



Brownsville NCP

ULURP Nos: C250036HAK, C250037ZMK, N250038ZRK

Subcommittee on Landmarks, Public Sitings & Dispositions

Hon. Kamilah Hanks, Chair

February 26, 2025

“If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.”

Introduction

Applicant: NYC Department of Housing Preservation and Development (HPD)

Sponsor: Fifth Avenue Committee (FAC)

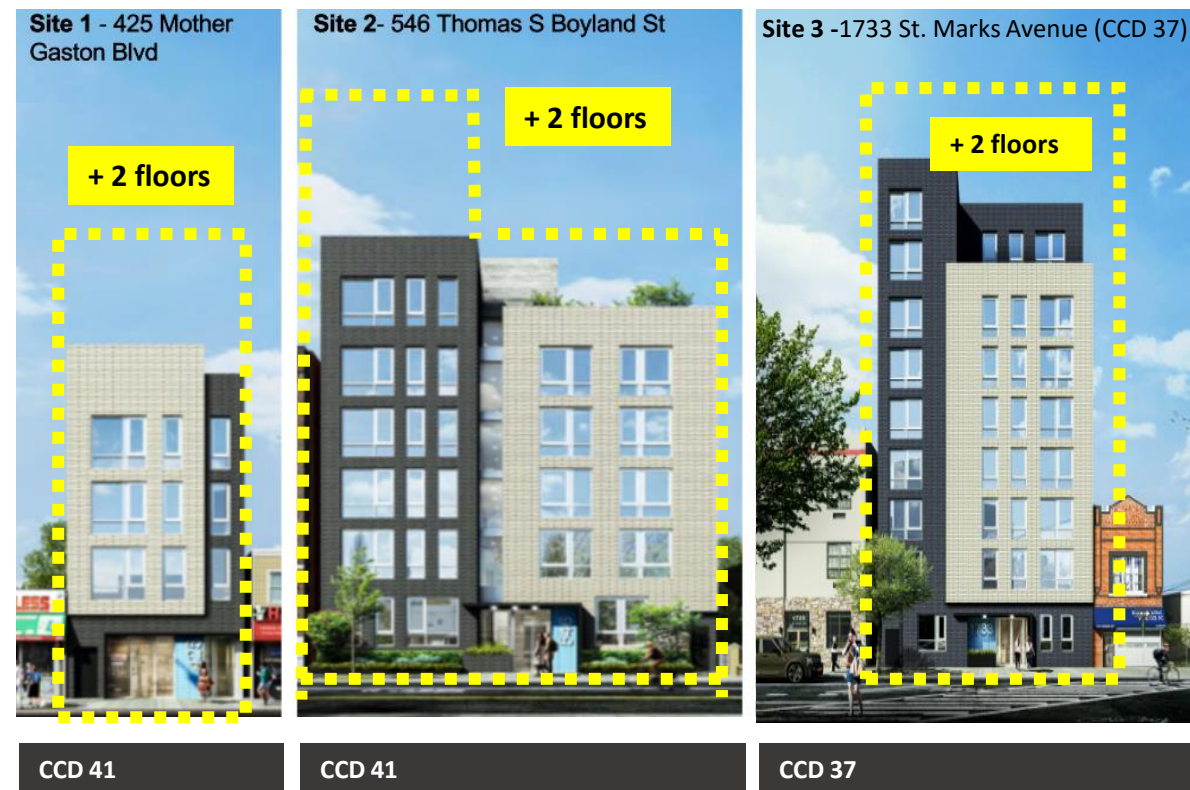
RFQ: Development Team designated in 2017

Proposed Project: Development of three new construction buildings. With the recent City of Yes zoning changes, the proposal may include up to 74 affordable rental units plus one superintendent unit.

(Pre-CoY 60 units plus one superintendent unit)

Land Use Actions:

- Urban Development Action Area (UDAA) designation and project approval (UDAAP) and Disposition of City-Owned Land
- Site 3 CCD 37 Only:
 - Zoning Map amendment to re-zone M1-1 area to an R7-A district with a C2-4 zoning overlay for Site 3.
 - Zoning text amendment to establish MIH in the rezoning area.



**Renderings do not reflect additional two floors for each building that have been added after City of Yes Text Amendment*

Background

December 2014

HPD released the NIHOP and NCP Request for Qualifications (RFQ) with the goal of:

- Promoting neighborhood stabilization across the city through infill developments of small- to mid-sized vacant and under-utilized public parcels in NYC neighborhoods
- **Offering opportunities for small developers, local non-profits and community development corporations directly or through partnerships to build their development capacity.**

June 2017

HPD designated Fifth Avenue Committee:

- The development team **possesses experience and capacity required to develop, maintain, and manage projects** of a similar size in Brooklyn.
- Submitted proposal has a **thoughtful design, financially feasible, and delivers much needed deeply affordable units.**
- Proposal included a **significant community facility or retail space** on the only site in the cluster with a commercial overlay (425 Mother Gaston Boulevard).

2017- September 2024

Certified for ULURP September 9, 2024

- Fifth Avenue Committee and HPD have been working through the schematic design, environmental review and Pre-ULURP process since 2017.
- Conducted informational sessions with CB16, Brownsville Economic Development Corp. and the Pitkin Ave. Business Improvement District in the Summer of 2022.
- Presented to Councilmember Nurse in January 2024.
- Presented to CB16 LU Committee and CB16 Full Board in June 2024.

Fifth Avenue Committee (FAC)

FAC is a comprehensive community development corporation and NeighborWorks America chartered member based in South Brooklyn whose mission is to advance economic, social and racial justice through:

- Development and management of community centered affordable housing and community facilities
- Grassroots organizing
- Policy advocacy
- Student-centered education and training services
- Creating economic opportunities and ensuring access to economic stability
- Combating displacement caused by gentrification

FAC builds and preserves affordable housing and community facilities. Our affordable housing pipeline represents investments of nearly \$800 million in Brooklyn

740	Affordable housing units owned
622	Affordable housing units managed
1000+	People housed including seniors, people with disabilities and individuals and families with histories of homelessness
1,300+	Affordable homes built/rehabbed in 133 buildings over 35 years
1,657	Affordable Homes in FAC's affordable housing pipeline
148,000	Square Feet of Community Facility & Retail Space to be built/preserved

Location and Context

Brownsville NCP consists of 3 development sites.

City Council District 41:

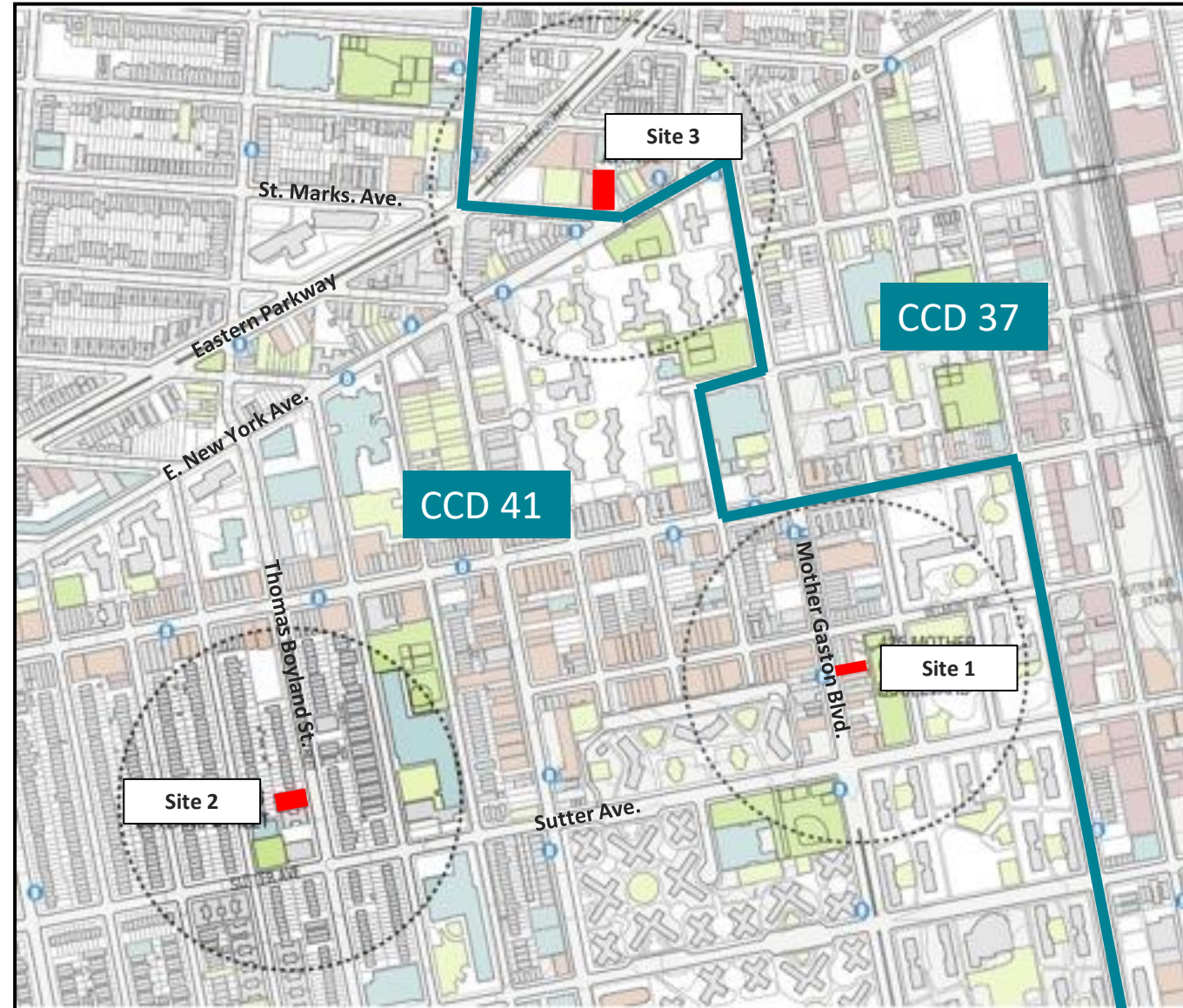
Site 1: 425 Mother Gaston Blvd.
(Block 3743, Lot 12)

Site 2: 546 Thomas S. Boyland St.
(Block 3518, Lot 63)

City Council District 37:

Site 3: 1735 St. Marks Ave.
(Block 1455, Lots 65,66,79)

Source: Fifth Avenue Committee



Proposed Development Site 1 (CCD 41)

Site 1: 425 Mother Gaston Boulevard (CCD 41)

- Block 3743, Lot 12
- 6-story elevator building
- Approximately 9 affordable rental units
 - *(Pre-CoY 6 rental units/ 4 stories)*
- Green roof
- Vacant lot owned by HPD
- Located in an R6 district with a C1-3 overlay.
- Will be built as-of-right under the Quality Housing provisions of the zoning district
- **2,150 SF of ground floor and 2,500 SF cellar space for a community facility/retail space.**



*Rendering does not reflect additional two floors that have been added after City of Yes Text Amendment

Proposed Development Site 2 (CCD 41)

Site 2: 546 Thomas S. Boyland Street (CCD 41)

- Block 3518, Lot 63
- 8-story elevator building
- Approximately 27 affordable rental units
 - *(Pre-CoY 21 rental units/ 6 stories)*
- Outdoor open space in rear yard (895 SF)
- 6th floor outdoor terrace for tenants
- Green roof
- Vacant lot owned by HPD
- Located in an R6 district
- Will be built as-of-right under the Quality Housing provisions of the zoning district

Source: Fifth Avenue Committee



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Proposed Development Site 3 (CCD 37)

Site 3: 1733 St. Marks Avenue (CCD 37)

- Block 1455, Lots 65, 66, and 79
- 11-story elevator building
- Approximately 38 affordable rental units + 1 super unit
 - *(Pre-CoY 33 rental units + 1 super unit / 9 stories)*
- Outdoor open space in the rear yard (1,270 SF)
- Green roof
- Vacant lot owned by HPD
- Proposing rezoning Development Site 3 and all or parts of the surrounding 12 privately-owned lots from the existing M1-1 zoning district to an R7A district with C2-4 commercial zoning overlay

Source: Fifth Avenue Committee

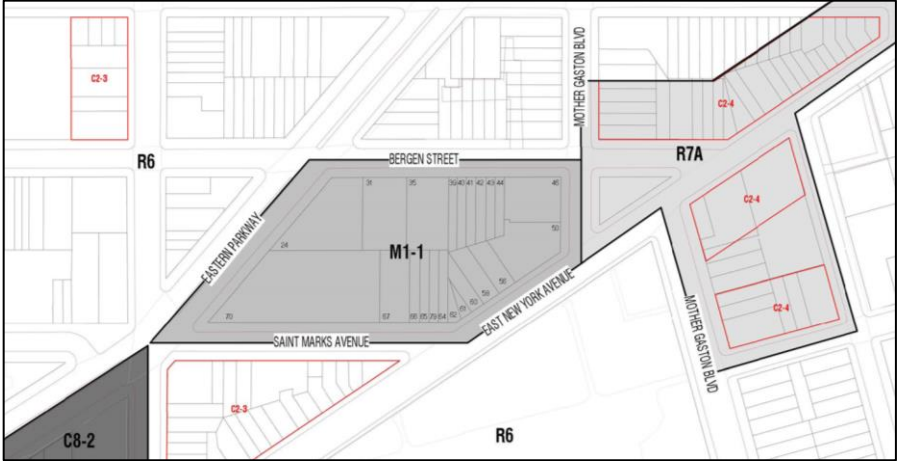


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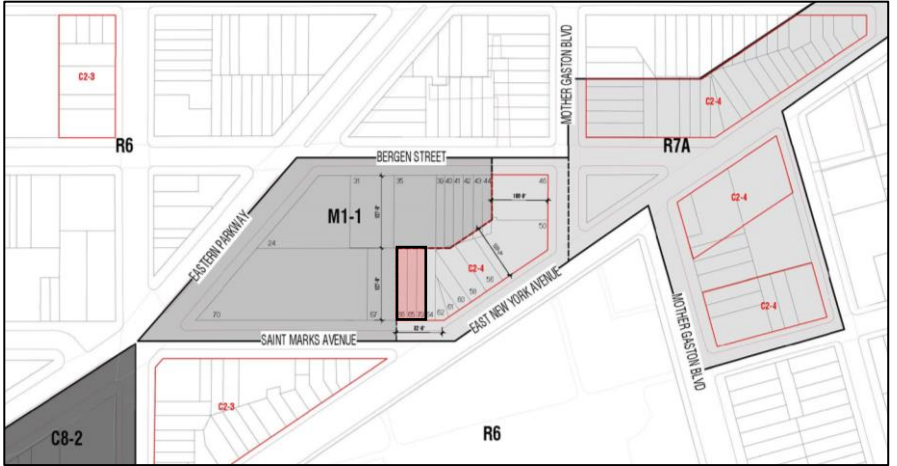
Proposed Development Site 3 (CCD 37)



Existing Zoning



Proposed Rezoning



Source: Fifth Avenue Committee

Sustainability and Design

- All buildings will certify with **Enterprise Green Communities 2020**, and **EnergyStar Multifamily New Construction**
 - At least 20% better energy performance compared to a building built to code
 - Construction will use low-to-no-emitting Volatile Organic Compound materials including adhesives, sealants, paints, coatings, and flooring systems
 - EnergyStar Appliances, low flow fixtures
 - **All electric buildings**, including heating, cooling, and domestic hot water.
 - **Materials will be sourced locally** consistent with passive house principles
 - **Solar PV** array installation on roofs
- **Contextual massing** and façade treatments
- Warm and welcoming interior finishes of **lasting quality and ease of maintenance**



Community Outreach and Local + M/WBE Hiring

- Conducting local Brownsville resident recruitment for **free Brooklyn Woods woodworking training program to build the cabinets for project.**
- Offering a **free OSHA-30 training course** in Brownsville.
- Conducting targeted outreach in Brownsville for FAC's and FAC's affiliates' free services including:
 - GED and adult basic education, English classes, workforce bridge, digital literacy classes, benefits access, and sector-based workforce development and job placement programs and homebuyer and foreclosure counseling
- Partnering with an intermediary that is experienced in pairing up workers with construction jobs.
- Conducting a **job fair for local residents** for employment opportunities in construction.
- Securing a commitment from the project's general contractor to **exceed the Hire NYC local hiring and M/WBE subcontractor requirements.**



Source: Fifth Avenue Committee

Proposed Unit Mix and Affordability

- The proposed project will be developed under HPD's Neighborhood Construction Program (NCP).
- In response to CB16's recommendation, the updated project **increased the percentage of units at the 40% AMI tier.**
- Approximately **70% of units will be available to households earning up to 60% AMI.**
- Approximately **37% of units are family-sized units.**
- 8 units will be set aside for formerly homeless households.

Proposed Unit Mix- Project Total Units							
Unit Type	Homeless Set-aside	40% AMI	60% AMI	70% AMI	Super's Unit	Total	% units by unit type
Studio	2	5	5	5	0	17	23%
1 Bedroom	2	10	9	9	0	30	40%
2 Bedroom	3	7	5	7	1	23	29%
3 Bedroom	1	1	2	1	0	5	8%
Project Total	8	23	21	22	1	75	100%
% Units by AMI	11%	31%	28%	29%	1%		

** Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI.*

**The project contains up to 75 units in total comprised of 74 affordable + 1 super's unit (Pre-CoY 60 units+ super's unit).*

**5% of units will be set aside for the Mobility Impaired, and 2% of units will be set aside for the Hearing/Visual Impaired.*

Project Summary

- Up to **74 affordable rental units** plus one superintendent unit developed across 3 new construction buildings developed under HPD's Neighborhood Construction Program
- Approximately **4,650 SF of community facility/retail space** in Development Site 1: 425 Mother Gaston Blvd.

**Renderings do not reflect additional two floors for each building that have been added after City of Yes Text Amendment*

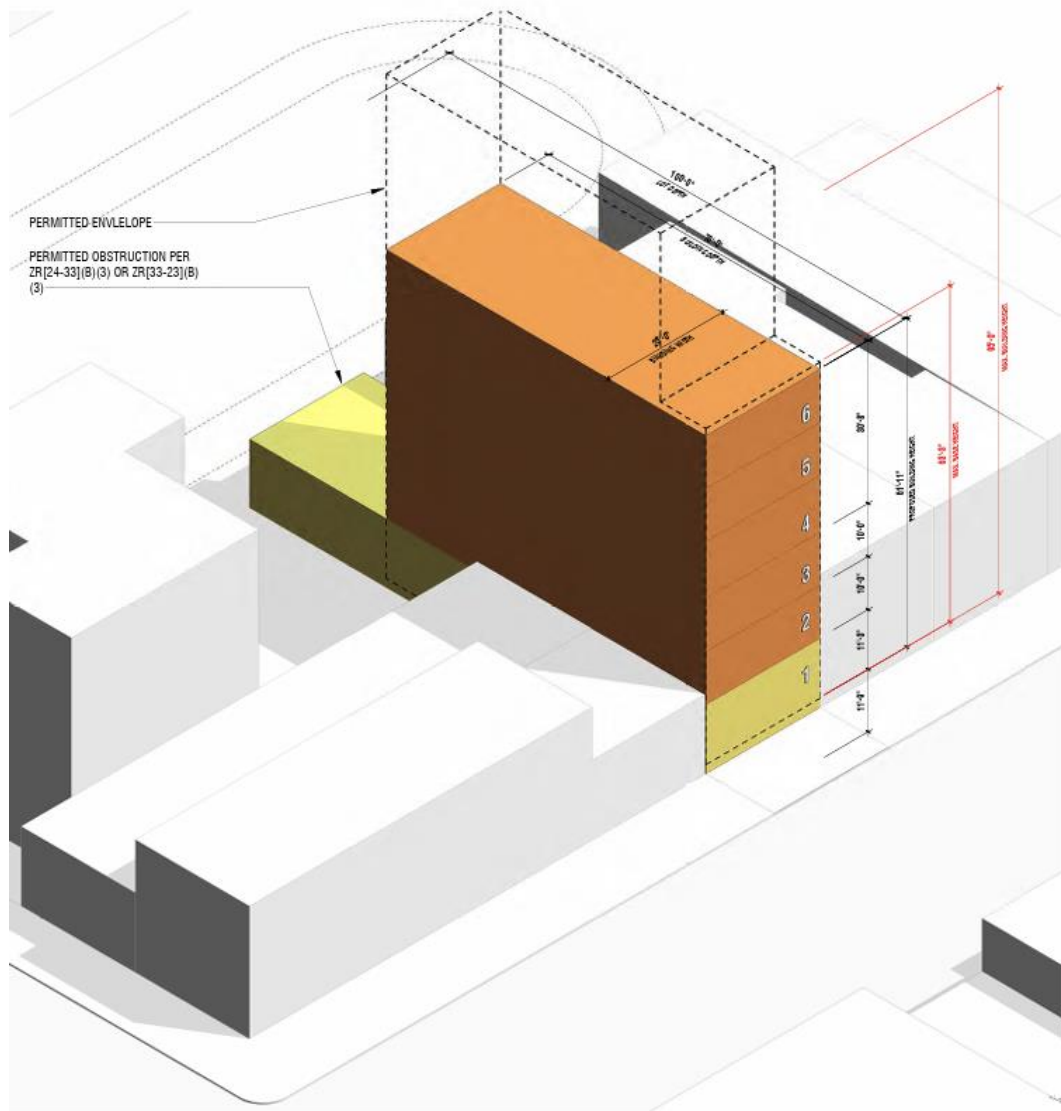


Thank You

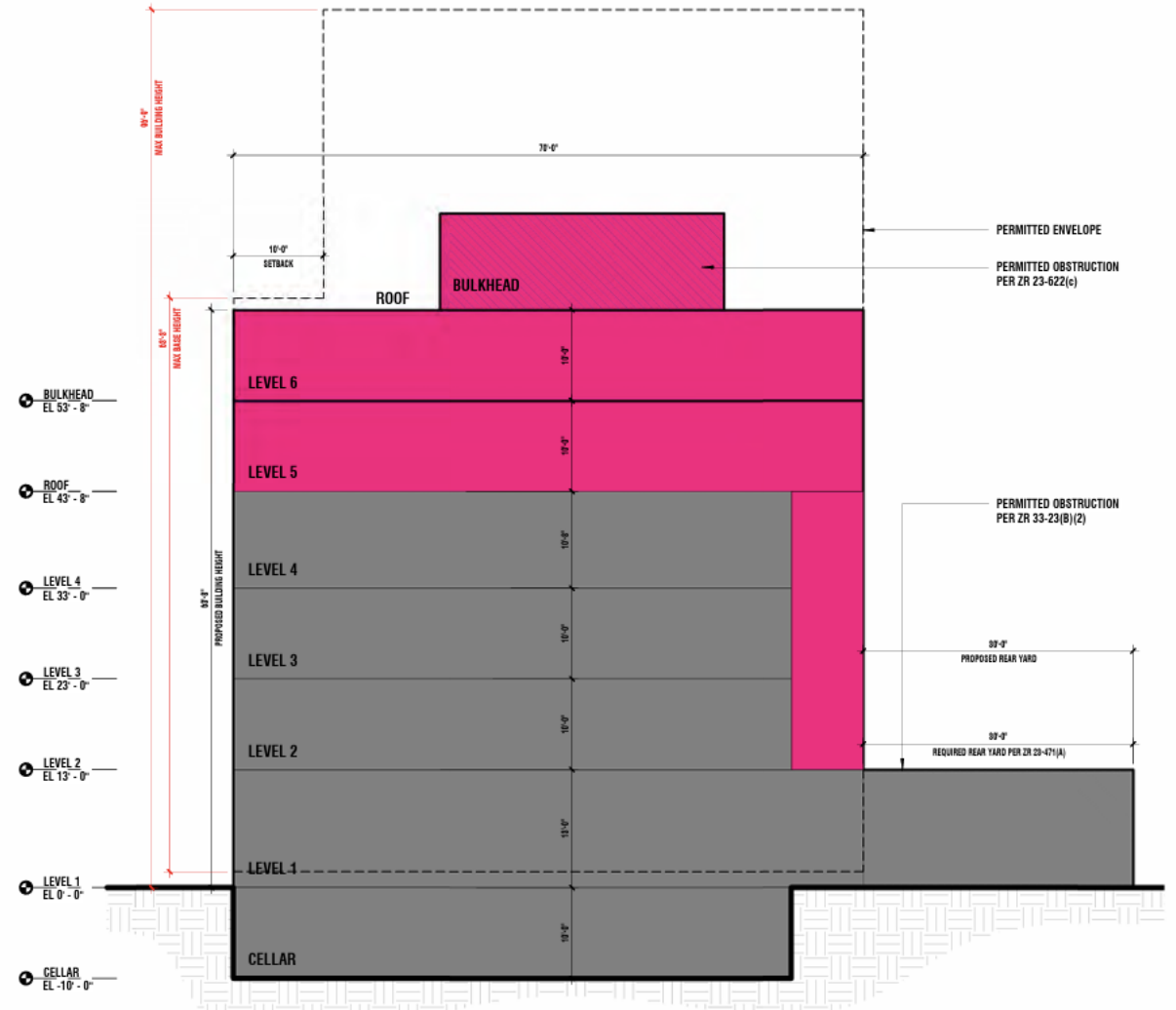
Q&A

Appendix

Site 1: Mother Gaston City of Yes Updates



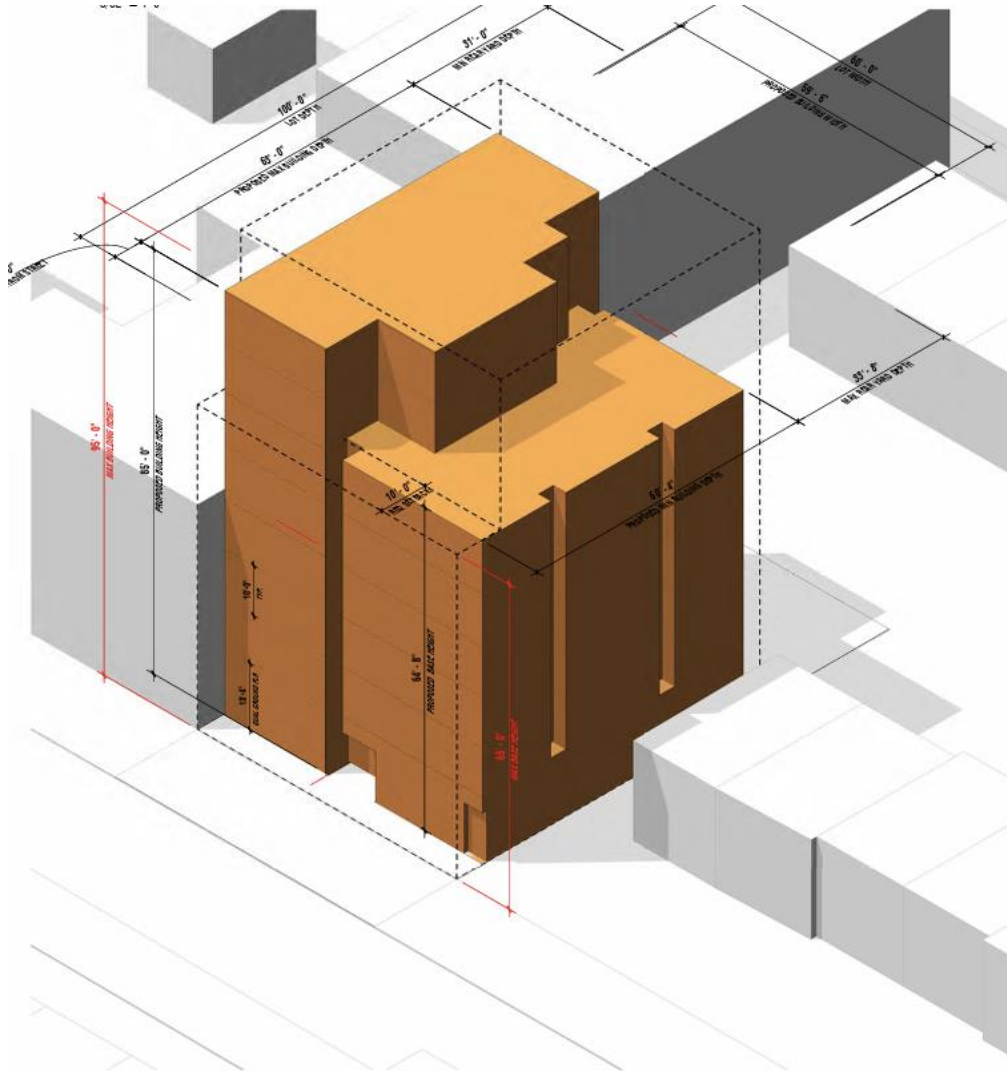
4 UPDATED ZONING ENVELOPE - LOOKING SOUTHEAST



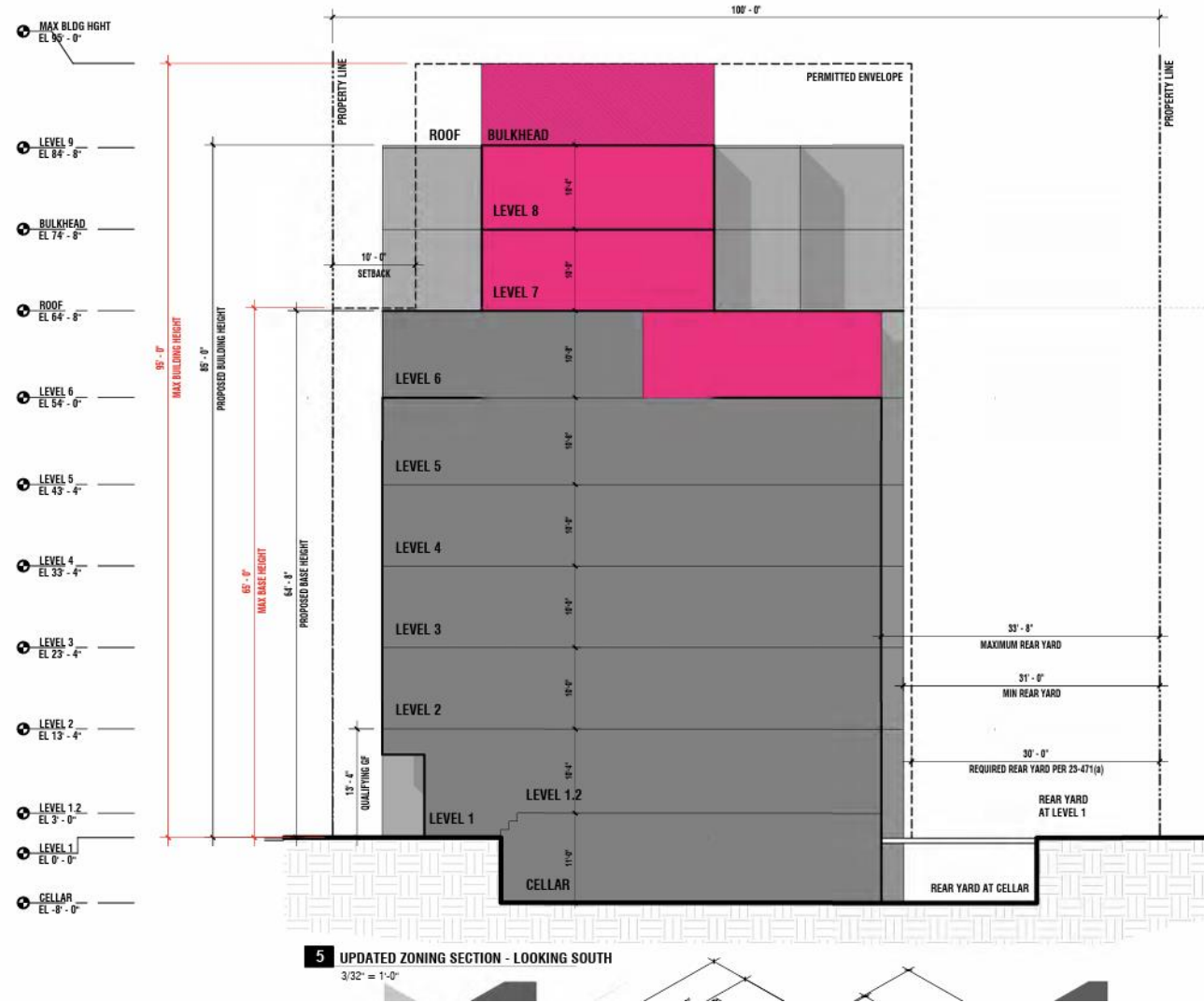
3 UPDATED ZONING SECTION- LOOKING WEST

3/32" = 1'-0"

Site 2: Thomas S. Boyland City of Yes Updates



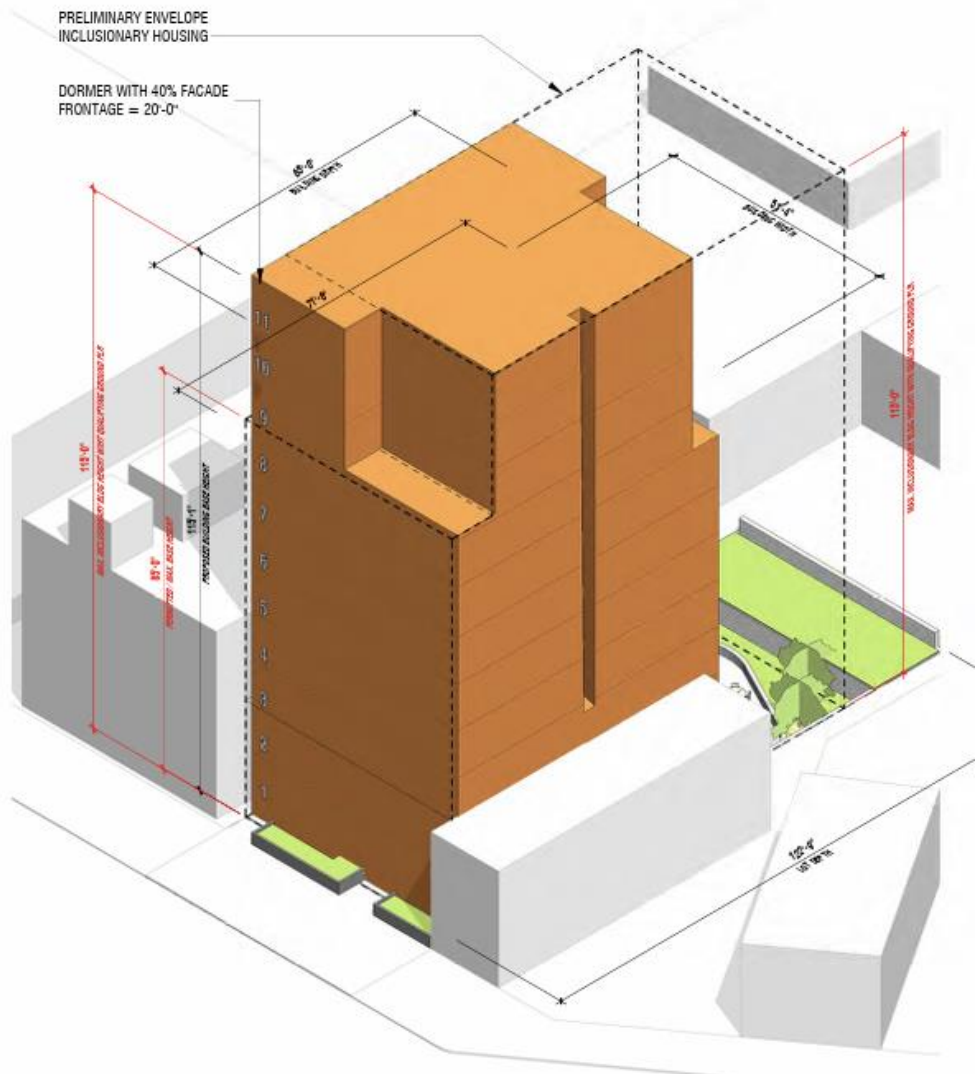
2 UPDATED ZONING ENVELOPE - LOOKING SOUTHWEST



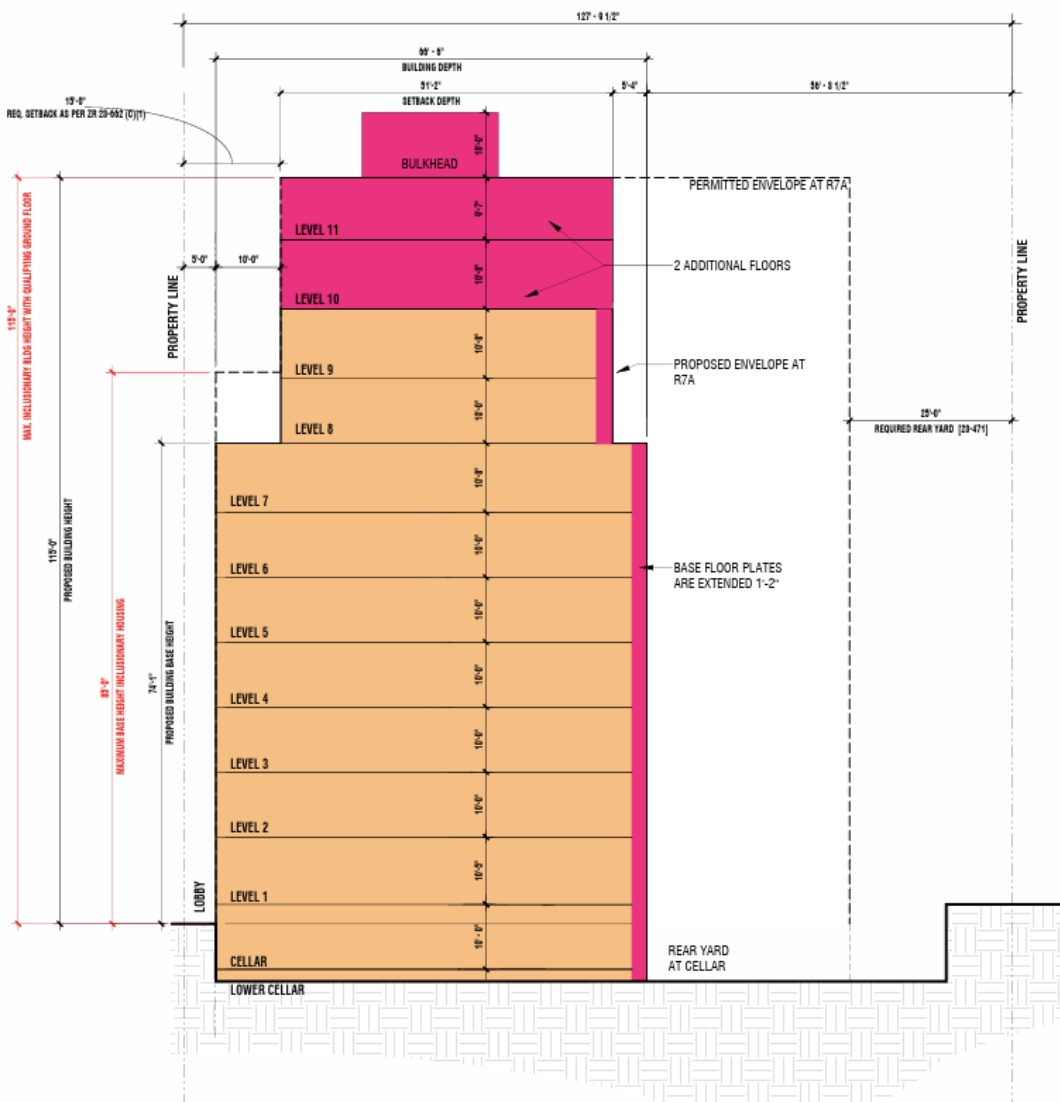
5 UPDATED ZONING SECTION - LOOKING SOUTH

3/32" = 1'-0"

Site 3: St. Marks City of Yes Updates



1 ZONING MASSING - AERIAL LOOKING FROM E NEW YORK AVE-EXTENDED

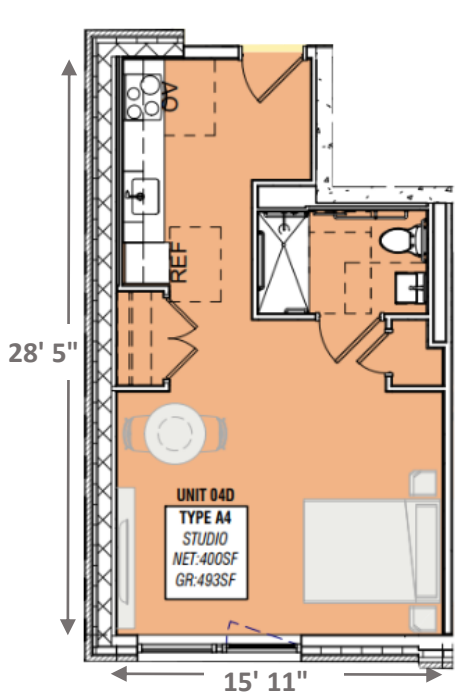


2 ZONING SECTION - EXTENDED
1/16" = 1'-0"

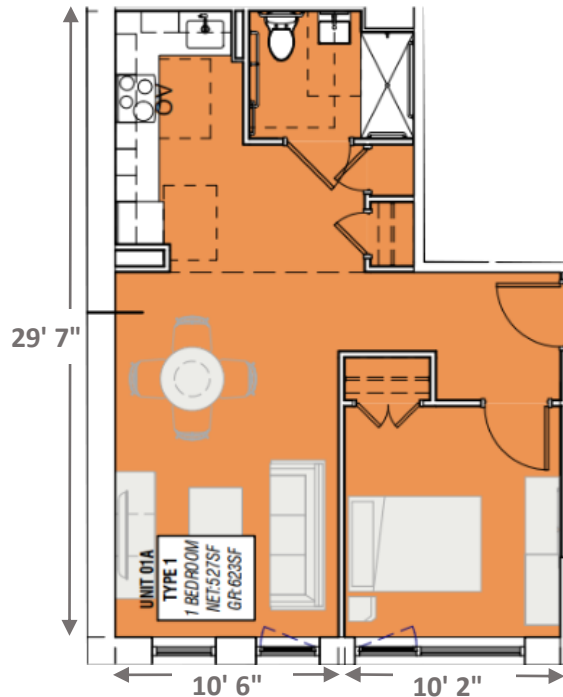
CB16 Recommendation

Item	HPD/FAC Response
Adjust the configuration of apartment units by increasing the number of units in lower AMI bands and decreasing the number of units in higher AMI bands.	HPD and FAC are analyzing alternative affordability scenarios and can provide updates throughout ULURP. The current proposal aims to respond to the CB's comments.
Consider sites for the development of homeownership opportunities.	HPD shared with the CB upcoming affordable homeownership projects in their district.
Partner with Central Brooklyn Economic Development Corporation to ensure local hiring and sub-contracting.	A final selection of an intermediary for local hiring will happen later in process.
Abatement of rodent and raccoon issues at lot located at 546 Thomas S Boyland with no cost to homeowners.	HPD Property Management completed the lot clearing and began the abatement process with the final abatement ending March 2025.
Explanation for lack of open space within projects and consider designing open space within project to offer enhanced quality of life.	2 out of 3 sites include outdoor space in the rear yard and 1 site also includes an outdoor terrace. However, due to small lot sizes more open space can not be allocated for the project.
Provide examples of requested changes to zoning that occurred elsewhere in NYC and can support the request for zoning change in Brownsville.	HPD shared the example of the City's East New York rezoning which rezoned areas from manufacturing to residential prompting new housing development on public and private sites.

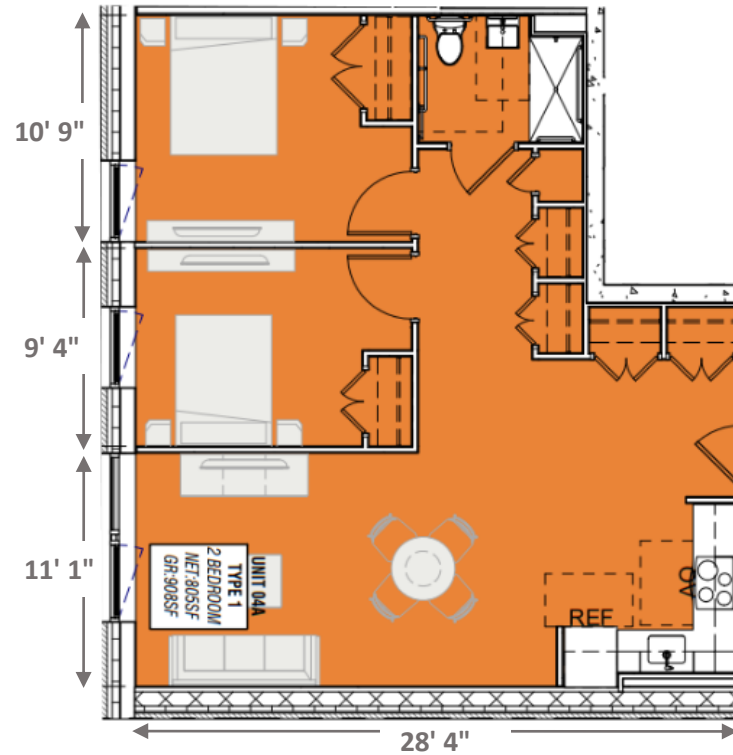
Typical Floor Plans



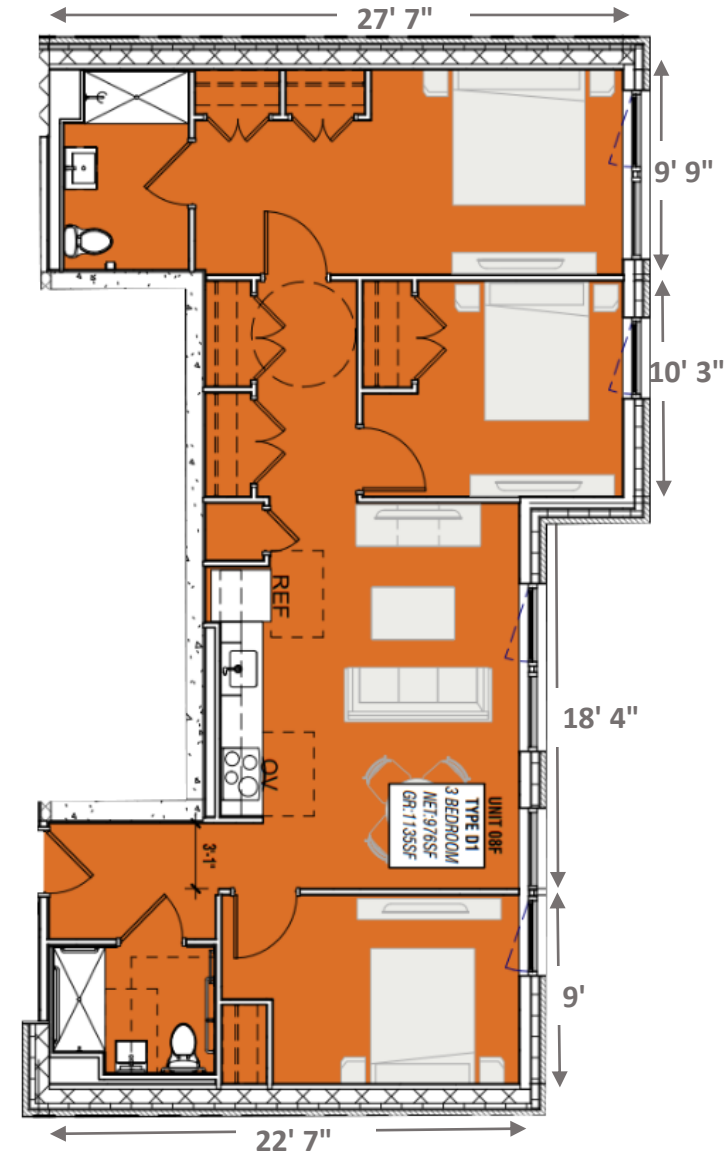
Studio: 400 SF



One Bedroom: 527 SF



Two Bedroom: 805 SF



Three Bedroom: 976 SF

Proposed Unit Mix and Affordability: Site 1 Mother Gaston (CCD 41)

Proposed Unit Mix- Mother Gaston					
Unit Type	40% AMI	60% AMI	70% AMI	Total	% units by unit type
1 Bedroom	3	3	3	9	100%
Project Total	3	3	3	9	100%
% Units by AMI	33%	33%	33%		

* Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI



*Rendering does not reflect additional two floors that have been added after City of Yes Text Amendment

Proposed Unit Mix and Affordability: Site 2 Thomas S. Boyland (CCD 41)

Proposed Unit Mix- Thomas S. Boyland					
Unit Type	40% AMI	60% AMI	70% AMI	Total	% units by unit type
1 Bedroom	6	5	5	16	59%
2 Bedroom	3	4	3	10	37%
3 Bedroom	0	1	0	1	4%
Project Total	9	10	8	27	100%
% Units by AMI	33%	37%	30%		

* Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI



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Proposed Unit Mix and Affordability: Site 3 St. Marks Ave. (CCD 37)

Proposed Unit Mix- St. Marks Ave.							
Unit Type	Homeless Set-aside	40% AMI	60% AMI	70% AMI	Super's Unit	Total	% units by unit type
Studio	2	5	5	5	0	17	44%
1 Bedroom	2	1	1	1	0	5	13%
2 Bedroom	3	4	1	4	1	13	31%
3 Bedroom	1	1	1	1	0	4	13%
Project Total	8	11	8	11	1	39	100%
% Units by AMI	21%	28%	21%	28%	3%		

* Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI

Source: Fifth Avenue Committee



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Proposed Rents

AMI	% of units	Monthly Rent			
		Studios	1-BR	2-BR	3-BR
30% AMI	11%	Project Based Section 8 Units. Tenant rent will be no higher than 30% of income.			
40% AMI	31%	\$777	\$980	\$1,165	\$1,334
60% AMI	28%	\$1,243	\$1,563	\$1,864	\$2,142
70% AMI	29%	\$1,476	\$1,854	\$2,213	\$2,546

**Rents are based on 2024 AMIs and are subject to change.*

(Pre-CoY) Proposed Unit Mix and Affordability: Project Total

Pre-CoY project proposed 60 affordable rental units plus one superintendent unit.

- During ULURP, the project was modified to include additional residential FAR that was unlocked with the passing of City of Yes for Housing Opportunity (adopted 12/5/2024)
- With City of Yes, the additional residential FAR could allow up to 74 rental units plus one superintendent unit across 3 buildings

Proposed Unit Mix- Project Total Units							
Unit Type	Homeless Set-aside	40% AMI	60% AMI	70% AMI	Super's Unit	Total	% units by unit type
Studio	2	5	5	5	0	17	28%
1 Bedroom	2	6	6	6	0	20	33%
2 Bedroom	3	6	5	7	0	21	34%
3 Bedroom	1	0	1	0	1	3	5%
Project Total	8	17	17	18	1	61	100%
% Units by AMI	13%	28%	28%	30%	1%		

** Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI.*

**The project contains 61 units in total comprised of 60 affordable + 1 super's unit.*

(Pre-CoY) Proposed Unit Mix and Affordability: Site 1 Mother Gaston (CCD 41)

Proposed Unit Mix- Mother Gaston					
Unit Type	40% AMI	60% AMI	70% AMI	Total	% units by unit type
1 Bedroom	2	2	2	6	100%
Project Total	2	2	2	6	100%
% Units by AMI	33%	33%	33%		

* Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI



(Pre-CoY) Proposed Unit Mix and Affordability: Site 2 Thomas S. Boyland (CCD 41)

Proposed Unit Mix- Thomas S. Boyland					
Unit Type	40% AMI	60% AMI	70% AMI	Total	% units by unit type
1 Bedroom	4	4	4	12	57%
2 Bedroom	2	4	2	8	38%
3 Bedroom	0	1	0	1	5%
Project Total	6	9	6	21	100%
% Units by AMI	29%	42%	29%		

* Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI



(Pre-CoY) Proposed Unit Mix and Affordability: Site 3 St. Marks Ave. (CCD 37)

Proposed Unit Mix- St. Marks Ave.							
Unit Type	Homeless Set-aside	40% AMI	60% AMI	70% AMI	Super's Unit	Total	% units by unit type
Studio	2	5	5	5	0	17	50%
1 Bedroom	2	0	0	0	0	2	6%
2 Bedroom	3	4	1	5	0	13	38%
3 Bedroom	1	0	0	0	1	2	6%
Project Total	8	9	6	10	1	34	100%
% Units by AMI	24%	26%	18%	29%	3%		

* Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI

Source: Fifth Avenue Committee



NIHOP/NCP RFQ

December 2014 HPD released the NIHOP/NCP Request for Qualifications

Goal: Offer opportunities to create affordable housing on smaller, vacant, and under-utilized city-owned lots that are difficult to develop.

New Infill Homeownership Opportunities Program (NIHOP)

Replaced by Open Door Program

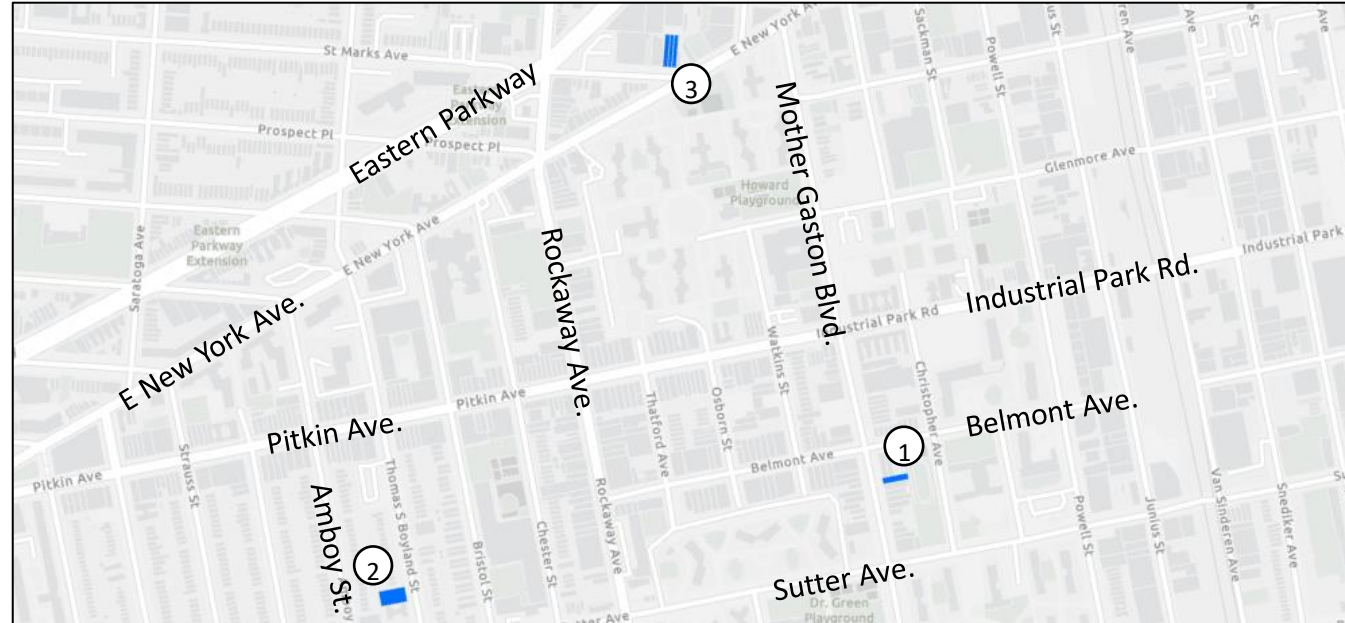
Homeownership units

- Targets 80-130% AMI

Neighborhood Construction Program (NCP)

Rental units

- Targets 30-80% AMI

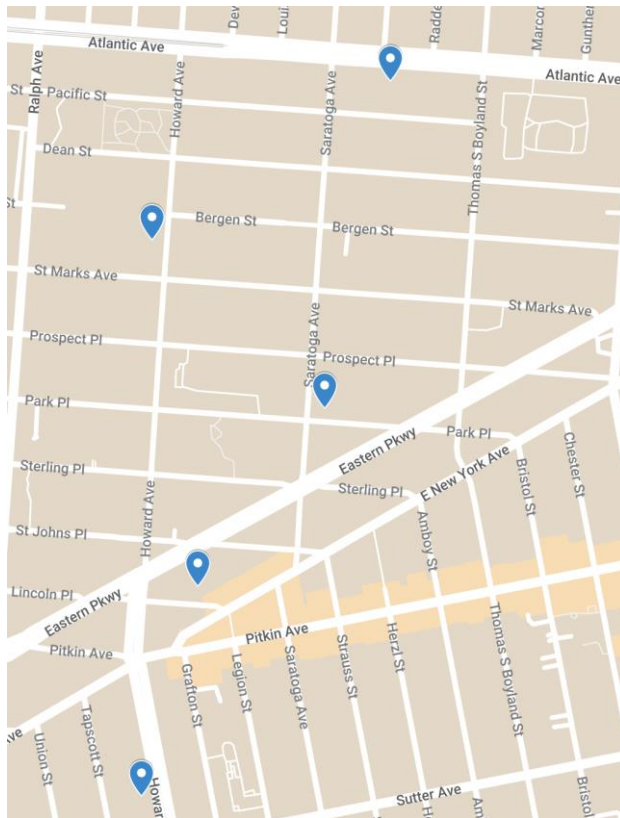


The Brownsville NCP project was designated in June 2017 to Fifth Avenue Committee under the NCP program and is proposing 60 affordable rental units ranging from **30-70% AMI**.

CB16 Homeownership Projects in HPD Pipeline

Mosaic

- Under construction
- Cluster project with 14 new buildings
 - including 46 homeownership units in CCD 41
 - 5 buildings and 15 units in CB16



Constellation

- Pre-ULURP
- Cluster project with 8 new buildings including approx. 74 homeownership units across four BK CBs.
 - 6 buildings and approx. 62 units in CCD 41
 - 2 buildings and approx. 12 units in CCD 42
 - 3 buildings and 24 units in CB16.

