



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

E-mail/Fax transmittal

Community District 3 Distribution TO	Borough President Marty Markowitz FROM
March 22, 2007 DATE	Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.org CONTACT
ULURP Recommendation 070243 HAK RE:	2 NO. PAGES, INCLUDING COVER

Attached is the recommendation report for ULURP application 070243 HAK

If you have any questions, please contact Kevin Parris at (718) 802-3856.

Distribution

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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

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FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION # 070243 HAK
Gates Avenue Condos

In the matter of an application submitted by HPD for the designation of property located at 562, 564, 566, 566A, 560A, 562A Gates Avenue, as an Urban Development Action Area; and an Urban Development Action Area Project for such area and for the disposition of such property to a developer selected by HPD; to facilitate development of a five-story building, tentatively known as Gates Avenue Condos, with approximately 34 residential units.

COMMUNITY DISTRICT NO. 3 BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
 APPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE WITH MODIFICATIONS/CONDITIONS
 DISAPPROVE

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
 RECOMMENDATION TO FOLLOW

The borough president supports projects that help create more quality affordable housing for moderate and middle income Brooklyn residents. He is pleased to have been able to allocate \$250,000 in capital funds to assist in the financing of these housing units. This project will provide homeownership opportunities to the Bedford Stuyvesant community, and contains some provisions that encourage these residences to remain affordable for up to 15 years. Currently Brooklyn's housing stock is experiencing a loss of affordable units due to many apartments not being subject to rent stabilization or though subject to stabilization, the unit might come under luxury decontrol. In order that these units remain affordable for future generations, the borough president strongly encourages Pratt Area Community Council (PACC) to explore additional measures beyond those disclosed that were disclosed at his public hearing. Finally, the borough president commends the Department of Housing Preservation and Development and PACC in their efforts to incorporate energy-efficient building design features into this project.



BOROUGH PRESIDENT

March 22, 2007

DATE