c: Kieves Lenard
Kapur
Slatkin

New York Housing Conference

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Robert Dobruskin, Director

Environmental Assessment and Review Division

NYC Department of City Planning

22 Reade Street, Rm 4E

Dear Mr. Dobruskin,

We are writing on behalf of the New York Housing Conference in order to express our support for the Domino Sugar Factory Redevelopment in Williamsburg. We are sorry that we could not attend the Hearing held on July 31st before your committee but we do want to take this opportunity to comment on the proposed project.

As you know, the Domino Sugar Factory, located on the Williamsburg waterfront conforms with the city's zoning changes that took effect in 2005. This unusual project is sponsored by CPC Resources Inc., the for-profit development arm of the Community Preservation Corporation which has a major developer in preserving Brooklyn's affordable housing stock for many years. CPC has invested 1.6 billion dollars, 200 million of which went to Williamsburg. This funding rehabilitated 600 rental apartment units for all income levels. The Domino Sugar Factory will provide 2,400 residential units, 30 percent of which will be affordable for persons whose income levels range from 30 to 60 percent of the

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area's AMI. This distribution will help to ensure the mixed income characteristics of Williamsburg. The striking design by the noted Rafael Viñoly Architects PC will also provide 220,000 acres of commercial retail and community space as well as access to the waterfront for the community.

We understand that some concern has been expressed about damaging the façade of the original factory building. Please note that the project has been designed in such a way as to minimize any façade alteration, with the majority of the construction taking place internally to adapt the building for residential use.

In giving our support to this project we have taken several factors into consideration: the major one being the shortage of affordable housing which has now reached crisis levels in the city, the lack of land available for new construction, and the need to prevent total displacement and gentrification of communities like Williamsburg which has been taking place all over the city. Our members, who span the spectrum from non-profit to private and commercial real estate community all agree with our assessment and urge you to give your support to the Domino Sugar Factory Redevelopment expeditiously.

Sincerely,

Clara Fox, John Kelly, Carol Lamberg