



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

E-mail/ Fax transmittal

TO Community District 5 Distribution	FROM Borough President Marty Markowitz
DATE April 26, 2007	CONTACT Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.org
RE: ULURP Recommendation 070312 ZSK Liberty Avenue	NO. PAGES, INCLUDING COVER 4

Attached is the recommendation report for ULURP application 070312 ZSK

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

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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

22 Reade Street, New York, NY 10007

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 # 070312 HAK
Liberty Avenue

In the matter of applications submitted by the Department of Housing Preservation and Development and Bowery Residents' Committee pursuant to: a) Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 to apply to a proposed 3-story non-profit institution with sleeping accommodations, on property located at 880-908 Liberty Avenue; and, b) pursuant to Article 16 of the General Municipal Law of New York State for the designation of property located at 880 – 906 Liberty Avenue and 908 and 126 Fountain Avenue as an Urban Development Action Area and an Urban Development Action Area Project for such area and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD to facilitate development of a three-story community facility, tentatively known as Liberty Avenue, with approximately 64 units, to be developed under the Department of Housing, Preservation and Development's Supportive Housing Loan Program.

COMMUNITY DISTRICT NO.

5

BOROUGH OF BROOKLYN

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW



BOROUGH PRESIDENT

April 26, 2007

DATE

**RECOMMENDATION FOR THE DISPOSITION
OF CITY-OWNED PROPERTY AT 880-906 LIBERTY AVENUE
TO FACILITATE THE DEVELOPMENT OF SUPPORTIVE HOUSING**

PUBLIC HEARING

On March 20, 2007 the borough president held a public hearing in regard to the disposition of city-owned property at 880 – 906 Liberty Avenue to facilitate the development of a three-story supportive housing building. A related application seeks a special permit to allow the community facility floor area ratio (FAR) to be added onto the bulk of the proposed building. At the hearing, a representative from the Department of Housing Preservation and Development (HPD) explained that the development will be constructed under HPD's Supportive Housing Loan Program. Of the 64 proposed single room occupancy (SRO) units, 37 apartments will be targeted to working men and women who are currently living in homeless shelters because they cannot find an affordable and safe place to live. The remaining 24 will be targeted to low-income individuals whose incomes do not exceed 60 percent of area median income (AMI).

Following the hearing, the borough president received the resolution from Community Board 5 recommending disapproval of this application. The concerns raised by the board indicated that this area already has a fair share of supportive housing facilities, and it's against having more.

Also, subsequent to the hearing, the borough president's staff was informed by the chief of staff to Council Member Erik Martin Dilan that the council member was opposed to this application. The council member disapproved of having another supportive housing facility located within Community District 5. He agreed with the sentiment of the Community Board in that there were too many facilities of this type within the area.

CONSIDERATION

The borough president supports projects that bring much needed affordable housing opportunities to Brooklyn residents. Currently there is a great demand for affordable housing in Brooklyn, as many individuals and families are unable to afford to live here. When opportunities arise to provide affordable housing, the borough president believes that the proposal should strive to incorporate all types of people to the project.

The sponsor for this project will be the Bowery Resident's Committee (BRC), who will manage the property. BRC attempts to reclaim the livelihood of those people who became homeless by restoring hope and dignity through the offering of opportunities for health and self-sufficiency. BRC currently operates two similar residences, including a 48-person residence at Fulton Street and Alabama Avenue in East New York. Some of the units for the formerly homeless are likely to be rented to graduates of BRC's employment shelters.

The proposed facility would include a 24-hour staffed front desk. Staff would be available to assist tenants graduating from the shelter system to adjust to their new living situations and the community. In addition, staff would assist those tenants who may lose their employment to find a new job to enable them to remain current with their rent. The building would include common spaces in addition to the studio apartments. Spaces would include a tenant lounge, multi-purpose room, outdoor terrace, and a library. The multi-purpose room would be made available to the broader community for meetings and events.

The borough president is in favor of supportive housing services for individuals currently living in homeless shelters and are also employed. However, he believes that there is also a strong need for affordable housing options for families within this community. The exclusively SRO population is not consistent with the character of the community where this development is proposed. The current structure of this proposal excludes families of any kind from taking advantage of this opportunity. Due to this, the borough president can not support the development as proposed.

RECOMMENDATION

Be it resolved that the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and the City Council disapprove this application unless it can incorporate family units into the project.