



## E-mail/ Fax transmittal

Community District 16 Distribution <b>TO</b>	Borough President Marty Markowitz <b>FROM</b>
March 12, 2008  <b>DATE</b>	<b>Kevin Parris,</b> <b>Land Use &amp; Community Coordinator</b> Phone: (718) 802-3856 E-Mail: <a href="mailto:kparris@brooklynbp.nyc.gov">kparris@brooklynbp.nyc.gov</a> <b>CONTACT</b>
<b>ULURP Recommendation</b> <b>080183 HAK</b> Brownsville North <b>RE:</b>	<b>4</b>  <b>NO. PAGES, INCLUDING COVER</b>

Attached is the recommendation report for ULURP application 080183 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 applicant's representatives as indicated on the Notice of Certification.

APPLICATION # 080183 HAK – Brownsville North

In the matter of an application submitted by the Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter for the designation of property located at 2156 and 2160 Atlantic Avenue; 1973, 1973A, 1975, and 1969 Bergen Street; 402, 404, 412, and 522 Howard Avenue; 1459 and 1461 St. Marks Avenue; 1734 St. Johns Place; and 1457 and 1459 Eastern Parkway, as an Urban Development Action Area and an Urban Development Action Area Project for such area; and disposition of these properties to a developer selected by HPD to facilitate development of six residential buildings, ranging from four to six stories, tentatively known as Brownsville North, with approximately 87 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

COMMUNITY DISTRICT NO. 16

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

March 12, 2008

DATE

**RECOMMENDATION FOR THE PROPOSED  
LAND DISPOSITION OF  
CITY-OWNED PROPERTY FOR  
RESIDENTIAL DEVELOPMENT  
080183 HAK**

**PUBLIC HEARING**

On February 5, 2008 Brooklyn Borough President Marty Markowitz held a public hearing on an application by the Department of Housing Preservation and Development to dispose of city-owned property. At the hearing, a representative for the applicant explained that these actions would facilitate the development of various residential properties that will provide approximately 87 affordable units. The units would be affordable to households earning approximately, but not more than, 60 percent of area median income.

A representative for Council Member Darlene Mealy testified in opposition to the proposal citing that the community board has not taken a position and the surrounding community expressed opposition to the project. The council member later testified that the application was being presented to her for the first time during the borough president's hearing, and she felt the lack of acknowledgment by the applicant towards her was not in the best interest of her constituents. It was further disclosed that the council member took issue with the affordability ranges being included in the project.

In addition to her testimony, the council member referenced letters sent to the borough president and the Brooklyn Delegation, both dated January 31, 2008. Both letters advised of her opposition to this proposal.

The community board did not vote on this application.

**CONSIDERATION**

The borough president supports development projects that increase the supply of affordable homes for low income Brooklyn residents. With the great demand for affordable housing in Brooklyn, he believes that every attempt should be made to provide these opportunities.

Although the borough president understands the council member's concerns about the level of affordability with the project, he believes that this is a good faith attempt to address the housing needs of Ocean Hill and Brownsville residents. In the absence of other funding assistance, the developer does not appear to be able to provide units at a more affordable level while still maintaining an economically viable project.

The borough president believes that Brooklyn residents should benefit from employment opportunities because of this project. Should the project be approved, he strongly encourages the developer to utilize Brooklyn contractors and material supply firms for its construction.

**RECOMMENDATION**

Be it resolved that the Brooklyn Borough President, pursuant to section 197-c of the New York City Charter, recommends the approval of this application by the City Planning Commission and City Council to allow for the development of 87 affordable housing units.