



## Glenmore Manor

Glenmore Manor is a new affordable housing development in Brownsville, Brooklyn that will be positioned at the intersection of Christopher and Glenmore Avenues.

The development team includes the African American Planning Commission (AAPCI), Brisa Builders and Lemle & Wolff, with Think! Architecture + Design assuming the role of the architect of record. Both Brisa and AAPCI are MBWE and the title company, National Standard Abstract, is a black-owned title company.

This development is part of New York City's Brownsville Plan, which is the result of a community-driven planning process that started in 2016, and is financed through a combination of bond issuance by the NYC Housing Development Fund Corporation enhanced by a letter of credit from Bank of America, low income housing tax credit equity investment funds from Alliant Capital, funds from the Brooklyn Borough President, and predevelopment funding from Corporation for Supportive Housing, among other sources.

This mixed-use development will provide 233 residential units for low-income seniors and families, and formerly homeless households, as well as approximately 20,000 square feet of commercial and community facility space known as the B'Ville Hub. This will include a sit-down restaurant, a beauty and wellness salon, a credit union, a radio station, and training facilities for the Brownsville community, to be built on a formerly vacant lot.

## Areas of Business

Real Estate and Community Development

## Goldstein Hall's Role

Goldstein Hall served as project counsel to both Brisa Builders and Lemle & Wolff in the development of this 11-story project comprising roughly 233 affordable residential units meeting Enterprise Green Communities standards, along with a distinctive condominium structure that includes an entrepreneurial hub/commercial space, community facility space, and revenue-generating parking. Goldstein Hall was instrumental in guiding the project from its initial concept to its successful completion. Our team skillfully handled the drafting and negotiation of essential agency, lender, and title documents, contributing significantly to the overall success of this tax credit and bond transaction.