



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 Fourth Amendment to the East New York I Urban Renewal Plan, Borough of Brooklyn, Community District 5.

This application for an amendment to the East New York I Urban Renewal Plan (URP) (C 190039 HUK) was filed by HPD on August 13, 2018. It would modify the use restrictions associated with the URP to facilitate the development of a new seven-story building containing approximately 70 units of supportive and affordable housing at 461 Alabama Avenue in the East New York neighborhood of Brooklyn, Community District 5.

RELATED ACTIONS

In addition to the URP amendment 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 190037 ZSK Special permit pursuant to Zoning Resolution (ZR) Section 74-903 to modify Section 24-111 to allow community facility bulk regulations to be applied to a non-profit institution with sleeping accommodations.

C 190038 HAK Designation of an Urban Development Action Area, project approval, and disposition of City-owned property (UDAAP).

BACKGROUND

HPD requests an amendment to the East New York I URP; UDAAP designation, project approval and disposition of City-owned property; and a special permit to modify bulk regulations. The requested actions would facilitate the development of a new seven-story

building containing approximately 70 units of supportive and affordable housing at 461 Alabama Avenue in the East New York neighborhood of Brooklyn, Community District 5.

The project site is a vacant 10,000-square-foot lot (Block 3803, Lot 6) located on the east side of Alabama Avenue, between Dumont Avenue to the north and Livonia Avenue to the south. It is Site 21 of the East New York I Urban Renewal Area (URA) and is currently designated as open space in the URP. The original URP, which established the East New York I URA, was approved by the Commission in 1985 (C 860236 HUK) and by the Board of Estimate in 1986 (Cal. No. 8-A). The URP has since been amended three times; the Third Amended Plan was adopted in 2013 (C 130375 HUK) and expires on March 6, 2026.

After decades of private disinvestment from the 1960s to the 1980s, the surrounding area has seen much new public investment over the last 30 years with new housing, including affordable home-ownership and rental housing, retail, open space and community facilities facilitated by the provisions of the East New York I URP. Since its inception in 1986, the East New York I URP has facilitated publicly-sponsored, affordable ownership and rental housing for low-income households, as well as new commercial and community facility development in the area and has helped revitalize this portion of East New York. The proposed project would strengthen the area's ongoing redevelopment.

In 2011, the City proposed the Livonia Avenue Initiative to transform a series of vacant City-owned parcels along the Livonia Avenue corridor into a vibrant mixed-use area by adding residential density and creating retail opportunities. In 2013, the Commission approved several land use actions to facilitate the development of Phases I and II of the Livonia Avenue Initiative, including UDAAP designation, project approval, and disposition of City-owned property (C 130376 HAK); a zoning map amendment to change existing R6, R6/C2-3, and M1-1 zoning districts to R6, R7A/C2-4, and C4-4L districts (C 130374 ZMK); and the Third Amendment to the East New York I URP (C 130375 HUK) to facilitate residential, commercial, and community facility development on urban renewal sites along Livonia Avenue between Pennsylvania and Van Sinderen avenues.

The project site is within an existing R6 zoning district, a medium-density residential district that permits tower construction on large lots under height factor regulations. This zoning district also permits buildings with height limits under the optional Quality Housing program regulations, which encourage development that reflects the neighborhood character and require residential amenities such as landscaping and interior open space. R6 districts allow residential and community facility uses with a maximum floor area ratio (FAR) of 2.43 for residential uses and 4.8 for community facility uses, with no fixed height limits and building envelopes governed by a sky exposure plane. Lots along Livonia Avenue between Hinsdale Street and Sheffield Avenue are zoned R7A/C2-4. R7A zoning districts require Quality Housing bulk regulations and typically produce high lot coverage, seven- and eight-story apartment buildings. The maximum residential FAR in R7A districts is 4.0. These zoning districts were mapped as part of the Livonia Avenue Initiative.

The predominant land use in the surrounding area is residential, with a mix of two-, four- and nine-story buildings. Other land uses include mixed-use residential and commercial buildings, open space and institutional uses. Neighborhood retail is located primarily along Livonia Avenue to the south of the project area. The surrounding area includes the New York City Housing Authority's Unity Plaza Campus; HPD's Livonia Avenue Initiative Phase I and Phase II, with more than 500 affordable housing units; and commercial and community facility uses. The area is served by open spaces including the Success Garden, a 40,000-square-foot community garden across Alabama Avenue from the project site, and Lion's Pride Playground, four blocks southwest of the site.

The surrounding area also contains several public facilities, including P.S. 174, one block north of Livonia Avenue; P.S. 13, on Pennsylvania Avenue between Livonia and Riverdale avenues; New Grace Center, a parochial school, two blocks to the east on Livonia Avenue; and the former Thomas Jefferson High School, now known as the Jefferson Campus, which houses four high schools, one block to the north on Pennsylvania Avenue. The New York City Fire Department's Engine Company 290 is located on Sheffield Avenue between Livonia and Dumont avenues.

The surrounding area is well served by public transportation. The elevated 3 subway line, which runs along Livonia Avenue, has a stop at Pennsylvania Avenue, two blocks east of the project site. The elevated L subway line, which runs along Van Sinderen Avenue, has a stop at Livonia Avenue, four blocks west of the site. Additionally, the B83 and B20 bus routes run north-south along Pennsylvania Avenue, two blocks east of the project site.

HPD proposes to construct a seven-story building with approximately 70 studio, one-bedroom, and two-bedroom apartments. Approximately 60 percent of these units would be supportive housing reserved for formerly homeless households. All units would be designated as community facility Use Group 3A: philanthropic or non-profit institutions with sleeping accommodations.

The proposed building would contain 40,271 square feet of community facility space (4.02 FAR). The building would be set back three-feet from the street line to incorporate a landscaped area and wider sidewalk. It would have a street wall height of about 52 feet and a maximum overall height of about 72 feet after a 20-foot setback.

The project site fronts on Alabama Avenue, which is 60 feet wide and provides good vehicle access to the site. It is anticipated that residents and employees would use nearby transit options, including the 3 and 4 subway lines and multiple bus routes. The four-required accessory off-street parking spaces would be waived pursuant to ZR Section 25-261 (Waiver of Requirements for Developments or Enlargements). There would be 12 bicycle parking spaces in the cellar.

Social services provided to residents would include case management, medical care, mental health counseling, nutritional services, entitlement benefits counseling, parenting and family skills, and financial literacy and job placement services. Amenities would include a lounge and multi-purpose room, tenant storage, a laundry room, and an outdoor landscaped courtyard accessible to persons with mobility challenges.

There would be a rear yard for passive recreational use, which would include tables and plantings. The rear yard would be 30 feet 7 ½ inches deep, which exceeds the 30 feet minimum

required rear yard depth. The rear yard would be handicap accessible as it would include a ramp with guard/ handrails, furniture, and a walkway. Rear yard plantings are proposed to be native to the region and, to reduce heat island effect, the yard is proposed to be paved with use light-colored, reflective materials.

The proposed development would participate in the Enterprise Green Communities Program and incorporate sustainable features, including an accessible green roof with photovoltaic panels and reflective roof pavers to help reduce heat consumption.

To facilitate the proposed development, three actions are required.

An amendment to the East New York I URP (C 190039 HUK) would change the use designation for the project site, Site 21 of the URP, from open space to residential/community facility use. The subject property is currently vacant and fenced, and is not used as active open space.

A special permit (C 190037 ZSK) pursuant to ZR Section 74-903 (Certain community facility uses in R3 to R9 Districts and certain Commercial Districts) would increase the allowable community facility FAR from 2.43 up to 4.8 for developments containing non-profit institutions with sleeping accommodations.

The special permit would allow the proposed development to exceed the maximum allowable community FAR of 2.43, as defined in Section 24-11 (Maximum FAR and Percentage of Lot Coverage) to a total FAR of 4.02.

UDAAP designation, project approval, and disposition of City-owned property (C 190038 HAK) would allow HPD to dispose of the subject property to CB Emmanuel as part of the Minority and Women Owned Business Enterprise Building Opportunity Request of Proposal.

ENVIRONMENTAL REVIEW

The application (C 190039 HUK), in conjunction with the applications for the related actions (C 190037 ZSK and C 190038 HAK), 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 18HPD066K. The lead agency is HPD.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on July 2, 2018.

UNIFORM LAND USE REVIEW

This application (C 190039 HUK) and the applications for the related actions (C190037 ZSK and C 190038 HAK) were certified as complete by the Department of City Planning on August 20, 2018 and duly referred to Brooklyn Community Board 5 and the Brooklyn Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 5 held a public hearing on this application (C 190039 HUK) on September 26, 2018 and by a vote of 25 in favor, none opposed, and one abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (C 90039 HUK) on October 11, 2018 and on November 22, 2018 issued a recommendation to approve with the following conditions:

“1. That the New York City Department of Housing Preservation and Development (HPD) incorporate in its :and Disposition Agreement (LDA) with CB Emmanuel Realty LLC, that extent that it would:

- a. Memorialize utilizing one or more locally based affordable housing development non-profits to serve as the administering agent, and/or have such entities play a role in promoting affordable housing lottery readiness.

- b. Memorialize the intent for Services for the Underserved (SUS) to identify to the extent practical, potential tenants among those now housed in shelters and/or transitional housing in Brooklyn Community District 5 (CD 5) or former residents of the districts.
 - c. Memorialize the extent of inclusion of non-supportive, affordable housing units at 30, 40, and 50 percent AMI.
 - d. Memorialize strategies to target outreach to seniors, including those who are formerly homeless, for studio and one-bedroom units where rents are based on 30, 40, and 50 percent Area Median Income (AI).
 - e. CB Emmanuel Realty LLC would continue exploration of additional resiliency and sustainability measures such as incorporating bios wales, blue/green/white roof treatment, passive house construction principles, and solar panels in the development.
2. A demonstration of CB Emmanuel Realty LLC's commitment to coordinate with the New York City Department of Environmental Protection (DEP), New York City Department of Transportation (DOT), and the New York City Department of Parks and Recreation (YCDPR) regarding the installation of expanded tree pits and DEP rain gardens as part of the Builders Pavement Plan, in consultation with CB 5 and local elected officials.

Be it further resolved:

1. That DOT should continue to advance the Street Lighting in Brownsville plan with a focus on sections of the Livonia Avenue corridor in need of activation for pedestrian mobility and safety.
2. That the Metropolitan Transportation Authority (MTA)/NYCT along with DOT should proceed in consultation with CB 5, as well as local elected officials, to implement the "El-Space" lighting improvements under the elevated Rockaway Avenue station mezzanine and for DOT to implement the Livonia Avenue Pedestrian Luminaire project initially along the priority corridor, along the Livonia Avenue Seventh Avenue Express 3 train structure.

3. That MTA/NYCT should advance the construction of the free transfers between the Livonia Avenue 14th Street-Canarsie Local L train station and Junius Street Seventh Avenue Express 3 train station.”

City Planning Commission Public Hearing

On November 14, 2018 (Calendar No. 14), the City Planning Commission scheduled December 5, 2018 for a public hearing on this application (C 190039 HUK). The hearing was duly held on December 5, 2018 (Calendar No. 31).

Five speakers from the project team testified in favor of the application. A representative of HPD provided an overview of the proposed development.

The representative for the designated developer stated that it was awarded the project through a Request for Proposals issued by HPD’s Minority and Women-Owned Business Enterprises program. The speaker described the timeline, levels of affordability, the developer’s portfolio of sites on the same block and the project team’s outreach to the Council Member during the design process.

The project architect described design elements that would minimize the building’s impact on the neighborhood and enhance the pedestrian experience, including landscaping and setbacks. The speaker also described the materials, safety design strategies, the floor plan and the rear yard.

A representative from Services for the Underserved, a local nonprofit, described how programming would be tailored to each resident based on personal goals and needs.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes the proposed Fourth Amendment to the East New York I URP (C 190039 HUK), in conjunction with the related actions (C190037 ZSK and C 190038 HAK), is appropriate.

These actions will facilitate the redevelopment of a vacant City-owned parcel with 70 units of much-needed affordable and supportive affordable housing, including units designated for formerly homeless households. Given the site's proximity to the elevated MTA 3-train Pennsylvania Avenue and L-Train Livonia Avenue stations, as well as retail and nearby community facilities, the site is an opportune location for supportive and affordable housing.

The requested special permit (C 190037 ZSK) is appropriate. It will increase the allowable community facility FAR within an R6 zoning district from 2.43 up to 4.8 for a development containing a non-profit with sleeping accommodations, allowing more affordable units in a contextual building in an established residential neighborhood. The project will activate a currently vacant site, making it more welcoming to both current and future residents of the neighborhood.

As a condition for the granting of the special permit, the Commission shall make the following findings:

- a) That the distribution of #bulk# on the #zoning lot# will not unduly obstruct the access of light and air to adjoining properties or public #streets#, and will result in satisfactory site planning and satisfactory urban design relationships of #buildings# to adjacent #streets# and the surrounding area;
- b) That the proposed facility will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and
- c) That the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The increase in allowable floor area will not unduly obstruct light and air to adjoining properties or impede public access. The proposed 30-foot-wide landscaped open space along the rear of the building will enhance the streetscape, allow light and air to the adjacent residential buildings, and provide outdoor passive recreation for residents. There will also be a three-foot setback from the street line to incorporate a landscaped area and wider sidewalk.

The proposed development will not require any additions to the supporting services in the neighborhood as resident services (including case management, medical care, mental health, counseling, nutritional services, entitlement benefits counseling, parenting and family skills, financial literacy and job placement services) and related staff will be located on site.

The street providing access to the proposed development is adequate to handle traffic generated by the proposed development. The project site fronts on Alabama Avenue, which is a 60 feet wide and provides good vehicle access to the site. It is anticipated that residents and employees will use nearby transit options, including the 3 and 4 subway lines and multiple bus routes.

The Commission believes that the proposed UDAAP designation, project approval and disposition of City-owned property (C 190038 HAK) is appropriate. The project site is City-owned and has been vacant for many decades. The requested action will facilitate the redevelopment of this transit-accessible site and provide new high quality affordable housing as envisioned in the East New York I URP.

In response to the Borough President's recommendations that HPD and its partners target outreach to seniors as well as local residents and include more resiliency features in the building, the Commission notes that these recommendations are outside the scope of this application, but encourages the applicant to consider these recommendations and work with local stakeholders to lease the affordable units.

In response to the Brooklyn Borough President's recommendation for DOT to continue to advance the street lighting proposal of the Brownsville Plan with a focus on sections of the Livonia Avenue; for the New York City Transit Authority (NYCTA) to advance construction on

proposed free transfer between the Livonia Avenue L-line and the Junius Street 3-line; and for the Metropolitan Transportation Authority (MTA)/NYCT along with DOT to implement the “El-Space” lighting improvements under the elevated Rockaway Avenue station mezzanine and for DOT to implement the Livonia Avenue Pedestrian Luminaire project, the Commission notes that these requests are outside the scope of this application.

RESOLUTION

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

RESOLVED, that the City Planning Commission certifies, pursuant to Section 505, Article 15 of the General Municipal Law of New York State, that: (1) the proposed fourth Amended East New York I Urban Renewal Plan, as recommended herein for modification, is an appropriate plan for the area involved and conforms to the finding set forth in Section 504, Article 15 of the General Municipal Law of New York State; and (2) the fourth Amended East New York I Urban Renewal Plan conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives, in compliance with the provisions of subdivision seven of Section 502, Article 15 of the General Municipal Law of New York State and be it further

RESOLVED, that the City Planning Commission certifies its unqualified approval of the fourth Amended East New York I Urban Renewal Plan, pursuant to subdivision 2 of Section 505, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the proposed fourth Amended Urban Renewal Plan for East New York I Urban Renewal Area, Community District 5, Borough of Brooklyn, submitted by the Department of Housing Preservation and Development on August 13, 2018, is approved.

The above resolution (C 190039 HUK), duly adopted by the City Planning Commission on January 9, 2019 (Calendar No. 23), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

ALLEN P. CAPPELLI, Esq., **MICHELLE de la UZ**,

JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*

Application #: **C 190039 HUK**

Project Name: **461 Alabama Avenue**

CEQR Number: 18HPD066K

Borough(s): **Brooklyn**

Community District Number(s): **5**

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

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by the NYC 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 an amendment to the East New York Urban Renewal Plan I, Borough of Brooklyn, Community District 5.

E-MAILED
11/13

Applicant(s): NYC Housing Preservation and Development 100 Gold Street New York, NY 10038		Applicant's Representative: Jocelyn Torio NYC Housing Preservation and Development 100 Gold Street, Room 9X New York, NY 10038	
Recommendation submitted by: Brooklyn Community Board 5			
Date of public hearing: 4/25/18		Location: 982 Hegenen Ave.	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.	
Date of Vote: 4/25/18		Location: 982 Hegenen Ave.	
RECOMMENDATION			
<input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions			
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: 25 # Against: 0 # Abstaining: 1 Total members appointed to the board: 48			
Name of CB/BB officer completing this form MELINDA PERKINS		Title DIST. MGR	
		Date 10/17/2018	

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 #: 461 ALABAMA AVENUE – 190038 HAK, 190039 HUK, 190037 ZSK

An application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Sections 197-c and 201 of the New York City Charter for the following land use actions: Designation of an Urban Development Action Area, approval of an Urban Development Action Area Project (UDAAP), and disposition of the development site; a special permit pursuant to Section 74-903 of the New York City Zoning Resolution (ZR) to modify maximum floor area ratio (FAR) requirements for certain community facility uses, as stipulated in Section 24-111, to permit the allowable community facility FAR for a non-profit institution with sleeping accommodations, and an amendment to the East New York I Urban Renewal Plan (URP) to change the use designation of the development site. Such actions would facilitate the development of a seven-story, Use Group 3 community facility building with approximately 40,270 zoning square feet (sq. ft.) and up to 4.02 FAR in Brooklyn Community District 5 (CD 5). The building will contain approximately 70 affordable units, of which 60 percent will be reserved as supportive housing units for formerly homeless households.

COMMUNITY DISTRICT NO. 5

BOROUGH OF BROOKLYN

RECOMMENDATION

☐ APPROVE
☒ APPROVE WITH
MODIFICATIONS/CONDITIONS

☐ DISAPPROVE
☐ DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

BROOKLYN BOROUGH PRESIDENT

November 22, 2018

DATE

RECOMMENDATION FOR: 461 ALABAMA AVENUE – 190038 HAK, 190039 HUK, 190037 ZSK

The New York City Department of Housing Preservation and Development (HPD) submitted applications pursuant to Sections 197-c and 201 of the New York City Charter for the following land use actions: Designation of an Urban Development Action Area, approval of an Urban Development Action Area Project (UDAAP), and disposition of the development site; a special permit pursuant to Section 24-903 of the New York City Zoning Resolution (ZR) to modify maximum floor area ratio (FAR) requirements for certain community facility uses, as stipulated in Section 24-111, to permit the allowable community facility FAR for a non-profit institution with sleeping accommodations, and an amendment to the East New York I Urban Renewal Plan (URP) to change the use designation of the development site. Such actions would facilitate the development of a seven-story, Use Group 3 community facility building with approximately 40,270 zoning square feet (sq. ft.) and up to 4.02 FAR in Brooklyn Community District 5 (CD 5). The building will contain approximately 70 affordable units, of which 60 percent will be reserved as supportive housing units for formerly homeless households.

On October 11, 2018, Brooklyn Borough President Eric L. Adams held a public hearing on this special permit request. There were no speakers on this item.

In response to Borough President Adams' inquiry regarding the qualifying income range for prospective tenants, the anticipated rents for each unit type, and how long the low-income and supportive housing units are required to be rented at affordable rates, the representative stated the qualifying incomes as \$40,080 for a one-person household and \$51,530 for a three-person household. For the 27 affordable units, the rents are \$816 for a studio, \$1,024 for a one-bedroom unit, and \$1,224 for a two-bedroom unit. These units will be covered by a 60-year regulatory agreement.

In response to Borough President Adams' inquiry regarding the types of supportive services that would be provided on-site, and whether such services apply solely to the supportive housing residents, or the rest of the building's residents, and/or the community at large, the representative expressed that the programs may include employment counseling, social or cultural activities, and substance abuse treatment. While these services are geared toward the building's residents, its community room and other spaces will be available to the community board.

In response to Borough President Adams' inquiry regarding a possible funding mechanism that would make it possible to reduce rents and make them affordable to households at 30 to 40 percent of Area Median Income (AMI), for example, utilizing the recently adopted congressional legislation permitting income averaging for tax-credit financing, the representative acknowledged that while 60 percent AMI is relatively high for the area, those rents are needed to finance the project's supportive housing units. The representative also noted that neither the community board nor the local council member have expressed support for higher AMIs at 461 Alabama Avenue.

In response to Borough President Adams' inquiry as to what marketing strategies will be used in the tenant selection process in order to ensure the highest level of participation from the East New York community, especially those who are rent-burdened or at risk of displacement, the representative stated intent to work with the community board and the Local Development Corporation of East New York (LDCENY) to conduct outreach for the affordable housing lottery.

In response to Borough President Adams' inquiry as to what consideration has been given to incorporating sustainable features such as blue, green, or white roof coverings, passive house design, permeable pavers, rain gardens, and/or solar panels, the representative stated that the development would include a green roof, solar panels, and certain passive house design elements.

The representative also expressed intent to review the incorporation of permeable pavers in the development as well as the feasibility of installing New York City Department of Environmental Protection (DEP) rain gardens on the sidewalk, as part of the Builder's Pavement Plan.

In response to Borough President Adams' inquiry regarding the inclusion and participation of locally-owned business enterprises (LBEs) and minority- and women-owned business enterprises (MWBEs) in the construction process, the representative stated that the developer had retained Man Up!, a local workforce development organization that recruits certified and trained East New York residents for construction jobs. The applicant plans to work with Man Up! to meet LBE and MWBE hiring goals on 461 Alabama Avenue.

Consideration

Brooklyn Community Board 5 (CB 5) voted to approve this application on September 26, 2018.

The proposed land use actions would affect a site located mid-block on the east side of Alabama Avenue between Dumont and Livonia avenues, comprising approximately 10,000 square feet (sq. ft.) of vacant, City-owned land. The designated developer consists of CB Emmanuel Realty LLC, an MWBE-certified affordable housing developer and Services for the Underserved (SUS), a community development and social service organization with a significant presence in central Brooklyn.

The property currently functions as informal green space that is set back and fenced off from the street. It is surrounded by a four-story, 171-unit complex of buildings known as Livonia Terrace, redeveloped by CB Emmanuel Realty LLC in 2007. The site is located in an R6 zoning district, which permits community facility and residential development under Height Factor regulations. Such buildings may have a maximum base height of 60 feet, with the overall height governed by a sky exposure plane. The maximum permitted community facility Floor Area Ratio (FAR) on the development site is 2.43.

The surrounding context is primarily residential with some community facilities and limited parkland. Along the side streets, most of the residential buildings are two- to four-story homes, with denser New York City Housing Authority (NYCHA) complexes located north of the proposed development. Commercial uses are concentrated along the Livonia Avenue corridor, which is in the finalized stages of being developed for affordable housing and retail development on former City-owned sites.

In addition to UDAAP designation and disposition to the selected developer, HPD is seeking to increase the site's FAR by means of a special permit pursuant to ZR Section 74-903, which would allow a maximum FAR of 4.8 for a Use Group 3 philanthropic or non-profit institution with sleeping accommodations. This would allow the developer to accommodate the proposed FAR of 4.02, resulting in approximately 40,270 zoning sq. ft. of community facility space at 461 Alabama Avenue. The building would rise to an initial height of five stories with a 20-foot setback leading to the sixth and seventh story.

The building's residents would receive a range of on-site social services provided by SUS. Intended building amenities include a lounge and multi-purpose room, and offices to house the aforementioned supportive programs. The building's yard would contain a landscaped courtyard for resident use.

No accessory off-street parking spaces would be required pursuant to an as-of-right waiver according to ZR Section 25-261. The site is well-served by public transit, including the 14th Street-Canarsie Local L train at Livonia Avenue and the Seventh Avenue Express 3 train at Pennsylvania Avenue. The B20 and B83 buses, which run along Pennsylvania Avenue, stop two blocks east of the site. Neighborhood transportation would be complemented by the bicycle parking in the building's cellar.

Brooklyn is one of the fastest growing communities in the New York metropolitan area and the ongoing Brooklyn 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 the borough's affordable housing crisis through creation and preservation of much-needed affordable housing units for very low- to middle-income Brooklynites.

Moreover, in East New York and across New York City, there is a pressing need for affordable and stable housing, among elderly adults, first-time homebuyers, homeless households, low-income families, single college graduates, and those with special needs. 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 land use actions would be consistent with Mayor 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," through the development of affordable and supportive housing for the city's most vulnerable residents.

Borough President Adams believes that there is a need for supportive housing options for individuals and families who are circumstantially homeless, including persons with disabilities. Considering this section of Brooklyn has a great share of homeless shelters and transitional housing, Borough President Adams believes the City should amend the costly and cumbersome shelter system to a more cost-effective model that prioritizes permanent housing solutions. Producing supportive housing is less expensive and provides stable housing stock to serve the homeless population, while also integrating residents into the community. As more permanent units become available, steps should be taken to reduce the capacity of area shelters as accommodations in this community.

Borough President Adams supports the public policy of integrating supportive housing units into a community by interspersing such units in the same building with housing units for low-income families, with a blend of 40 percent of occupants being families typically earning up to 60 percent AMI. This proposal is generally consistent with recent City policy changes that have evolved to blend such supportive housing developments with 40 percent of the apartments designated for low-income households. Tenants are assigned to such apartments through the City's affordable housing lottery, inclusive of a 50 percent local preference, for occupants earning up to 60 percent AMI. The joint partnership between CB Emmanuel Realty LLC and SUS would ensure capable administration of such permanent housing accommodations.

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 as permanently affordable housing units as a means to minimize the loss of affordable housing units. Where HPD has designated for-profit companies to develop affordable housing, the duration of such affordable housing is often driven by financial considerations. Standard regulatory agreements used by government agencies might consist of 30 or 50 years. As tenants move out after the expiration of such regulatory agreement, those units would no longer be an affordable housing resource. The disposition of the 461 Alabama Avenue property to an affordable housing developer and a social services provider that have agreed to enter into a 60-year regulatory agreement with HPD would ensure that all 70 units remain affordable much longer than comparable developments.

Borough President Adams is concerned that too many Brooklyn residents are currently unemployed or underemployed. It is his policy to promote economic development that creates more employment

opportunities. 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 LBEs and 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 who meet or exceed standards per Local Law 1 (no less than 20 percent participation).

As 461 Alabama Avenue funding includes financing for which HPD contributes no less than \$2 million, CB Emmanuel Realty LLC would be required to participate in HPD's MWBE Building Opportunity Initiative's Build Up program, and meet the State's additional labor participation requirements. Borough President Adams believes that, based on the Build Up program and State requirements, there would be reasonable opportunities to address demonstrated disparities in LBE/MWBE participation in affordable housing development process. Development projects that receive HPD subsidies are required to spend at least one quarter of HPD-supported costs on certified MWBEs during the course of design and construction. Developers may adopt a goal higher than the minimum.

Through HPD's initiative, Borough President Adams believes that the project developer should continue the emphasis to retain Brooklyn-based contractors and subcontractors, especially those who are designated LBEs, consistent with Section 6-108.1 of the City's Administrative Code, and LBE and MWBE establishments, as a means to meet or exceed standards per Local Law 1 (no fewer than 20 percent participation).

Borough President Adams is generally supportive of the proposed development. However, he believes it could be improved by maximizing community participation to obtain the affordable housing units, providing more deeply affordable housing units, including for seniors at 30, 40, and 50 percent AMI, as well as incorporating resilient and sustainable energy and stormwater practices. More broadly, he seeks progress in lighting and streetscape enhancements along Livonia Avenue, and renews his call for a permanent, fare-free connection between the 14th Street-Canarsie Local L and Seventh Avenue Express 3 trains in Brownsville/East New York.

Maximizing Community Participation of the Affordable Housing Units and Supportive Housing Units

It is Borough President Adams' policy to advocate for affordable housing non-profits to play a contributing role in maximizing community participation in affordable housing opportunities, including serving as non-profit administering agents for new developments involving affordable housing. An administering non-profit is responsible for ensuring that affordable housing units comply with a regulatory agreement between the developer and HPD that governs a project's affordable housing plan. This involves verifying a prospective tenant household's qualifying income, and approving the rents of 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, and for following up with annual affidavits to ensure compliance.

HPD continues to take steps to help prepare residents to submit accurate and complete applications for new affordable housing that is built or preserved in neighborhoods. For example, HPD's Housing

Ambassadors Program trains local community groups to provide free technical assistance and financial counseling to residents who wish to apply for affordable housing. Housing Ambassadors and other locally-based non-profits affiliated with affordable housing services have proven track records of successfully marketing affordable housing units, as well as promoting affordable housing lottery readiness through educational initiatives. There are several such organizations that serve the East New York area that could play a role as partners in the outreach process for the 461 Alabama Avenue housing lottery, inclusive of the LDC of ENY as referenced by the applicant's representative.

Borough President Adams believes that prior to considering the application, the City Council should obtain commitments, in writing, from HPD clarifying how its land disposition agreement (LDA) with CB Emmanuel Realty LLC would memorialize utilizing one or more locally-based affordable housing development non-profits to serve as the administering agent, and/or have such entities play a role in promoting affordable housing lottery readiness.

The supportive housing units at 461 Alabama Avenue will be filled by SUS, as the provider of social services. Typically, supportive housing tenants are located in the homeless shelter system, assessed by professional staff, and then selected by the landlord. Borough President Adams believes that in addition to affordable apartments at 461 Alabama Avenue resulting in an opportunity to help East New York residents remain in the neighborhood, it should be public policy to utilize the supportive units to the extent practical as a permanent housing resource for those living in the shelter system or transitional housing, as a means to remain in or return to the neighborhood. To achieve this goal, Borough President Adams believes that SUS should go beyond standard operating procedures to identify potential tenants from persons who are now seeking shelter in homeless shelters and transitional housing facilities within CD 5 and/or for those in a shelter or transitional housing facility outside of CD 5, but who formerly had residency in CD 5.

Borough President Adams believes that, prior to considering the application, the City Council should obtain commitments, in writing, from HPD clarifying how its land disposition agreement (LDA) with CB Emmanuel Realty LLC would memorialize the intent of SUS to identify, to the extent practical, its potential tenants from those house now or formerly in CD 5.

Providing More Deeply-Affordable Housing Units, Including Housing for Senior Citizens

Achieving Deeper Affordability for More Apartments

The non-supportive affordable housing units at 461 Alabama Avenue would be targeted to households at 60 percent AMI. Given that 47 percent of CD 5 residents are considered rent-burdened, Borough President Adams is concerned that the proposed development will not provide opportunity for East New York households with earnings that are less than what is required to qualify for the affordable housing lottery based on the intended 60 percent AMI. Even with local preference intended for at least 50 percent of the units, too few East New York residents in need of affordable housing would not qualify for these apartments.

Borough President Adams believes that, in order to provide more opportunities for residents of CD 5, and to strive to achieve and perhaps exceed the 50 percent local preference mark, some units should be set aside for households that would qualify for income tiers based on 30, 40, and 50 percent AMI. However, he realizes that reducing the rent roll does not result in a financially viable affordable housing development. Therefore, in order to balance the goals of the project and make it more affordable to East New York households while maintaining financial viability, a percentage of the units would need to be targeted to low-income households earning up to 70 and 80 percent AMI, to offset the resulting reduced rent roll based on incorporating a number of units with rents at 30, 40, and 50 percent AMI.

In March of this year, Congress modified the Low-Income Housing Tax Credit (LIHTC) program to allow income averaging. Under the rules, developers utilizing the credit may target households at up to 80 percent AMI in order to offset lower rents for low-income households, provided that the average income/rent limit in the project does not exceed 60 percent AMI. As an additional requirement, at least 40 percent of the units in an LIHTC project must have an average income level of no more than 60 percent AMI and the rents for these units must not exceed 30 percent of the qualifying income level.

Borough President Adams believes that income averaging presents an opportunity to achieve a greater number of affordable units for households with earnings not exceeding 50 percent AMI. Therefore, in order to provide for more units at lower AMIs, the City Council should obtain commitments in writing from HPD clarifying how its LDA with CB Emmanuel Realty LLC would memorialize the extent of inclusion of non-supportive, affordable housing units at 30, 40, and 50 percent AMI.

Targeting Deeper Affordability, for Smaller Units, to Senior Citizen Households

Another rationale for increasing the number of units at 30, 40, and 50 percent AMI is the pressing need to provide affordable housing for an aging population with limited financial means. Older New Yorkers are a rapidly growing segment of the city's population, with more than 300,000 seniors residing in Brooklyn. As noted in the New York City Department of City Planning (DCP)'s Zoning for Quality and Affordability (ZQA) study, New York's senior population is expected to grow 40 percent by 2040. The study noted that lotteries conducted by HPD for senior housing developments drew 60 applicants for every senior apartment. According to a recent study by LiveOn NY, there are 200,000 New Yorkers aged 62 and older on the City's affordable housing waiting lists, while the average wait for a senior apartment is seven years.

Borough President Adams notes that, in its Fiscal Year 2019 (FY19) Community District Needs statement, CB 5 stated that "affordable housing for seniors has not increased at an equal rate with overall new development in the district. Supportive housing has become the common addition to larger development sites, which brings in new residents from other areas...[while] seniors are being pushed...into temporary housing facilities."

Providing opportunities for seniors to secure quality affordable housing and remain in their communities is a priority for Borough President Adams. In an era in which the federal government has moved away from funding affordable housing for seniors, too few affordable apartments for seniors are being produced, leaving tremendous demand for age-based affordable housing in Brooklyn. As a result, many elderly households are experiencing an increased rent burden to remain in their homes, exhausting their life savings just to keep up with day-to-day living until they are unable to remain in the areas where they have lived for many years.

While Borough President Adams typically seeks a 50/50 blend of studios, one-bedroom, two-bedroom, and three-bedroom units, he believes that when studio and one-bedroom apartments are rented at or below 40 percent AMI, such apartments might be more affordable to senior households. Given the proposed number of studio and one-bedroom units at 461 Alabama Avenue, Borough President Adams believes that there are significant opportunities to provide affordable housing for seniors, including those who are formerly homeless. Therefore, he seeks appropriate means for assistance to senior citizen households in becoming eligible for the affordable housing lottery units that would be earmarked for households at up to 40 percent AMI (or 50 percent AMI for two-person households). With such efforts, it is reasonable to expect that a greater share of studio and one-bedroom apartments at 461 Alabama Avenue would be awarded to senior households.

Therefore, in order to accommodate senior citizen households, the City Council should obtain commitments, in writing, from HPD clarifying how its LDA with CB Emmanuel Realty LLC would memorialize how it would assist seniors households, including those who are formerly homeless, in applying for studio and one-bedroom units at 30, 40, and 50 percent AMI.

Advancing Resilient and Sustainable Energy and Stormwater Management Policies

It is Borough President Adams' sustainable energy policy to promote opportunities that utilize blue/green/white roofs, solar panels, and/or wind turbines, as well as passive house construction. He encourages developers to coordinate with the New York City Mayor's Office of Sustainability, NYSERDA, and/or the New York Power Authority (NYPA) at each project site. Such modifications tend to increase energy efficiency and reduce a development's carbon footprint. 461 Alabama Avenue offers opportunities to explore resiliency and sustainability measures such as incorporating blue/green/white roof finishes, passive house construction principles, and solar panels in the development.

Furthermore, as part of his flood resiliency policy, Borough President Adams also encourages developers to introduce best practices to manage stormwater runoff such as incorporating permeable pavers and/or establishing rain gardens that advance DEP green infrastructure strategy. Borough President Adams believes that sidewalks with nominal landscaping and/or adjacent roadway surfaces are potential resources that 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. In addition, blue/green roofs, permeable pavers, and rain gardens would divert stormwater from the City's water pollution control plants.

According to the "NYC Green Infrastructure 2017 Annual Report," green infrastructure plays a role in addressing water quality challenges and provides numerous economic, environmental, and social benefits. DEP is developing its Jamaica Tributary and Bay Long Term Control Plan (LTCP), which is affected by this site's wastewater and stormwater. Therefore, by incorporating green/blue roof strategies, permeable pavers, and rain gardens, 461 Alabama Avenue would be consistent with the LTCP. The required Builders Pavement Plan provides an opportunity to incorporate a rain garden along Alabama Avenue, which could help advance DEP green water/stormwater strategies, enhancing the operation of the 26th Ward Water Pollution Control Plant during wet weather. In addition to compensating for the loss of a large permeable surface, the installation of a rain garden would provide a significant streetscape improvement on Alabama Avenue.

Borough President Adams believes it is appropriate for the developer to engage government agencies, such as the Mayor's Office of Sustainability, NYSERDA, and/or 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 square foot 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.

Borough President Adams believes that prior to considering the application, the City Council should obtain commitments, in writing, from HPD that its LDA with CB Emmanuel Realty LLC would memorialize exploration of additional resiliency and sustainability measures such as incorporating blue/green/white roof treatments, DEP rain gardens, passive house construction principles, and solar panels in the development. The City Council should further seek demonstration of CB Emmanuel

Realty LLC's commitment to coordinate with DEP, the New York City Department of Transportation (DOT), and the New York City Department of Parks and Recreation (NYC Parks) regarding the installation of expanded tree pits and DEP rain gardens as part of the Builders Pavement Plan, in consultation with CB 5 and local elected officials.

Lighting and Streetscape Enhancements Along Livonia Avenue

The MTA-New York City Transit Authority (NYCT) elevated Livonia Avenue structure for the Seventh Avenue Express 3 train has a blighting influence for pedestrians who walk along this corridor. It is dimly lit and extremely wide at the Rockaway Avenue station with additional shading provided by the solid structures that accommodate the enclosed mezzanine circulation space and the platform, resulting in a desolate and unfriendly environment for pedestrians.

Borough President Adams believes that such conditions can be mitigated by installing lighting enhancements along the street as well as the underside of the train structure to increase public safety and visibility.

DOT's Street Lighting In Brownsville would serve as a prototype for the program by enhancing pedestrian safety, fostering environmental health, and forging connections along its "under-the-el" streetscape. As part of that project overview, DOT is developing an "El-Space" program to comprehensively address issues associated with spaces beneath and adjacent to elevated infrastructure across the city.

DOT is continuing to develop Street Lighting In Brownsville. A draft has been reviewed by both internal units and outside agencies. DOT is now compiling comments and preparing a draft Streetscape Plan that focuses on "El-Space" tactics, including activation and identity, enhanced crossings, furniture, greening, and lighting. The agency has selected Livonia Avenue between East 98th and Junius streets for the Livonia Avenue Pedestrian Luminaire project, with a designated priority area stretching from Bristol to Junius streets that encompasses 24 existing street lights. DOT is piloting pedestrian luminaires at the intersection of Chester Street and Livonia Avenue. The agency is also testing new fixtures at the Rockaway Avenue NYCT station.

The Street Lighting In Brownsville plan would ultimately provide the framework for a phased implementation by various City agencies as well as in conjunction with private development. Over the next year, DOT intends to reach out to elected officials, stakeholders, and the community board to release Street Lighting In Brownsville and pursue additional funding opportunities.

Borough President Adams believes that DOT should continue to advance the Street Lighting In Brownsville plan with a focus on sections of the Livonia Avenue corridor in need of activation for pedestrian mobility and safety.

Therefore, Borough President Adams believes that the Metropolitan Transportation Authority (MTA)/NYCT along with DOT should proceed in consultation with CB 5, as well as local elected officials, to implement the "El-Space" lighting improvements under the elevated Rockaway Avenue station mezzanine and for DOT to implement the Livonia Avenue Pedestrian Luminaire project initially along the priority corridor, along the Livonia Avenue Seventh Avenue Express 3 train structure.

Expediting the Permanent Free Transfer Connecting the L and 3 Train Service

Borough President Adams is aware of significant deficiencies in the area's public transit infrastructure and the community's concern regarding any additional strain on the already lacking service.

NYCT's 2015-2019 capital budget allocates \$30 million to connect the Junius Street Seventh Avenue Express 3 train and Livonia Avenue 14th Street-Canarsie Local L train stops in Brownsville and \$15 million to make the connected station ADA-accessible. Currently, riders transferring between the 14th Street-Canarsie Local L and Seventh Avenue Express 3 trains in a community that is among the poorest income tracts in the country must walk through a desolate area and pay two fares to reenter the subway system. The proposed budget will realize this long-awaited physical connection, make the station ADA-accessible, and extend transit service for many residents.

The City of New York, as part of the MTA's Capital Program, set aside funds to improve connectivity between the two stations, including a free transfer and a new elevator to ensure ADA accessibility. The first part of this project is to make ADA accessibility modifications at the Livonia Avenue station. The MTA Capital Plan was modified in April 2018 to include this project. MTA is also exploring ways to harness the new fare payment system that will replace the MetroCard so that the connection is free in advance of the two stations being physically connected.

While Borough President Adams continues to advocate for the MTA to implement the physical free transfers between the Junius Street Seventh Avenue Express 3 train and the Livonia Avenue L train stations, he has also called upon the MTA to provide free "out-of-station" transfers akin to what is currently practiced between the Lexington Avenue/59th Street and Lexington Avenue/63rd Street stations and is seeking implementation to begin at once. In addition, he seeks an explicit timeline for the tasks necessary to achieve the permanent physical connection.

Recommendation

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

1. That the New York City Department of Housing Preservation and Development (HPD) incorporate in its Land Disposition Agreement (LDA) with CB Emmanuel Realty LLC, the extent that it would:
 - a. Memorialize utilizing one or more locally-based affordable housing development non-profits to serve as the administering agent, and/or have such entities play a role in promoting affordable housing lottery readiness
 - b. Memorialize the intent for Services for the Underserved (SUS) to identify to the extent practical, potential tenants among those now housed in shelters and/or transitional housing in Brooklyn Community District 5 (CD 5) or former residents of the district
 - c. Memorialize the extent of inclusion of non-supportive, affordable housing units at 30, 40, and 50 percent AMI
 - d. Memorialize strategies to target outreach to seniors, including those who are formerly homeless, for studio and one-bedroom units where rents are based on 30, 40, and 50 percent Area Median Income (AMI)
 - e. CB Emmanuel Realty LLC would continue exploration of additional resiliency and sustainability measures such as incorporating bioswales, blue/green/white roof treatment, passive house construction principles, and solar panels in the development

2. A demonstration of CB Emmanuel Realty LLC's commitment to coordinate with the New York City Department of Environmental Protection (DEP), New York City Department of Transportation (DOT), and the New York City Department of Parks and Recreation (NYC Parks) regarding the installation of expanded tree pits and DEP rain gardens as part of the Builders Pavement Plan, in consultation with CB 5 and local elected officials

Be It Further Resolved:

1. That DOT should continue to advance the Street Lighting In Brownsville plan with a focus on sections of the Livonia Avenue corridor in need of activation for pedestrian mobility and safety
2. That the Metropolitan Transportation Authority (MTA)/NYCT along with DOT should proceed in consultation with CB 5, as well as local elected officials, to implement the "EI-Space" lighting improvements under the elevated Rockaway Avenue station mezzanine and for DOT to implement the Livonia Avenue Pedestrian Luminaire project initially along the priority corridor, along the Livonia Avenue Seventh Avenue Express 3 train structure
3. That MTA/NYCT should advance the construction of the free transfers between the Livonia Avenue 14th Street-Canarsie Local L train station and Junius Street Seventh Avenue Express 3 train station

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

**FOURTH AMENDED
URBAN RENEWAL PLAN**

**EAST NEW YORK I
URBAN RENEWAL AREA**

**Brooklyn
Community District No. 5**

August 2018

HISTORY OF PRIOR APPROVALS

Prior to the initial date of approval of this 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: December 6, 1985 (C 860236 HUK)
Board of Estimate: March 6, 1986 (Cal. No. 8-A)

First Amendment

City Planning Commission: March 11, 1992 (C 910119 HUK)
City Council: April 28, 1992 (Reso. No. 533)
Mayor: October 29, 1992

Second Amendment

City Planning Commission: November 16, 1994 (C 940120 HUK)
City Council: January 4, 1995 (Reso. No. 753)
Mayor: January 9, 1995

Third Amendment

City Planning Commission: September 11, 2013 (C 130375 HUK)
City Council: October 30, 2013 (Reso. No. 2015)
Mayor: November 4, 2013

Fourth Amendment

City Planning Commission:
City Council:
Mayor:

CENTRAL BROOKLYN URBAN RENEWAL (COMMUNITY DEVELOPMENT) PLAN
History of Prior Approvals

Urban renewal plans for three areas within the Central Brooklyn Urban Renewal Area, including East New York (I), were separately approved before being consolidated into the overall Central Brooklyn Urban Renewal Area, which came into existence on December 19, 1968.

Original

City Planning Commission: November 20, 1968 (CP-20511)

Board of Estimate: December 19, 1968 (Cal. No. 9)

First Amendment

City Planning Commission: April 30, 1969 (CP-20714)

Board of Estimate: August 21, 1969 (Cal. No. 7)

Second Amendment

City Planning Commission: August 18, 1969 (CP-20825)

Board of Estimate: September 18, 1969 (Cal. No. 14)

Third Amendment

City Planning Commission: March 4, 1970 (CP-21075)

Board of Estimate: April 16, 1970 (Cal. No. 8)

Fourth Amendment

City Planning Commission: October 14, 1970 (CP-21330)

Board of Estimate: December 17, 1970 (Cal. No. 16)

Fifth Amendment

City Planning Commission: November 18, 1970 (CP-21335)

Board of Estimate: January 14, 1971 (Cal. No. 11)

Sixth Amendment

City Planning Commission: September 22, 1979 (CP-21739)

Board of Estimate: January 13, 1972 (Cal. No. 1)

Seventh Amendment

City Planning Commission: June 14, 1972 (CP-21981)

Board of Estimate: August 17, 1972 (Cal. No. 5)

Eighth Amendment

City Planning Commission: August 7, 1974 (CP-22699)

Board of Estimate: October 10, 1974 (Cal. No. 6)

Minor Change

Approved by the City Planning Commission: December 3, 1973 (H)73-69

CENTRAL BROOKLYN URBAN RENEWAL (COMMUNITY DEVELOPMENT) PLAN
History of Prior Approvals
(continued)

Ninth Amendment

City Planning Commission: September 9, 1974 (CP-22782)
Board of Estimate: October 24, 1974 (Cal. No. 5)

Tenth Amendment

City Planning Commission: July 23, 1975 (CP-22926)
Board of Estimate: October 2, 1975 (Cal. No. 17)

Eleventh Amendment

City Planning Commission: July 2, 1975 (CP-23014)
Board of Estimate: November 3, 1975 (Cal. No. 10)

Twelfth Amendment

City Planning Commission: June 18, 1975 (CP-22959)
Board of Estimate: March 18, 1975 (Cal. No. 10A)

Minor Change

Approved by the City Planning Commission: August 22, 1977 (C77037HCK)

Minor Change

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

Thirteenth Amendment

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

Minor Change

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

Fourteenth Amendment

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

Fifteenth Amendment

City Planning Commission: June 1, 1983 (C830971HUK)
Board of Estimate: June 30, 1983 (Cal. No. 32)

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EXHIBITS

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

MAPS

- 1: PROJECT BOUNDARY MAP, DATED MAY, 2013
- 2: LAND USE MAP, DATED AUGUST, 2018

A: URBAN RENEWAL AREA

1. LEGAL AUTHORITY

The City of New York ("City") has designated the East New York I 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 East New York I 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. 5 in the borough of Brooklyn and is generally bounded by (i) Sutter Avenue, Atlantic Avenue, and Pitkin Avenue on the north, (ii) Pennsylvania Avenue and Montauk Avenue on the east, (iii) Linden Boulevard and New Lots Avenue on the south, and (iv) Van Sinderen Avenue and Sheffield 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. Hazardous or detrimental industrial uses.
- d. Poorly or improperly designed street patterns and intersections.
- e. Lack of suitable off street parking.
- f. Unsuitable topography, subsoil, or other physical conditions.

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

See Section E.

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	April 1996
Relocation of Site Occupants	July 1969	May 1997
Demolition and Site Clearance	June 1971	August 1995
Site Preparation (Including Installation of Site Improvements)	August 1971	June 2019
Land Disposition	August 1971	June 2019
Project Completion		June 2021

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

c. Public and Semi-Public

Public and semi-public uses (such as community facilities, police and fire stations, and government office buildings) and other uses will be permitted in accordance with the Zoning Resolution.

d. Open Space

Open space and recreational uses will be permitted in accordance with the Zoning Resolution.

3. SUPPLEMENTARY CONTROLS

a. Building Bulk

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

b. Parking

Parking requirements will be as required by the Zoning Resolution.

c. 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. Easements

Easements, if any, will be provided as shown on Map 2.

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. Properties designated for rehabilitation are indicated in Exhibit A.

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 for a period of forty (40) years from the date of the original approval of this Plan, until March 6, 2026, except as provided in Section G.

EXHIBIT A

PROPERTIES ACQUIRED AND TO BE ACQUIRED

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
1	3783	p/o 1 (formerly lots 39, 42, 45, 47)	1001-1008 Condo #4314	Residential
2	3767	27, 32 (formerly lots 27-31, 33, 35)	27, 32	Residential
3	3767	36 (formerly lots 37-42, 44-48)	36	Residential
4	3784	p/o 1 (formerly lots 29-44)	p/o 1	Residential
5	3784	6, 106, 117, 127 (formerly lot 6)	6, 106, 117, 127	Residential
5A	3784	p/o 1 (formerly lots 45, 47)	p/o 1	Residential
6	3784	p/o 1 (formerly lots 1, 50-56)	p/o 1	Residential
7	3785	p/o 15 (formerly lots 16-28, 30-32, 34-36, 38, 40, 41)	p/o 15	Residential
8	3785	p/o 1 (formerly lots 6-11, 13)	p/o 1	Residential
9	3785	p/o 15 (formerly lots 42-51 on Block 3785 and lots 6, 8, 11, 13, 15, 17 on Block 3786)	p/o 15	Residential
10	3785	p/o 1 (formerly lots 1-5, 52-54, 154, 55-57)	p/o 1	Residential
11	3786	p/o 15 (formerly lots 19, 21, 23-27)	p/o 15	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
12	3786	p/o 15 (formerly lots 28-31, 34-44)	p/o 15	Residential
13	3786	75 (formerly lots 1, 45, 47, 50, 52-57)	75	Residential
14-R	3802	38 (formerly lots 38, 40, 42, 44, 46)	38	Residential
15	3768	18 (formerly lots 18, 21, 24, 26)	18	Residential
16	3769	p/o 1 (formerly lots 6-11, 13, 15, 17, 19, 21, 24, 25, 26)	p/o 1	Residential
17	3769	30 (formerly lots 31-46)	30	Residential
18	3769	p/o 1 (formerly lots 1, 4, 5, 48-56)	p/o 1	Residential
19	3803	121-132 (formerly lots 18, 21-30, 128, 130)	121-132	Residential
20-R	3803	p/o 11 (formerly lots 11, 13, 16)	p/o 11	Residential
21	3803	*6	*6	Residential
22A	3819	121, 130 (formerly lot 17)	1001-1002 Condo# 3755	Residential
22B	3819	101-106, 131-152 (formerly lots 1, 7, 32, 36, 39, 42, 44, 49, 54)	101-106, 131-152	Residential
22C	3819	115-120 (formerly lot 17)	115-120	Residential
24	3770	p/o 1 (formerly lots 5-21)	p/o 1	Residential
25	3770	22 (formerly lots 23-32, 34, 36-51)	22	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
25A	3770	p/o 1 (formerly lots 1, 52-59, 61, 62)	p/o 1	Residential
26	3787	p/o 1 (formerly lots 19-29, 122, 123)	p/o 1	Residential
27	3787	5 (formerly lots 5-18)	5	Residential
28	3787	p/o 1 (formerly lots 1, 4, 30-50, 55)	p/o 1	Residential
29	3772	*6	*6	Public and Semi-Public
30	3754	13 (formerly lots 13, 20-28, 124)	13	Public and Semi-Public
32	3737	1 (formerly lots 1-11, 14, 23-25, 27-32, 34, 35, 38)	1	Residential
33	3724	29 (formerly lots 29-36)	29	Residential
34	3725	1 (formerly lots 1-3, 23, 25, 26, 28-32, 35)	1	Residential
35	3993	1 (formerly lots 1-3, 24-26, 28, 29, 31-35)	1	Residential
36	4009	1, 101-109 (formerly lots 1, 3, 6, 9)	1, 101-109	Residential
39-R	3803	1 (formerly lots 1, 4)	1	Residential
40-R	3803	p/o 11 (formerly lots 31-44)	p/o 11	Residential
41	3738	p/o 15 (formerly lots 15-20, 22, 25-29)	p/o 15	Public and Semi-Public

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
42	3738	*30, *8900 (formerly lot 38 and the bed of New Jersey Avenue between Pitkin Avenue and Belmont Avenue)	*30, *8900	Open Space
42	3739	1*, *29 (formerly lots *1, *3, *29-34)	*1, *29	Open Space
44	3704	*35	*35	Open Space
45	3756	123, 125-135, 137 (formerly lots 23, 24, 26, 28-31, 34, 35)	123, 125-135, 137	Residential
46	3757	1, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75-84 (formerly lots 1-18, 21, 22, 28)	1, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75-84	Residential
50A	3772	129-133, 34 (formerly lots 29-34)	129-133, 34	Residential
50B	3772	40-42, 143-148 (formerly lots 40, 43-48)	40-42, 143-148	Residential
51	3773	1, 56, 101-109, 128-145, 46, 148-151 (formerly lots 1-5, 7-10, 12, 28-41, 43-45, 48-52, 56)	1, 56, 101-109, 128-145, 46, 148-151	Residential
52	3774	1, 101-114, 138, 141-150 (formerly lots 1-5, 7-15, 38, 43-52)	1, 101-114, 138, 141-150	Residential
53	3775	1, 101-124, 24, 125-134, 150 (formerly lots 1, 4, 8, 10, 12, 14, 16-21, 23-24, 28-29, 32-37, 51-52)	1, 101-124, 24, 125-134, 150	Residential
54A	3789	100-105 (formerly lots 1-6)	100-105	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
54B	3789	*35 (formerly lots 35-38)	*35	Residential
55	3825	21, 27	21, 27	Residential
56	4010	32, 132-138 (formerly lots 32-34, 36, 38, 39)	32, 132-138	Residential
57	4011	1, 101-114, 130-139, 225-239 (formerly lots 1-8, 10-19, 21-25, 125, 26-37)	1, 101-114, 130-139, 225-239	Residential
58A	4026	10, 111-115 (formerly lots 10-14)	10, 111-115	Residential
58B	4026	2, 120-137 (formerly lots 2, 3, 20-22, 24-26, 28-31, 34-35)	2, 120-137	Residential
59A	4030	10, 111-112, 114-120 (formerly lots 10-17, *19, *20)	10, 111-112, 114-120	Residential
59B	4031	20, 120-127 (formerly lots 20, 22, 24, 25, 27, 28)	20, 120-127	Residential
59C	4032	17, 117-119, 122, 123 (formerly lots 17-22)	17, 117-119, 122, 123	Residential
60A	4042	8, 109-124, 126 (formerly lots 8-12, 14-16, 18, 23, 24)	8, 109-124, 126	Residential
60B	4042	32, 132-134, 137-143 (formerly lots 32-39, 135, 136)	32, 132-134, 137-143	Residential
61A	4045	120, 121, 122 (formerly lots 20-22)	120, 121, 122	Residential
61B	4045	125, 127-135, 137 (formerly lots 25-28, 30-34)	125, 127-135, 137	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
61C	4045	1, 6, 106-111, 138-140 143-151 (formerly lots 1-12, 38, 39, 43-47)	1, 6, 106-111, 138-140, 143-151	Residential
62	4046	1, 6, 107-117, 121, 126-136, 138-146 (formerly lots 1-3, 106, 6-15, 21-32, 39-40, 42-43)	1, 6, 107-117, 121, 126-136, 138-146	Residential
63	4047	1, 22-24, 62-82, 100-113, 115, 152-159 (formerly lots 5-10, 15-18, 20, 22-32, 35, 40-45, 47-52, 54-56, 58-61)	1, 22-24, 62-82, 100-113, 115, 152-159	Residential
64A	4048	16-18, 20, 122-125, 28, 32 (formerly lots 16, 21-26, 28-30, 32, 33)	16-18, 20, 122-125, 28, 32	Residential
64B	4048	41, 141-145, 49, 51, 53, 60-67, 70 (formerly lots 1-10, 41-48)	41, 141-145, 49, 51, 53, 60-67, 70	Residential
65A	4058	*18, 95-100 (formerly lots 12, 14, 16-*18)	18, 95-100	Residential
65B	4058	60-70, 75-82, 84 (formerly lots 1-7, 30-34, 134, 35-39, 45)	60-70, 75-82, 84	Residential
65C-R	4058	128, 29 (formerly lots 28, 29)	128, 29	Residential
66	4059	100-101, 103-121, 123-132, 135-155 (formerly lots 1-12, 102, 18, 20, 23-34, 36-40, 42-46)	100-101, 103-121, 123-132, 135-155	Residential
67A	4060	*16 (formerly lots 16, 17)	16	Residential
67B	4060	20, 121-125 (formerly lots 20, 21, 24)	20, 121-125	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
67C	4060	1, 3-8, 109-114, 116, 126-132, 134, 135 (formerly lots 1-4, 104, 5-8, 26-32, 34, 35, 43, 47)	1, 3-8, 109-114, 116, 126-132, 134, 135	Residential
67D	4060	37, 39, 40 (formerly lots 38, 40)	37, 39, 40	Residential
68A	4061	17, *18, 120-129 (formerly lots 17-20, 22-24, 26-34)	17, *18, 120-129	Residential
68B	4061	39, 40 (formerly lots 38-40)	39, 40	Residential
69A	4062	21, 121-129, 30 (formerly lots 22-26, 28, 29, 31-34)	21, 121-129, 30	Residential
69B	4062	11, 111-114, 140-142 (formerly lots 11-13, 15, 16, 39, 41, 42)	11, 111-114, 140-142	Residential
69C	4062	1, 3, 104-107 (formerly lots 1, 2, 4-7)	1, 3, 104-107	Residential
70A	4063	20, 85, 87-93, 95, 97-102 (formerly lots 20, 21, 25-33, 35-41)	20, 85, 87-93, 95, 97-102	Residential
70B	4063	49, 50, *52, 55 (formerly lots 49, 50, 52-55)	49, 50, *52, 55	Residential
71	4064	13, 114-116, 123-128, 29-31, 131-136, 138 (formerly lots 13, 14, 16, 17, 23-28, 32-37)	13, 114-116, 123-128, 29-31, 131-136, 138	Residential
72	4075	12, 13, 114, 15-17, 121-128, 130, 131, 133-138, 140 (formerly lots 111, 12, 14, 18, 22-24, 26-39, 129, 132, 42, 43)	12, 13, 114, 15-17, 121-128, 130, 131, 133-138, 140	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
73	4076	101-104, 106-109, 111-114, 116, 118-125, 25, 135, 137-150 (formerly lots 5-17, 105, 110, 115, 117, 19, 20, 25, 28-38, 131, 132, 133)	101-104, 106-109, 111-114, 116, 118-125, 25, 135, 137-150	Residential
74A	4077	18, 118-121 (formerly lots 18-22)	18, 118-121	Residential
74B	4077	112, 41-43 (formerly lots 12, 42)	112, 41-43	Residential
75	4089	1-4, *13, *21, *22 (formerly lots 1-4, 13-23)	1-4, *13, *21, *22	Residential
76	4091	16 (formerly lots 22, 24)	1001-1002 Condo #3044	Residential
77	4017	1, 101-109, 132-141 (formerly lots 1, 3, 6, 8, 32, 33, 36, 38-40)	1, 101-109, 132-141	Residential
78	4021	1, 101, 136, 140 (formerly lots 1-3, 36-41)	1, 101, 136, 140	Residential
79	4022	1-8, 109-121, 123-143 (formerly lots 1, 9-13, 15, 17-23, 26-30)	1-8, 109-121, 123-143	Residential
80	4033	9, 110-116, 118, 119 (formerly lots 9-13, 15-19)	9, 110-116, 118, 119	Residential
81	4034	*29 (formerly lots 29-38, 40, 43)	*29	Residential
82	4035	2-4, 105-110, 113, 13, 115, 117-119, 121-126, 136-140	2-4, 105-110, 113, 13, 115, 117-119, 121-126, 136-140	Residential
83A	4036	105-112, 28, 130-134 (formerly lots 5, 7-11, 28-30, 129, 32, 33)	105-112, 28, 130-134	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
83B	4036	1, *135 (formerly lots 1, 35-39)	1, *135	Residential
84	4037	5, 105-107, 14, 114, 214, 19, 119-126 (formerly lots 5-7, 14, 16-19, 22-25, 125)	5, 105-107, 14, 114, 214, 19, 119-126	Residential
85	4038	1, 101-116, 127-137 (formerly lots 1-11, 13, 28-31, 33, 34, 36-40, 45)	1, 101-116, 127-137	Residential
86	4049	1, 106-121, 20, 24, 25, 28, 29, 131-146, 47, 72, 74-80 (formerly lots 1, 5-25, 28, 29, 130, 31-47, 148, 49-59)	1, 106-125, 25, 28, 29, 131-146, 47, 72, 74-80	Residential
87A	4050	1, 100, 102, 104, 149-158, 160, 39, 139-145 (formerly lots 1-4, 27-35, 132, 38, 40-44)	1, 100, 102, 104, 149-158, 160, 39, 139-145	Residential
87B	4050	13-15, *25 (formerly lots 12-14, 25)	13-15, 25	Residential
87C	4050	*22 (formerly lots 22, 23)	*22	Residential
88A	4051	8, 108, 110-116, 32, 146, 148-160, 162 (formerly lots 8-14, 109, 133, 134, 33-43)	8, 108, 110-116, 32, 146, 148-160, 162	Residential
88B-R	4051	4	4	Residential
89	4052	1, 104-112, 132-148 (formerly lots 1-6, 8-11, 33, 36-43, 46)	1, 104-112, 132-148	Residential
90	4053	4, 104-107, 136-137, 139-145 (formerly lots 4-6, 36-38, 138, 39, 41-44)	4, 104-107, 136-137, 139-145	Residential
91	4054	56-64, 67 (formerly lots 46-51, 53-55)	56-64, 67	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
92	4055	55-63, 65 (formerly lots 46, 48-54)	55-63, 65	Residential
92A	4055	3 (formerly lots 3, 4)	3	Residential
93	4065	25-28 (formerly lots 24-30)	25-28	Residential
94	4066	14, 114-121 (formerly lots 14-20)	14, 114-121	Residential
95	4067	*8, 132-148 (formerly lots 8, 32-38, 40, 42-44, 46, 48, 49)	8, 132-148	Residential
96	4083	4, 105, 106, 125-133, 140, 142-146 (formerly lots 4-6, 12-27)	4, 105, 106, 125-133, 140, 142-146	Residential
101A	3766	p/o 1 (formerly lots 1-23, 25, 26, 28-30, 33-38, 40, 50-53)	p/o 1	Residential
101B	3766	p/o Lot 1, (formerly lots 1-23, 25, 26, 28-30, 33-38, 40, 50-53) Lot 49 (formerly lots 43, 45, 47, 49)	p/o 1, 49	Residential
102	3765	130-145 (formerly lots 127, 28-30, 129, 132, 134, 136, 32-40)	130-145	Residential
103A	3771	6 (formerly lots 17-20, 22-27, 30, 32)	1001-1002 Condo# 2155	Residential
103A	3771	101-108 (formerly lots 6, 8, 10-15)	101-108	Residential
103B	3771	47-51 (formerly lots 46-51)	47-51	Residential
104	3782	120, 130, 140 (formerly lots 19, 22, 25, 29-38, 41)	120, 130, 140	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
105A	3783	p/o 1 (formerly lots 6-10, 14-29, 31, 33-38)	1001-1004 Condo# 4314	Residential
105B	3783	p/o 1 (formerly lots 1, 49, 52, 55, 58)	1005-1008 Condo# 4314	Residential
106	3800	100-110, 117-121, 123-129, 131-145 (formerly lots 5, 7, 9, 10, 22, 27-31, 130, 34, 36-42)	100-110, 117-121, 123-129, 131-145	Residential
106A	3800	1 (formerly lots 1-4, 46-52)	1	Residential
107	3802	*1 (formerly lots 1, 3, 6, 8, 11, 48, 54)	*1	Open Space
108	3818	1, 101-121 (formerly lots 1, 3-9, 11, 13-15, 17-20)	1, 101-121	Residential
108A	3818	122 (formerly lots 21-32)	122	Residential
109	3820	101-122 (formerly lots 1-3, 5-20)	101-122	Residential
109A	3820	123 (formerly lots 21, 24, 27, 30, 31, 131)	1001-1002 Condo #3755	Residential
110A-R	3822	6, 106 (formerly lots 5, 6)	6, 106	Residential
110B	3822	104, 105 (formerly lot 4)	104, 105	Residential
110C	3822	101-103 (formerly lots 1-3)	101-103	Residential
111A	3801	5, 105-123 (formerly lots 11, 14, 17, 19, 22)	5, 105-123	Residential
111B	3801	*1, *3, *47, *49	*1, *3, *47, *49	Public and Semi-Public
111C	3801	124-147 (formerly lots 8, 25, 28, 30, 32, 34, 37, 39, 42)	124-147	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
112	3834	23, 123-125, 127-129 (formerly lots 23-28, 126)	23, 123-125, 127-129	Residential
113A	3804	112-130 (formerly lots 16, 19, 21-29)	112-130	Residential
113B	3804	101-111, 131-138 (formerly lots 1, 3, 6, 10, 13, 33, 38, 46, 50)	101-111, 131-138	Residential
113C	3804	1	1001-1002 Condo# 3755	Residential
114	3836	101-105, 146-150 (formerly lots 1, 46)	101-105, 146-150	Residential
115A	3817	104-109, 111-115, 11, 12, 118-121, 126-131 (formerly lots 2-12, 110, 14, 15, 26-29)	104-109, 111-115, 11, 12, 118-121, 126-131	Residential
115B	3817	132-144 (formerly lots 31-35, 37, 40)	132-144	Residential
115C	3817	1, 100-102 (formerly lots 1, 46, 47)	1, 100-102	Residential
115D	3817	16, 116, 17, 117, 18, 19, 20, 21, 22, 23, 24	16, 116, 17, 117, 18, 19, 20, 21, 22, 23, 24	Residential
116	3837	101-105 (formerly lot 1)	101-105	Residential
117-R	3818	33, 35, 37, 39, 41, 43, 46, 49, 52 (formerly lots 35-37, 39, 41, 43, 46, 49, 50)	33, 35, 37, 39, 41, 43, 46, 49, 52	Residential
118A	3851	111-116 (formerly lots 10-15, 42)	111-116	Residential
118B	3851	10	10	Residential
118C	3851	15	15	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
119	3852	1, 116-138 (formerly lots 1, 15-23, 26-37)	1, 116-138	Residential
120	3853	109-113 (formerly lots 9-13)	109-113	Residential
A	3790	1	1	Residential
B	3790	*4, *49	*4, *49	Residential
C-R	3790	11	11	Residential
D-R	3790	16	16	Residential
E	3791	*25, *26, 27, *28	*25, *26, 27, *28	Residential
F-R	3792	1	1	Residential
G	3809	*27	*27	Residential
H-R	3825	12, 13	12, 13	Residential
J-R	3826	48	48	Residential
K-R	3840	35 (formerly lots 33-35)	35	Residential
L-R	3841	7	7	Residential
M	3841	*32	32	Residential
N-R	3841	41	41	Residential
P-R	3842	24	24	Residential
121	3765	120-124 (formerly lots 18-20, 22)	120-124	Residential
122	3767	*5	*5	Open Space
123	3767	*10, *11, *12, *13	10, 11, 12, 13	Residential
124	3799	35, 135-140 (formerly lots 35-39)	35, 135-140	Residential
125	3799	45 (formerly lots 45-51)	45	Commercial

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
126	3800	109-116 (formerly lot 13)	109-116	Residential
127	3805	1, 6	1001-1002 Condo# 3755	Residential
128	3805	110-122 (formerly lots 9-11, 14-17, 19, 20, 22)	110-122	Residential
129	3805	23, 24	23, 24	Open Space
131	3821	136-142 (formerly lots 36, 38, 39, 41-43)	136-142	Residential
132	3833	*43, *44, *47	*43, *44, *47	Residential
133	3834	138-145 (formerly lots 38-43, 142)	138-145	Residential
134-R	3838	39, 40	39, 40	Residential
135	3850	1 (Lot 1 merged into Lot 5)	p/o 5	Residential
136	3850	144-147 (formerly lots 44, 45, 46, 47, 48)	144-147	Residential
137-R	3850	33	33	Residential
138	3851	23-26, 127-140 (formerly lots 1, 23-39)	23-26, 127-140	Residential
139	3852	8, 110-115 (formerly lots 9, 10, 12-14)	8, 110-115	Residential
140	3853	121-128 (formerly lots 1, 21-29)	121-128	Residential
141	3854	*1, *2, *3, *4, *5, *7, *8, *9, *10, *11 *12, *13	*1, *2, *3, *4, *5, *7, *8, *9, *10, *11, *12, *13	Open Space
142	3865	24, 25, 26, 27, 128, 129 (formerly lots 24-29)	24, 25, 26, 27, 128, 129	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
143A	3865	35, 130-134 (formerly p/o lot 28, p/o lot 29, lots 30-43)	35, 130-134	Residential
143B	3865	44, 136-142 (formerly lots 36-44)	44, 136-142	Residential
143C	3865	*46, *47, 49, 150, 151 (formerly lots 46, 47, 49-52)	46, 47, 49, 150, 151	Residential
144A	3866	110-126, 143-159 (formerly lots 3-11, 13, 15-18, 43, 46-52, 54-56, 58-61)	110-126, 143-159	Residential
144B	3866	130-139 (formerly lots 20-22, 24-34)	130-139	Residential
145	3866	*41	41	Residential
146	3866	*68	68	Residential
147A	3867	8-10, 111-151, 153-160 (formerly lots 8-13, 15-25, 27-30, 32-46, 48-51, 53-60)	8-10, 111-151, 153-160	Residential
147B	3867	162-164 (formerly lots 62-64)	162-164	Residential
148	3867	1, 78, 172, 173, 74, 174, 175 (formerly lots 1, 72, 74, 78)	1, 78, 172, 173, 74, 174, 175	Residential
149	4294	110-133, 134, 135 (formerly lots 1, 2, 4, 5, 7, 9-11, 13, 18, 20, 53-56, 58-60, 62-73)	110-133, 134, 135	Residential
150A	4294	138-140, 101-109 (formerly lots 31, 32, 35-38, 40, 42, 43)	138-140, 101-109	Residential

EXHIBIT A (continued)

<u>Site</u>	<u>Block</u>	<u>Old Tax Lot(s)</u>	<u>New Tax Lot(s)</u>	<u>Land Use</u>
150B	4294	136, 137 (formerly lots 27-29)	136, 137	Residential
151A	4295	126-132 (formerly lots 1-10, 77)	126-132	Residential
151B	4295	71, *72, 73, 123-125 (formerly lots 67-73)	71, 72, 73, 123-125	Residential
152	4295	*54, *55, 63 (formerly lots 23-25, 54-63)	*54, *55, 63	Residential
153	4295	101-111 (formerly lots 40-49)	101-111	Residential
154-R	4296	1	1	Residential
155-R	4296	4	4	Residential
156	4296	101-122 (formerly lots 44-46, 48-51, 53, 55-59, 61, 63, 64)	101-122	Residential
157-R	4297	*1, 2	*1, 2	Residential
158	4318	100-114 (formerly lots 1, 12-14, 16)	100-114	Residential
159	4319	101-121 (formerly lots 1-10, 42, 54-57, 59)	101-121	Residential

All mapped and/or built streets within the Project Boundary

KEY TO EXHIBIT A NOTATIONS

R Property designated for rehabilitation

* City-owned property

EXHIBIT B

PROJECT BOUNDARY DESCRIPTION

Lying within the Borough of Brooklyn, Kings County in The City of New York, New York.

BEGINNING at the intersection of the northerly line of Linden Boulevard and the westerly line of Van Sinderen Avenue;

Thence northerly, along the westerly line of Van Sinderen Avenue to its intersection with the northerly line of Sutter Avenue;

Thence easterly, along the northerly line of Sutter Avenue to its intersection with the westerly line of Sheffield Avenue;

Thence northerly, along the westerly line of Sheffield Avenue to its intersection with the northerly line of Atlantic Avenue;

Thence easterly, along the northerly line of Atlantic Avenue to its intersection with the easterly line of Barbey Street;

Thence southerly, along the easterly line of Barbey Street to its intersection with the northerly line of Pitkin Avenue;

Thence easterly, along the northerly line of Pitkin Avenue to its intersection with the easterly line of Montauk Avenue;

Thence southerly, along the easterly line of Montauk Avenue to its intersection with the southerly line of New Lots Avenue;

Thence southwesterly, along the southerly line of New Lots Avenue to Pennsylvania Avenue;

Thence southerly, along the easterly line of Pennsylvania Avenue to its intersection with the northerly line of Linden Boulevard;

Thence southwesterly, along the northerly line of Linden Boulevard until its intersection with Alabama Avenue;

Thence northwesterly, along the northerly line of Linden Boulevard to the point or place of beginning.

EAST NEW YORK I SECTION A



Urban Renewal Project Project Bounday Map Map 1

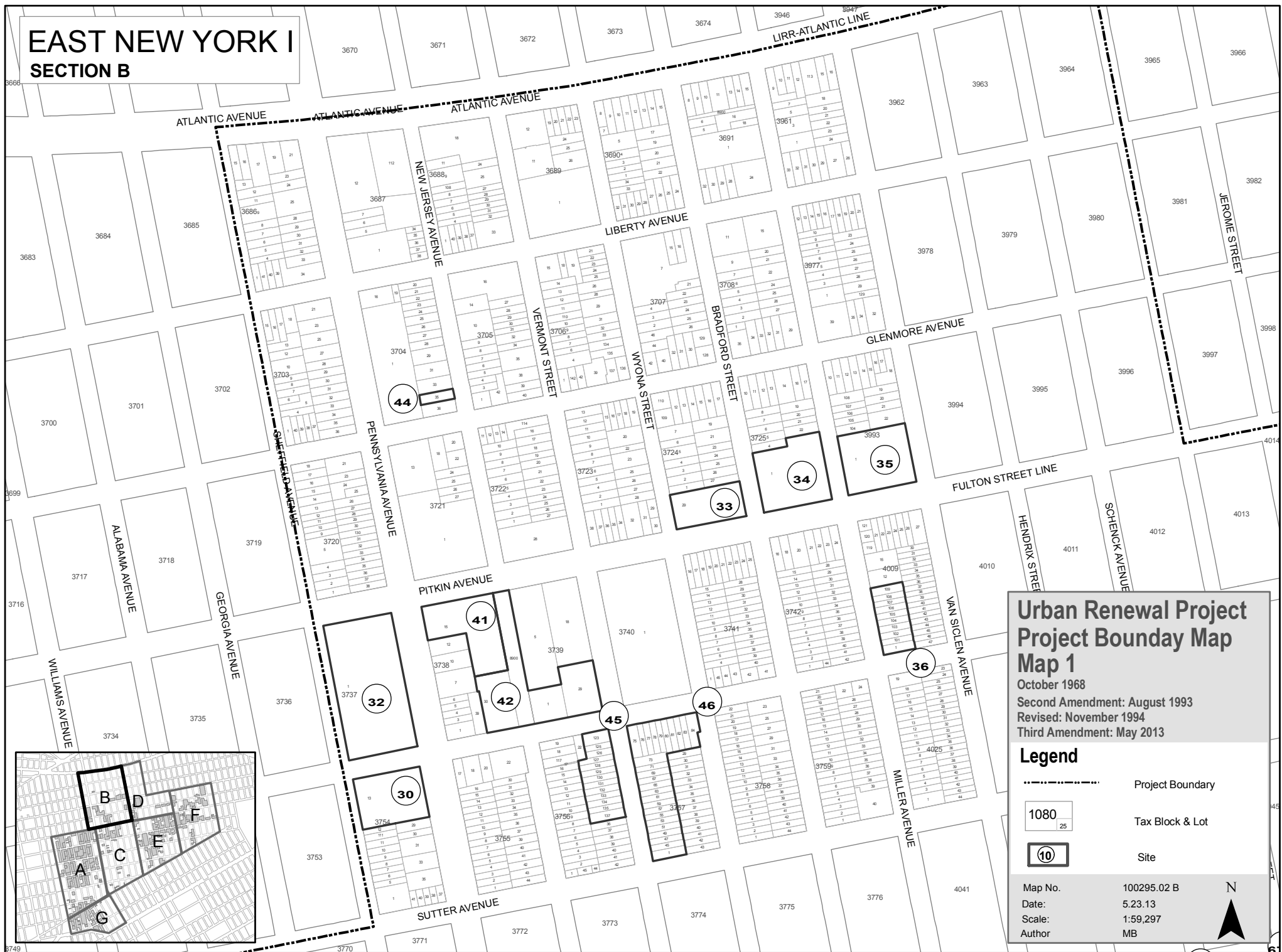
October 1968
Second Amendment: August 1993
Revised: November 1994
Third Amendment: May 2013

Legend

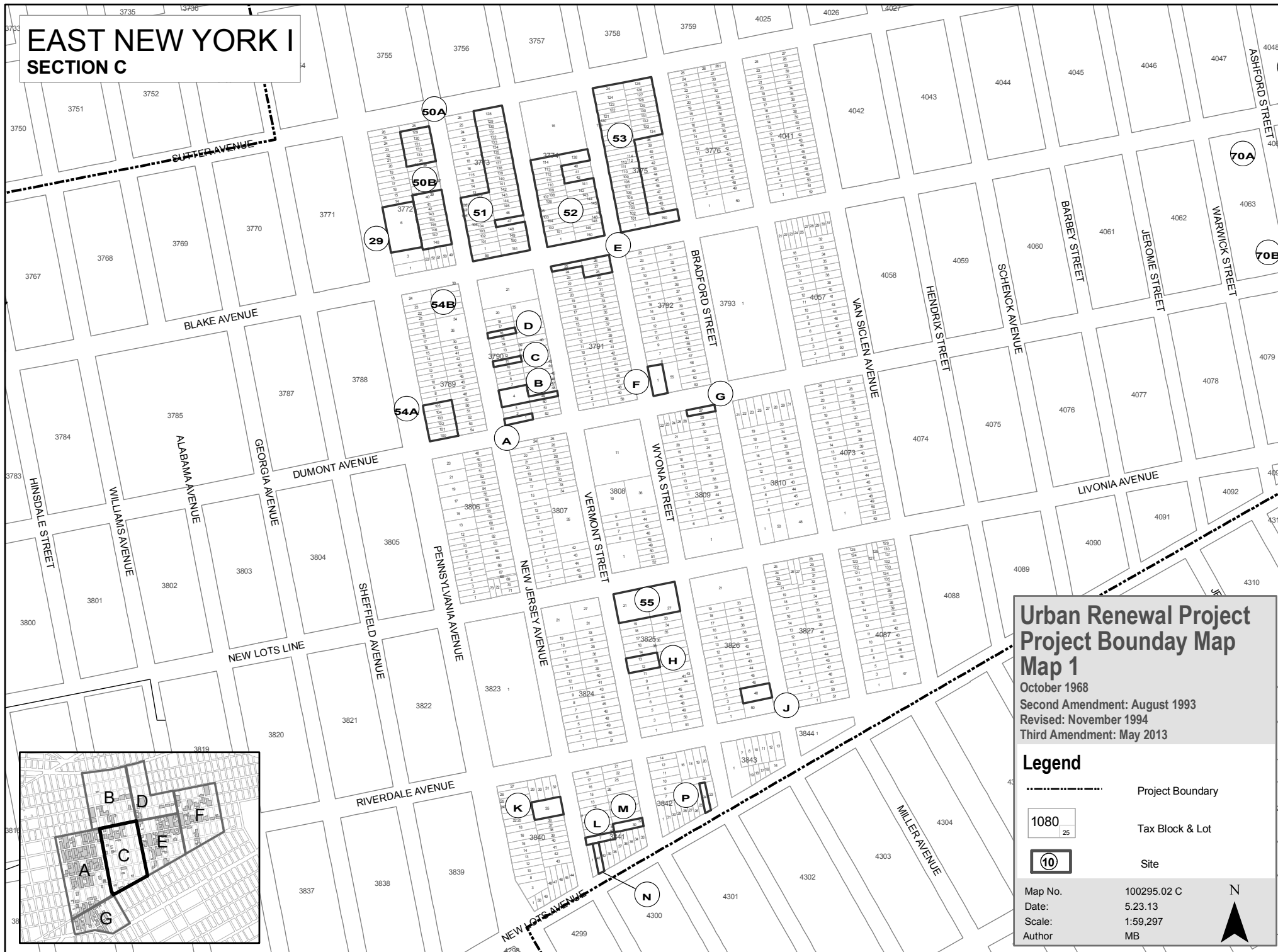
- Project Boundary
- Tax Block & Lot
- Site

Map No. 100295.02 A
Date: 5.23.13
Scale: 1:59,573
Author: MB

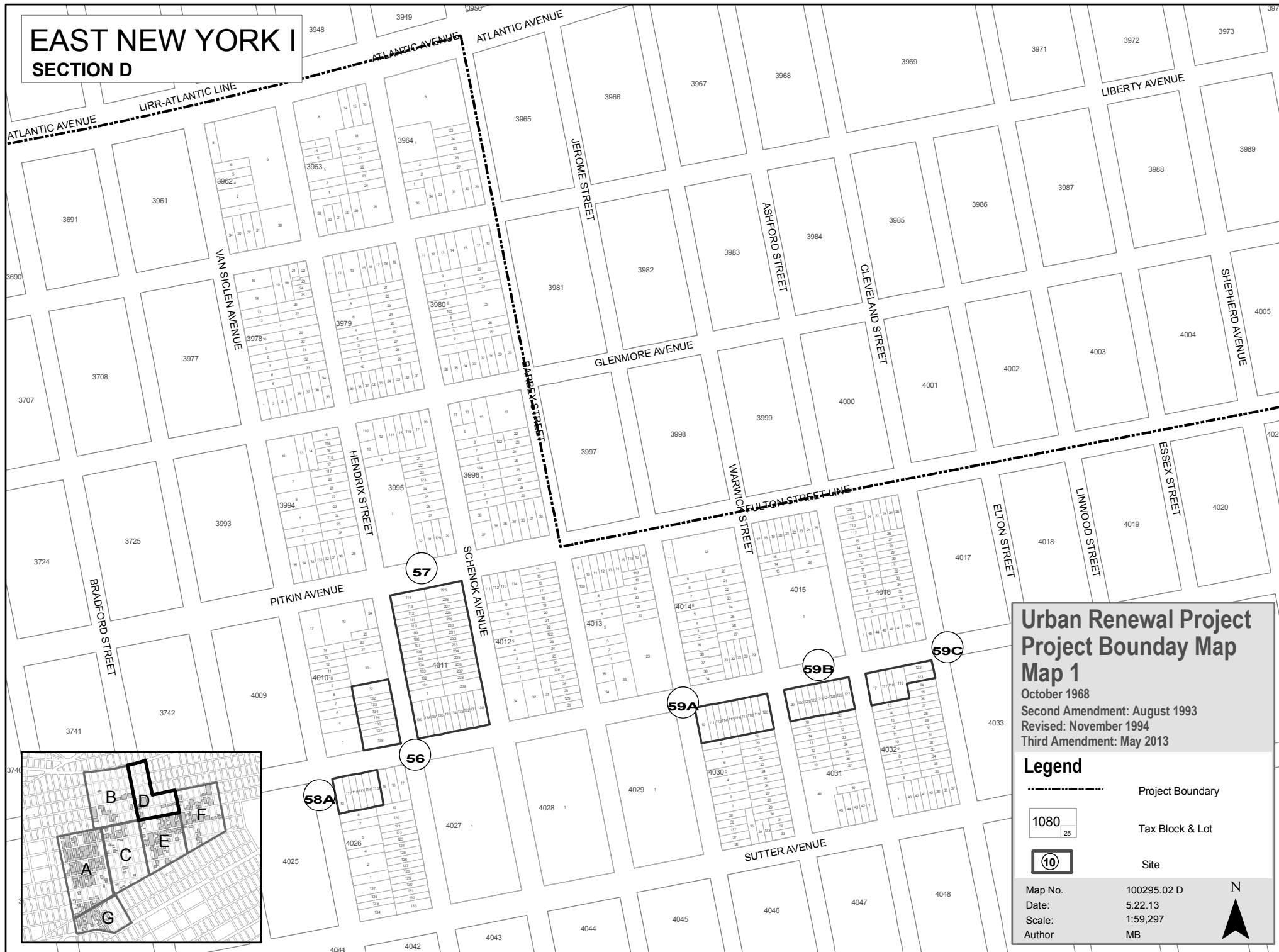
EAST NEW YORK I SECTION B



EAST NEW YORK I SECTION C



EAST NEW YORK I SECTION D



Urban Renewal Project Project Boundary Map Map 1

October 1968
Second Amendment: August 1993
Revised: November 1994
Third Amendment: May 2013

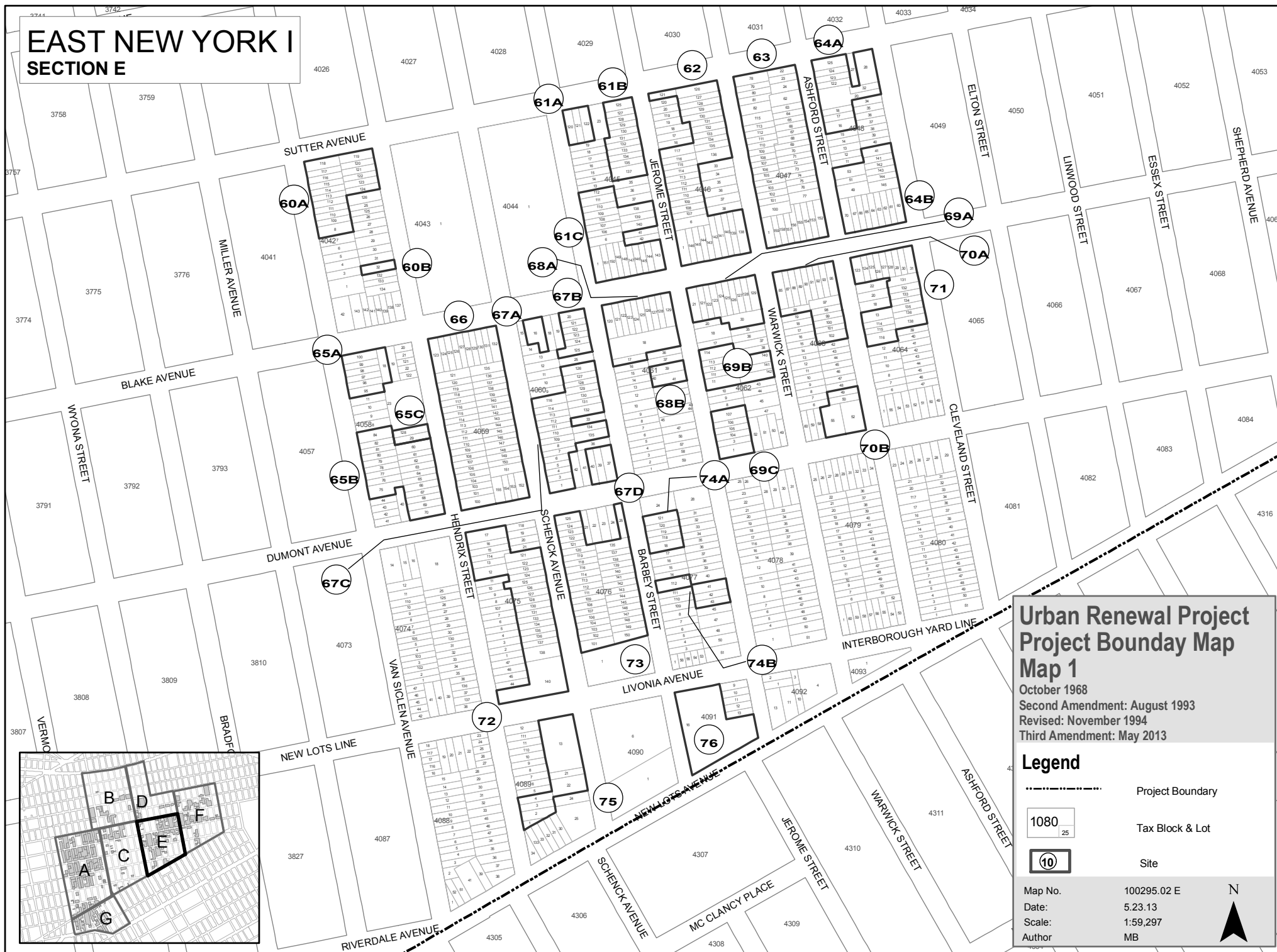
Legend

- Project Boundary
- Tax Block & Lot
- Site

Map No. 100295.02 D
Date: 5.22.13
Scale: 1:59,297
Author: MB

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EAST NEW YORK I SECTION E



Urban Renewal Project Project Bounday Map Map 1

October 1968
Second Amendment: August 1993
Revised: November 1994
Third Amendment: May 2013

Legend

- Project Boundary
- 1080 Tax Block & Lot
- ⑩ Site

Map No. 100295.02 E
Date: 5.23.13
Scale: 1:59,297
Author MB



EAST NEW YORK I SECTION F



Urban Renewal Project Project Boundary Map Map 1

October 1968

Second Amendment: August 1993

Revised: November 1994

Third Amendment: May 2013

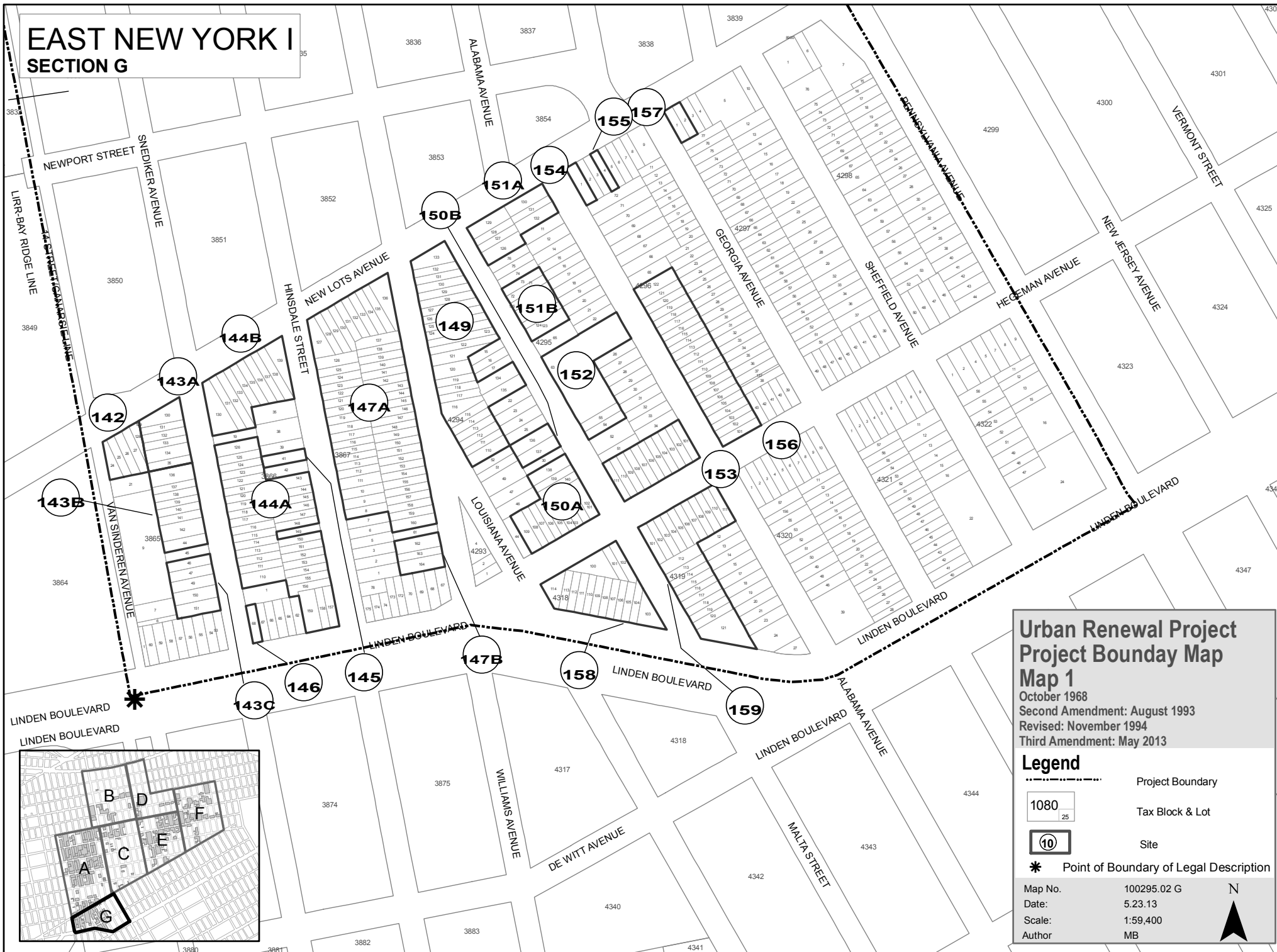
Legend

- Project Boundary
- 1080 Tax Block & Lot
- 10 Site

Map No. 100295.02 F
Date: 5.23.13
Scale: 1:59,297
Author: MB



EAST NEW YORK I SECTION G



EAST NEW YORK I

