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Saratoga Homes Nearing Completion in Brownsville

10 Homes Make Home Ownership Possible

By Linda Collins
Brooklyn Daily Eagle

BROWNSVILLE — The Saratoga-St. Marks Houses, comprised of 10 three-story, three-family townhomes in Brownsville, will be completed by the end of June.

They are said to be among the last of the city's Housing Preservation and Development (HPD) affordable housing developments because of the lack of available sites for development.

A lottery will be held by the HPD in the next few weeks to determine who the new homeowners will be.

These homes, a project of Shelter Rock Builders LLC, are being developed through Round III of the HPD's New Foundation Homeownership Program, with assistance of the Housing Partnership Development Corp. and the state's Affordable Housing Corporation.

According to Ban and Joe Shavolian, the principals of Shelter Rock Builders, the townhouses are at 332, 334 and 336 Saratoga Ave.; 1411, 1436, 1465, 1467, 1471 and 1473 St. Marks Ave.; and 1687 Prospect Place.
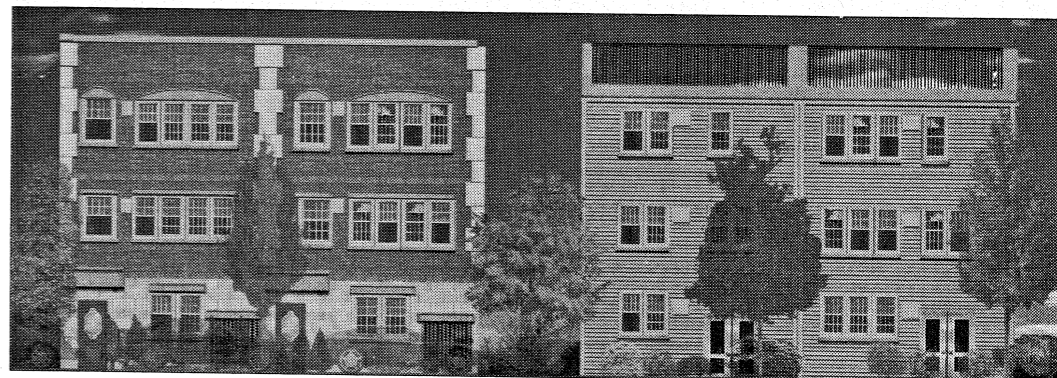
Designed by Gerald Caliendo Architects, each home is approximately 3,637 square feet, including one owner's unit plus two rental apartments; will have EnergyStar efficiency appliances, environmentally-friendly Bamboo flooring and windows that are low E-glass with argon gas and double insulation; plus energy-efficient lighting and electrical sensors. The exteriors are of brick and block.

They range in price from $417,981 to $449,981, which is about $200,000 below their market value. The estimated minimum household income required to purchase a home ranges from approximately $56,600 to $77,890.

Shelter Rock Builders was selected as the developer for this site based on its record of successfully assembling a development team; overseeing the design, construction and marketing of the homes; and for obtaining all the necessary construction financing from private sources.

"We take pride in being able to complete our projects from beginning to end and in about a 12-month period,"

Saratoga Houses at 1471-1473 St. Marks Ave. (above) and at 1687 Prospect Place (below).
Renderings by Gerald Caliendo Architects

said Ben Shavolian. "We already have had about 2,000 requests for applications. But we only have 10 houses that will be offered. We wish we could make more people winners."

Added Joe Shavolian, "It is personally very rewarding to be able to be part of a program that enables persons to buy a home that they can call their own.

"The current times are very scary for homebuyers, with so many foreclosures that have caused an increase in owners who lost the only property they ever owned. These homes are first and foremost affordable with prices that are not falsely inflated. And they are homes that will also have resale value."

For more information on Brooklyn's affordable housing, please visit *www.nyc.gov/hpd.*