



CITY PLANNING COMMISSION

September 29, 2010/Calendar No. 2

C100326 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 329 Lincoln Road (Block 1329, Lot 59) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to 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 a 6-story building, tentatively known as Providence House I, with approximately 26 units to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program, Borough of Brooklyn, Community District 9.

Approval of three separate matters is required:

1. The designation of property located at 329 Lincoln Road (Block 1329, Lot 59) as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property to a developer selected by the New York City Department of Housing Preservation and Development.

The application for the Urban Development Action Area designation, project approval, and disposition of city-owned property was filed by the Department of Housing Preservation and Development on April 22, 2010.

Approval of this application would facilitate the development of a six-story building containing 25 dwelling units for low-income single adult women and a superintendent's unit. Some of the building residents will be chronically homeless women as well as women with either a serious and persistent mental illness (SPMI) or with a mentally ill and chemically addicted (MICA) diagnosis, which impair their ability to live independently.

The proposed project is tentatively known as Providence House I.

The Department of Housing Preservation and Development states in its application that:

The project area consists of underutilized vacant property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project (UDAAP) pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the UDAAP designation, project approval and disposition of city-owned property which is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 100325 ZSK	Special Permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 (Maximum Floor Area Ratio) to apply to a proposed 6-story community facility with sleeping accommodations
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BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking Urban Development Action Area designation, approval as an Urban Development Action Area Project, disposition of City-owned property at 329 Lincoln Road (Block 1329, Lots 59), and the approval of a special permit pursuant to Zoning Resolution (ZR) Section 74-902, to facilitate the development of a six-story, 26 unit supportive housing facility in an R6 Zoning District within

the Prospect-Lefferts Gardens neighborhood of Brooklyn's Community District 9. The project site is approximately 4,000 square feet in area. The existing building, vacant since 1983, was recently demolished. The proposed building would have a total floor area of 14,208 square feet and a height of 58 feet. The proposed building would be built to a total FAR of 3.58 and would contain 26 units, 600 square feet of common space on the first floor, and approximately 1,600 square feet of outdoor recreational space. The project would be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

In order to facilitate the proposed project, HPD is requesting a special permit pursuant to ZR Section 74-902 to apply the allowed community facility bulk in an R6 zoning district to the proposed project. ZR Section 24-11 allows certain community facilities within R6 zoning districts to be built on an as-of-right basis at an FAR of 4.8. ZR Section 24-111(b) restricts community facilities with sleeping accommodations in an R6 zoning district to 2.43 FAR.

The special permit, pursuant to ZR Section 74-902, allows the FAR to be increased for community facilities with sleeping accommodations. As-of-right, the facility would be allowed to develop up to 9,720 square feet (2.43 FAR) of floor area. The proposed facility would have a total floor area of approximately 14,200 square feet, which would amount to a total FAR of approximately 3.58.

The surrounding neighborhood is primarily residential, consisting of one, two, and multi-family homes. Some commercial uses exist to the north along Empire Boulevard and on Rogers and Nostrand avenues. Prospect Park, a 585-acre public park, is located three blocks to the west of the site. There are several community uses located in the neighborhood, including a private primary school located just east along Lincoln Road. A transitional housing facility operated by the project sponsor is located one block away. The area is served by public transportation via the 2 and 5 subway lines at the Sterling Street station, approximately two blocks north of the site, and by the B44 and B49 bus lines.

The proposed supportive housing development with on-site social services is classified under zoning as a Community Facility with Sleeping Accommodations (Use Group 3). . The proposed development would be built for low-income single adult women, with 80% of the units available to formerly incarcerated and chronically homeless women, either suffering from a serious and persistent mental illness or diagnosed as mentally ill and chemically addicted, both conditions impairing their ability to live independently. The prospective tenants would have incomes not exceeding 60% of the area median income.

ENVIRONMENTAL REVIEW

This application (C100326HAK), in conjunction with the related application (C100325ZSK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 10HPD011K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed action, a Negative Declaration was issued on March 25, 2010.

UNIFORM LAND USE REVIEW

This application (C100326 HAK), in conjunction with the related application (C100325ZSK), was certified as complete by the Department of City Planning on May 10, 2010, and was duly referred to Brooklyn Community Board 9 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 9 held a public hearing on this application on May 25, 2010 and on that date, by a vote of 28 to 7, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application (C100326HAK) was considered by the Brooklyn Borough President who issued a recommendation on July 8, 2010 which disapproved the related special permit application (C100325 ZSK) but approved this application (C100326HAK) with the following conditions:

- 1) That the proposal includes a number of low-income units that will allow for families to be eligible for residency.
- 2) That the proposal provides a ratio of 40 percent of the units designated for those with low-incomes households.

City Planning Commission Public Hearing

On August 11, 2010 (Calendar No. 2), the City Planning Commission scheduled August 25, 2010 for a public hearing on this application (C100326HAK). The hearing was duly held on August 25, 2010 (Calendar No. 27), in conjunction with the public hearing on the related application (C100325ZSK). There were 13 speakers in favor of the application and eight in opposition.

Speakers in favor of the application included HPD, the project sponsor and architect, designated supportive service provider, local residents tenants and graduates of the sponsor's supportive housing programs.

HPD and the project sponsor provided background information on the project and the sponsor's track record with similar projects in the New York City. The project sponsor also provided information on the detailed tenant selection process used to select appropriate residents who have demonstrated progression through transitional programs. Other speakers in favor of the project included current tenants and graduates of the program as well as local residents who expressed support for the programs and services offered by the project sponsor and supportive service provider, and noted the need for the provision of such services in the neighborhood.

Speakers in opposition to the project were largely local residents who expressed concern about the disposition process by HPD and the possible effects on area safety and property values should the applications be approved. Several speakers stated concerns that the local community

is already burdened by several similar supportive housing programs. Some speakers expressed an interest in using the site for community services for families, children or seniors instead.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for an Urban Development Action Area designation, project approval and disposition of city-owned property (C100326HAK), along with the related action (C100326ZSK), is appropriate.

The proposed project would consist of a 6-story building with 25 studio units of affordable housing and supportive services for low-income single adult women who are formerly incarcerated and chronically homeless, and suffer either from a serious and persistent mental illness or are diagnosed as mentally ill and chemically addicted, both conditions impairing their ability to live independently. The project would include 600 square feet of community space and would be developed under HPD's Supportive Housing Loan Program.

The Commission believes that approval of the UDAAP designation, project approval, and disposition of City-owned vacant land would eliminate a blighting influence on this block by facilitating development of a premise that has long been vacant. Furthermore, the Commission believes that the project will address the need for affordable and supportive housing in Brooklyn.

The Commission believes that the related special permit application (C100326ZSK) to exceed the maximum FAR of 2.43 is warranted. The special permit application, pursuant to ZR Section 74-902, would modify ZR Section 24-111(b), to allow an FAR of 3.58 for a Use Group 3 community facility with sleeping accommodations. The additional floor area made possible by the special permit would facilitate more affordable housing units than would be achievable as-of-right.

The Commission believes that the distribution of bulk of the proposed development would not unduly obstruct the access of light and air to adjoining properties or public access. The proposed development would replace a vacant lot in the middle of an intact residential block with a community facility use housed in a contextually appropriate building. The Commission notes that the proposed building complies with the height and setback regulations of the Zoning Resolution.

The Commission notes that the proposed development would not require any additions to the supporting services of the neighborhood. The Commission notes that the proposed development would have support staff located on site, including a Program Director, Clinical Supervisor, and a Case Manager, in addition to a 24/7 front desk security presence. All needed services would be provided on-site and no external supporting services would be required.

The Commission believes that the streets providing access to the proposed development are adequate to handle any traffic generated by the proposed development. The Commission notes that Lincoln Road is a single lane one-way street that is predominately developed with low-density residential buildings that do not generate a large amount of traffic. The Commission believes that the proposed facility would primarily serve low-income or formerly homeless individuals who do not own cars, and therefore would not significantly increase existing street traffic.

Regarding the concerns raised by local residents about the oversaturation of similar facilities in the immediate area, the Commission notes that of the specific facilities identified by local residents, several are permanent affordable housing. While there are small state-run and non-profit developments which offer supportive services in this area, there are currently no other existing HPD-funded supportive housing developments in this community district.

Regarding the Borough President's conditions that some units should be available to families, the Commission notes that it received correspondence from HPD, dated September 10, 2010, stating that modifying the physical layout of this relatively small building to include one-bedroom units

to accommodate families would result in a loss of the total number of overall units. Doing so would also result in a reduction in social service funding available for the supportive units, and a reduction in staff which would compromise the social service component of the project.

With regard to the Borough President's request that the number of low-income units be increased from 20 percent to 40 percent of the total units, the Commission notes an additional correspondence from HPD dated September 9, 2010, in which HPD explains that, although HPD-funded supportive housing projects generally follow the 60 percent supportive housing/40 percent low-income model requested by the Borough President, because this is a significantly smaller project than the typical HPD-funded supportive housing project, an 80/20 model is necessary to ensure the feasibility of the project with the proposed level of social services provided. The change to a 60/40 model would reduce social service funding by 25%, directly impacting the staff needed to run the services for the project. Regarding the Borough President's comment to establish a Community Advisory Committee (CAC), the Commission acknowledges the intended project sponsor's commitment in a letter dated September 7, 2010, to continue outreach with members of the community and to establish a CAC to keep community residents "apprised of the progress of the project, from construction through rent up of the apartments, and thereafter, as a means for keeping the community advised of events on the premises." .

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 329 Lincoln Road (Block 1329, Lots 59) as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such area;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 329 Lincoln Road (Block 1329, Lots 59) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 329 Lincoln Road (Block 1329, Lots 59) to a developer to be selected by the Department of Housing Preservation and Development, is approved (C100326HAK).

The above resolution (C100326HAK), duly adopted by the City Planning Commission on September 29, 2010 (Calendar No. 2), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
NATHAN LEVENTHAL, ANNA HAYES LEVIN, Commissioners

KAREN A. PHILLIPS, Commissioner, Voting No

Community/Borough Board Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

Application # C 100325 ZSK
CEQR # 10HPD011K
Community District No. 09 Borough: Brooklyn
Community District No. ___ Borough: ___
Project Name: **Providence House I**

INSTRUCTIONS

1. Complete this form and return one copy to the Calendar Information Office, City Planning Commission, Room 2E, at the above address.

2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development pursuant to 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 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to a proposed 6-story non-profit institution with sleeping accommodations, on property located at 329 Lincoln Road (Block 1329, Lot 59), in an R6 District, Borough of Brooklyn, Community District 9.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

Applicant(s):

NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Applicant's Representative:

Jack Hammer
NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Community Board No. 9 Borough: **Brooklyn**

Borough Board

Date of public hearing: MAY 25, 2010

Location: _____

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: YES

Location: _____

RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

N/A

Voting

In Favor: 7 Against: 28 Abstaining: 0

Total members appointed to the board:

Paul R Miles
Community/Borough Board Officer

DISTRICT MANAGER.
Title

Date July 9, 2010

v.012006w

Community/Borough Board Recommendation

CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
FAX # (212) 720-3356

Application # C100326 HAK
CEQR # 10HPD011K
Community District No. 09 Borough: Brooklyn
Project Name: Providence House I

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Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 5) pursuant to Article 16 of the General Municipal Law of New York State for:
- a) the designation of property located at 329 Lincoln Road (Block 1329, Lot 59) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 6) pursuant to 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 a 6-story building, tentatively known as Providence House I, with approximately 26 units.

Related Applications: C 100325 ZSK

Applicant(s):

NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Applicant's Representative:

Jack Hammer
NYC Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Community Board No. 9 Borough: BROOKLYN

Borough Board of _____

Date of public hearing: MAY 25, 2010

Location: _____

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: YES

Location: _____

RECOMMENDATION

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

N/A.

Voting

In Favor: 7 Against: 98 Abstaining: 0

Total members appointed to the board:

Leard R. Miles
Community/Borough Board Officer

District Manager
Title

July 9, 2010
Date

v.012006w



E-mail/ Fax transmittal

Community District 9 Distribution TO	Borough President Marty Markowitz FROM
August 18, 2010 DATE	Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.gov CONTACT
ULURP Recommendation Providence House I RE: 100325 ZSK; 100326 HAK	5 NO. PAGES, INCLUDING COVER

Attached is the recommendation report for ULURP applications 100325 ZSK & 100326 HAK.

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

Distribution

NAME	TITLE	FAX	E-MAIL
Amanda Burden	City Planning Commission Chair	212-720-3356	ygruel@planning.nyc.gov
Hon. Christine Quinn	City Council Speaker	212-788-7207	quinn@council.nyc.ny.us
Purnima Kapur	Dir. DCP Brooklyn	718-596-2609	pkapur@planning.nyc.gov
Jackie Harris	DCP - Director of Land Use Review	212-720-3356	jharris@planning.nyc.gov
Gail Benjamin	Dir. City Council Land Use Division	212-788-7207	gbenjamin@council.nyc.ny.us
Mathieu Eugene	Council Member	718-287-8917	mathieu.eugene@council.nyc.gov
Jacob Goldstein	Chair, CB 9	718-467-0994	Bk09@cb.nyc.gov
Pearl Miles	District Manager, CB 9	718-467-0994	Bk09@cb.nyc.gov
Eunice Suh	HPD	212-863-5052	suhe@hpd.nyc.gov
Sister Janet Kinney	Providence House	718-455-0692	kinneyj@providencehouse.org
Richard Bearak	Director – Land Use		rbearak@brooklynbp.nyc.gov

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 #: 100325 ZSK – 100326 HAK

Providence House I

In the matter applications 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 property located at 329 Lincoln Road 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 to be selected by HPD; and, b) 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 facilitate development of a six-story building, tentatively known as Providence House I, with approximately 26 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

COMMUNITY DISTRICT NO. 9

BOROUGH OF BROOKLYN

RECOMMENDATION

100325 ZSK – Special Permit

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

100326 HAK – Land Disposition

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS



BOROUGH PRESIDENT

August 18, 2010

DATE

**RECOMMENDATION FOR THE PROPOSED
ZONING MAP CHANGE FOR COMMERCIAL DEVELOPMENT
100325 ZSK – 100326 HAK**

These applications by the Department of Housing Preservation and Development (HPD) seek land use actions in order to facilitate the development of Providence House, a six-story residential building with approximately 26 units within the Lefferts Garden community.

PUBLIC HEARING

On July 8, 2010 the borough president held a public hearing to discuss the Providence House land use proposal. Twenty-six speakers testified with 13 speaking in favor and 13 against the proposal.

Supporters for Providence House cited that the existing Providence transitional housing facility in the area has not been the cause of any problems and that the behavior of their tenants is admirable. It was noted that the populations being serviced by such facilities need places like this to provide permanent housing with case management services. Proponents also felt that the proposal with its on-site security would be a better option for the community as opposed to maintaining a vacant site that is a blight on the block.

Opponents to the proposal expressed concerns over the transitory nature of single-household residents in the predominately family oriented area. Speakers felt the community will become burdened because of the proximity of this site to similar facilities. Many were concerned with the stigma that having these types of supportive housing facilities will bring to the community. A number of speakers believed that another use should be investigated for this site, one that will benefit the entire community.

Subsequent to the hearing, the borough president received a letter from HPD addressing some of the concerns raised by the community. The letter detailed the longstanding practices of Providence House and their chosen partner for this development, Community Access. Of the 24 years that Providence has operated a facility in Community District 9 (CD 9), there have been no incidents or altercations with community members.

CONSIDERATION

Community board 9 voted against this proposal.

The borough president supports the disposition of city properties that increases the supply of affordable housing options for Brooklyn residents. There is a great demand for affordable housing in Brooklyn, especially among the low-income population. Along with this demand, the borough president believes that there is a need for supportive housing options for individuals that are circumstantially homeless, as well as coming out from transitional housing programs.

The Providence House proposal will include supportive permanent housing opportunities for those now residing in transitional facilities. It will provide on-site supportive and referral services to assist residents of the building with disabilities and other special needs, to integrate into the community. It has been clearly demonstrated that the most cost effective means to address the formerly homeless needs is to provide permanent, supportive housing.

The project as proposed will provide affordable housing opportunities exclusively for single female residents. Of the proposed 26 units (super unit included), 20 will cater to those residents who were formerly homeless or require supportive needs while five will be allotted for low income tenants, with incomes not to exceed 60 percent of area median income (AMI).

The borough president recognizes that this Lincoln Road block and the surrounding community are characterized by long-tenured families with a stake in the neighborhood. The community has stated concerns questioning whether Providence House would exacerbate present conditions by introducing residents with supportive needs onto the block. The residents of the area have done a great deal to overcome prior concerns that challenged their quality-of-life and are on the verge of overcoming remaining concerns. The borough president understands the view expressed by residents that Providence House might hamper these accomplishments.

In addition, the neighbors have expressed concerns that the community is already over-saturated by supportive housing facilities. Testimony was provided to the borough president that included documentation that show many other comparable sites, with populations that require more supportive services. Providence House is not typical of what is defined as supportive housing under the City's "Fair Share" standards. Providence House and its care provider partner have established a very successful and meritorious program with a positive track record. This organization, which strives to transform the lives of those in need, aims to lessen the dependency on support of those within its program. Participants graduate from transitional living into permanent supportive housing, all the while receiving services to help them ultimately gain employment and find a permanent home for their families.

However, the borough president is concerned that the Providence House proposal does not reflect an appropriate blend of supportive housing and units for low income households. It is the policy of the borough president to seek an appropriate mix that provides more opportunities for family housing. Having a successful integration of populations makes it more readily apparent that such mixtures would be an asset within the community-at-large.

APPROPRIATE OCCUPANCY

The borough president has reviewed supportive housing projects that contained more balance between the ratio of supportive units and units for low income households. Such unit distribution is viewed as being a better way of blending in with the host community. Proposals such as the Fifth Avenue Committee's 575 Fifth Avenue project, the Bowery Residence Committee's Liberty Avenue project and the Kosciuszko Street Supportive Housing project in Bedford-Stuyvesant, provided this more traditional proportion of 60 percent supportive units and 40 percent low-income. The borough president does not believe there is any justification that this site warrants deviation from this standard, due to the residential context of the block. He calls for the implementation of the 60/40 split as a condition of the disposition.

The borough president also believes that an exclusively single-room occupancy (SRO) population is not consistent with the character of the surrounding neighborhood, which contains a healthy stock of family oriented dwellings. As currently presented, this project excludes families of any kind from taking advantage of this opportunity. In recent years, the borough president has reviewed similar supportive housing projects where he has called for a mixture in the types of units offered. If the project can

incorporate some family-oriented units within its low-income set aside, the development would better blend with the surrounding neighborhood while still servicing its intended population. The borough president does not believe that this site is appropriate to support a development that caters to a strictly SRO population for low-income housing.

SPECIAL PERMIT

As part of the Providence House proposal, a special bulk permit has been requested to increase the permissible floor area, yielding nine additional units. This results in a building that is taller than those surrounding it. Lefferts Garden, specifically, and CD 9 on a whole contain the character of a community warranting height based contextual zoning. The borough president generally supports the preservation of the scale of communities. He believes that respecting the context along Lincoln Road is an important consideration. If the block had already been rezoned to a district that reflects the built context along this street, the special permit would not have been applicable for this site. The borough president believes that as proposed, the project does not warrant an exception to the permitted floor area. He recommends disapproval of the special permit for the project as currently configured.

However, if the project sponsors were to modify the proposal prior to action of the City Planning Commission in a manner to provide 40 percent of the floor area set aside for low incomes, with perhaps half of such units dedicated to multiple person households, the borough president believes this special permit request could be justified.

COMMUNITY ADVISORY COMMITTEE

Many in the community are concerned that the residents of the supportive units would compromise the quality-of-life in the community. The borough president believes that it is essential to establish a Community Advisory Committee (CAC) that would remain in place for the duration of the operation of this facility. The CAC should play a role in being briefed on the progress of construction, renting of apartments, and being apprised of ongoing operations. The borough president believes that given the community's concerns, it would be appropriate for the developer to begin to work with CAC members regarding the membership and duties of the CAC.

RECOMMENDATION

The recommendation of the borough president reflects the legitimate concerns of area residents and takes into consideration the meritorious efforts of Providence House as an organization, as noted in the consideration. 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 the UDAAP designation and disposition of city-owned land and disapproval of the special permit on condition of the following:

1. That the proposal includes a number of low-income units that will allow for families to be eligible for residency.
2. That the proposal provides a ratio of 40 percent of the units designated for those with low-incomes households.

Be it further resolved that the developer should begin establishing a Community Advisory Committee to address the community's concerns.