

## Not for Profit Partner of the Year

**Nominee: Pratt Area Community Council (PACC)**

**Developer: PACC**

Pratt Area Community Council has evolved from a small Fort Green-based voluntary association founded in 1964 into a premier Community-Based Organization with a staff of 53, representing five neighborhoods of Central Brooklyn: Fort Greene, Clinton Hill, Bedford-Stuyvesant, Prospect Heights, and Crown Heights. PACC empowers residents and revitalizes neighborhoods through the work of its six departments: Housing Development, Community Organizing, Economic Development, Home Services, Property Management, and Social Services. In the past 20 years, PACC has developed over 800 housing units, of which it manages approximately 500 units.

Pratt Area Community Council (PACC) developed a 5-unit affordable project at 409 Grand Avenue in Clinton Hill, Brooklyn with financing from HPD and CPC. The project provides affordable homeownership to the current residents, who have lived in the building and have suffered unsafe conditions and negligent landlords for many years. 409 Grand Avenue is part of PACC's ongoing effort to create affordable homeownership opportunities in Clinton Hill and the surrounding neighborhoods in Brooklyn.

409 Grand Avenue came to PACC's attention when the tenants approached PACC for assistance. Over nine years, the building had changed ownership eight times and was in disrepair. Many of the services such as light and heat were unavailable and on several occasions the tenants had to go without heat in the winter. Finally, the tenants took over the running of the building, pooling funds to pay for the utilities. Under the City's TPT program, PACC became the interim legal owner of the building and in this capacity has raised the necessary funds, loans and grant money to manage and restore the building. The scope of the construction work included systems replacement, replacing interior, and historic restoration. An unusually large number of the original features dating from 1920's are intact including full marble bathrooms, unique shower heads, wooden paneling and built in fireplaces; an integral aspect of the renovation is the retention of as many of the original features as possible.

409 Grand Avenue has five residential homeownership units that the existing tenants will own. The families have lived in the building for many years. Converting the building to a cooperative after gut renovation will allow them to maintain the units affordable, which is critical in this rapidly gentrifying neighborhood of Clinton Hill.



*Photo: 409 Grand Avenue*