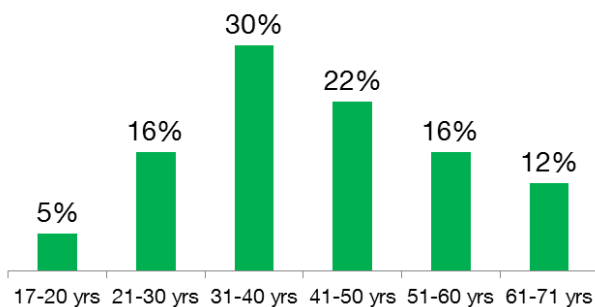


# Brownsville Planning Process: Housing Questionnaire Summary Findings

Between November 16th and December 31st, 2016, the NYC Department of Housing Preservation and Development conducted a questionnaire (paper and online) in Brownsville to gather input on what residents hoped to see on the four clusters of vacant city-owned sites in the neighborhood. Paper questionnaires and assistance from HPD staff were also made available at the Tilden Senior Center, the Brownsville Library, and the public workshop held on November 16, 2016. A total of 132 community residents participated in the questionnaire (44 at the workshop and 88 post-workshop). This is a summary of the findings.

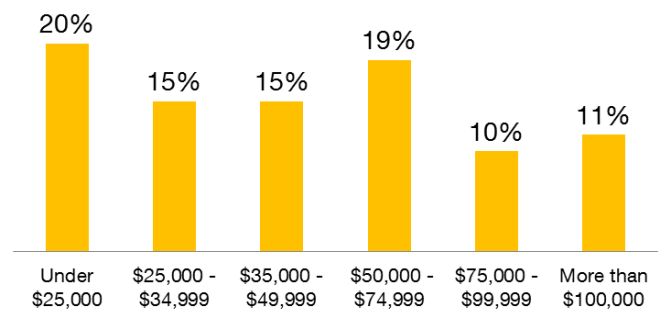
## Participant Demographics

### Age



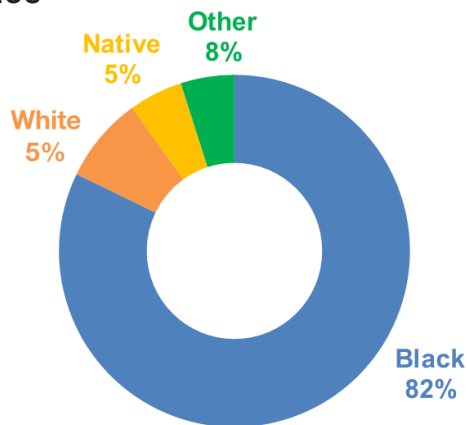
The age of questionnaire participants range from ages 17 to 72, with a median age of 40.

### Household Income



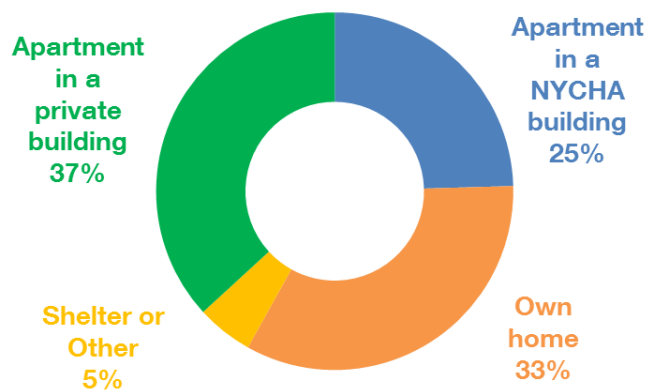
Participants earn a wide range of incomes. One in five respondents lives in a household that earns less than \$25,000, and one in five lives in a household that earns more than \$75,000.

### Race



About 82% of participants primarily self-identify as Black. Additionally, about 14% identify as having Latin/Hispanic origin. These figures closely mirror the demographics of the neighborhood. According to the American Community Survey 2009-2013, 80% of Brownsville residents are Black and 17% identify as having Latin/Hispanic origin.

### Current Residence



NYCHA residents represent about a quarter of all participants, matching the district's demographics according to the Housing and Vacancy Survey, 2014. One in three questionnaire respondents are homeowners, even though homeowners make up only about 10% of households in the district.

## City-Owned Vacant Sites

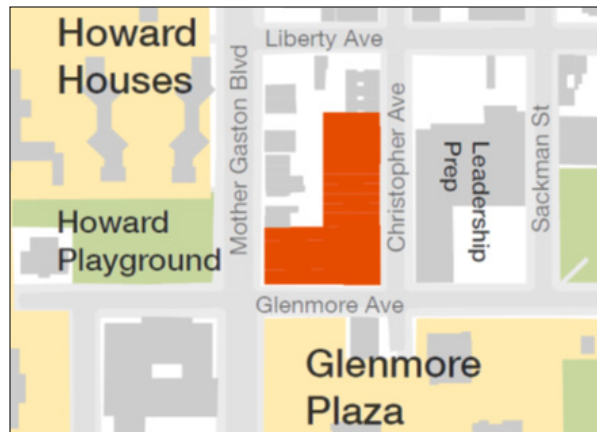
The charts on the next few pages describe average preferences and priorities across all four city-owned vacant sites, with notes of where specific preferences emerged for each site. The four site clusters that were discussed include:

### Site A: Rockaway Avenue and Chester Street

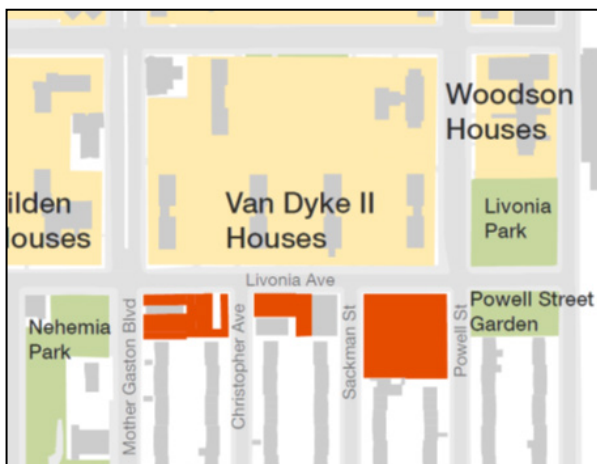


*Note: This site includes some lots that are owned by the City, but not in HPD's jurisdiction. At this time, HPD only has jurisdiction over the properties fronting Chester Street. HPD is in conversations with other city agencies about the future use of the other lots.*

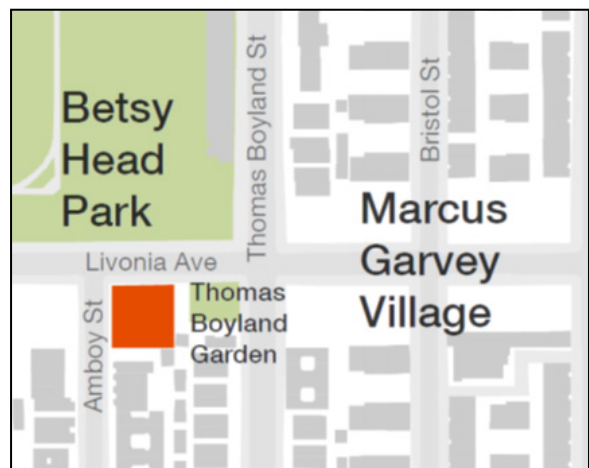
### Site B: Christopher Avenue and Glenmore Avenue



### Sites 1, 2, 3: Livonia Avenue between Mother Gaston Boulevard and Powell Street



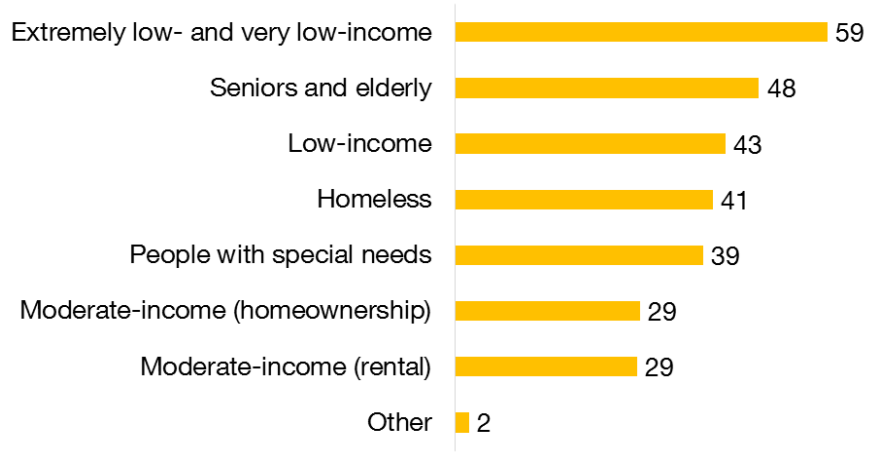
### Site 4: Livonia Avenue at Amboy Street across from Betsy Head Park



# 1. Household Types

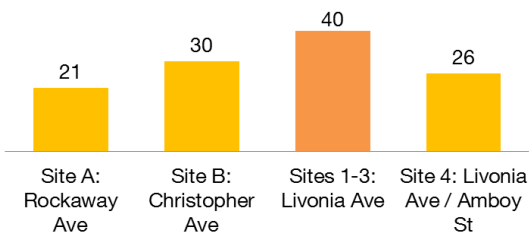
Participants identified extremely low- and very low-income households (earning up to \$32,640 for a household of three, or 0-40% of AMI)<sup>1</sup>, senior and elderly households, and low-income households (earning less than \$65,250 for a household of three, or 50-80% of AMI)<sup>1</sup> as the priority household types that new affordable housing across all four site clusters could serve. Participants also prioritized supportive housing for homeless and special needs households. Moderate-income households (earning up to \$97,920 for a household of three, or 81-120% of AMI)<sup>1</sup> were also identified as priorities, both for homeownership and rental opportunities.

## Prioritized Household Types (average across all sites)



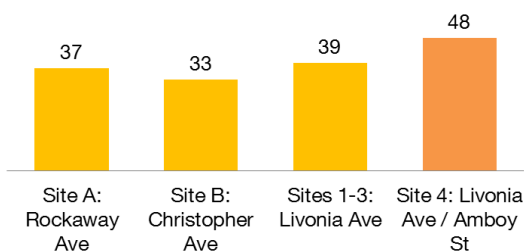
Although feedback was largely consistent across all four sites, there were some differences in what participants prioritized for each site:

## Interest in Homeownership Opportunities (by site)



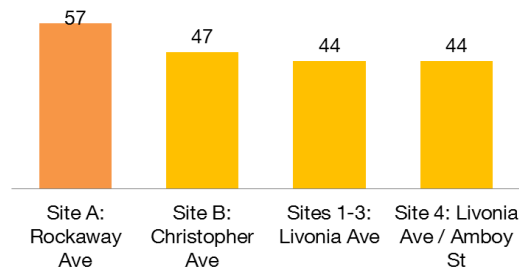
Homeownership received priority across all sites, but it received higher priority on Sites 1-3, where there is a concentration of other homeowners in the surrounding area.

## Interest in Housing for Special Needs Households (by site)



Households with special needs received higher priority for Site 4, across from Betsy Head Park.

## Interest in Housing for Senior and Elderly Households (by site)



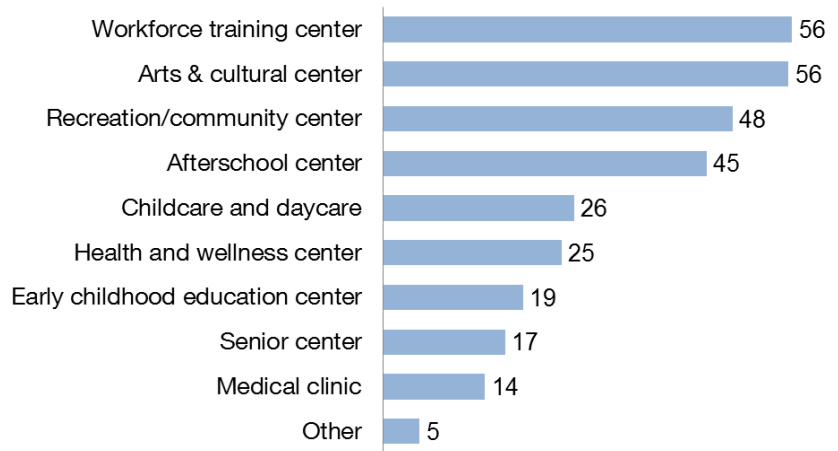
Senior and elderly households received higher priority for Site A.

<sup>1</sup> Area Median Income (AMI) is used to describe different income groups in affordable housing. These figures are based on HUD 2016 Income Limits. 100% of AMI for the NYC region is \$81,600 for a family of three.

## 2. Community Facilities and Services

A workforce training center, arts and cultural center, and recreation/community center, were the top three priorities across all four site clusters for the types of community facilities and/or services that participants want to see in the ground floor of new buildings. A center for activities to bring together people of all ages, but particularly youth, was emphasized in comments.

**Prioritized Community Facilities and Services (average across all sites)**



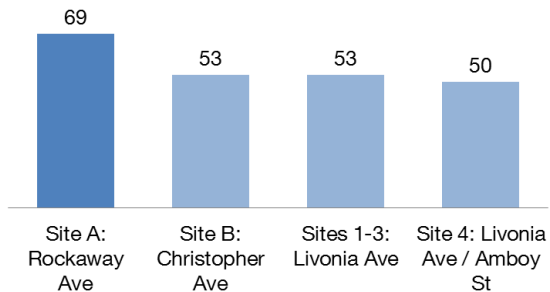
Although feedback was largely consistent across all four sites, participants identified specific types of community facilities as higher priorities for certain sites:

**Interest in a Space for Arts and Culture (by site)**



Arts and cultural space was strongly prioritized on Site A and Site B, sites that are closest to Pitkin Avenue. Comments noted a desire for performance spaces, such as theaters and professional studios.

**Interest in a Space with Workforce Training Services (by site)**



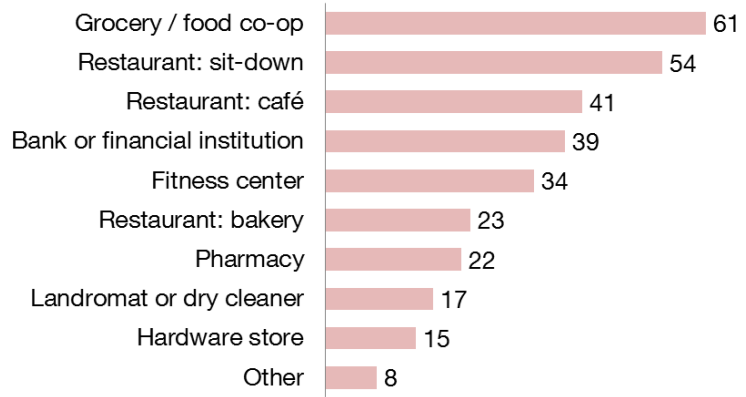
Workforce training received the greatest number of votes across all sites, but Site A received the most.

### 3. Neighborhood Retail and Services

On average across all sites, participants said that a grocery/ food co-op was the highest priority, followed by sit-down restaurants or cafes, banks/financial institutions, and fitness centers. Many want to see sit-down establishments across all sites, but especially on Site A, which is closest to the Pitkin Avenue commercial corridor.

Many respondents commented that they want to see healthy food options, small businesses, pop-up spaces, incubator kitchens, book stores, and activities for people of all ages, such as a movie theater, bowling alley, skating rink, or billiards space. Parking was also mentioned.

#### Prioritized Neighborhood Retail and Services (average across all sites)



#### Interest in Neighborhood Services, such as Bank/Financial Institution, Laundromat/Dry Cleaner, Pharmacy, and Hardware Store (by site)



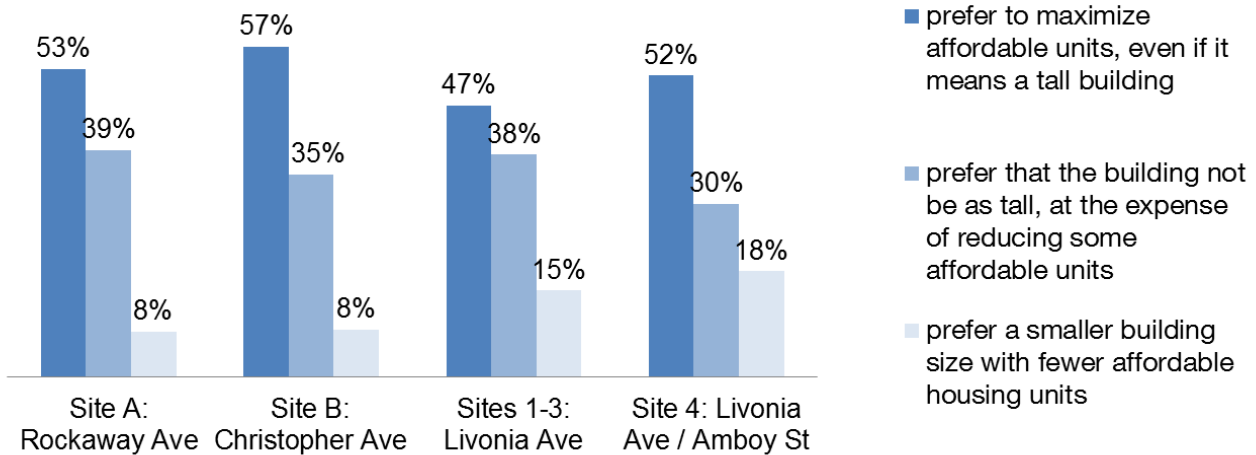
Although feedback was largely consistent across all four sites, the sites along Livonia Avenue, where there is not currently a retail strip, received the most votes for convenience retail and services such as banks/financial institutions, laundromats/dry cleaners, pharmacies, and hardware stores.



## 4. Building Height and Density

More than half of all participants prefer to maximize the number of affordable units on city-owned sites, even if it means a tall building, while 12% prefer a shorter building, with fewer affordable units. About 36% prefer to have something in the middle.

### Building Height and Density Preferences (by site)

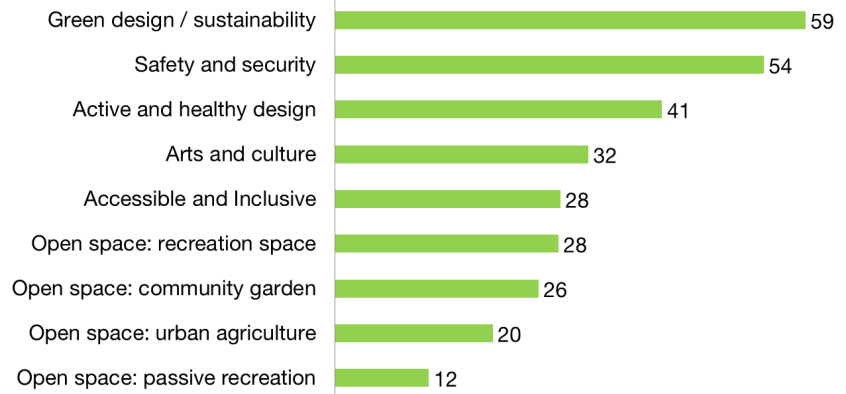


A greater proportion of participants prefer to maximize the number of units at Site B compared to other sites, perhaps since it is located across from existing tall structures. On the other hand, a greater proportion of participants prefer to see smaller building sizes at the sites along Livonia Avenue. Over half of all participants currently live in small buildings (1-4 units), while about a third of participants currently live in large buildings (50+ units).

## 5. Building Features and Design

Overall, participants want to see many different building and design features, with green building, safety and security, and active design prioritized. Participants expressed interest in having open spaces for recreation, as well as opportunities for gardening and urban agriculture (e.g., rooftop farming). Amenities such as a gym, pool, and parking were also raised as desired.

### Desired Building Features and Design (average across all sites)



The incorporation of arts was the third highest priority for Site A on Rockaway Avenue. Recreation space in the building also received significantly more votes on Site A compared to other sites.

While participants prioritized design for safety and security across all sites, it was the highest priority for Sites 1, 2, 3 and 4 along Livonia Avenue, which are adjacent to the elevated train.