

For Immediate Release:

GOVERNOR HOCHUL ANNOUNCES START OF CONSTRUCTION ON \$71.5 MILLION AFFORDABLE HOUSING DEVELOPMENT IN BROOKLYN

Bartlett Crossing Will Create 78 Affordable Homes as Part of Larger Community-Led Redevelopment Bringing 390 Affordable Apartments to North Brooklyn

Development Advances Governor Hochul's Commitment to Expanding Affordable Housing Across New York

Governor Kathy Hochul today announced the groundbreaking of Bartlett Crossing, a \$71.5 million affordable housing development that will create 78 affordable apartments across two newly constructed buildings in Brooklyn's Broadway Triangle neighborhood. The project is the second phase of a larger community-led redevelopment that will ultimately create 390 affordable homes on formerly vacant, City-owned land.

Bartlett Crossing consists of two buildings located at 667 Flushing Avenue and 31 Bartlett Street that will include 78 affordable apartments, including one superintendent's unit. The development will offer a mix of studio, one-, two-, three-, and four-bedroom apartments affordable to households earning up to 80 percent of the Area Median Income. Sixteen apartments will receive project-based rental assistance through the New York City Department of Housing Preservation and Development (HPD), and approximately 10 percent of the homes will be reserved for formerly homeless individuals and families.

The development is being led by Unified Neighborhood Partners, a joint venture of four Brooklyn-based nonprofit organizations: St. Nicks Alliance, Southside United HDFC—Los Sures, RiseBoro Community Partnership, and United Jewish Organizations of Williamsburg. Bartlett Crossing is the second of three phases that together will redevelop former City-owned vacant parcels in the Broadway Triangle into permanently affordable housing serving the area's diverse communities.

The two buildings are designed to meet Enterprise Green Communities Plus standards and will be fully electric, utilizing high-efficiency variable refrigerant flow heating and cooling systems, energy recovery ventilators, highly insulated building envelopes, and high-performance windows to reduce energy consumption and improve indoor air quality. The project will also meet ENERGY STAR Multifamily New Construction and EPA Indoor AirPlus standards.

Residents will have access to community rooms, landscaped outdoor spaces, laundry facilities, package rooms, bicycle and stroller storage, and broadband service throughout both buildings. Located within walking distance of the G, J, and M subway lines and several bus routes, the transit-oriented development provides residents with convenient access to jobs, schools, and services throughout New York City.

State financing for Bartlett Crossing includes NYS Homes and Community Renewal's Federal Low-Income Housing Tax Credit Program that will generate approximately \$26 million in equity and \$7.2 million in subsidy. The New York State Energy Research and Development Authority is providing \$312,000. The New York State Department of Environmental Conservation is providing Brownfield tax credits that will generate \$3.5 million in equity.

The City of New York is providing substantial support for this project, including designating UNP to develop all three phases of the community plan. HPD is providing \$20.3 million in New Construction Financing. The offices of NYC Council and Brooklyn Borough President contributed \$4 million in discretionary Capital. HPD also provided tenant rental assistance and real estate tax exemption.

Additional project financing was provided by Bank of New York Mellon during construction and Cedar Rapids Bank and Trust as permanent lender. The Brownfield and Low-Income Housing Tax credits were syndicated by CREA LLC with investment equity from Bank of New York Mellon.

QUOTES

"St. Nicks Alliance is incredibly proud to join our partner organizations in breaking ground on the Bartlett Crossing project, the second phase in the Broadway Triangle Redevelopment Plan. Having witnessed the change in the Broadway Triangle community, I am personally touched to see the important endeavor to produce 78 units of truly affordable housing come to fruition.

We salute our partners in government and elected officials for all their support. I am especially grateful for the diligent work of the development team who overcame many challenges to make this day possible." said **Joseph Robles, Chairman of St Nicks Alliance.**

"Today, with the groundbreaking of Phase 2 at Bartlett Crossing, the Broadway Triangle Redevelopment is moving closer to completion. These 78 affordable units across two buildings, including apartments ranging up to four bedrooms, are designed to serve the full range of families and residents who make up our neighborhoods, while providing the amenities and family-sized housing that residents truly need. Bartlett Crossing is a living example that when community organizations and government work together in true partnership, we can build stronger neighborhoods, create opportunity, and fulfill a decades-old vision for our communities," said **Rabbi David Niederman, President of the United Jewish Organizations of Williamsburg and North Brooklyn.**

"We are thrilled to break ground on Bartlett Crossing alongside our committed partners," said **Kieran Harrington, CEO of RiseBoro Community Partnership.** "This project brings RiseBoro's mission to life—creating deeply affordable housing paired with holistic services that help communities thrive. We look forward to advancing this next phase and providing our neighbors with much-needed housing, programming, and workforce development opportunities."

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