11367
Tel 718.883.9400 Fax 718.883.9449 Email info@turningpoint-ny.org www.turningpoint-ny.org

3. Chhaya and/or the newly created Community Center legal entity will:
 - a. List Turning Point for Women and Families as a partner as part of the case statement for funding the Center. This will include information about the organization, its clients and programs as well as the projected impact the Center will likely have on its mission and clients.
 - b. Invite the core partners and tenant to be a participant or sponsor in fundraising activities to support the Community Center project.
4. Notify and invite Turning Point for Women and Families to all public review sessions and presentations to provide supportive voice and comments to the Community Center project.

Turning Point for Women and Families agrees, to the best of its ability, to:

- a. Monitor the Community Center project communications and provide constructive feedback and supportive connections to people or organizations as opportunities arise
 - b. Designate contact person(s) to be responsible for representing or Turning Point for Women and Families' conversations with Chhaya and their professional partners.
- Duties include:
- i. Being a member of the advisory committee;
 - ii. Attending meetings, (as scheduled);
 - iii. Reviewing materials and providing prompt feedback or information;
5. Turning Point for Women and Families is willing to pay designated fees and/or rent towards the use of the Center's common spaces.
 6. This letter of intent may be terminated by either party by providing 30 days written notice to the contact at the address listed.
 7. This letter of intent may be amended by the parties by written agreement as an addendum to this agreement. Such addendum shall be signed by representatives of each party.
 8. The parties agree that this letter of intent is only a summary of the current intentions with respect to the cooperative activities that may lead to a lease and does not create any legal obligations.
 9. Chhaya will make a good faith effort to develop the Center. Chhaya will seek financing for the construction and operation of the building through grants and fundraising under its status as a non-member, non-profit entity organized under federal statutes 501(c)3.

Regards,

ROBINA NIAZ, Executive Director

PATRICIA A. JOYCE, Board Member

Turning Point for Women and Families PO Box 870886 Flushing NY 11367
Tel 718.883.9400 Fax 718.883.9449 Email info@turningpoint-ny.org www.turningpoint-ny.org