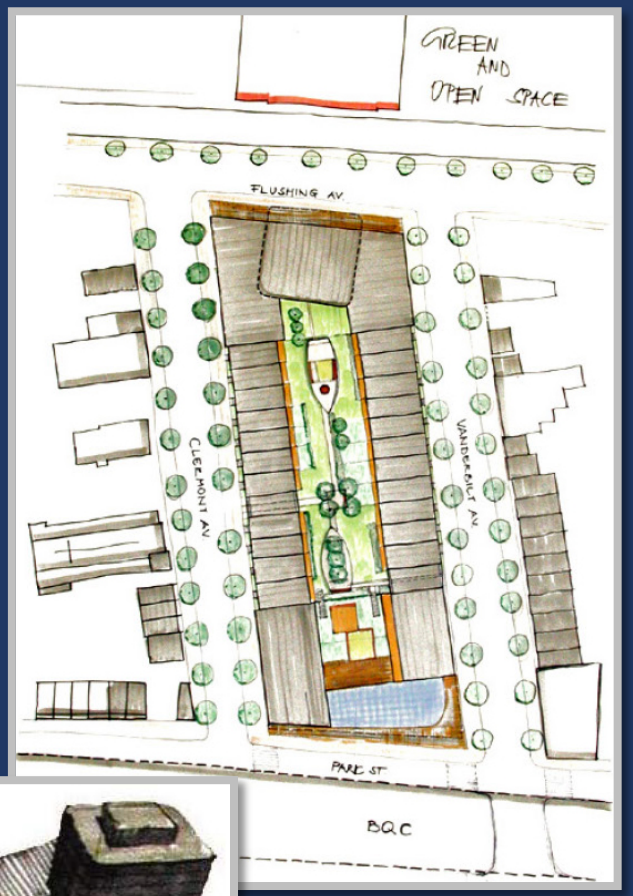
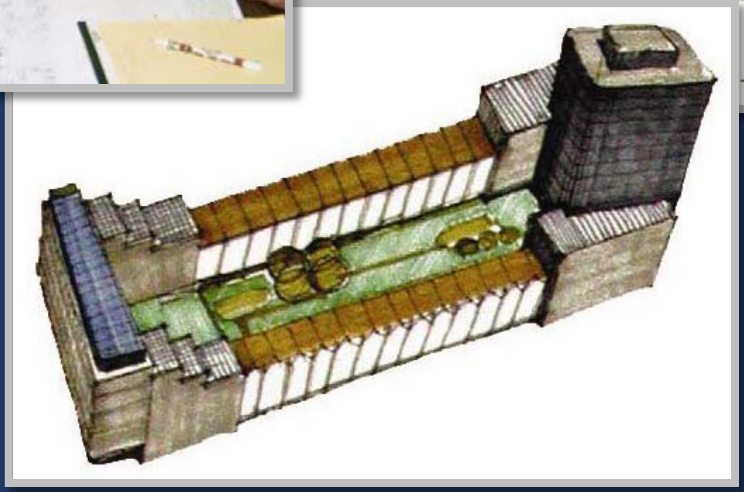
NAVY GREEN

PACC SUPPORTIVE HOUSING

THE BRIG AT THE NAVY YARD

INTERNATIONAL DESIGN WORKSHOP 2003
A New Vision for the Brig

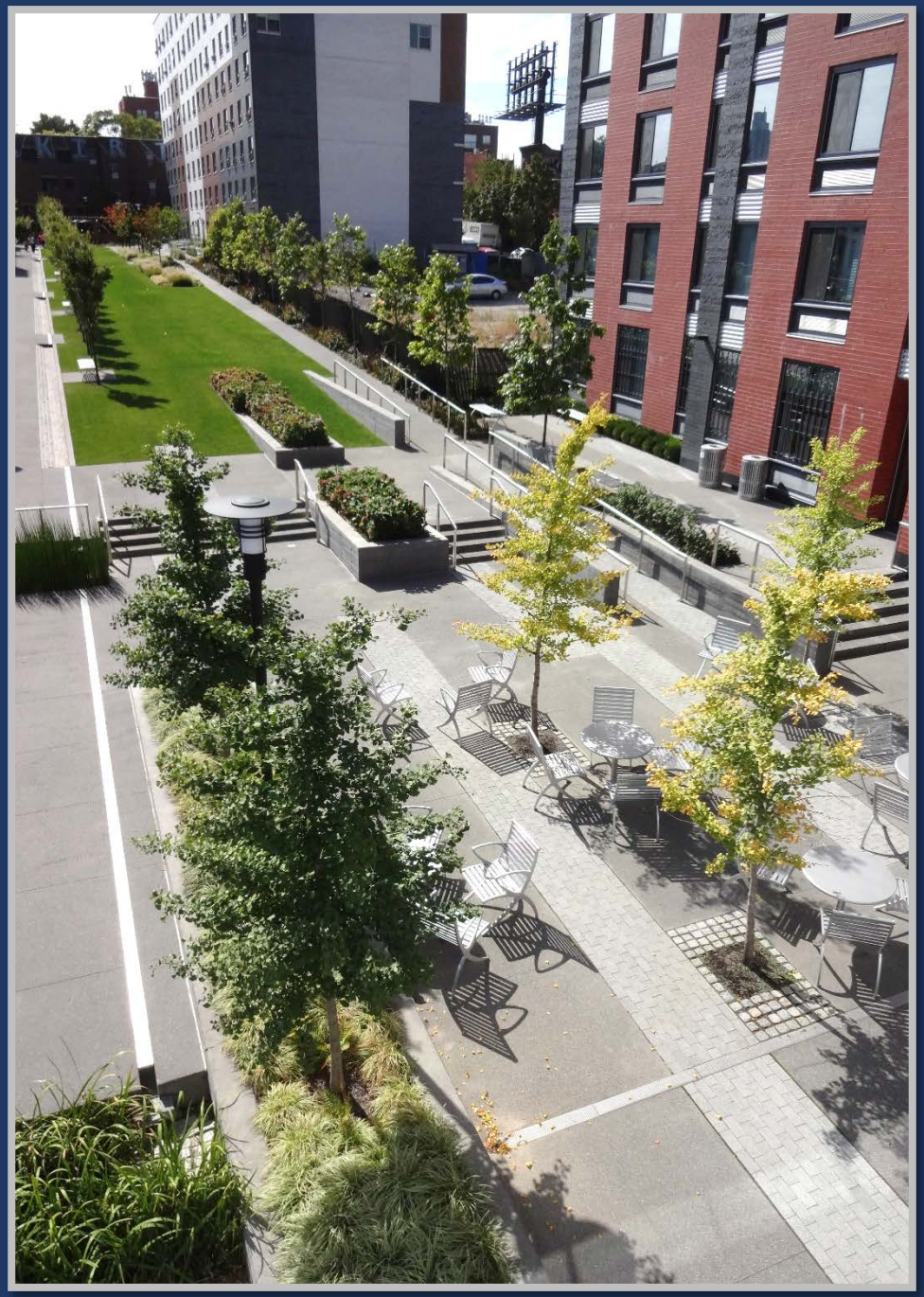




CLERMONT AVENUE (80'-0" R.O.W.)
193.17'
170.67'
165.83'
32'
100.67'
33.16'
45 CLERMONT
(Rental)
10 TOWNHOUSES
(Homeownership)
7 CLERMONT
(Rental)
COMMERCIAL/COMMUNITY FACILITY
COMMON GREEN
PARK AVENUE
EXISTING BUILDING
FLUSHING AVENUE (70'-0" R.O.W.)
61'
81.5'
57.5'
60.33'
79'
60.67'
40 VANDERBILT
(Supportive Housing)
13 TOWNHOUSES
(Homeownership)
8 VANDERBILT
(Condos)
27.33'
99.67'
20.63'
119'
221.67'
147.63'
VANDERBILT AVENUE (80'-0" R.O.W.)

NAVY GREEN
SIDEWALK
CLOSED

NAVY GREEN



NAVY GREEN

Total Units	433	
By Tenure		
Supportive Units	59	(14%)
Other Rental Units	252	(58%)
Homeownership Units	122	(28%)
By Income		
Supportive Units	59	(14%)
Other Low Income Units	219	(51%)
Moderate/Middle Income Units	107	(25%)
Market Rate Units	48	(11%)

NAVY GREEN

Financing Sources

45 Clermont	TDC $27.3 million	Tax exempt bonds, 4% LIHTC, SLIHTC, HPD and HDC loans
7 Clermont	TDC $36.3 million	Tax exempt bonds, 4% LIHTC, SLIHTC, HPD and HDC loans
8 Vanderbilt	TDC $37.5 million	Bank construction loan, HPD subsidized loan, developer equity
Townhouses	TDC $23.3 million	Bank construction loan, developer equity

Pratt Area Community Council
Owner & Property Manager

Brooklyn Community Housing & Services
Social Service Provider

Project Financing

$21.9 Million Total Development Cost

Pre-development

$450K	Corporation for Supportive Housing pre- development loan
	Deutsche Bank grant for planning

Construction

$12.9M	Department of Housing Preservation and Development, Supportive Housing Loan Program
$8.6M	HPD Low Income Housing Tax Credits Syndication: Enterprise, TD Bank Investor
$200K	Brooklyn Borough President, Reso A
$140K	NYSERDA

Capital Financing Partners:

NYC Department of Housing Preservation & Development

Enterprise

CSH supportive housing | it works

97 Studio Apartments + 1 Live-in Superintendent

59 – NY/NY III-Adults Chronically Homeless with Severe Mental Illness and/or Chemical Addictions - 30% AMI

38-Low Income Community Units 50% AMI

Tenants pay 30% of their income towards rent

Community Units average $540 in rent and max income is under $29,000

24/7 Security and Staff Coverage

On-site Social Services

EXIT

CREATING A COMMUNITY OF NEIGHBORS

Resident Lounge

Computer Lab

Living Room/Bedroom

Studio Floor Plan

Private Bath with Kitchenette

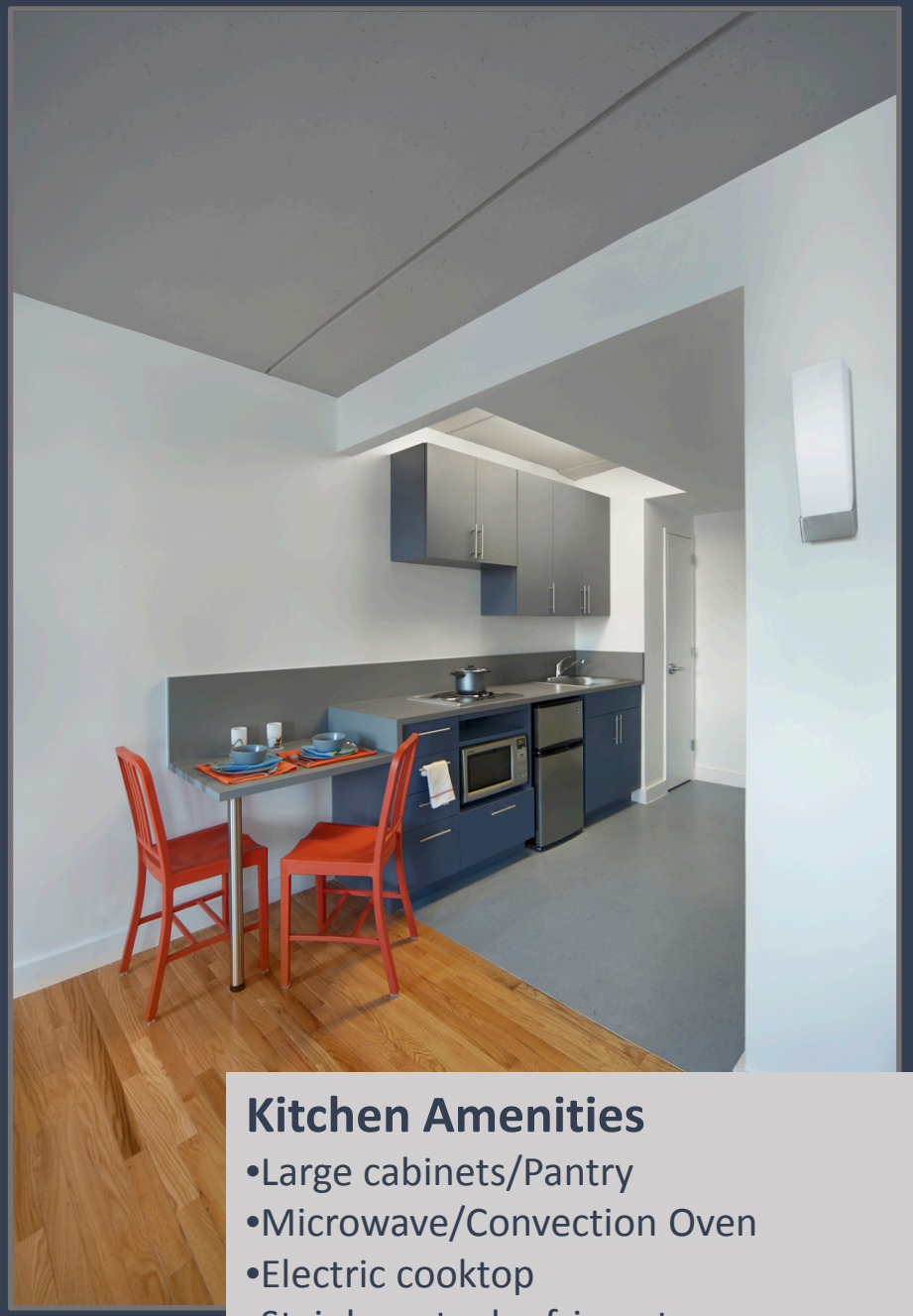
Avg. Size 300 square feet

Private Bathroom

•Exceeded minimum handicap accessible bathroom requirements per code

•All bathrooms are adaptable, meaning the vanity cabinet may be removed and sink is at wheel chair height

•Showers and walls have blocking for future installation of grab bars



Kitchen Amenities

•Large cabinets/Pantry
•Microwave/Convection Oven
•Electric cooktop
•Stainless steel refrigerator
•Dining Counter

BCHS

BROOKLYN
COMMUNITY
HOUSING AND
SERVICES

HAPPY THANKSGIVING

BCHS