

EBENEZER PLAZA

- *672 Powell St.*
- *660 Powell St.*
- *96 New Lots Ave.*
- *589 Christopher St.*

Brooklyn, NY 11212





In the Summer of 2014, the late Thomas B. Keller of construction contracting firm Brisa Builders Corp. met Bishop R.C. Hugh Nelson of the Church of God of East Flatbush (which has since been renamed the Ebenezer Urban Ministry Center) at a forum regarding advocacy for the development of faith-based affordable housing in New York City. The church owned two city blocks, and initially envisioned developing a church and ancillary buildings including parking.

In November of 2014, the church entered into a development agreement with Brisa Builders Corp. to rezone the properties, and to develop affordable housing, community facility/commercial/retail, and a house of worship on the two city blocks owned by the church. When Thomas B. Keller passed away in 2015, his daughter, Ericka Keller of Brisa Builders Development, formed a joint venture with Procida Companies and Evergreen City LLC, to continue the work in partnership with the church, to develop the project, together they were known as **Ebenezer Plaza Owners**.





In 2016, Ebenezer Plaza Owners purchased the properties from the church and commenced the Uniform Land Use Review Procedure (ULURP). They rezoned the properties from a manufacturing zone to one that would be intended for commercial and residential usage. (R7D, R7A and C2-4) The ULURP was completed in late 2017.



Simultaneous to the ULURP Process, Ebenezer Plaza Owners had to relocate and/or evict commercial tenants of the properties, which were being used as automobile body shops, and were either underutilized, misused, and in many instances, not following through with scheduled rent payments.



Ebenezer Plaza was scheduled to close on construction in June of 2018. Its first phase was originally expected to be 316 units, but it was decided by NYC HDC that this project would be divided into two phases.

Phase 1A of Ebenezer Plaza has 197 units of fully affordable housing at 60% AMI and under the building's outdoor open space is the community facility space owned by Ebenezer Urban Ministry Center which includes a 1,200-seat sanctuary, and space for expanded community services, such as a soup kitchen, food pantry, educational programs for children and adults, family counseling, and computer training. Phase 1A closed on construction in June of 2018. **Phase 1B** has 118 units of affordable housing, and 7,308 square feet of commercial/retail space. Phase 1B closed on construction in July of 2019, one year after phase 1A. Both phases are leased up, stabilized, and converted.





Phase II

- Ebenezer Plaza Phase II is the third and final phase, and has 208 units of affordable housing, and 14,000 square feet of commercial/retail space on the second block of the development and is currently under construction.
- Ebenezer Plaza has been constructed using low emitting materials, and improved indoor ventilation that enhances the environmental quality in each unit.



In summation, Ebenezer Plaza is a three-phased new construction project consisting of two city blocks in the Brownsville section of Brooklyn, New York. Financed through the NYC HPD ELLA Program, NYC HDC bonds and LIHTC program.

In total, the development has 523 units of affordable housing, 40,000 square feet of community facility in the form of House of Worship, and 21,000 square feet of commercial/retail space. The debt financing was through Bank of America with equity provided through the National Equity Fund.

All three phases of construction for Ebenezer Plaza are expected to be completed in the Summer of 2024.

Thank you

