

NYCHA, HPD and HDC have selected **Dunn Development (Dunn)** and their proposal for the design, financing, construction and operations of a new 100% affordable housing development at **Van Dyke Houses**, located in the Brownsville section of Brooklyn. The selection was based on financial feasibility, experience, quality of design and the additional benefits offered to the NYCHA community. The City will now refine Dunn’s concept proposal into an agreement that finalizes the design, financing, affordability, and programming.



- ✓ **100%** of the units will be for **low-income families**.
- ✓ **NYCHA residents** will benefit from a preference for **25%** of the apartments.

Selected Developer:

**Dunn Development (Dunn)**

Dunn Development has more than 20 years of experience developing affordable and supportive housing, including mixed-use and mixed-income projects. Dunn’s portfolio includes two buildings on NYCHA property in the Bronx (Highbridge Terrace and Highbridge Overlook).

Services and Amenities:

The proposed development includes a walk-in Urgent Care and a Wellness Center, with a demonstration kitchen and exercise studio operated by Brownsville Multi-Service Family Health Center (BMS.) Childcare provider Friends of Crown Heights proposes an early childhood education center at this site. After-school programs are also proposed, such as boxing and dance provided by Brownsville Boxing Center and arts and technology programs through the non-profit Beam Center.

Proposed Residential Units	Proposed Sustainable Features	Building Stories
188 affordable apartments for individuals & families <i>(including 1 unit for the property superintendent)</i>	Building will incorporate active design with sustainable materials and will include additional energy efficiency measures.	13

The new development will be required to maintain *long-term affordability* with the **proposed** affordability levels:

Percentage of Apartments	Proposed Affordability	
10%	30% of AMI	\$24,480 per year for a family of three, or \$19,050 for an individual.
15%	40% of AMI	\$32,640 per year for a family of three, or \$25,400 for an individual.
15%	50% of AMI	\$40,800 per year for a family of three, or \$31,750 for an individual.
60%	60% of AMI	\$48,960 per year for a family of three, or \$38,100 for an individual.

**Note:** The above Area Median Income (AMI) calculations are set according to the U.S. Department of Housing and Urban Development’s 2016 calculations.