



CITY PLANNING COMMISSION

September 22, 2021 / Calendar No. 6

C 210256 HUK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the third amendment to the Brownsville II Urban Renewal Plan, Borough of Brooklyn, Community District 16.

This application for an Urban Renewal Plan (URP) amendment (C 210256 HUK) was filed by the Department of Housing Preservation and Development (HPD) on January 15, 2021. Approval of this application, in conjunction with the related actions, would facilitate the development of a new 11-story 204,000-square-foot mixed-use building with approximately 232 affordable housing units, and 19,000 square feet of commercial and community facility space within a project area generally bounded by Mother Gaston Boulevard, Glenmore Avenue, Liberty Avenue and Christopher Avenue in Brownsville, Brooklyn Community District 16.

RELATED ACTIONS

In addition to the URP amendment (C 210256 HUK) that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|--|
| C 210255 HAK | Urban Development Action Area designation, project approval, and disposition of City-owned property to a developer selected by HPD |
| C 210253 ZMK | Zoning map amendment to rezone the project area from R6 to R7D/C2-4 and R7A/C2-4 |
| N 210254 ZRK | Zoning text amendment to designate a Mandatory Inclusionary Housing area |

BACKGROUND

A full background discussion and description of this application appears in the report on the related UDAAP action (C 210255 HAK).

ENVIRONMENTAL REVIEW

The application (C 210256 HUK), in conjunction with the applications for the related actions (C 210255 HAK, C 210253 ZMK, and N 210254 ZRK), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 20HPD089K. The lead agency is HPD.

A summary of the environmental review appears in the report for the related UDAAP action (C 210255 HAK).

UNIFORM LAND USE REVIEW

This application (C 210256 HUK), in conjunction with the applications for the related actions (C 210255 HAK and C 210253 ZMK), was certified as complete by the Department of City Planning on April 19, 2021 and was duly referred to Brooklyn Community Board 16 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the related application for a zoning text amendment (N 210254 ZRK), which was referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Brooklyn Community Board 16 held a public hearing on this application (C 210256 HUK) on May 25, 2021, and on that date, by a vote of 10 in favor, eight opposed, and 10 abstaining, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

The Brooklyn Borough President considered this application (C 210256 HUK) and on August 11, 2021, issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related UDAAP action (C 210255 HAK).

City Planning Commission Public Hearing

On July 28, 2021 (Calendar No. 8), the City Planning Commission scheduled August 18, 2021, for a public hearing on this application (C 210256 HUK) and the related applications (C 210255

HAK, C 210253 ZMK, and N 210254 ZRK). The hearing was duly held on August 18, 2020 (Calendar No. 63).

Six speakers testified in favor of the application and none in opposition, as described in the report for the related UDAAP action (C 210255 HAK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed amendment to the Brownsville II URP (C 210256 HUK), in conjunction with the related actions, is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related UDAAP action (C 210255 HAK).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission that this application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the third amendment to the Brownsville II Urban Renewal Plan, Borough of Brooklyn, Community District 16, is approved.

The above resolution (C 210256 HUK), duly adopted by the City Planning Commission on September 22, 2021 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, ESQ., *Vice Chair*

**DAVID J. BURNEY, ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO III,
RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN,
LARISA ORTIZ, RAJ RAMPERSHAD** *Commissioners*

**THE CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT**

**THIRD AMENDED
URBAN RENEWAL PLAN**

**BROWNSVILLE II
URBAN RENEWAL AREA**

**Brooklyn
Community District No. 16**

November 2020

HISTORY OF PRIOR APPROVALS

Prior to the initial date of adoption of this Brownsville II Urban Renewal Plan by the Board of Estimate, as shown below, this project was a portion of the former Central Brooklyn Urban Renewal (Community Development) Project, for which the "History of Prior Approvals" is set forth on the following pages.

Original

City Planning Commission: October 31, 1984 (C 841019 HUK)
Board of Estimate: December 6, 1984 (Cal. No. 34)

First Amendment

City Planning Commission: June 20, 1992 (910156 HUK)
City Council: September 23, 1993 (C 910170 HUK) (Reso. __)
Mayor: December 28, 1993 (Cal. No. 29)

Second Amendment

City Planning Commission: May 22, 1996 (C 960360 HUK) (Cal. No. 22)
City Council: June 25, 1996 (Reso 1816.)
Mayor: April 3, 2000 (Cal. No. 42)

Third Amendment

City Planning Commission: _____, 19__
City Council: _____, 19__ (Cal. No. __)
Mayor: _____, 19__ (Cal. No. __)

Central Brooklyn Community Development Plan
History of Prior Approvals

Urban renewal plans for areas within the Central Brooklyn Community Development Project were separately approved before being consolidated into the overall Central Brooklyn Project, which came into existence on December 19, 1968.

Central Brooklyn Community Development Plan dated October, 1968

Approved by City Planning Commission: November 20, 1968(CP20511)
Adopted by Board of Estimate: December 19, 1968 (Cal. No. 9)

First Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: April 30, 1969 (CP20714)
Adopted by the Board of Estimate: August 21, 1969 (Cal. No. 7)

Second Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: August 18, 1969 (CP20825)
Adopted by the Board of Estimate: September 18, 1969 (Cal. No. 14)

Third Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: March 4, 1970 (CP21075)
Adopted by the Board of Estimate: April 16, 1970 (Cal. No. 8)

Fourth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: October 14, 1970 (CP21330)
Adopted by the Board of Estimate: December 17, 1970 (Cal. No. 16)

Fifth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: November 18, 1970 (CP1335)
Adopted by the Board of Estimate: January 14, 1971 (Cal. No. 11)

Sixth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: September 22, 1971 (CP21739)
Adopted by the Board of Estimate: January 13, 1972 (Cal. No. 1)

Seventh Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 14, 1972 (CP21981)
Adopted by the Board of Estimate: August 17, 1972 (Cal. No. 5)

Eighth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: August 7, 1974 (CP22699)
Adopted by the Board of Estimate: October 10, 1974 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (H073-69)

Central Brooklyn Community Development Plan
History of Prior Approvals (Continued)

Ninth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: September 9, 1974 CP22782
Adopted by the Board of Estimate: October 24, 1974 (Cal. No. 5)

Tenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: July 23, 1975 (CP22926)
Adopted by the Board of Estimate: October 2, 1975 (Cal. No. 17)

Eleventh Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: July 2, 1975 (CP23014)
Adopted by the Board of Estimate: November 13, 1975 (Cal. No. 10)

Twelfth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 18, 1975 (CP22959)
Adopted by the Board of Estimate: March 18, 1976 (Cal. No. 1 OA)

Minor Change

Approved by the City Planning commission: August 22, 1977(C770374HCK)

Minor Change

Approved by the City Planning Commission: October 26, 1977 (C770439HCK)

Thirteenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 4, 1980 (C790722HUK)
Adopted by the Board of Estimate: August 21, 1980 (Cal. No. 25)

Minor Change

Approved by the City Planning Commission: August 18, 1980 (N800527HCK)

Fourteenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: February 2, 1981 (C800784HUK)
Adopted by the Board of Estimate: September 10, 1981 (Cal. No. 19)

Fifteenth Amended Central Brooklyn Community Development Plan

Approved by the City Planning Commission: June 1, 1983 (C830971 HUK)
Adopted by the Board of Estimate: June 30, 1983 (Cal. No. 32A)

Minor Change

Approved by the City Planning Commission: April 25, 1984 (C830971 HUK)(A)

TABLE OF CONTENTS

<u>SECTIONS</u>	<u>Page</u>
A: URBAN RENEWAL AREA.....	6
B: URBAN RENEWAL PLAN.....	7
C: CONTROLS ON REDEVELOPMENT.....	9
D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL.....	10
E: RELATED ACTIONS.....	12
F: REDEVELOPER OBLIGATIONS.....	12
G: MODIFICATION OF PLAN.....	14
H: DURATION OF PLAN.....	14

EXHIBITS

- A: PROPERTIES ACQUIRED AND TO BE ACQUIRED
- B: PROJECT BOUNDARY DESCRIPTION

MAPS

- 1: PROJECT BOUNDARY MAP, DATED _____, 19__
- 2: LAND USE MAP, DATED _____, 19__

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the Brownsville II Urban Renewal Area ("Area") as an urban renewal area pursuant to §504 of Article 15 ("Urban Renewal Law") of the General Municipal Law. The Department of Housing Preservation and Development ("HPD") represents the City in carrying out the provisions of the Urban Renewal Law pursuant to §502(5) of the Urban Renewal Law and §1802(6)(e) of the Charter.

2. AREA

The properties indicated on Map 1 and listed in Exhibit A ("Acquisition Parcels") have been or will be acquired by the City for redevelopment pursuant to this Third Amended Brownsville II Urban Renewal Plan ("Plan"). These Acquisition Parcels comprise the entire Area and, as such, are the only properties to be redeveloped pursuant to this Plan.

3. BOUNDARY

The Area is located in Community District No. 16 in the borough of Brooklyn and is generally bounded by (i) East New York Avenue on the north, (ii) Powell Street, Sutter Avenue and Van Sinderen Avenue on the east, (iii) Linden Boulevard and the Long Island Railroad Right-of-Way on the south, and (iv) East 98th Street and Ralph Avenue on the west. The perimeter described in Exhibit B and shown on Map 1 ("Project Boundary") encompasses all of the Acquisition Parcels which comprise the Area, but may also encompass other properties which are not part of the Area. The Acquisition Parcels, and not the Project Boundary, define the Area.

4. OTHER PROPERTIES

Any properties located within the Project Boundary which are not listed in Exhibit A ("Exempt Parcels") will not be acquired by the City for redevelopment pursuant to this Plan. Notwithstanding the fact that they are located within the Project Boundary, Exempt Parcels are not part of the Area and are not subject to the controls of this Plan, even if they are or become City-owned.

5. ELIGIBILITY

The Area is eligible for designation as an urban renewal area pursuant to the Urban Renewal Law. The following insanitary and substandard conditions adversely affect the quality of life in the Area and its immediate vicinity:

- a. Abandoned, vacant, substandard, underutilized, and/or obsolete buildings and structures characterized by physical deterioration, high levels of code violations, defective construction, outmoded design, lack of proper sanitary facilities, and/or inadequate fire or safety protection.
- b. Abandoned, vacant, underutilized, substandard, and/or insanitary, lots.

- c. Incompatible adjacent uses.
- d. Excessive lot coverage.
- e. Insufficient light and ventilation.

B: URBAN RENEWAL PLAN

1. LEGAL AUTHORITY

The City has established this Plan for the redevelopment of the Area pursuant to §505 of the Urban Renewal Law.

2. STATEMENT OF COMPLIANCE

In accordance with §502(7) of the Urban Renewal Law, this Plan states the following information:

a. Proposed Land Uses

See Section C.

b. Proposed Land Acquisition, Demolition, And Removal Of Structures

See Section D.

c. Proposed Acquisition Of Air Rights And Concomitant Easements Or Other Rights Of User Necessary For The Use And Development Of Such Air Rights

None.

d. Proposed Methods Or Techniques Of Urban Renewal

See Section D.

e. Proposed Public, Semi-Public, Private, Or Community Facilities Or Utilities

See Section C.

f. Proposed New Codes And Ordinances And Amendments To Existing Codes And Ordinances As Are Required Or Necessary To Effectuate The Plan

No changes are proposed.

g. Proposed Program Of Code Enforcement

Properties will be required to comply with applicable United States ("Federal"), State of New York ("State"), and City laws, codes, ordinances, and regulations (collectively, "Laws").

h. Proposed Time Schedule For Effectuation Of Plan

<u>Project Activity</u>	<u>Estimated Commencement Date</u>	<u>Estimated Completion Date</u>
Land Acquisition	April 1969	Dec. 1995
Relocation of Site Occupants	July 1993	April 1997
Demolition and Site Clearance	June 1971	Dec. 1997
Site Preparation (Including Installation of Site Improvements)	April 1991	July 1997
Land Disposition	Aug. 1971	June 2024
Project Completion		June 2026

3. OBJECTIVES

This Plan seeks to:

- a. Redevelop the Area in a comprehensive manner, removing blight and maximizing appropriate land use.
- b. Remove or rehabilitate substandard and insanitary structures.
- c. Remove impediments to land assemblage and orderly development.
- d. Strengthen the tax base of the City by encouraging development and employment opportunities in the Area.
- e. Provide new housing of high quality and/or rehabilitated housing of upgraded quality.
- f. Provide appropriate community facilities, parks and recreational uses, retail shopping, public parking, and private parking.
- g. Provide a stable environment within the Area which will not be a blighting influence on surrounding neighborhoods.

4. DESIGN OBJECTIVES

It is the intent of this Plan that, to the extent deemed feasible by HPD, (i) the Area should be developed in a manner compatible with or beneficial to the surrounding community, (ii) the project should harmonize in scale, configuration, and materials to the prevailing neighborhood pattern, and (iii) in areas with exceptionally strong or uniform street character, the new construction should reinforce the existing urban pattern.

C: CONTROLS ON REDEVELOPMENT

1. ZONING

The controls of this Plan will be concurrent with, and will not preempt or supersede, the controls of the Zoning Resolution of the City, as amended ("Zoning Resolution"). The controls of the Zoning Resolution will apply to all Acquisition Parcels at all times to the extent permitted by Law. The controls of this Plan will commence to apply to any Acquisition Parcel upon acquisition by the City or at such later date as may be specified in this Plan. Thereafter, if there is any conflict between the controls imposed by the Zoning Resolution and the controls imposed by this Plan, the more restrictive of the two will govern.

2. PROPOSED USES

Map 2 indicates the permitted use of each Acquisition Parcel following disposition by the City to a redeveloper. Each use indicated in Map 2 will have the meaning set forth in this Section C.2.

a. Residential

Residential and other uses will be permitted in accordance with the Zoning Resolution.

b. Commercial

Commercial uses and other uses permitted in accordance with the Zoning Resolution.

c. Public and Institutional

Public and Institutional uses and other uses will be permitted in accordance to the Zoning Resolution.

d. Industrial

Industrial and other uses will be permitted in accordance with the Zoning Resolution.

e. Public Open Space

Active and passive recreation will be permitted.

3. SUPPLEMENTARY CONTROLS

a. Controls On Specific Sites

None.

b. Building Bulk

Building bulk requirements will be as required by the Zoning Resolution.

c. Parking

Parking requirements will be as required by the Zoning Resolution.

d. Utilities

(1) Any existing overhead telecommunications, electrical, and cable network lines in the Area will be removed and relocated underground and all new or additional telecommunications, electrical, and cable network lines will be placed underground, unless HPD determines that such placement underground is either unnecessary or infeasible.

(2) Sewers, water lines, street lighting, and electrical and gas services will be installed as required. Water supply, sanitary sewers, and storm sewers will be provided in accordance with the requirements of the City's Department of Environmental Protection.

D: PROPOSED METHODS AND TECHNIQUES OF URBAN RENEWAL

1. ACQUISITION

a. Method Of Acquisition

Acquisition Parcels may be acquired by any means permitted by applicable Laws. Regardless of the method of acquisition, every Acquisition Parcel acquired by the City will be subject to the controls of, and developed in accordance with, this Plan.

b. Properties Acquired or to be Acquired

The Acquisition Parcels have been or will be acquired by the City. The Acquisition Parcels, if any, that the City acquired with Federal assistance are identified in Exhibit A. All other Acquisition Parcels have been or are intended to be acquired with City funds, without Federal assistance.

2. RELOCATION

There is a feasible method for the relocation of families and individuals displaced from the Area into decent, safe, and sanitary dwellings, which are or will be provided in the Area or in other areas not generally less desirable in regard to

public utilities and public and commercial facilities, at rents or prices within the financial means of such families or individuals, and reasonably accessible to their places of employment. HPD will relocate residential and commercial site occupants, if any, in compliance with all applicable Federal, State, and City Laws. No relocation is anticipated.

3. DEMOLITION AND/OR REHABILITATION

The structures on properties acquired in accordance with this Plan will either be demolished and cleared for new construction or retained for rehabilitation.

4. LAND DISPOSITION

Properties acquired will be disposed of for redevelopment in accordance with this Plan.

E: RELATED ACTIONS

1. ZONING MAP AMENDMENTS

The zoning of the Area will be as set forth in the Zoning Resolution. Zoning Map Amendments may be necessary in order to implement this Plan, but any proposed amendments set forth in this Section E.1 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no Zoning Map Amendments are proposed at this time.

2. STREET MODIFICATIONS

It may be necessary to map, demap, or modify streets within and/or adjacent to the Area in order to implement this Plan, but any proposed street modifications set forth in this Section E.2 will have no force or effect until they are approved and become effective pursuant to the applicable provisions of the Charter. However, no street modifications are proposed at this time.

F: REDEVELOPER OBLIGATIONS

1. RECORDABLE AGREEMENTS

The instruments by which the City disposes of any Acquisition Parcel or part thereof to a redeveloper will be recorded in the Office of the City Register and will contain covenants running with the land which (i) incorporate this Plan by reference, (ii) require compliance with the terms and restrictions set forth in this Plan, and (iii) require compliance with Section F.4. An amendment to this Plan which becomes effective after the date of disposition of an Acquisition Parcel to a redeveloper will not apply to the real property comprising such Acquisition Parcel unless, following the effective date of such amendment, the City and the owner of such real property execute a written agreement, approved as to form by the Corporation Counsel, providing that such amendment shall thereafter apply to such real property.

2. LAND USE RESTRICTION

Each redeveloper will be required to devote the land solely to the uses specified as permitted uses in this Plan and to comply with all other terms and restrictions set forth in this Plan.

3. TIMELY PERFORMANCE

Each redeveloper will be required to expeditiously apply for all required governmental approvals and to begin and complete the redevelopment and construction of the improvements mandated by this Plan and agreed upon in the disposition instruments within a reasonable time.

4. NON-DISCRIMINATION

Each redeveloper, its successors and assigns of the land conveyed or any part thereof, and any lessee of the land conveyed or any part thereof (i) will not enter into any agreement, lease, conveyance, or other instrument which restricts the sale, lease, or occupancy of such land or any part thereof upon the basis of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability, and (ii) will comply with all applicable Federal, State, and City laws in effect from time to time prohibiting discrimination or segregation by reason of race, color, national origin, ancestry, alienage status, religion, creed, age, sex, marital status, sexual orientation, or disability in the sale, lease, or occupancy of the property.

5. DESIGN REVIEW

HPD may require any redeveloper to (i) submit site plans, landscape plans, architectural drawings, outline specifications, schedules of materials and finishes, and/or final working drawings, in sufficient detail to permit determination of compliance with the controls of this Plan, for HPD approval prior to commencement of construction, and (ii) submit any material change to such documents thereafter proposed for HPD approval prior to commencement of construction of such change.

6. RESTRICTION ON TRANSFER PRIOR TO COMPLETION

No redeveloper will be permitted to sell, lease, or otherwise transfer land at any time prior to completion of the redevelopment thereof without prior written consent of HPD, except as set forth in the disposition instruments.

7. COOPERATION WITH HPD

Each redeveloper will be required to expeditiously submit all documents required by HPD for the approval and processing of the redevelopment project.

8. COOPERATION WITH OTHER CITY AGENCIES

Each redeveloper will be required to cooperate fully with the appropriate City agencies in realizing the specific objectives of this Plan.

9. CERTIFICATE OF COMPLETION

Each redeveloper will be required to provide HPD with current revised drawings as required by HPD, including, but not limited to, descriptions reflecting substantial changes during construction. HPD will use these drawings and descriptions, together with materials submitted prior to commencement of construction, for final determination of compliance and issuance of a Certificate of Completion in accordance with the terms of the disposition instruments.

G: MODIFICATION OF PLAN

1. AMENDMENTS

The City may amend this Plan at any time pursuant to §505 of the Urban Renewal Law and §197-c and §197-d of the Charter and may amend the designation of the Area at any time pursuant to §504 of the Urban Renewal Law.

2. MINOR CHANGES

HPD, with the concurrence of the City Planning Commission ("CPC"), may authorize minor changes of the terms of these restrictions which conform with the intent and purpose of this Plan.

3. MERGERS AND SUBDIVISIONS

The development sites in the Area may be merged and/or subdivided where HPD determines in writing that (i) the site plan complies with the intent and provisions of this Plan, and (ii) the unused portion of the subdivided development site, if any, is marketable and developable in accordance with this Plan and with all applicable Federal, State, and City Laws. The merger and/or subdivision of a development site will not require review or approval by CPC, but HPD will file the Plan, as modified to indicate such merger and/or subdivision, with the Department of City Planning for information purposes.

H: DURATION OF PLAN

This Plan will remain in effect until January 1, 2040, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Old Lot(s)</u>	<u>New Lot(s)</u>	<u>Land Use</u>
110	3677	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 17, 18, 19, 26, 27, 28, 39, 40, 42, 44, 45, 46, 48, 49	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 18, 19, 26, 27, 28, 39, 40, 42, 44, 45, 46, 48, 49	Industrial
111	3692	5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22	5, 105, 6, 7, 107, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20,21,22	Residential
112	3510	29, 33, 36, 39, 42, 43, 44, 46, 48, 52	27, 28, 29, 30, 31, 32, 33, 36, 39, 40, 42, 43, 44, 46, 48, 50, 52, 54, 56	Residential
121	3743	18, 19, 20, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 36	18, p/o 19 p/o 19 p/o 19, 35, 36	Public Open Space
122	3744	1, 3, 4, 5, 6, 7, 8, 31, 32, 33, 34, 35, 36	1	Public Open Space
125	3830	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 34, 36, 39, 42, 44, 47, 51, 54, 57 (Entire Block)	1,2,3,4,5,6, 7,8,9, 10, 11, 12,13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54	Residential
126	3811	1, 2, 5, 6, 9, 12, 14, 28, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48	1, 2, 4, 104, 105, 106, 7, 107, 8, 108, 109, 10, 110, 11, 111, 112, 13, 15, 16, 128, 29, 129, 30, 131, 132, 133, 34, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145	Residential

<u>Site</u>	<u>Block</u>	<u>Old Lot(s)</u>	<u>New Lot(s)</u>	<u>Land Use</u>
127	3812	1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 112, 13, 14, 15, 16, 26, 27, 29, 30, 31, 32, 33, 34, 38, 43, 46, 50	1, 2, 3, 113, 114, 115, 116, 117, 118, 119, 120, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152	Residential
128	3813	1, 2, 3, 4, 5, 6, 7, 8, 108, 9, 10, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 46, 47, 48, 49, 50	1, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154	Residential
129	3814	1, 3, 6, 8, 10, 13, 15, 18, 30, 32, 34, 35, 36, 38, 40, 41, 42, 44, 45, 46, 48, 52	1, 2, 103, 4, 5, 106, 7, 108, 9, 110, 11, 12, 113, 14, 115, 16, 17, 117, 118, 19, 119, 31, 33, 134, 135, 136, 37, 138, 139, 140, 141, 142, 43, 144, 145, 146, 47, 49, 50, 51, 53, 54	Residential
130	3831	1, 4, 6, 9, 12, 15, 18, 21, 23	1, 2, 102, 3, 103, 5, 105, 7, 107, 8, 108, 10, 110, 11, 111, 13, 113, 14, 114, 16, 116, 17, 117, 19, 119, 20, 120	Residential
132	3845	5, 7, 8, 11, 15, 17, 19, 24, 25, 26, 27, 28, 29, 129, 30, 31, 32, 33, 34, 37, 42, 43, 44, 45, 46	5, 6, 106, 9, 109, 10, 110, 111, 12, 112, 13, 113, 114, 115, 116, 117, 19, 20, 21, 22, 23, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145	Residential
133	3846	1, 2, 3, 4, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 22, 23, 24, 25, 27, 32, 37, 39, 40, 41, 42, 43, 44, 45, 46	1, 101, 102, 103, 6, 7, 107, 108, 109, 110, 111, 112, 113, 16, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 37, 137, 38, 139, 140, 141, 142, 143, 144, 145	Residential

<u>Site</u>	<u>Block</u>	<u>Old Lot(s)</u>	<u>New Lot(s)</u>	<u>Land Use</u>
135	3848	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 22, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 (Entire Block)	100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 119, 120, 127, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 134, 135, 136, 137, 138, 139, 140, 141, 142, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62 (Entire Block)	Residential
136	3855	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 22, 34, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 (Entire Block)	1, 102, 103, 104, 105, 106, 107, 108, 109, 110, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, 23, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 40, 38	Residential
137	3856	5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 119, 20, 21, 22, 23, 24, 26, 27, 28, 29	5, 7, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 217, 218, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129	Residential
138	3857	1, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22, 23, 24, 25, 26, 27	1, 27, 26, 25, 24, 122, 121, 120, 118, 115, 114, 113, 112, 107, 108, 109, 110, 111	Residential
139	3858	5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 18	5, 106, 107, 108, 109, 110, 111, 112, 113, 114	Residential
140	3811	17, 18, 19, 20, 21, 23, 24, 25, 26, 27, 124	17, 18, 19, 20, 21, 23, 24, 124, 25, 26, 27	Commercial
141	3812	19, 20, 21, 22, 121	19, 20, 21, 22, 121	Commercial
142	3813	115	115	Commercial
143	3814	120	120	Commercial
110A	3676	14, 15, 17, 19, 21, 23, 24, 25, 26, 27, 30, 32, 34	14, 15, 17, 19, 21, 23, 24, 25, 26, 27, 30	Industrial

<u>Site</u>	<u>Block</u>	<u>Old Lot(s)</u>	<u>New Lot(s)</u>	<u>Land Use</u>
110B	3677	32	32	Industrial
110C	3677	35, 36	35, 36	Industrial
110D	3677	38	38	Industrial
110E	3677	34	34	Industrial
111A	3693	16, 17, 18, 19, 20, 22, 23	16, 17, 18, 19, 20, 22, 23	Residential
111B	3692	1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 32, 34, 35, and 37	1, 2, 3, 4, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 34, 35, 37	Residential
112A	3511	13, 22, 24, 25, 26, 27, 28, 30, 32, 34, 35, 36, 37, 38, 40, 46, 48, 51, 54	13, 22, 46	Residential
124	3828	1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 28, 30, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 43, 46, 106, 107, 114, 138 (Entire Block)	1	Public Open Space
125A	3829	1 (Entire Block)	1,11, 12, 13, 14,15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72	Residential

<u>Site</u>	<u>Block</u>	<u>Old Lot(s)</u>	<u>New Lot(s)</u>	<u>Land Use</u>
131A	3625	33, 34, 35, 36, 37, 38, 39	33, 34, 35, 36, 37, 38, 39	Residential
134A	3847	8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 21, 22, 23, 26, 28, 29, 30, 32, 33, 35, 37, 38, 39, 40, 41, 42, 43, 44	7, 107, 108, 109, 110, 15, 115, 116, 117, 118, 119, 20, 120, 121, 122, 26, 27, 129, 130, 31, 131, 132, 133, 34, 134, 36, 136, 137, 138, 139, 140, 142, 143	Residential
134B	3847	1, 2, 3	1, 102, 103, 105	Residential
134C	3847	48, 49, 50	150, 149, 148, 48	Residential
137A	3856	1	1	Residential
A	3675	21	p/o 14	Industrial
C	3694	24, 25	24	Residential
F	3743	16, 17	16	Residential

KEY TO EXHIBIT A NOTATIONS

- R Property designated for rehabilitation
- F Property acquired with Federal Assistance

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

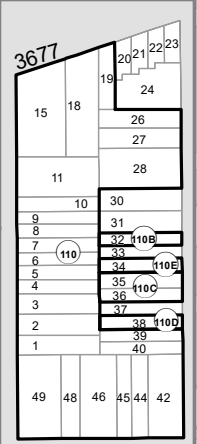
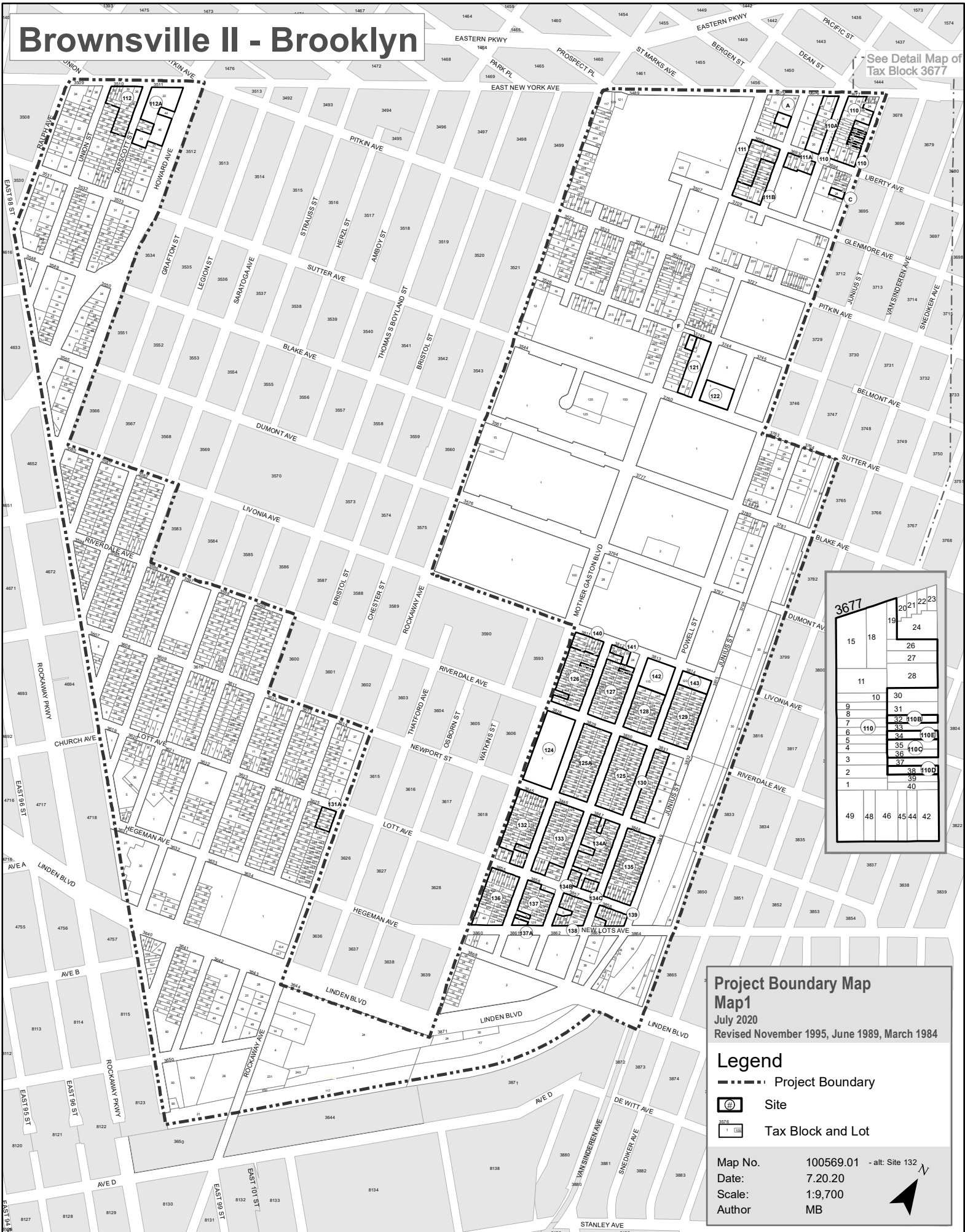
Lying within the Borough of Brooklyn, County of Kings in The City of New York, New York BEGINNING at the intersection of the westerly line of Ralph Avenue with the northerly line of East New York Avenue; Thence northeasterly, along the northerly line of East New York Avenue to its intersection with the westerly line of Powell Street; Thence southerly, along the westerly line of Powell Street to its intersection with the southerly line of Sutter Avenue; Thence easterly, along the southerly line of Sutter Avenue to its intersection with the westerly line of Van Sinderen Avenue; Thence southerly, along the westerly line of Van Sinderen Avenue to the southerly line of Linden Boulevard; Thence westerly, along the southerly line of Linden Boulevard to the southerly line of the railroad right-of-way of the Bay Ridge Division; Thence southwestly, along the southerly line of the railroad right-of-way of the Bay Ridge Division to its intersection with the westerly line of East 98th Street; Thence northerly, along the westerly line of East 98th Street to its intersection with the westerly line of Ralph Avenue; Thence northerly, along the westerly line of Ralph Avenue to the northerly line of East New York Avenue, the point of BEGINNING. Excluding there from the areas described as follows:

BROWNSVILLE Urban Renewal Project:

BEGINNING at the corner formed by the intersection of the northerly line of Livonia Avenue with the easterly line of Mother Gaston Boulevard (Stone Avenue); Thence southerly, along the easterly line of Mother Gaston Boulevard (Stone Avenue) to its intersection with the easterly prolongation of the southerly line of Linden Boulevard; Thence westerly, along the southerly line of Linden Boulevard and its prolongation to its intersection with the westerly line of Rockaway Avenue; Thence northerly, along the westerly line of Rockaway Avenue to its intersection with the easterly line of Mother Gaston Boulevard (Stone Avenue), the point of BEGINNING.

Brownsville II - Brooklyn

See Detail Map of Tax Block 3677



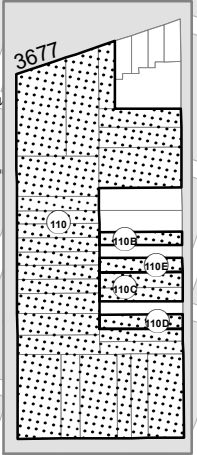
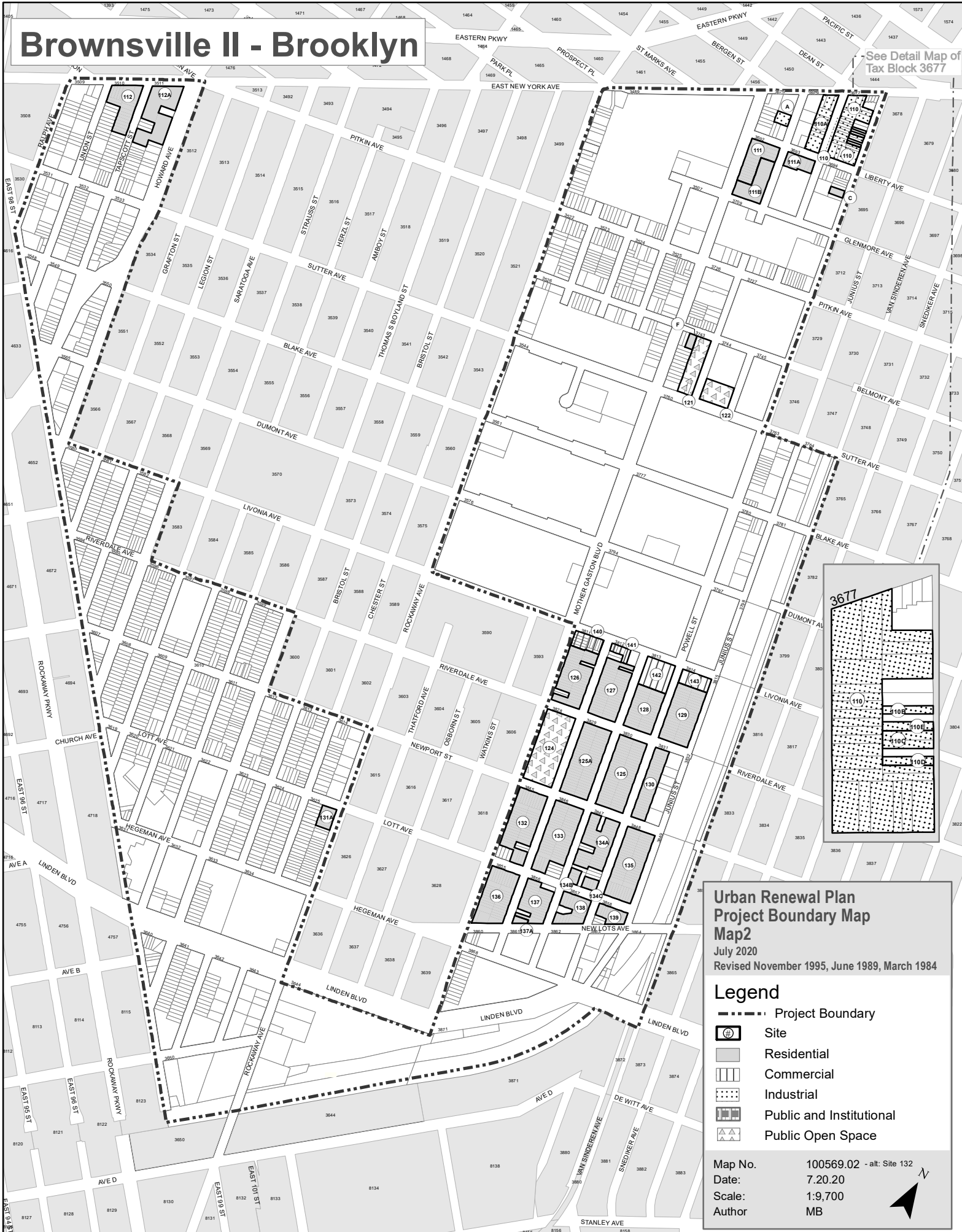
Project Boundary Map Map1
 July 2020
 Revised November 1995, June 1989, March 1984

Legend
 - - - - - Project Boundary
 Site
 Tax Block and Lot

Map No. 100569.01 - alt: Site 132
 Date: 7.20.20
 Scale: 1:9,700
 Author: MB

Brownsville II - Brooklyn

See Detail Map of Tax Block 3677



**Urban Renewal Plan
Project Boundary Map
Map2**
July 2020
Revised November 1995, June 1989, March 1984

- Legend**
- Project Boundary
 - Site
 - Residential
 - Commercial
 - Industrial
 - Public and Institutional
 - Public Open Space

Map No. 100569.02 - alt: Site 132
Date: 7.20.20
Scale: 1:9,700
Author: MB



FACT SHEET
BROWNSVILLE II
THIRD AMENDED URBAN RENEWAL PLAN
NOVEMBER 2020

REASON FOR AMENDMENT:

The Brownsville II Urban Renewal Plan is being amended to facilitate residential and commercial development on urban renewal sites within the Brownsville II Urban Renewal Area. Permitted land uses have been revised to reflect current redevelopment plans for these locations. Specifically this revision will allow for a change in land use for Site 111B from public & institutional to residential uses. Additionally, the duration of the Plan is being extended.

SPECIFIC CHANGES:

- (1) Map 1 and 2 and Exhibit A have been modified to reflect land use and site boundary changes.
 - All sites have been updated to reflect current tax lot delineations.
 - The permitted land use of Site 111B (Block 3692, Lot 1 through 4, 23 through 29, 30, 31, 32, 34, 35 and 37) has been changed from Public & Institutional to Residential.
- (2) The duration of the Plan has been extended to January 1, 2040 (Section H).
- (3) References to property shown as "Q" (Property Not to be Acquired), have been deleted from Maps 1 and 2.
- (4) The language and format of the urban renewal plan have been changed to the current standard form and the time schedule for the effectuation of the urban renewal plan have been updated.

FOR INFORMATION ONLY
NOT PART OF THE URBAN RENEWAL PLAN



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Glenmore Manor	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Erin Buchanan
Application # 210256HUK	Borough: Brooklyn
CEQR Number: 20HPD089K	Validated Community Districts: K16

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the third amendment to the Brownsville II Urban Renewal Plan, Borough of Brooklyn, Community District 16.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Unfavorable			
# In Favor: 8	# Against: 10	# Abstaining: 10	Total members appointed to the board: 46
Date of Vote: 5/25/2021 12:00 AM		Vote Location: via Webex: https://nyccb.webex.com/nyccb/onstage/g.php?MTID=ece69ace666dec854b24456d5d2c7c944	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 5/25/2021 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	To be held via Webex: https://nyccb.webex.com/nyccb/onstage/g.php?MTID=ece69ace666dec854b24456d5d2c7c944

CONSIDERATION: Ten members voted against and 10 members abstained, while 8 voted in support of the project. Those who voted against and abstained expressed that they were opposed to the number of units in the project and there were no residential parking spaces for tenants in an area that is already congested with multiple dwellings.

Recommendation submitted by	BK CB16	Date: 6/28/2021 12:02 PM
-----------------------------	---------	--------------------------



Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
120 Broadway, 31st Floor, New York, NY 10271
CalendarOffice@planning.nyc.gov

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION GLENMORE MANOR – 210254 ZMK, 210254 ZRK, 210255 HAK, 210256 HUK

Applications submitted by the New York City Department of Housing Preservation and Development (HPD) for the following land use actions affecting an L-shaped portion of a block on the south side of Christopher Avenue, bounded by Glenmore and Liberty avenues, and Mother Gaston Boulevard, including City- and privately-owned lots:

- a. Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of 17 lots fronting the east and south side of the block
- b. A zoning map amendment to change properties within 100 feet of Glenmore Avenue from R6 to R7D, with a C2-4 commercial overlay; a zoning map amendment to change properties within 100 feet of Christopher Avenue from R6A to an R7A/C2-4 district
- c. A zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the project area
- d. An amendment to the Brownsville II Urban Renewal Plan (URP) to permit residential and other uses consistent with the proposed zoning on the 17 project lots

Such actions would facilitate the construction of an 11-story, 5.09 FAR building with approximately 232 affordable units, and non-residential uses on the ground floor and second story, in Brooklyn Community District 16 (CD 16). Approximately 16 units will be designated as Affordable Independent Residences for Seniors (AIRS). The development would provide approximately 18,600 square feet (sq. ft.) of commercial and community facility space intended as an "entrepreneurial hub" for local businesses and non-profits. The building's cellar would contain 59 permitted commercial parking spaces, accessible via Christopher Avenue.

BROOKLYN COMMUNITY DISTRICT NO. 16

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

Ethi L. Adams

August 11, 2021

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: GLENMORE MANOR – 210253 ZMK, 210254 ZRK, 210255 HAK, 210256 HUK

The New York City Department of Housing Preservation and Development (HPD) submitted applications for the following land use actions affecting an L-shaped portion of a block on the south side of Christopher Avenue, bounded by Glenmore and Liberty avenues, and Mother Gaston Boulevard, including City- and privately-owned lots:

- a. Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of 17 lots fronting the east and south side of the block
- b. A zoning map amendment to change properties within 100 feet of Glenmore Avenue from R6 to R7D, with a C2-4 commercial overlay; a zoning map amendment to change properties within 100 feet of Christopher Avenue from R6A to an R7A/C2-4 district
- c. A zoning text amendment to create an MIH area coterminous with the project area
- d. An amendment to the Brownsville II Urban Renewal Plan (URP) to permit residential and other uses consistent with the proposed zoning on the 17 project lots

Such actions would facilitate the construction of an 11-story, 5.09 FAR building with approximately 232 affordable units, and non-residential uses on the ground floor and second story, in Brooklyn Community District 16 (CD 16). Approximately 16 units will be designated as Affordable Independent Residences for Seniors (AIRS). The development would provide approximately 18,600 square feet (sq. ft.) of commercial and community facility space intended as an “entrepreneurial hub” for local businesses and non-profits. The building’s cellar would contain 59 permitted commercial parking spaces, accessible via Christopher Avenue.

On June 2, 2021, Brooklyn Borough President Eric Adams held a remote public hearing on these zoning map and text amendments. There was one speaker in support of the item.

In response to Borough President Adams’ inquiry regarding the qualifying income range for prospective households based on household size, the anticipated rents based on the number of bedrooms, and the distribution of units by bedroom size, the selected developer stated that the project would provide 66 studios, 56 one-bedrooms, 81 two-bedrooms, and 29 three-bedroom units. Of these, 70 would be set aside for the formerly homeless, with 10 funded through HPD’s Our Space program and the others through a social service award. The development would provide 75 units at 30 percent Area Median Income (AMI) for households earning \$19,332 to \$37,230, 30 units at 60 percent AMI for households earning \$40,812 to \$74,460, 24 units at 70 percent AMI for households earning \$47,972 to \$86,870, and 24 units at 80 percent AMI for households earning \$55,132 to \$99,280. Rents would range as follows: \$419 to \$1,314 for a studio apartment, \$717 to \$2,487 for a one-bedroom unit, \$854 to \$2,979 for a two-bedroom apartment, and \$722 to \$2,273 for a three-bedroom unit.

In response to Borough President Adams’ inquiry as to whether one of the community’s affordable housing administering agents would be used in the tenant selection process in order to ensure the highest level of participation from Brooklyn Community District 16 (CD 16), and whether the applicant’s marketing strategy would include a financial literacy campaign to assist local residents in becoming lottery-eligible, the applicant expressed intent to work with the Central Brownsville Economic Development Corporation (CBEDC) as well as other qualified local non-profits.

In response to Borough President Adams’ inquiry as to what marketing strategies would be used to tenant the envisioned entrepreneurial space with businesses and non-profits from Brownsville, the representative responded it would be utilizing CBEDC and its relationships within the community, including its agreements with other area non-profit organizations toward supporting new business entrepreneurs.

In response to Borough President Adams' inquiry regarding the incorporation of sustainable features such as passive house design, New York City Department of Environmental Protection (DEP) rain gardens, and wind turbines, the applicant stated that while passive house design is under consideration, Glenmore Manor would include solar panels and a green roof. The project would also comply with Enterprise Green Communities standards.

Consideration

On May 25, 2021, CB 16 voted to disapprove these actions. On June 14, 2021, the board's Executive Committee met with the developer and expressed concerns about whether the public would be able to utilize the commercial parking after-hours, and whether the project would provide an adequate number of units for veterans, as there is a large veteran population in CD 16.

The proposed actions would enable Glenmore Manor to be advanced as a fully affordable development with 232 apartments developed pursuant to HPD's Extremely Low and Low Affordability (ELLA) program and a supportive housing component. Based on the requested R7D/C2-4 and R7A/C2-4 MIH zoning, it would be built to 5.09 FAR or approximately 203,600 sq. ft. with 9,225 sq. ft. of commercial space and 9,375 sq. ft. of community facility use. These non-residential spaces would house an "entrepreneurial hub" to meet the needs of local businesses and non-profits.

The rezoning area consists of City-owned vacant land and three privately-owned residential buildings. To achieve the development, HPD seeks to change the underlying R6 zoning along the north side of Glenmore Avenue to R7D/C2-4 and the remainder of the frontage along Christopher Avenue to R7A/C2-4, which would permit residential construction on that side of the block. The application would also establish an MIH area coterminous with the areas to be rezoned.

The development parcel is designated Site 111B in the Brownsville II Urban Renewal Plan (URP) and currently restricted to public and institutional land uses. In May 1996, the site received disposition approval to facilitate a 200-bed residential health care facility simultaneously with the adoption of a second amended plan. More recently, HPD initiated a community-based process to develop a shared vision for the future of Brownsville that became known as the Brownsville Plan, a guiding document based on four goals: achieve equitable health outcomes, improve neighborhood safety, promote community economic development, and foster local arts and identity. Based on the plan, HPD issued the Brownsville Request for Proposals (RFP) in August 2017, which outlined the following objectives for the Christopher-Glenmore site: new pathways to economic opportunities, affordable housing, workforce development, education, business incubation, and other strategies focused on entrepreneurship and emerging technology and innovation fields.

The surrounding area hosts a mix of building types and uses including multi-family walk-up and elevator buildings, one- and two-family residences, commercial buildings, industrial uses, and public facilities and institutions. Open-air parking and vacant lots are dispersed throughout the neighborhood. Buildings range in height from one to 24 stories, reflecting a mix of older and newer development. The New York City Housing Authority (NYCHA) Howard Houses encompass 10 seven- and 13-story buildings with 815 apartments. The NYCHA Glenmore Plaza Houses include four buildings of 10 to 24 stories, with 468 dwelling units. The two proximate schools are the Uncommon Schools' Leadership Preparatory Ocean Hill Charter School located directly across Christopher Avenue, and PS 298 Dr. Betty Shabazz, located to the southwest along Glenmore Avenue.

Brooklyn is one of the fastest growing boroughs in New York City and the greater metropolitan area. Its ongoing renaissance has ushered in extraordinary changes that were virtually unimaginable even a decade ago. Unfortunately, Brooklyn's success has led to the displacement of longtime residents who can no longer afford to live in their own neighborhoods. Borough President Adams is committed

to addressing Brooklyn's affordable housing crisis through the creation and preservation of housing for very low- to middle-income households.

Moreover, in CD 16 and across New York City, there is a pressing need for affordable and stable housing among elderly adults, homeless households, low-income families, and other populations. Increasing the supply of affordable apartments for a range of incomes and household types in mixed-use buildings is a critical strategy for promoting a sustainable neighborhood and city.

Borough President Adams supports the development of underutilized land for productive uses that address the City's need for additional affordable housing. The proposed development would be consistent with Mayor Bill de Blasio's goal of achieving 300,000 affordable housing units over the next decade, according to "Housing New York: A Five-Borough, Ten-Year Plan," as modified in 2017. It is Borough President Adams' policy to support the development of affordable housing and seek for such housing to remain "affordable forever," wherever feasible.

Borough President Adams is particularly concerned about the lack of affordable housing for seniors, who are a rapidly growing segment of the city's population, with 300,000 residing in Brooklyn alone. In its 2016 "Zoning for Quality and Affordability" (ZQA) study, the New York City Department of City Planning (DCP) found 60 applicants for every apartment in HPD's senior housing developments. LiveOn NY estimates there are 200,000 New Yorkers aged 62 and older on the City's affordable housing waiting lists, with an average wait of seven years.

A significant number of elderly households have negligible income and are at risk for displacement. As the Federal government has moved away from funding affordable housing for seniors, too few such rental apartments are being built, leaving tremendous demand for age-based affordable housing. As a result, many elderly households are experiencing increased and unsustainable rent burdens. One of Borough President Adams' top priorities is to help Brooklyn seniors secure affordable housing and remain in their communities. He seeks the advancement of more City projects, such as this proposal, which would result in permanently affordable units for older residents. As this disposition includes development pursuant to AIRS, it would generate 16 dedicated senior residences.

A recent report attests that rent-burdened households, which typically represent those applying to the City's affordable housing lotteries, are more likely to require family-sized units. Therefore, Borough President Adams seeks to achieve an affordable unit mix that would adequately reflect the needs of low- to middle-income rent-burdened families. Borough President Adams believes that right-sizing the bedroom distribution within the affordable housing floor area is more important than maximizing the number of units.

Based on MIH Option 1, the development rights generated from the proposed rezoning would result in, at minimum, 25 percent of the residential floor area designated as permanently affordable. According to the applicant, approximately 58 of the 232 units at Glenmore Manor would be pursuant to MIH. Development adhering to the MIH program is consistent with Borough President Adams' policy for affordable housing to remain in perpetuity.

The MIH program targets affordable housing units to a broad range of incomes, consistent with Borough President Adams' objective to extend such opportunities to households at various AMI tiers. Borough President Adams supports developments that allow low-, moderate-, and middle-income residents to qualify for the City's affordable housing lottery. The proposed rezoning leading to development at Glenmore Manor would gear apartments to households at multiple income tiers, which would remain permanently affordable. In addition, MIH Option 1 requires that 40 percent of the affordable housing floor area be affordable to those earning up to 40 percent AMI.

Borough President Adams supports development adhering to the Brownsville Plan's economic goals of innovation and entrepreneurship. The commercial and community facility spaces would provide opportunities and tools to support local businesses. The intended tenants are currently CBEDC, Folk Beauty, and We Run Brownsville. One retail space is being targeted for financial services and a second would be focused on health and wellness.

Borough President Adams is also concerned that too many Brooklyn residents are currently unemployed or underemployed. According to the Furman Center's "State of New York City's Housing and Neighborhoods in 2015," double-digit unemployment remains a pervasive reality for several of Brooklyn's neighborhoods, with more than half of the borough's community districts experiencing poverty rates of nearly 25 percent or greater. Prioritizing local hiring would assist in addressing this employment crisis.

Additionally, promoting Brooklyn-based businesses, including those that qualify as locally based enterprises (LBEs) and minority- and women-owned business enterprises (MWBEs), is central to Borough President Adams' economic development agenda. This site provides opportunities for the developer to retain a Brooklyn-based contractor and subcontractor, especially those who are designated LBEs consistent with Section 6-108.1 of the City's Administrative Code, and MWBEs that meet or exceed standards per Local Law 1 (no less than 20 percent participation).

As funding for Glenmore Manor includes financing for which HPD contributes no less than \$2 million, the development team of Brisa Builders Development LLC, African American Planning Commission Inc. (AAPC), and Lemie and Wolff Companies would be required to adopt HPD's MWBE Building Opportunity Initiative Build Up program, and meet additional New York State labor participation requirements. The contractor intends to work with non-certified and certified MWBEs to prepare these firms for the bidding process. To exceed the Build Up program's 25 percent MWBE participation requirement, the project would include set-asides for various trades and a local hiring plan, coordinated through CBEDC.

Borough President Adams believes that, based on the Build Up program and State requirements, there would be reasonable opportunities to address LBE/MWBE participation disparities in affordable housing development. Additionally, projects that receive HPD subsidies are required to spend at least one-quarter of HPD-supported costs on certified MWBEs in the design and construction process. Developers may adopt a goal higher than the minimum.

Borough President Adams believes it is appropriate to zone for increased density in proximity to public transportation. The development site lies between two stations of the 14th Street-Canarsie Local L train, and the Atlantic Avenue and Sutter Avenue stations. It is also accessible via the Long Island Rail Road (LIRR)'s East New York train station. The B14 bus makes stops along Pitkin Avenue and Mother Gaston Boulevard.

Borough President Adams generally supports HPD's proposal to establish a new R7D/C2-4 district and enlarge an existing R7A/C2-4 zone, which would facilitate Glenmore Manor. However, he is concerned that this upzoning might adversely affect three rent-regulated buildings near Liberty Avenue. For Glenmore Manor, Borough President Adams seeks permanent affordability for all the units, and confirmation of the family-oriented bedroom mix. He calls on the development team to target deeply affordable smaller apartments to seniors, maximize community participation in the lottery, broaden use of the parking facility, incorporate resilient and sustainable features including rain gardens, and integrate Vision Zero enhancements. Finally, he calls on the Administration to extend community preference to families of homeless students in local schools and qualify rent-burdened households for affordable housing lotteries.

Appropriate Zoning to Preclude Residential Displacement

Though the requested zoning districts provide the opportunity to achieve 232 units of new affordable housing, the proposal to enlarge the existing R7A across Liberty Avenue would confer excess development rights on three existing residential buildings. Such action could incentivize property owners to demolish housing stock that likely provides affordable rents for existing tenants, thereby, diminishing the project's public purpose.

The properties in question — 40, 42, and 44 Christopher Avenue — are constructed to 1.92 FAR, with 40 Christopher Avenue containing four units and 42 and 44 Christopher Avenue each containing six units, as well as 98 Liberty Avenue, which contains four units and is built to 1.82 FAR. Based on R7A MIH Option 1 market rate floor area of 3.45 FAR, the existing build-out approaches a threshold of not much more than the established assumption of properties built to 50 percent FAR being considered soft sites in a strong housing market. Only 40 Christopher Avenue appears to be rent-stabilized. Rent-regulated status would not necessarily be sufficient to preclude demolition should a property owner decide that market conditions would support a mostly market-rate development.

According to Section 9 NYCRR 2524.5 of the Rent Stabilization Code, it is permissible for a property owner of a rent-stabilized building to not renew the lease of a rent-stabilized tenant on the grounds that the property owner intends to demolish the building. Approval from New York State Division of Housing and Community Renewal (DHCR) is subject to approved plans for future development, proof of financial ability to complete the project, and agreement to pay tenant relocation expenses, as well as a stipend according to established formulas. This strategy was well-publicized during a June 2016 real estate summit in Brooklyn.

Therefore, the documentation of such underdeveloped rent-stabilized and non-stabilized buildings should be accounted for in developing assumptions for the possibilities of induced 20 units of indirect displacement. To ensure that such units remain an affordable housing resource, Borough President Adams believes that these buildings should be excluded from the rezoning area.

Therefore, Borough President Adams seeks for the City Planning Commission (CPC) and/or the City Council to remove these buildings from the proposed R7A/C2-4 zoning district.

Ensuring Permanent Affordability

In areas where new developments can be realized on City-owned sites, Borough President Adams supports the disposition of such sites being developed for affordable housing to remain permanently affordable, in order to minimize the loss of affordable housing units across the borough. Where HPD has designated for-profit companies to develop affordable housing on City-owned property, the duration of such affordability is often driven by financial considerations. Standard regulatory agreements used by government agencies typically involve 30- to 60-year terms, which may be extended, typically for 15 years, with further renewals possible. However, property owners are under no obligation to seek such extensions. Without an obligation to retain housing affordability, those units would no longer be an affordable housing resource once regulatory agreements expire, and tenants move out. Apartments then can revert to market-rate housing.

Borough President Adams believes that there are effective ways to preserve such housing as permanently affordable. One means is through the disposition of public land to one or more well-established, non-profit, affordable housing development organizations. This provides some assurance that non-MIH units would remain affordable for the lifetime that the non-profit entity remains in operation. Unlike for-profit developers, non-profit community development organizations typically have a core mission to advocate for, preserve, and provide affordable housing. New York City has multiple non-profit entities with a successful record of developing and managing affordable housing, as well as fulfilling agreements with

City agencies. Borough President Adams supports the disposition of affordable housing to such non-profits for these reasons, as for-profit companies are generally driven by financial considerations.

Another strategy, which warrants implementation, is the disposition of property to a community land trust (CLT), a non-profit stewardship that maintain community ownership of real estate assets. They are governed by boards that contain a diverse array of stakeholders, including community development organizations, elected officials, and local residents. CLTs are seen as an effective tool to reduce land speculation and preserve affordability in communities. In recent years, New York City has taken important steps to foster the development of CLTs. In 2017, City Hall solicited proposals from interested stewardship groups, while the City Council passed legislation authorizing and codifying CLTs. There are currently more than a dozen CLTs in various stages of development across the city, with at least two in Brooklyn, including the East New York CLT (ENYCLT). Borough President Adams believes that CLTs are a viable way to safeguard HPD's substantial investments in affordable housing throughout the borough.

Finally, HPD structures its financing to require a balloon payment at the end of the regulatory term to induce developers to seek refinancing from the City, with an obligation to extend the duration of affordability; though, including a mandate in the land disposition agreement (LDA) that obligates the developer/owner to secure such HPD refinancing, subject to the availability of public funds when the initial mortgage term expires, would essentially guarantee extended affordability.

Specific regulatory measures, when implemented, can ensure that units remain as affordable housing options for the city's residents. Borough President Adams believes it is reasonable to expect that residential floor area developed on City-owned land leased to private developers remains permanently affordable. As the City conveys its land to developers — even through 99-year ground leases — it should utilize the LDA as a mechanism to preserve affordable housing in perpetuity.

In this case, given that Glenmore Manor would be built on public land, Borough President Adams believes it is essential to maintain the planned apartments as affordable in perpetuity. This would ensure that the development site is insulated from variable economic conditions and remains an affordable housing resource in the community.

Therefore, to realize permanent affordability, Borough President Adams believes that the City Planning Commission (CPC) and/or the City Council should direct HPD to establish a legal mechanism in its LDA or other regulatory agreement, with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, to ensure that the development of Glenmore Manor remain affordable in perpetuity.

Bedroom Mix

Borough President Adams seeks for new developments to achieve an affordable unit mix that would adequately reflect the needs of low- to middle-income rent-burdened families. The development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff Companies has expressed intent to provide a bedroom mix with studio, one-bedroom, two-bedroom, and three-bedroom units, of which at least 50 percent would be configured as family-sized apartments. Pursuant to MIH Option 1, a number of these units would be reserved for households at 40 percent AMI.

Borough President Adams believes that right-sizing the bedroom distribution within the affordable housing floor area is more important than maximizing the number of MIH units. Though the applicant expressed intent to have larger size units, development pursuant to MIH lacks leverage to require that the development's MIH units include apartments with multiple bedrooms. As such, Borough President Adams believes that it is appropriate to use discretionary land use actions to advance policies that constrain what would be permitted as-of-right.

The New York City Zoning Resolution (ZR) allows the provision of at least 50 percent of the MIH units with two or more bedrooms and at least 75 percent with one or more bedrooms. For this building, it is important to mandate that the developer provide affordable housing pursuant to ZR Section 23-96(c)(1)(ii). This would require at least 50 percent of the units to be two- or three-bedrooms and at least 75 percent of the units to contain one or more bedrooms. Though the application's representation of a 232-unit affordable residential building at Glenmore Manor development is consistent with Borough President Adams' policies, it is not binding. There is no assurance that the Glenmore Manor affordable bedroom mix would be consistent with Borough President Adams' policy to achieve family-oriented units for very-low- to moderate-income households.

Borough President Adams seeks a binding commitment to secure what has been represented to the community. Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff Companies, would require the provision of a bedroom mix of at least 50 percent two- or three-bedroom affordable housing units, and at least 75 percent one, two, or three-bedroom affordable housing units for the Glenmore Manor development.

Maximizing Affordable Housing Opportunities for Seniors

In addition to increasing family-sized units, there is a pressing need to build affordable apartments for the elderly, many of whom have limited means. As noted in DCP's ZQA study, New York's senior population is expected to grow 40 percent by 2040. The combination of rising housing costs across Brooklyn and declining production of age-based affordable housing has created a severe rent burden for seniors. Many elderly households are struggling to remain in their homes and exhausting their life's savings to keep up with living expenses, until they are displaced from their communities.

Data shows that more than 80 percent of New York City households earning 50 percent AMI or less are rent-burdened. The situation is even worse among those who earn up to 30 percent AMI or \$23,310 for a family of three. Greater than one-fifth of New York City households — more than two million people — earn less than \$25,000 a year and almost one-third earn less than \$35,000. Well over 50 percent of this population pays more than half its income toward rent. As the City's housing crisis deepens, the burden falls most heavily on low-income New Yorkers, including many senior citizens.

While Borough President Adams typically seeks a 50/50 blend of studios, one-bedrooms, two-bedrooms, and three-bedrooms, he believes that when smaller units are rented at 30, 40, and 50 percent AMI, such apartments might be more affordable to seniors. In addition to the 16 AIRS units, there should be opportunities to accommodate eligible seniors through both the formerly homeless set-asides, and the units proposed at 30 percent AMI. As such, Borough President Adams believes that there are appropriate means to qualify senior households for the affordable housing lottery. With such efforts, it is reasonable to expect that a greater share of smaller units at lower AMIs would be awarded to senior households.

Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff clarifying how it would implement outreach efforts to seniors, including those who are formerly homeless, to maximize their participation in the affordable housing lottery for Glenmore Manor.

Maximizing Community Participation in the Affordable Housing

The ZR requires inclusionary housing units to be overseen by a non-profit administering agent, unaffiliated with the for-profit developing entity, except when otherwise approved by HPD. Such an administering non-profit is responsible for ensuring that the affordable housing remains in accordance with its regulatory agreement, which governs the development's affordable housing plan. These tasks include verifying a prospective tenant household's qualifying income and approving the rents of such affordable housing units. The administering non-profit is responsible for submitting an affidavit to HPD attesting that the

initial lease-up of the affordable housing units is consistent with the income requirements, as well as following up annually to ensure compliance.

It is Borough President Adams' policy for housing non-profits to play a role in maximizing community participation in neighborhood affordable housing opportunities. He recognizes that CD 16 is served by several non-profit housing advocates with a proven track record of marketing affordable housing units and promoting lottery readiness through educational initiatives. These include AAPC, which could serve as the affordable housing administrator and/or marketing agent for the project. In this capacity, such an entity could work with the community board to qualify residents of Ocean Hill-Brownsville and CD 16 for the Glenmore Manor MIH lottery. Such efforts should be undertaken in consultation with the Office of the Brooklyn Borough President, CB 16, and/or local elected officials.

Borough President Adams believes that prior to considering the application, the City Council should obtain written commitments from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, to utilize one or more local affordable housing non-profits to serve as the administering agent for Glenmore Manor, and/or have such entities play a role in promoting lottery readiness.

Advancing Resilient and Sustainable Energy and Stormwater Management Policies

It is Borough President Adams' policy to advocate for promoting environmentally-sustainable development that integrates blue/green/white roofs, solar panels, and/or wind turbines, as well as passive house construction. Such measures tend to increase energy efficiency and reduce a building's carbon footprint.

In the fall of 2019, the City Council passed Local Laws 92 and 94, which require that newly-constructed roofs, as well as existing roofs undergoing renovation (with some exceptions), incorporate a green roof and/or a solar installation. The laws further stipulate 100 percent roof coverage for such systems and expand the City's highly reflective (white) roof mandate. Borough President Adams believes that developers should seek to exceed this mandate by integrating blue roofs with green roof systems. Regarding solar panels, there are now options beyond traditional roof installation. Multiple companies are manufacturing solar cladding from tempered glass that resembles traditional building materials, with energy output approximating that of mass-market photovoltaic systems. For taller buildings, and those in proximity to the waterfront, micro wind turbines can provide effective sustainable energy generation. Finally, passive house construction achieves energy efficiency while promoting locally-based construction and procurement.

In Borough President Adams' letter to President Joseph R. Biden Jr., dated January 21, 2021, he outlined an urban agenda based on funding policies that will rebuild America as a more equitable and just society, including initiatives consistent with the Green New Deal. Specifically, Borough President Adams advocated for renewable energy and battery storage to move beyond reliance upon natural gas and dirty "peaker plants," disproportionately sited in communities of color. He believes that grid-connected rooftop batteries should be a standard consideration for commercial buildings. Between existing flat roofs upgrades and newly developed projects, there should be sufficient demand to manufacture such units locally and create industrial jobs.

Borough President Adams believes it is appropriate for the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, to engage the Mayor's Office of Sustainability, the New York State Energy Research and Development Authority (NYSERDA), and/or the New York Power Authority (NYPA), to give consideration to government grants and programs that might offset costs associated with enhancing the resiliency and sustainability of this development site. One such program is the City's Green Roof Tax Abatement (GRTA), which provides a reduction of City property taxes by \$4.50 per sq. ft. of green roof, up to \$100,000. The DEP Office of Green Infrastructure advises property owners and their design professionals through the GRTA application process. Borough President Adams encourages the

developer to reach out to his office for any help in opening dialogue with the aforementioned agencies and further coordination on this matter.

As part of his flood resiliency policy, Borough President Adams encourages developers to introduce best practices to manage stormwater runoff, such as incorporating permeable pavers and/or establishing rain gardens that advance DEP's green infrastructure strategy. He believes that sidewalks with nominal landscaping and/or adjacent roadway surfaces could be transformed through the incorporation of rain gardens, which provide tangible environmental benefits through rainwater collection, improved air quality, and streetscape beautification. Tree plantings can be consolidated with rain gardens as part of a more comprehensive green infrastructure strategy. Where it is not advisable to remove existing street trees, there would be an opportunity to integrate stormwater retention measures into existing tree pits, with additional plantings, which would increase infiltration and make the site more pleasant for its users. In addition, blue/green roofs, permeable pavers, and rain gardens (including street tree pit enhancements) would help divert stormwater from the 26th Ward Waste Water Treatment Plant.

The required Builders Pavement Plan for the proposed development provides an opportunity to install DEP rain gardens along the development site's Christopher and Glenmore avenues frontages. The ZR requirement to plant street trees provides shade on excessively hot days, helps combat the urban heat island effect, and provides other aesthetic, air quality, and enhanced stormwater retention benefits. It should be noted that a rain garden would require a maintenance commitment and attention from the landlord. Maintenance includes cleaning out debris and litter that can clog the inlet/outlet and prevent proper water collection, regular inspection to prevent soil erosion, watering during dry and hot periods, and weeding to keep the plants healthy and uncongested for proper water absorption.

Borough President Adams believes that for Glenmore Manor, the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, should consult with DEP, the New York City Department of Transportation (DOT), and the New York City Department of Parks and Recreation (NYC Parks) regarding the inclusion of rain gardens integrated with street trees as part of a Builders Pavement Plan. Where the agencies have interest in implementing an enhancement, consultation should be initiated with CB 16 and local elected officials prior to taking action.

Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, clarifying how it would integrate additional resiliency and sustainability measures in the development of Glenmore Manor.

Advancing Vision Zero Policies

Borough President Adams supports Vision Zero policies, including practices that extend sidewalks into the roadway as a means of shortening the path where pedestrians cross in front of traffic lanes. These sidewalk extensions, also known as bulbouts or neckdowns, make drivers more aware of pedestrian crossings and encourage them to slow down.

In 2015, Borough President Adams launched his own initiative, Connecting Residents on Safer Streets (CROSS) Brooklyn. This program supports the creation of bulbouts or curb extensions at dangerous intersections in Brooklyn. During the program's first year, \$1 million was allocated to fund five dangerous intersections in Brooklyn. Curb extensions provide additional sidewalk space for seniors and families especially near dangerous intersections. At the same time, all roadway users benefit from safer streets.

Per his CROSS Brooklyn initiative, Borough President Adams believes there is an opportunity to implement curb extensions at the northeast corner of Glenmore Avenue and Mother Gaston Boulevard and the northwest corner of Glenmore Avenue and Christopher Avenue. Given the mixed community facility, and

residential character of this section of CD 16, and the sites' proximity to the Brooklyn Public Library's Brownsville Branch; NYCHA's Howard Houses; the Uncommon Schools' Leadership Preparatory Ocean Hill Charter Christopher Avenue; and Public School 298 Dr. Betty Shabazz, and Powell, Houston, and Howard playgrounds, it is important to advance improvements that promote pedestrian safety at these intersections.

Borough President Adams recognizes that the costs associated with the construction of sidewalk extensions can be exacerbated by the need to modify infrastructure and/or utilities. Therefore, where such consideration might compromise feasibility, Borough President Adams would urge DOT to explore the implementation of either protected painted sidewalk extensions defined by a roadbed surface treatment or sidewalk extensions as part of a Builders Pavement Plan. If the implementation meets DOT's criteria, the agency should enable the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, to undertake such improvements after consultation with CB 16, as well as local elected officials, as part of its Builders Pavement Plan. The implementation of a sidewalk extension through roadbed treatment requires a maintenance agreement that indemnifies the City from liability, contains a requirement for insurance, and details the responsibilities of the maintenance partner. Borough President Adams would expect the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, to commit to such maintenance as an ongoing obligation.

Borough President Adams believes that prior to considering the application, the City Council should obtain commitments in writing from HPD that its LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, would advance coordination with DEP, DOT, and NYC Parks for the installation of curb extensions at the at the northeast corner of Glenmore Avenue and Mother Gaston Boulevard and the northwest corner of Glenmore Avenue and Christopher Avenue either as part of a Builders Pavement Plan or as treated roadbed sidewalk extensions.

The City Council should further seek demonstration from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, of a commitment to enter into a standard DOT maintenance agreement for those intersections. Furthermore, DOT should confirm that implementation would not proceed prior to consultation with CB 16 and local elected officials.

Enhancing Utilization of the Parking Garage, Including Promoting Access to Car-Share Vehicles

Borough President Adams supports the establishment of Transit Zones in the ZR to enable affordable housing development without the requirement to provide parking for such permanently affordable housing floor area. The developer seeks to include parking to support the commercial use. Given the hours of operation, it would appear that enhanced utilization could be achieved by allowing the facility to accommodate overnight parking for area residents as well as accommodate car-share parking.

Based on ZR regulations for rental of provided accessory parking, such spaces could also accommodate car-sharing vehicles, customers, and staff of the commercial spaces, as well as members of the public, including local residents. The application also notes that 59 spaces would be earmarked for retail users, and that the garage is envisioned to host an unspecified number of car-sharing vehicles.

Borough President Adams believes that the intended provided commercial garage could permit overnight parking. According to the requested C2-4 district, such parking can be utilized flexibly. Borough President Adams is concerned that overnight parking utilization for the benefit of local residents has not been adequately considered, given concerns voiced by the CB 16 Executive Committee. Therefore, he seeks assurance that the project's LDA would explicitly require that parking spaces have maximum public benefit given the ample user flexibility permitted by ZR Section 36-46.

Borough President Adams believes that the LDA should include the following stipulations: that the provision of provided parking spaces, pursuant to ZR section 36-46, be leased out to non-residential occupants of Glenmore Manor for overnight parking. The City Council should obtain written commitments from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, contain such stipulation.

Promoting Access to Car-Share Vehicles

Another way to address parking capacity is by accommodating the growing number of users who rely on car-share for their driving needs. A rental car can provide mobility in certain use cases, though it is not as flexible as having direct access to a car for a set amount of time and can be expensive for longer trips. Car rental requires, at minimum, a full day reservation as well as time and effort to access such facilities. However, there can be times when affordable access to automobiles would be considered a quality-of-life enhancement, even for households with higher discretionary income. Furthermore, research suggests that car-share availability reduces automobile use for individuals who already own cars, creating environmental benefits and reducing congestion. Borough President Adams believes that facilitating car-share at this location would benefit building occupants as well as nearby Crown Heights North and Prospect Heights residents and those of surrounding communities.

According to ZR Section 36-46(a)(1), a car-sharing entity is permitted to occupy up to five parking spaces, though no more than 20 percent of all spaces in group parking facilities. As stated earlier, the uses intended as part of this development would not mandate the provision of accessory parking. However, the developer intends to provide 150 ground-level vehicle spaces, which would be accessed via Christopher Avenue. Though the garage would be used primarily by the development's employees and patrons, Borough President Adams believes that Glenmore Manor could accommodate car-share rentals based on reasonable pricing. Therefore, a portion of the commercial building's garage should be set aside for a limited number of rental vehicles through dialogue with car-sharing companies.

The incorporation of car-share vehicles within the building's garage would require the developer to provide visible signage, per ZR Section 36-523, and to state the total number of parking spaces, as well as the maximum number of car-sharing vehicles. Therefore, prior to considering this application, the City Council should obtain written commitments from HPD that the LDA with the development team consisting of Brisa Builders Development LLC, AAPC, Lemie and Wolff, engage car-sharing companies to lease spaces within the Glenmore Manor garage.

Community Preference: Inclusion of Homeless Shelter Student Population by School Zone

New York City's community preference policy requires that 50 percent of affordable units filled through affordable housing lotteries be reserved for residents in the local community. There are additional pathways for priority lottery selection such as United States Armed Forces veteran status, certain disabilities, and other categories. Given the significant increase in the number of homeless families with school-aged children entering the public shelter system, Borough President Adams believes it is appropriate for HPD to extend local lottery preference to include the school zone attended by children of households residing at immediate and neighboring City-funded or -operated homeless shelters.

According to an annual report by Advocates for Children of New York, 30,277 Brooklyn students — nearly one in 10 enrolled — experienced homelessness during the 2019-2020 school year, defined as either living in shelters or doubling up with friends and family. The number of such students in charter and public schools has increased every school year since 2014-2015. Homelessness has profound impacts on school performance, as such students are more likely to have longer commutes or to transfer schools in the middle of the year, leading to chronic absences, lower graduation rates, and higher dropout rates.

Many parents and students find it important to maintain school continuity despite the circumstances faced by households dependent on the City's homeless shelter system. Borough President Adams believes that

it should be the City's responsibility to take action that would eliminate or reduce such hardships. One such action would be to enable economically-challenged households with children in public schools to qualify for community local preference based on where the children attend school. According to the Institute for Children, Poverty & Homelessness (ICPH), there are multiple public schools near the proposed development where the proportion of homeless students is eight to 18 percent.

Borough President Adams believes that HPD should modify its affordable housing lottery community preference standards to include the school zone attended by a child of a household residing at a City-funded or -operated homeless shelter.

Accommodating Rent-Burdened Households in Lieu of Strict Area Median Income Standards

Data shows that more than 80 percent of New York City households earning 50 percent of AMI or less are rent-burdened. The crisis is even worse among the lowest income residents, those making 30 percent of AMI or less, currently \$23,310 for a family of three. Among this population, well over 50 percent pay more than half of their income toward rent. More than one-fifth of New York City households — more than two million people — earn less than \$25,000 a year and almost one-third earn less than \$35,000. As the City's housing crisis grows worse, the burden falls most heavily on these low-income households, exacerbating racial disparities. According to the Citizens Housing Planning Council (CHPC), one in four households of color are severely rent-burdened, which is 11 percent more than Caucasian households.

A strict rent-to-income requirement of no more than 30 percent of income for annual rent payments disqualifies many income-challenged households from the affordable housing lotteries. These rent-burdened households do not meet the housing lottery's minimum household earnings because too often they are already paying the same or greater rent for the affordable housing unit. In this way, the requirement to pay no more than 30 percent of household income is hurting people who are already living in substandard housing and are spending more than 30 percent of their income on rent.

As first noted in his East New York Community Plan ULURP recommendation, Borough President Adams believes that it is time to break the mold in which families already paying too much rent for substandard housing are excluded from affordable housing lotteries. Borough President Adams seeks to qualify rent-burdened households for selection through the housing lottery process, which would ensure that they receive the maximum opportunity to secure affordable housing units and expand the number of households eligible for government-regulated affordable housing lotteries.

Amending the ZR to adjust AMI qualifications to include households that would maintain or reduce their rent burden would be one way to address this disparity. For MIH housing lottery offerings, DCP needs to modify the ZR to allow for exceptions to the 30 percent of income threshold so that households that are rent-burdened, though paying equal or greater rent than the lottery unit rent, would be eligible to live in affordable, newly-produced, and quality accommodations. Borough President Adams believes that the CPC and/or the City Council should echo his call to seek the modification of the ZR section concerning MIH areas to be adopted with a requirement that rent-burdened households be permitted to qualify for MIH affordable housing units.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following conditions:

1. That the proposed R7A/C2-4 district be restricted to 100 feet of Liberty Avenue, with that section to remain zoned R6

2. That the New York City Department of Housing Preservation and Development (HPD) incorporate in its Land Disposition Agreement (LDA) or Regulatory Agreement with the development team of Brisa Builders Development LLC, African American Planning Commission (AAPC), Lemie and Wolff, commitments to:
 - a. Permanent affordability for the resulting housing units
 - b. Provide an affordable housing mix with at least 50 percent two- or three-bedroom units, and at least 75 percent one-, two-, or three-bedroom units, but for studios targeted to households not exceeding 40 percent AMI
 - c. Implement outreach efforts to seniors earning up to 40 percent AMI for single- and dual-person households, including the formerly homeless, to maximize their participation in the affordable housing lottery
 - d. Utilize locally based affordable housing development non-profit(s) to serve as the administering agent and have one or more such entities play a role in promoting affordable housing lottery readiness
 - e. Connecting Residents on Safer Streets (CROSS) Brooklyn implementation with installation of curb extensions at the northeast corner of Glenmore Avenue and Mother Gaston Boulevard and the northwest corner of Glenmore Avenue and Christopher Avenue either as part of a Builders Pavement Plan or as treated roadbed sidewalk extensions, with the understanding that New York City Department of Transportation (DOT) implementation would not proceed prior to consultation with Brooklyn Community Board 16 (CB 16) and local elected officials
 - f. Enter a standard DOT maintenance agreement for the northeast corner of Glenmore Avenue and Mother Gaston Boulevard and the northwest corner of Glenmore Avenue and Christopher Avenue
 - g. Advance protected painted areas as an enhanced community amenity for the above intersections of Glenmore Avenue with Mother Gaston Boulevard and Christopher Avenue as part of a Builders Pavement Plan and/or as treated roadbed sidewalk extensions, with the understanding that DOT implementation would not proceed prior to consultation with CB 16 and local elected officials
 - h. Coordinate with the New York City Department of Environmental Protection (DEP), and the New York City Department of Parks and Recreation (NYC Parks) regarding the installation of DEP rain gardens as part of a Builders Pavement Plan along Glenmore and Christopher avenues and Mother Gaston Boulevard or within the adjacent protected painted area of each property, in consultation with CB 16 and local elected officials
 - i. Incorporate resiliency and sustainability measures, such as blue/green/white roof treatment, grid-connected rooftop batteries, passive house construction, solar panels and/or façades, and/or wind turbines
 - j. Lease the permitted commercial parking spaces to facilitate overnight parking, pursuant to the New York City Zoning Resolution Section (ZR) 36-46

- k. Engage with car-sharing companies, in consultation with CB 16 and local officials, to lease multiple spaces within the development's garage

Be it further resolved:

1. That the New York City Department of Housing Preservation and Development (HPD) modify its affordable housing lottery community preference standards to include the school zone, thus capturing the population of public schoolchildren residing at City-funded or -operated shelters
2. That the CPC and/or the City Council call for modification of the MIH section of ZR to be adopted with a requirement that permits households with rent-burdened status (allow for exceptions to the 30 percent of income threshold for households paying the same or higher rent than what the housing lottery offers) to qualify for MIH affordable housing units.