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BROWNSVILLE COMMUNITY JUSTICE CENTER AND L+M DEVELOPMENT PARTNERS CELEBRATE OPENING OF YOUTH AND COMMUNITY CLUBHOUSE AT MARCUS GARVEY APARTMENTS

Plan for “Clubhouse” Made from Redesigned Shipping Containers was Developed by BCJC Youth Participants and Residents of Marcus Garvey Apartments

Brownsville, Brooklyn (October 19, 2016)— Brownsville Community Justice Center (BCJC), a project of the Center for Court Innovation, and L+M Development Partners today announced the grand opening of a youth clubhouse built on a vacant lot at Marcus Garvey Apartments (MGA). Since 2015, L+M has partnered with BCJC to engage justice system-involved MGA and other community residents between the ages of 16 to 24 and connect them to resources including GED and college assistance, internships, and job training. Last June, BCJC youth participants developed plans to activate a vacant lot at MGA with a clubhouse. The participants met with experts at the Columbia School of Design and two young people from the cohort fine-tuned their plan at an urban design conference with Made in Brownsville at the Harvard Graduate School of Design.

Today marks the implementation of the youth residents’ plans. The clubhouse is made up of re-designed shipping containers and will double as workshop and meeting space. Planned programming includes a back-to-school event, resource fair, entrepreneurship work space, spoken word, music and dance performances. BCJC will also use the shipping containers as its onsite office space at MGA. BCJC program participants helped clean the lot, and will keep it activated and conduct horticulture maintenance.

“L+M and the Justice Center are partners in working to improve safety and provide more options for young people in Brownsville,” said **James Brodick, Director of Brooklyn Community Justice Centers at the Center for Court Innovation**. “The youth clubhouse is a prime example of what can be accomplished when young people are given the chance to be creative. We challenged them to address the issue of safety in the neighborhood and they came up with a plan to activate a vacant lot and turn it into this amazing clubhouse and resource for their community.”

“We are very pleased to partner with the Justice Center on this special project to enrich the quality of life for our residents and provide young people with a safe space to learn, explore and grow,” said **Debbie Kenyon, Vice Chairman and Senior Partner of L+M Development Partners**. “It is our hope that this clubhouse will become an invaluable resource for our residents at Marcus Garvey Apartments and for neighboring community members.”

Marcus Garvey Apartments is a 625-unit Mitchell-Lama apartment rental complex that spans 10

blocks near the intersection of Rockaway and Livonia Avenues in Brownsville. Built in the 1970s, the complex had fallen into a state of complete disrepair when L+M acquired it in 2014. The new ownership began a multimillion dollar capital improvement plan, including the much-needed replacement of an outdated and obsolete electrical system, as well as masonry repairs, pointing and parging to address water infiltration, boiler replacement, renovation of common areas and laundry room upgrades, replacement of bathrooms and kitchens with new kitchen appliances and new bathroom fixtures, exterior paving and landscaping, and installation of an updated security system. L+M is in the process of completing a 500KW rooftop solar array to enhance energy efficiency.

In line with L+M's commitment to creating social and economic value in the communities where it works and builds, the company engaged a local community-based organization and tenant service provider, Sabaath Group, to conduct a survey of residents' needs and desires. The survey revealed that the top priorities of MGA residents were: nutrition and fitness; workforce development; and youth development. Building on these results, L+M launched several programs in response to feedback from tenants:

- **Nutrition and Fitness:** L+M funded Project EATS (PE) to establish a half-acre urban farm on another vacant lot at MGA. PE is a program of Active Citizen Project, a New York-based non-profit that works with neighborhoods and schools to transform vacant lots into organic farms and public art installations. In the spring of 2015, with the support of youth from PE's local afterschool programs and volunteers from L+M, Wells Fargo and Battery Urban Farm, PE built the farm at MGA with 22 raised beds and a greenhouse. With L+M support, PE offers weekly farm stands in the spring, summer and early fall; cooking demonstrations; afterschool and summer youth programs; and community programming on nutrition and entrepreneurship. Currently, PE employs one MGA resident.
- **Workforce Development:** L+M's mission includes a commitment to placing unemployed and under-employed residents in jobs on our construction sites. At MGA, L+M offered two rounds of free OSHA-10 training to residents. Since 2014, L+M has created construction jobs for 19 MGA residents working on renovation of the 625 existing units.
- **Youth Development:** In addition to implementing the plan for a clubhouse, BCJC works with justice system-involved MGA and other community residents between the ages of 16 to 24 to connect them to resources including GED and college assistance, internships, and job training. Additionally, BCJC has organized numerous community events for MGA residents, including a Senior Appreciation Dinner at a local senior center, a Mother's Day dinner for mothers at MGA, a resource fair at Betsy Head Gym, an anti-violence mural project on Livonia and youth participants assisted with the local Easter Egg Hunt.
- **After-School Program:** L+M funds Grand Street Settlement, a social services agency, to operate an after-school program in the community room at MGA, as well as a summer camp. This past summer, 30 children attended the summer camp and there are currently 26 children enrolled in the after-school program.

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About L+M Development Partners

Since its inception in 1984, L+M Development Partners, Inc. has been an innovator in developing quality affordable, mixed-income and market rate housing, while improving the neighborhoods in which it works. A full-service firm, L+M works from conception to completion, handling development, investment, construction and management with creativity that leads the industry. L+M is responsible for more than \$6 billion in development, construction and investment, and has created or preserved more than 17,000 high-quality residential units in New York's tristate area, the West Coast and Gulf Coast regions. L+M is a double bottom line company, where its success is measured not only in financial returns but also by the positive impact it makes. For more information, please visit: <http://lmdevpartners.com>.

About BCJC

The Brownsville Community Justice Center seeks to reengineer how the justice system works in Brownsville, Brooklyn. In particular, the Justice Center is dedicated to building multiple off-ramps for young people who come into contact with the justice system. When fully implemented, the Justice Center will provide much-needed educational, occupational, social, and health services at nearly every stage of the justice process, from arrest to sentencing to reentry. No matter how the Justice Center encounters a person—whether it's a case diverted from prosecution or a mandate from a judge or an individual returning from incarceration—the goals will be the same: to provide the kind of services and support that young people need to become law-abiding members of society. The ultimate goal is to reduce crime and the use of incarceration, while at the same restoring local faith in the justice system. For more information, please visit: <http://www.courtinnovation.org>