

Brooklyn Public Library (BPL) and the Fifth Avenue Committee (FAC), a nonprofit with extensive affordable housing and community development experience, are partnering to redevelop Sunset Park Library. They are proposing to build a new 21,000-square-foot branch topped by 49 units of affordable housing—including 9 units reserved for victims of domestic violence.

WHY A NEW LIBRARY?

Sunset Park has outgrown its library. The neighborhood needs and deserves a larger, better branch.

Sunset Park is home to one of Brooklyn's busiest libraries, with attendance and circulation that rank in the top 10 of Brooklyn Public Library's 60 branches. At 12,200 square feet, the current branch is too small, and too badly outdated, to meet the needs of the patrons who depend on its collections and services. Sunset Park Library requires more than \$6 million in repairs. Its air conditioner is broken and has been replaced by loud portable chillers that do a poor job cooling the branch on hot days. There are only 12 electrical outlets available to patrons, and too much of the library's space is inaccessible to the public.

WHAT WILL THE NEW BRANCH LOOK LIKE?

The new Sunset Park Library will be an inviting, inspiring space that is worthy of the great neighborhood it serves.

The new Sunset Park Library will meet the needs of today's library patrons, with modern technology and flexible workspaces. Public feedback will inform the planning and design of the new, larger Sunset Park branch. There will be several community and stakeholder planning sessions to shape the library before it is designed.

WHO WILL OWN THE NEW LIBRARY?

The City of New York will own the new library, just as it owns the current branch.

The Fifth Avenue Committee will purchase the building and land from the City of New York. **Proceeds from the sale will fund the construction of the new, larger library's core and shell at no cost to BPL**, which faces \$300 million in capital repairs throughout the borough and cannot afford to simply build a new branch from scratch. When construction is complete, **the Fifth Avenue Committee will return the new library to the City of New York, ensuring that the location will remain a public library in perpetuity.** BPL will then pay to fit out the brand new, expanded library with \$8M from the proceeds of the Brooklyn Heights redevelopment and \$2M in existing capital funding that will no longer be needed to fix the aging infrastructure. Sunset Park will have a new, modern branch that is nearly double its present size and will serve the diverse and fast-growing population that so desperately needs more space.

WILL SUNSET PARK LOSE LIBRARY SERVICE DURING CONSTRUCTION?

The construction of the new library will not begin until an interim space is identified.

BPL will identify a location for an interim library within a half-mile of the branch, with potential sites to be discussed with Community Board 7.

The redevelopment of Sunset Park Library will generate new, 100% affordable housing for a mix of incomes. Under the current proposal:

- 49 units of housing affordable to Sunset Park residents:
 - 30% AMI – 9 units 0 BR – 11
 - 40% AMI – 9 units 1 BR – 15
 - 50% AMI – 9 units 2 BR – 12
 - 60% AMI – 12 units 3 BR – 12
 - 80% AMI – 10 units
- Minimum 50% apartments reserved for Sunset Park/Windsor Terrace residents, 10% for city employees and 10% for physically disabled. 9 units reserved for victims of domestic violence from Sunset Park.



HOW WILL THE UNITS BE FINANCED?

Fifth Avenue Committee proposes to use Low Income Housing Tax Credits (LIHTC) and other mechanisms to finance the construction, which will guarantee that the units remain affordable for a minimum of 50 years. As a nonprofit whose mission is to advance economic and social justice, FAC is dedicated to keeping the apartments permanently affordable. FAC currently manages nearly 120 units of affordable housing in Community Board 7.

WHO WILL BE ELIGIBLE TO APPLY FOR THE AFFORDABLE HOUSING?

Anyone meeting the eligibility guidelines may apply. Those include having sufficient income and/or access to rental assistance to pay the monthly rent and the appropriate family size for the apartments available. Anyone with an Individual Tax Identification Number (ITIN), regardless of immigration status, is eligible to apply. The apartments will be made available via an affordable housing lottery overseen by NYC HPD. Community Board 7 residents, individuals with certain disabilities and municipal employees will receive preference in the lottery. To learn more about accessing affordable housing in New York City, go to www.nyc.gov/housingconnect, or to review a presentation on how to prepare for an affordable housing lottery in New York City, visit www.fifthave.org

WHEN WILL THE HOUSING BE BUILT?

FAC applied for and received Low Income Housing Tax Credits and is assembling the balance of the financing for the project. We anticipate beginning the City's land use review process later this fall, with construction to begin in 2016 and be completed in 2018.

HOW TALL WILL THE BUILDING BE?

The building's height will be 80' (8 stories), with setback above the 6th floor. The proposed building will be designed to fit the neighborhood, which consists mainly of residential, commercial and mixed-use low- to mid-rise brick buildings.