



Arker Companies welcomes residents to The Fountains phase 1 with New York Empire State Development and Homes and Community Renewal

November 03, 2020 - Owners Developers & Managers



Brooklyn, NY According to The Arker Companies, in partnership with New York Empire State Development and Homes and Community Renewal, it has opened the two-building first phase of the planned six building, 1,163 unit, 100% affordable housing development, The Fountains in East New York, to low-income residents.

Phase one has 332 total apartments for New Yorkers making up to \$61,440 for a family of three, which is 60% AMI. The buildings include 94 units set aside for those living with disabilities in partnership with the Office for People with Developmental Disabilities and on-site service provider, Block Institute.

This large-scale masterplan will bring much needed affordable housing for low-income households, during a time where so many people are struggling to pay rent and find affordable housing options. The Fountains was first announced by governor Cuomo in 2017. The development sits on seven acres and will include affordability as well as middle-income affordable units along with supportive services for seniors and residents with special needs and include commercial and retail space. Of the total 1,163 residential units planned, 1,078 are slated to be affordable for those making up to 60% AMI.

Building one, 11629 Seaview Ave., opened in April and was able to successfully move all residents in during the pandemic demonstrating the importance of keeping affordable housing moving forward during the statewide shutdown.

The second building, 911 Erskine St., began moving residents in June after receiving over 58,000 applications through the Housing Connect lottery, run by the New York City Department of Housing Preservation and Development. The final four buildings of The Fountains aim to open by the end of the year.

“During this unexplainably difficult time, people are just looking for a place to live and call home. The Arker Cos. is grateful that the state and city worked with us on finalizing and opening The Fountains so we could begin moving families into this new development and help a few New Yorkers out,” said Alex Arker, principal at Arker Cos. “This is just the first two of six buildings, and we look forward to celebrating many more families moving in here over the coming months. Stable and affordable housing is so critical, especially during this hard time, but it is important to push for more affordable housing so every New Yorker can have a place to call home.”

“We have made an unprecedented commitment to address the lack of affordable housing in every corner of New York, but especially in Brooklyn, where the financial hardship caused by the COVID-19 pandemic has been severe,” governor Cuomo said. “Our aggressive approach to building new developments like The Fountains will provide high-quality, energy-efficient homes and supportive services to those who need them most as we continue to come back from this crisis.”

“I applaud the announcement of the phase one completion at “The Fountains” bringing affordable housing to the residents of my Senatorial District,” said New York State senator Roxanne Persaud. “This much needed and anticipated project, especially now during these unprecedented times, is a welcoming addition to my constituency where affordable housing options are critical to New Yorkers and their families. New Yorkers deserve to have a place they can proudly call their home and I commend the private/public partnership between the Arker Cos., Empire State Development and Homes and Community Renewal to successfully bring this first phase to fruition and strive to improve the lives of residents of Southeast Brooklyn.”

HCR commissioner RuthAnne Visnauskas said, “The Fountains is an ambitious development that complements governor Cuomo’s ongoing efforts to bring energy-efficient, health-oriented affordable housing to Brooklyn. The 332 households in Phase One will benefit from supportive services, recreation space, nearby public transportation and many other important amenities for families. When complete, The Fountains will be a modern and active mixed-use and mixed-income neighborhood with more than 1,100 homes. We thank our many partners on this project for their remarkable efforts completing Phase One and we look forward to celebrating the completion of all six buildings.”

Empire State Development acting commissioner and president & CEO-designate Eric Gertler said, “Empire State Development is proud to partner with our sister state agencies and the private sector to breathe new life into this underutilized state facility. Projects such as The Fountains not only promote local economic opportunity but also serve as crucial catalysts for broader neighborhood

revitalization. Because of the skill, expertise and creativity of each partner, this development will generate the jobs, commercial activity, neighborhood services and additional benefits that will help in our mission to move New York Forward.”

“When this six-building project is finished, families in East New York will gain access to hundreds of new affordable homes at a very critical time,” said HPD commissioner Louise Carroll. “Every new affordable home counts right now. As we push for more affordable housing, it’s the projects like these, primarily serving low-income households and people in need of supportive care, that are becoming more important than ever. I commend our partners at Arker Companies, New York Empire State Development, and New York Homes and Community Renewal Development for bringing this development to life.”

“New York has made great strides helping people with developmental disabilities to live independently in their communities with the right supports,” said OPWDD commissioner Theodore Kastner. “The new apartments at The Fountains, built on the grounds of the former Brooklyn Developmental Center, show just how far we’ve advanced since the days of housing people with developmental disabilities in institutional settings. These new apartments will help more than 80 people with developmental disabilities achieve their goals of being supported within their community to live, work and participate fully.”

“The homes being created by the Fountains phase one affordable housing project serve as a reminder of how challenges become opportunities. At Block Institute, we are dedicated to improving the quality of life for individuals and families of individuals with intellectual and developmental disabilities, and today we can take a moment to celebrate helping more New Yorkers through this new project,” said Scott Barkin, PhD, executive director of Block Institute. “Block Institute is proud to join the Arker Cos., New York State and New York City in offering homes and support to individuals that will ensure the most independent and inclusive lives. This is where hopes and dreams become reality.”