



E-mail/ Fax transmittal

TO Community District 3 Distribution	FROM Borough President Marty Markowitz
DATE February 15, 2008	CONTACT Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.gov
RE: ULURP Recommendation 080134 HAK Lafayette Avenue	2 NO. PAGES, INCLUDING COVER

Attached is the recommendation report for ULURP application 080134 HAK.

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 applicant's representatives as indicated on the Notice of Certification.

APPLICATION # 080134 HAK - Lafayette Avenue

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 790, 792, 794, 796, 788, and 788A Lafayette Avenue, and 123 Van Buren Street as an Urban Development Action Area and an Urban Development Action Area Project for such area; and for the disposition of these properties to a developer selected by HPD to facilitate development of a three-story residential building, tentatively known as Lafayette Avenue, with approximately 23 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

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. Upon approval, this project will provide homeownership opportunities to the Bedford-Stuyvesant community. The land disposition agreement (LDA) between the Department of Housing Preservation and Development (HPD) with Bridge Street Development Corp. (BSDC) contains provisions towards encouraging 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 the unit coming under luxury decontrol. In order that these units remain affordable for future generations, the borough president strongly encourages BSDC to explore measures in addition to the LDA, including concepts noted by staff of the borough president at his public hearing. Finally, the borough president commends the HPD and BSDC in their efforts to incorporate energy-efficient building design features into this project. Therefore;

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this UDAAP designation and disposition of property on the condition that efforts be made to have these units be "affordable forever" through state-of-the-art resale provisions.



BOROUGH PRESIDENT

February 15, 2008

DATE