

Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
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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 #: 110095 HAK

Maujer/Ten Eyck/Bedford

In the matter an application submitted by the Department of Housing Preservation and Development pursuant to: a) Article 16 of the General Municipal Law of New York State for the designation of properties located at 37/39 Maujer Street, 33 Ten Eyck Street, and 356/358 Bedford Avenue as an Urban Development Action Area; and an Urban Development Action Area Project for such area and, b) Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD to facilitate development of 4 four-story buildings with approximately 59 units.

COMMUNITY DISTRICT NO. 1

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

Recommendation report on following pages



BOROUGH PRESIDENT

January 7, 2011

DATE

RECOMMENDATION FOR THE PROPOSED DISPOSITION OF LAND AND DESIGNATION AS AN URBAN DEVELOPMENT ACTION AREA 110095 HAK

This application by the Department of Housing Preservation and Development (HPD) seeks to designate a number of properties as an Urban Development Action Area and to dispose of these properties to a selected developer in order to facilitate the development of approximately 59 residential units. On December 1, 2010 the borough president held a public hearing for the Maujer/Ten Eyck/Bedford land disposition proposal.

CONSIDERATION

Community Board 1 disapproved the application with the following modifications: to reduce the resident income thresholds through additional funding (including committed funds from the applicant); to provide at least 20% of the units to residents earning 40 percent area median income (AMI); and, to modify the layout of the apartments.

The borough president supports proposals that provide an increase to the supply of housing for Brooklyn residents, especially when the result yields more affordable housing. He is concerned that too many of the borough's residents leave because they can no longer afford to live in Brooklyn. In light of this, the borough president believes that it is appropriate to require new developments to include permanent affordable housing units. For city-owned lots, it is generally the policy of the borough president to seek at least 50 percent of the generated units to be affordable.

The borough president is pleased that the application is assuming that the city-owned sites would be developed entirely as affordable housing. Creating and maintaining affordable housing continues to be a challenge in New York City. The trend of losing affordable units to the lure of privatization has resulted in an increased demand for such housing. The borough president believes that without actively trying to meet this demand, the city will consist of those who are either poor or very affluent.

The borough president appreciates that HPD is once again extending its 50 percent local preference to those who had been displaced from the community. The borough president was the first to go on record calling for such a consideration in his 2005 recommendation regarding the rezoning of the Williamsburg and Greenpoint waterfront neighborhoods. This is an important step in providing an opportunity for long-time area residents to benefit from the proposed affordable housing. In order to make this project more affordable to those with lower household incomes, the designated developer had proposed reducing the maximum AMI to have all units not exceed 60 percent of AMI, rather than as initially proposed with some units at 80 percent and 100 percent AMI.

PERMANENT AFFORDABILITY

When new affordable units are created, it is always a concern of the borough president regarding the number of years they can be kept affordable. In areas where new developments can be realized on city-owned sites, it should be a policy of the City to minimize the loss of affordable housing. Measures need to be put in place in order to ensure that these residences can remain as affordable options for the city's residents. The borough president believes that as the City goes about disposing of its land to developers, that such units should be affordable forever.

The borough president understands that it is HPD's intention to memorialize, through a land disposition agreement (LDA) and possibly other mechanisms, that development on these sites be required to be 100 percent affordable and remain permanently affordable. He believes that the LDA is an example of an appropriate mechanism to ensure this and that such affordable housing remains affordable in perpetuity. He calls on HPD to memorialize this agreement as a condition of disposition.

ADDITIONAL INCOME TIERS

The borough president appreciates the designated developer's interest in making the project more affordable, though such an approach of having all the units at one AMI tier would actually limit the number of households that could qualify for these units. Alternatively, the borough president believes the best approach to maximize affordability is to increase the number of tiers by establishing tiers at 40 percent and 50 percent AMI to go along with the initial tiers of 60, 80 and 100 percent. Doing so would increase the number of households that could apply for these units. The borough president believes the developer should be obligated to establish such income tiers.

SENIOR/PEOPLE WITH DISABILITIES HOUSING

The borough president supports projects that increase the supply of affordable housing for the growing number of elderly residents of Brooklyn. Unfortunately, many seniors continue to live in substandard accommodations and/or are forced to spend an excessive amount of their income on their housing. The inadequacy of decent housing options needs to be addressed through the production of quality housing. Such housing can also benefit those who are disabled. Therefore, it is the borough president's policy that ground floor units of affordable housing developments be prioritized for tenancy by households that include those with at least one person age 55 or older or for households containing a member that is disabled. This development should play a role as part of a strategy to increase the supply of decent affordable housing for the elderly. The borough president believes that HPD should include such objectives in its LDA with the designated developer.

COMMUNITY PREFERENCE

The borough president believes that in order to best attain community objectives for local preference, participation by one or more locally based housing organization in the outreach and tenant screening process should occur. He encourages the designated developer to coordinate with at least one community-based entity in the marketing and tenant screening process.

RECOMMENDATION

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 the proposed land disposition conditionally based on the following:

- a) That the permanent affordability status be memorialized in the Land Disposition Agreement between the Department of Housing Preservation and Development and the designated developer;
- b) That additional income tiers be established to include up to 40% and 50% AMI;

- c) That priority for ground floor units be given to households with at least one member who is at least age 55 or disabled;
- d) That one or more locally-based nonprofit affordable housing providers play a role in marketing the housing and tenant selection screening (lottery) .