



THE CITY OF NEW YORK
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NEW YORK, NY 10007

FOR IMMEDIATE RELEASE, June 12, 2017

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**MAYOR DE BLASIO ANNOUNCES OPENING OF NEARLY 300 AFFORDABLE
APARTMENTS AT PACIFIC PARK IN BROOKLYN**

*First 100 percent affordable building serves New Yorkers earning as little as \$20,100, and up
to moderate and middle income earners*



NEW YORK— Mayor Bill de Blasio, Deputy Mayor Alicia Glen, local officials, Greenland Forest City Partners and community groups announced the opening of 535 Carlton. The building’s 298 homes are all affordable, and reserved for New Yorkers with household incomes of between \$20,100 for an individual and \$149,000 for a family of three. Preference goes to municipal employees and those with vision, hearing or mobility disabilities.

“Our administration is delivering on the affordable housing this community was promised. For hundreds of families right here in Brooklyn, these homes represent economic security, the chance to save a little every month and get ahead, and the assurance that they’ll be able to afford to stay in the borough they love,” said **Mayor Bill de Blasio**.

“Having an affordable place to call home and sleep at night is a prerequisite for experiencing the American Dream. The addition of hundreds of critically-needed affordable housing units at 535 Carlton is welcome news for Brooklyn,” **Brooklyn Borough President Eric Adams** said.

“Thank you to everyone who helped me make the dream of having a place of our own a reality and for prioritizing affordable housing at Pacific Park Brooklyn,” said **Crystal Patterson, a resident of 535 Carlton**.

The new building is part of a commitment Greenland Forest City Partners made with Governor Cuomo, Mayor de Blasio and local community groups in June 2014 to build 2,250 affordable apartments by 2025. There are currently 479 units of below market-rate housing at Pacific Park and another 303 will become available this summer. The project contributes to Mayor de Blasio’s affordable housing plan, which has financed more than 63,000 affordable homes in three years.

When complete, Pacific Park Brooklyn will include six million square feet of residential space across 6,430 units of housing, of which 2,250 will be affordable rental units. It will also contain 247,000 square feet of retail space, up to 1.6 million square feet of office space, and eight acres of publicly-accessible open space.

For high-resolution images of 535 Carlton, [click here](#).

“With nearly 300 units that are affordable to low, moderate, and middle income households, 535 Carlton will provide an anchor of affordability in the heart of Prospect Heights, Brooklyn,” said **Housing Development Corporation President Eric Enderlin**. “The Pacific Park development also brings significant open park space, retail, and additional transit-infrastructure that will benefit the larger community. Thanks to all our partners, including the Mayor’s Office, the NYS Empire State Development Corporation, Greenland Forest City Partners, COOKFOX, and so many others, including various Brooklyn community stakeholders, for contributing to the success of 535 Carlton and the ongoing development at the Pacific Park project.”

“Through Housing New York, the City set out to secure as much affordability as possible in all our neighborhoods. When complete, the Pacific Park development will provide more than 2,200 affordable housing opportunities near this vital hub of transportation in thriving downtown Brooklyn,” said **Housing Preservation and Development Commissioner Maria Torres-Springer**. “The opening of 535 Carlton Avenue, the first hundred-percent affordable housing development underway at Pacific Park, represents housing security for 298 families, and the promise of more to come. Congratulations to HDC, the NYS Empire State Development Corporation, Greenland Forest City Partners, COOKFOX, and all our partners for working with us to ensure our neighborhoods are inclusive places of opportunity for New Yorkers at a wide range of incomes.”

The New York City Housing Development Corporation is providing a \$73 million tax-exempt first mortgage for the building, funded by Citi Community Capital. HDC is also contributing \$11.75 million in subsidy financing. Pacific Park Brooklyn is a state-regulated development established by a General Project Plan adopted by the Empire State Development (ESD) Board of Directors in 2006 and governed by ESD. Pacific Park Brooklyn will include 6,430 units of housing, more than one-third of which will be affordable.

“The opening of 535 Carlton will provide desperately-needed units of affordable housing for hundreds of people in Prospect Heights, a neighborhood where rent prices continue to increase

beyond the means of families who have lived there for generations. I hope to continue working with Mayor de Blasio and Deputy Mayor Glen to build 'One New York,' where all families have an opportunity to thrive," **Congresswoman Yvette D. Clarke** said.

"It's a pleasure to be here today to celebrate the opening of 535 Carlton in Pacific Park, a development that shows how we can work together to meet New York City's affordable housing demand," said **Gary LaBarbera, president of the 100,000 member Building & Construction Trades Council of Greater New York**. "Not only is 535 Carlton adding to the affordable housing pool but was built with union labor and creating good middle-class jobs with benefits and high safety standards, something that is very important to this city's future. Nearly 300 New Yorkers will have a place to live thanks to the efforts of union workers, Forest City New York, Greenland USA, COOKFOX Architects and the New York City Deputy Mayor for Housing and Economic Development Alicia Glen."

"535 Carlton is an example of public-private partnerships working together to provide beautiful and affordable housing for an array of individuals and families at a wide range of income levels," said **Ismene Speliotis, Executive Director of MHANY Management Inc**. "We applaud the city and Greenland Forest City Partners for providing beautiful and affordable homes at the crossroads of Flatbush and Atlantic Avenues; creating an inclusive place to live and creating a replicable model for other developers."

"When we broke ground on 535 Carlton in 2014 we made a commitment with Mayor de Blasio, Governor Cuomo, and local community groups to bring affordable housing to New Yorkers, and today we have delivered on that promise," said **Hu Gang, President and CEO of Greenland USA**. "Adding a high-quality affordable building to Pacific Park Brooklyn is a testament to Greenland Forest City Partners' mission of growing vibrant communities and economies inclusive of everyone, and we are extremely proud of this first step in increasing the affordable housing stock in New York City."

"The opening of 535 Carlton further underscores Greenland Forest City Partners' commitment to affordable housing and ensures Pacific Park is a neighborhood inclusive of all New Yorkers," said **MaryAnne Gilmartin, President and CEO of Forest City New York**. "This extraordinary building proves that affordable housing can be practical and beautiful. The building combines first-rate design and top-tier amenities including a fitness center, residents' lounge, and a vibrant community garden. It's not only high-end luxury buildings that provide these types of amenities and services any longer."

Tenants in the 18-story, 298-unit building comes with a first-rate amenity package, including a fitness center, yoga studio, game room, children's playroom and outdoor terrace. Greenland Forest City Partners enlisted architectural firm COOKFOX to ensure the building was seamlessly integrated into the streetscape and adjacent green space, and that means Daylit elevator vestibules look onto the park from each floor, and the open view lobby offers visual connection from the Carlson Avenue to Pacific Park. Landscaped rooftop, terraces and setbacks also provide residents with expansive vistas of the park, New York Harbor.

"We approached the design of 535 Carlton with two critical goals: to create the healthiest possible homes and respect the surrounding historic neighborhood," said **Rick Cook, a founder**

and partner at COOKFOX. “We are proud to have designed affordable homes for a diverse community that connects residents with nature, daylight and views to green space, rooftop gardening, and natural materials and finishes.”

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