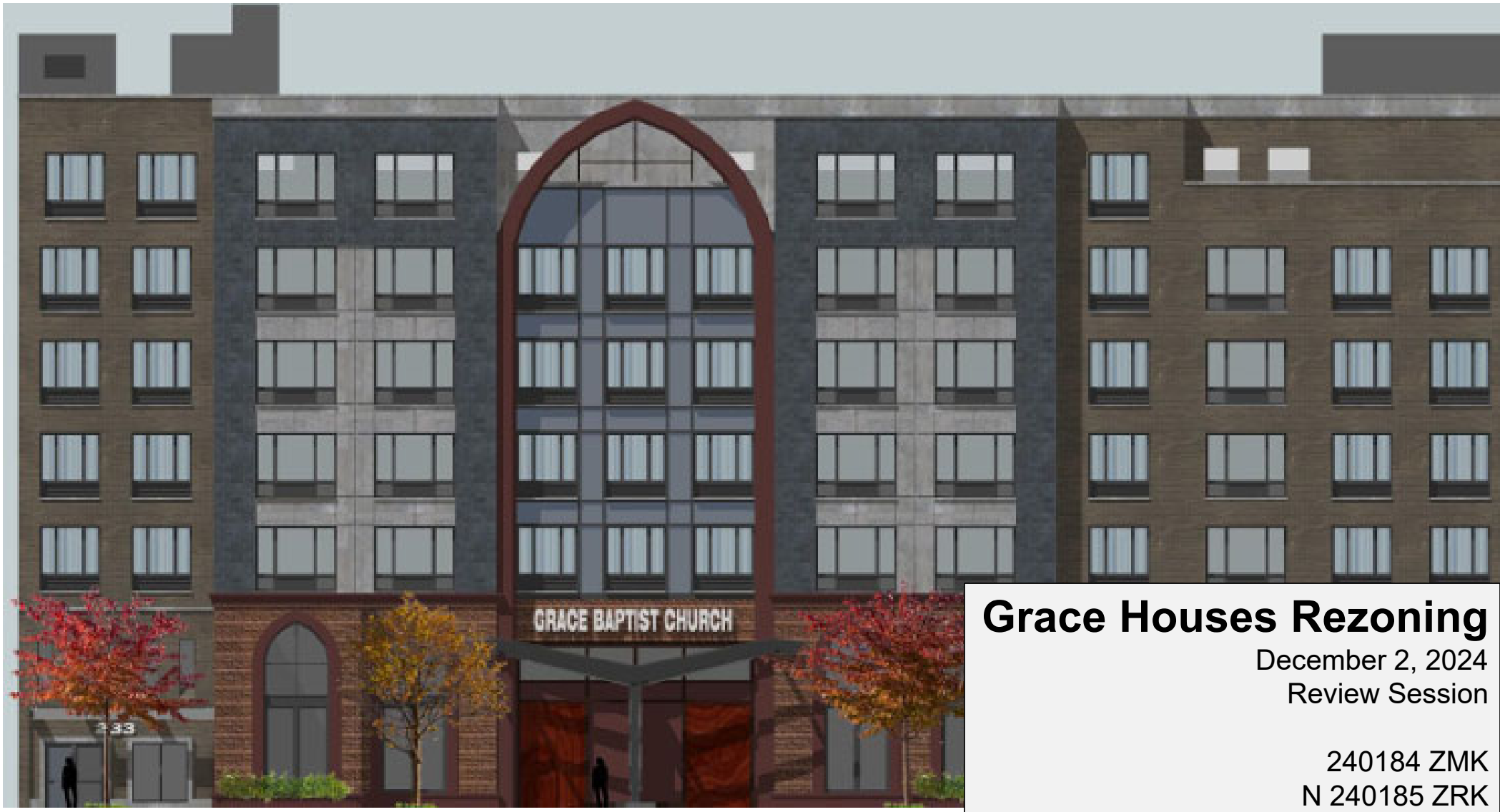


Grace Houses Rezoning

December 2, 2024
Review Session

240184 ZMK
N 240185 ZRK

APPLICANT TEAM	▪ Grace Housing Development Fund ▪ Applicant Representative: JT Realty Advisors
ACTIONS REQUESTED	▪ Zoning Map Amendment from R5B to R6A ▪ Zoning Text Amendment to Appendix F to map MIH
PROPOSED DEVELOPMENT	Two development sites approximately 148,700 sf ▪ Residential Space: 132,800 sf (153 income-restricted units) ▪ Community Facility: 15,900 sf ▪ Parking Garages: 68 voluntary parking spaces

Project Location

- 233 New Jersey Avenue, East New York
- Community District 5, Brooklyn
- Council District 37 (Sandy Nurse)



Surrounding Area



East New York Neighborhood Plan 2016

HOUSING

1. Preserve affordable housing
2. Protect current tenants
3. Support homeowners
4. 1,200 affordable units
5. Encourage 100% affordable development

ECONOMIC DEVELOPMENT

6. Strengthen commercial corridors
7. Support local businesses
8. Provide job training
9. Renovate city-owned industrial building
10. Better streetscape in IBZ
11. Broadband access in IBZ

COMMUNITY RESOURCES

12. Build a new school
13. Expand City Line Park
14. Improve Highland Park
15. Callahan-Kelly Playground
16. Sperandeo Playground
17. Schoolyards to Playgrounds
18. Fiorentino Playground
19. New Community Center
20. Atlantic Ave improvements
21. Broadband access
22. Broadway Junction improvements



Land Use & Zoning

LEGEND

Project Information

- Area of Rezoning
- Development Site
- 600' Radius
- Subway Service Line
- Station Entrance Locations
- 2 Number of Floors

Zoning Districts

- Zoning District Lines

Special Enhanced Commercial District

EC-5 Ocean Hill and East New York, Brooklyn
EC-6 East New York, Brooklyn

Special Mixed Use Districts

MX-16 Ocean Hill / East New York, Brooklyn

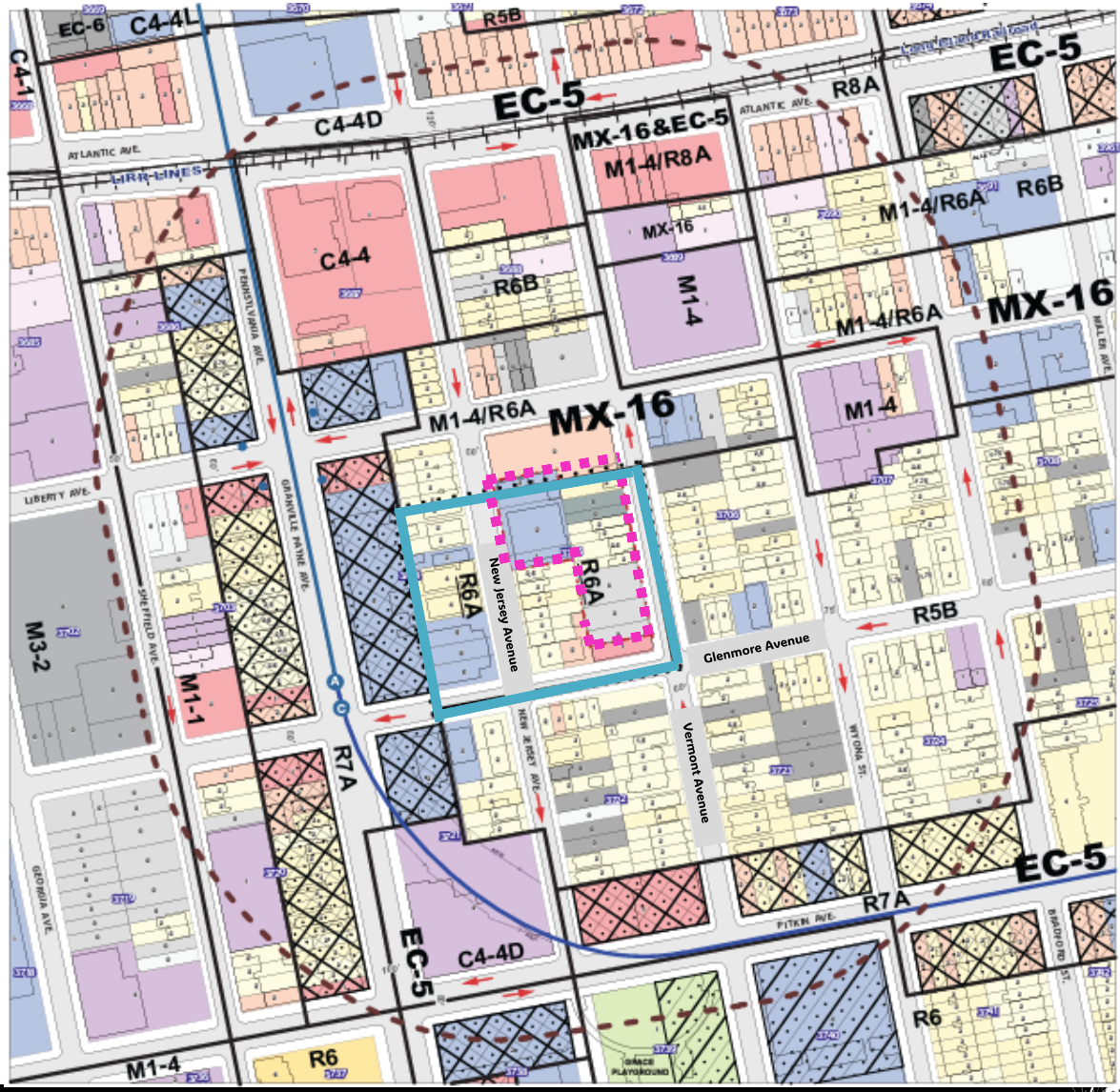
Commercial Districts

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

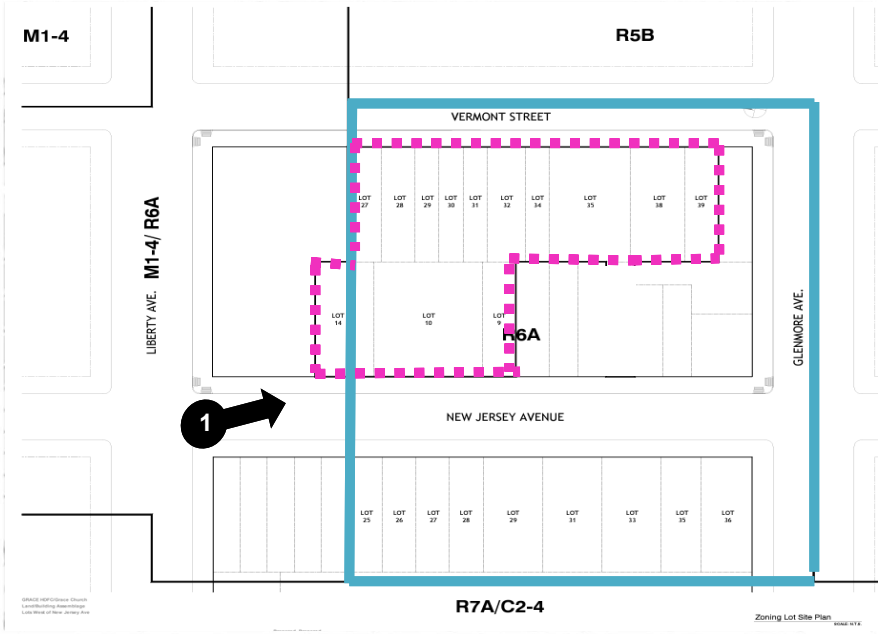
Land Use

- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

N



Site Photos

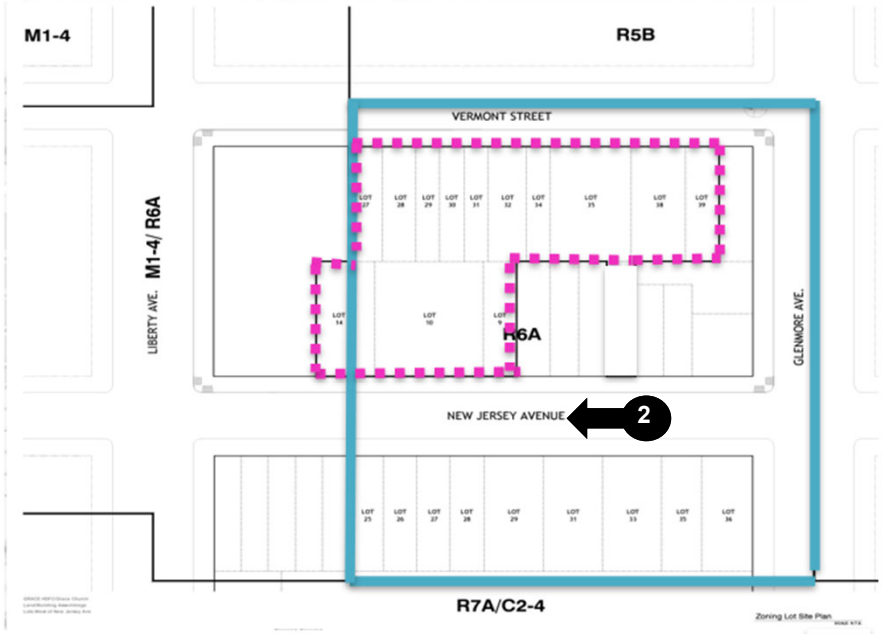


0 LOCATION MAP
FROM ZOLA



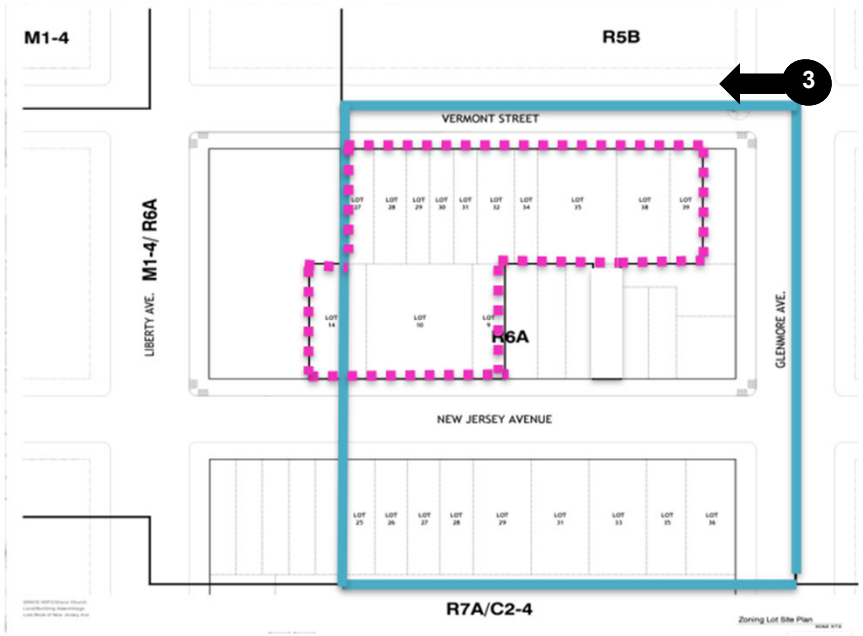
1 Grace Baptist Church and Rectory
FROM BING

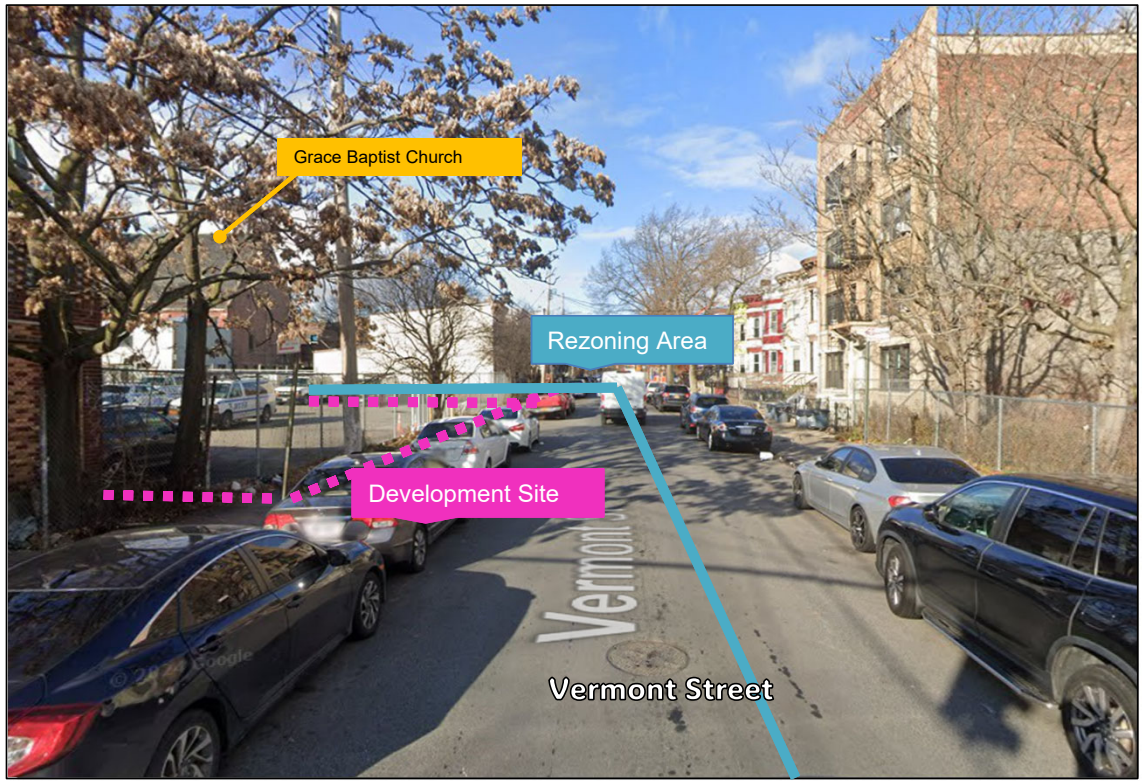
Site Photos


M1-4
R5B
VERMONT STREET
M1-4/ R6A
LIBERTY AVE.
GLENMORE AVE.
R6A
NEW JERSEY AVENUE
2
R7A/C2-4
LEGEND
REZONING AREA
DEVELOPMENT AREA
0 LOCATION MAP
FROM ZOLA


Grace Baptist Church
Rezoning Area
Development Site
N

Site Photos





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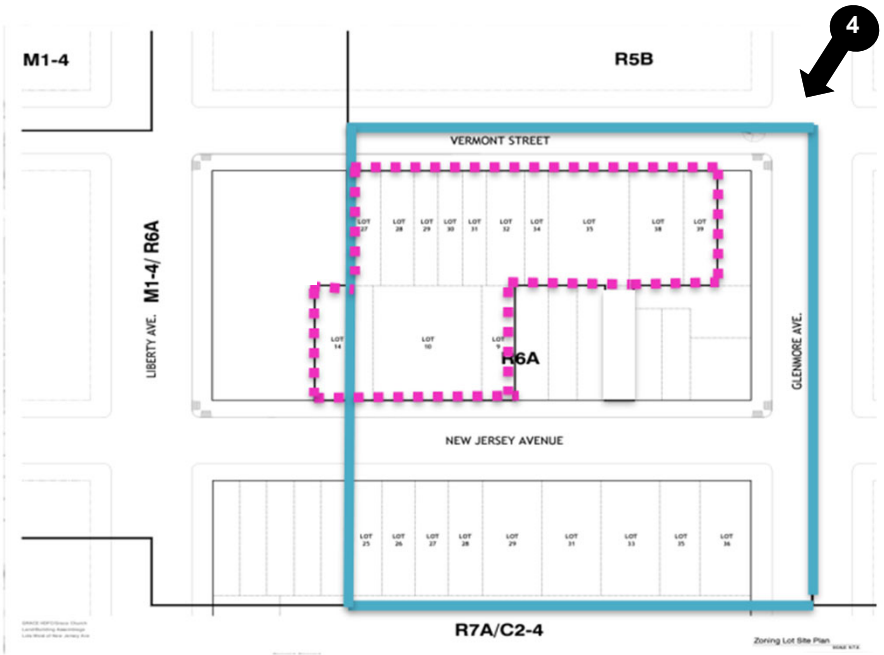
Site Photos


4
M1-4
R5B
VERMONT STREET
M1-4/ R6A
LIBERTY AVE.
GLENMORE AVE.
R6A
NEW JERSEY AVENUE
R7A/C2-4
LEGEND
REZONING AREA
DEVELOPMENT AREA
0
LOCATION MAP
FROM ZOLA


Grace Baptist Church Parking Lot
Development Site
Rezoning Area
Glenmore Avenue
Vermont Street
Google

Proposed Development- Vermont Avenue



- Seven-story, 148,700 sf
- Residential: 132,800 sf (153 units)
  - 100% income restricted
- Community Space: 15,900 sf
- Cellar Parking: 68 parking spaces, voluntary

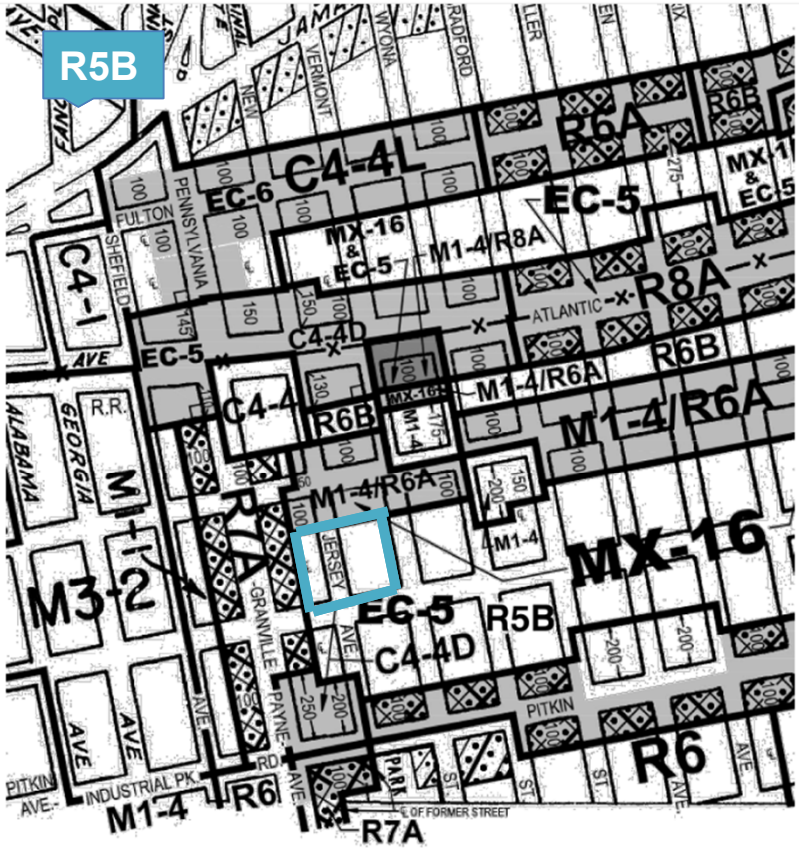
Proposed Development- New Jersey Avenue



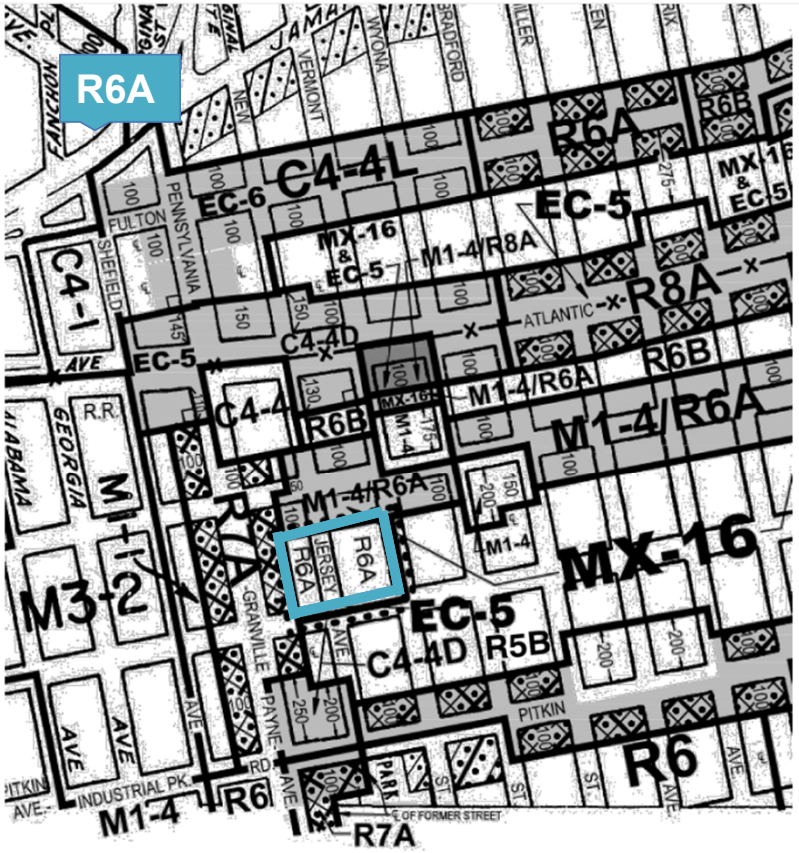
Proposed Development- Site Plan



Proposed Development- Zoning Map Amendment



CURRENT ZONING MAP



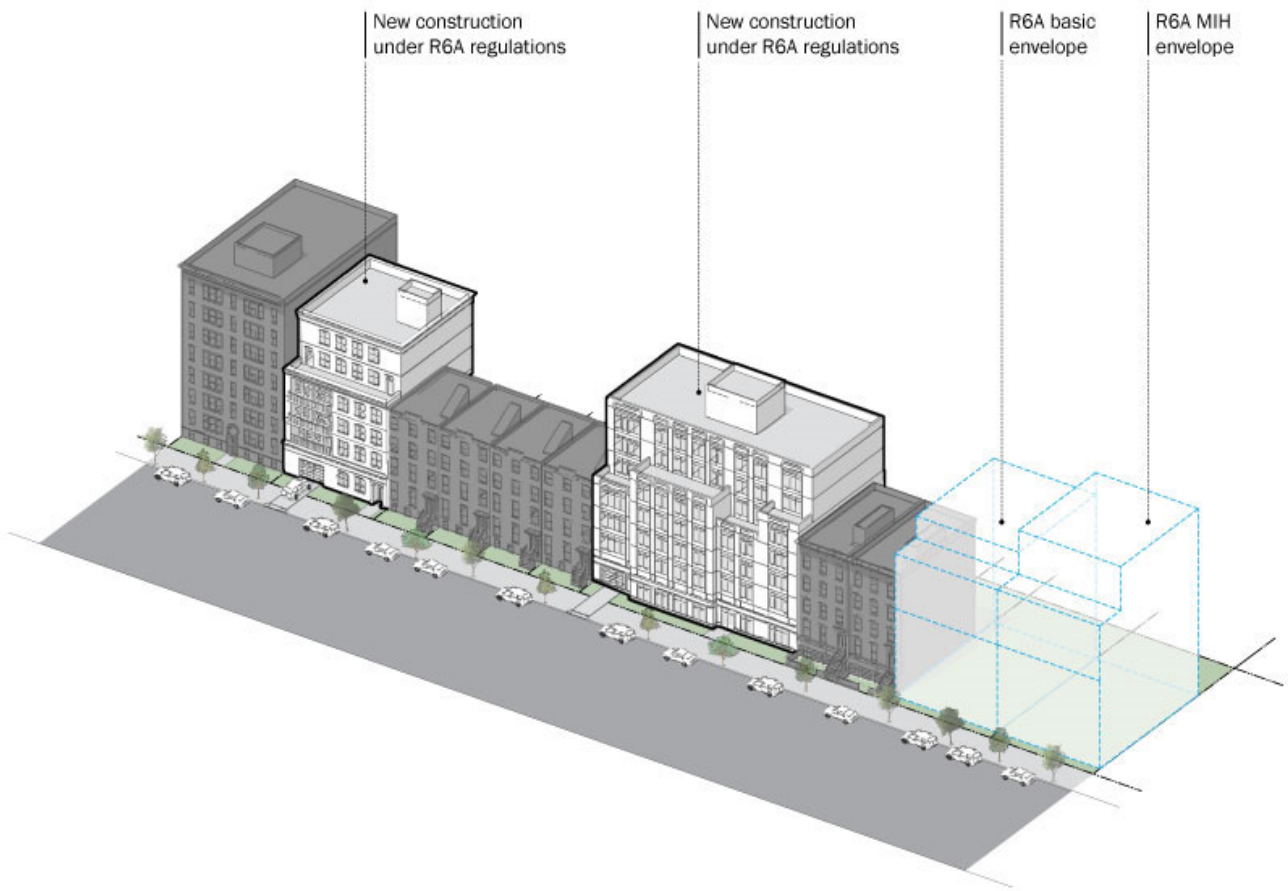
PROPOSED ZONING MAP

N

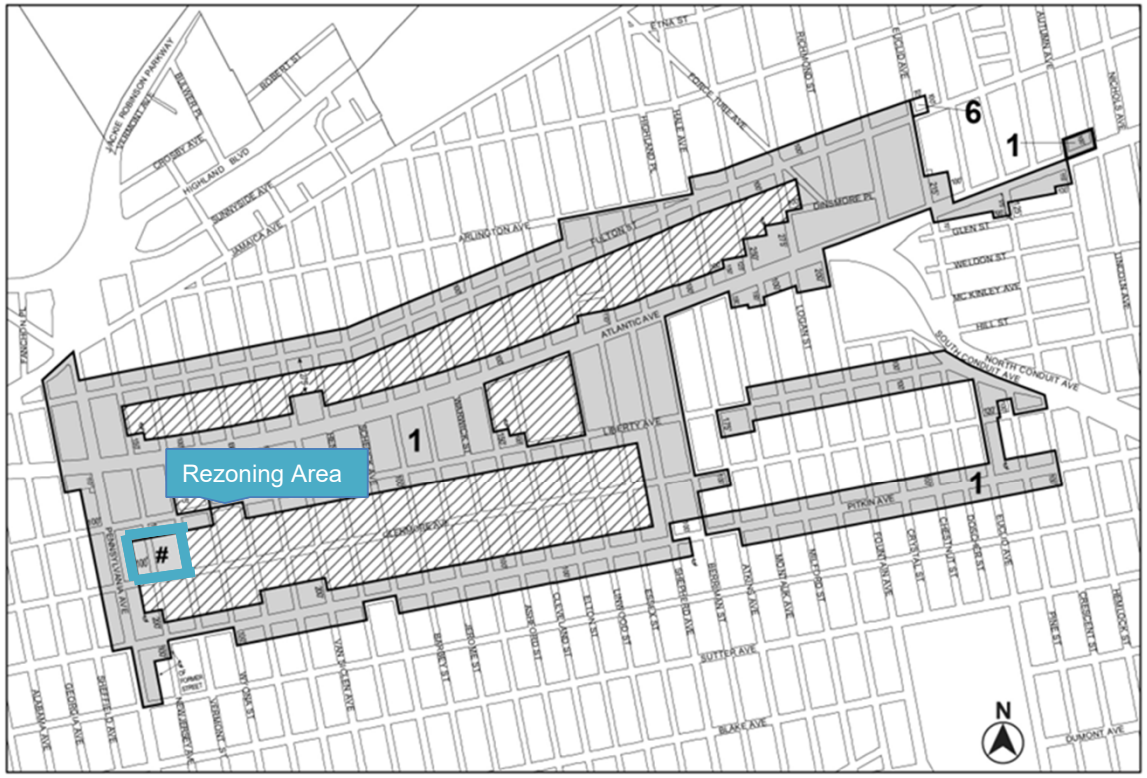
R6A Regulations

Residential FAR	**3.60**
Community FAR	**3.0**
Max Base Height	**65 ft**
Max Bldg. Height	**85 ft**
Parking	**50% DUS** **25% IRHU***

**Waived within the transit zone per ZR 25-251*



Proposed Development- Zoning Text Amendment

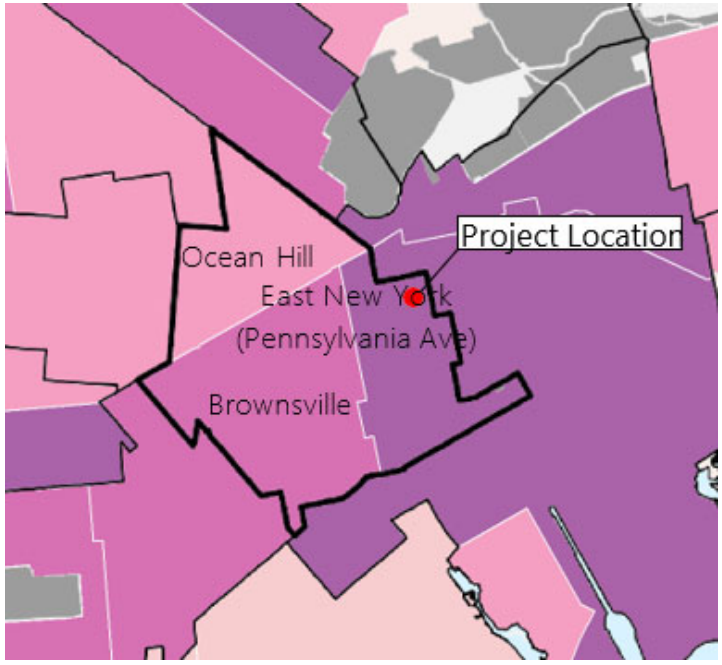


Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **1** — 4/20/16 MIH Program Option 1 and Deep Affordability Option
Area **6** — 4/28/22 MIH Program Option 1 and Deep Affordability Option
Area **#** — [date of adoption] MIH Program Option 1

Excluded area

N

Racial Equity Report- Residential Affordability



Annual Median Household Income:

$34,490

Brownsville, & Ocean Hill: Public Use Microdata Area (PUMA) 4007

Less than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2024)*		Eligible Income (2024)**	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Formerly Homeless	23	15%	**Homeless**	-	-	-	-
40%	23	15%	**40%**	$1,090	$1,400	$43,500	$62,100
50%	15	10%	**50%**	$1,360	$1,750	$54,400	$77,700
60%	62	40%	**60%**	$1,630	$2,100	$65,200	$93,200
90%	30	20%	**90%**	$2,430	$3,150	$97,800	$139,800
Total	**153**	100%					

*Rents are based on unit size. Rents shown are illustrative (based on 2024 HUD Income Limits, rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2024 HUD Income Limits, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

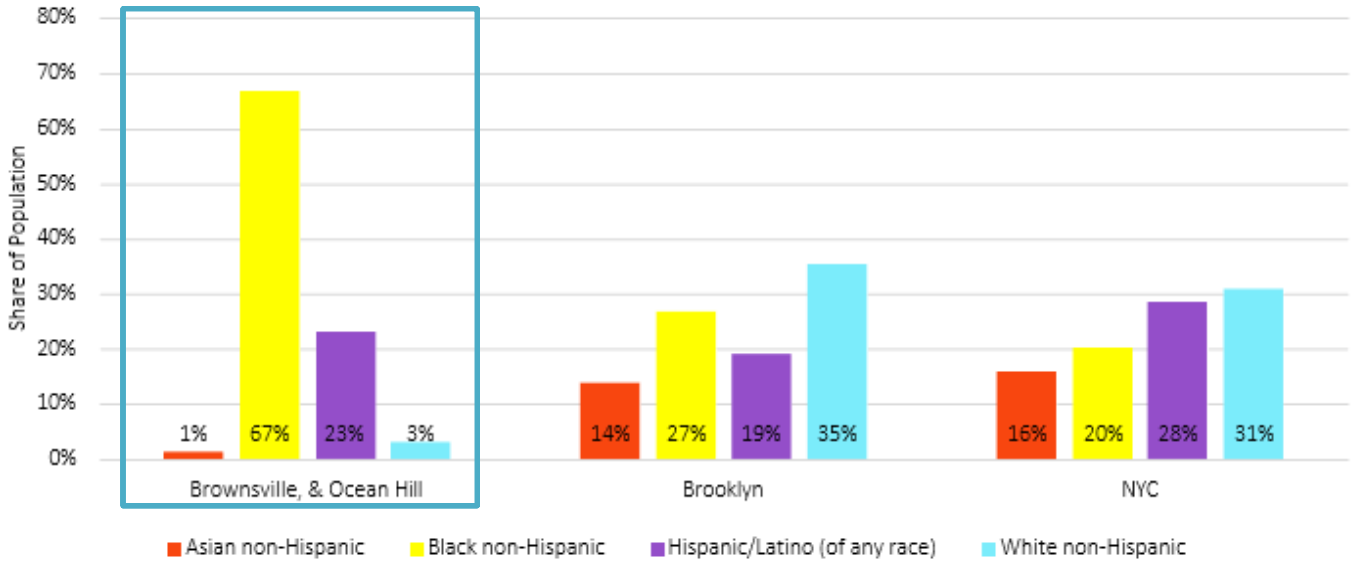
Racial Equity Report- Demographics & Conditions

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



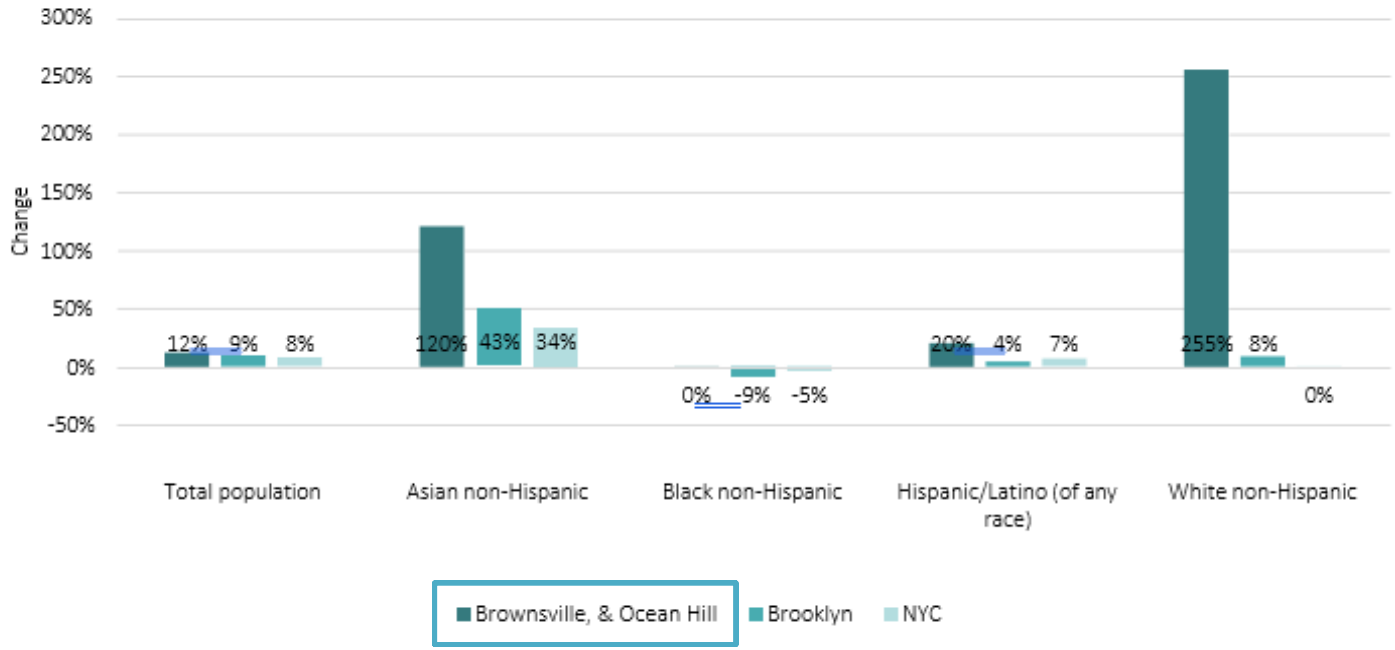
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report- Demographics & Conditions

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



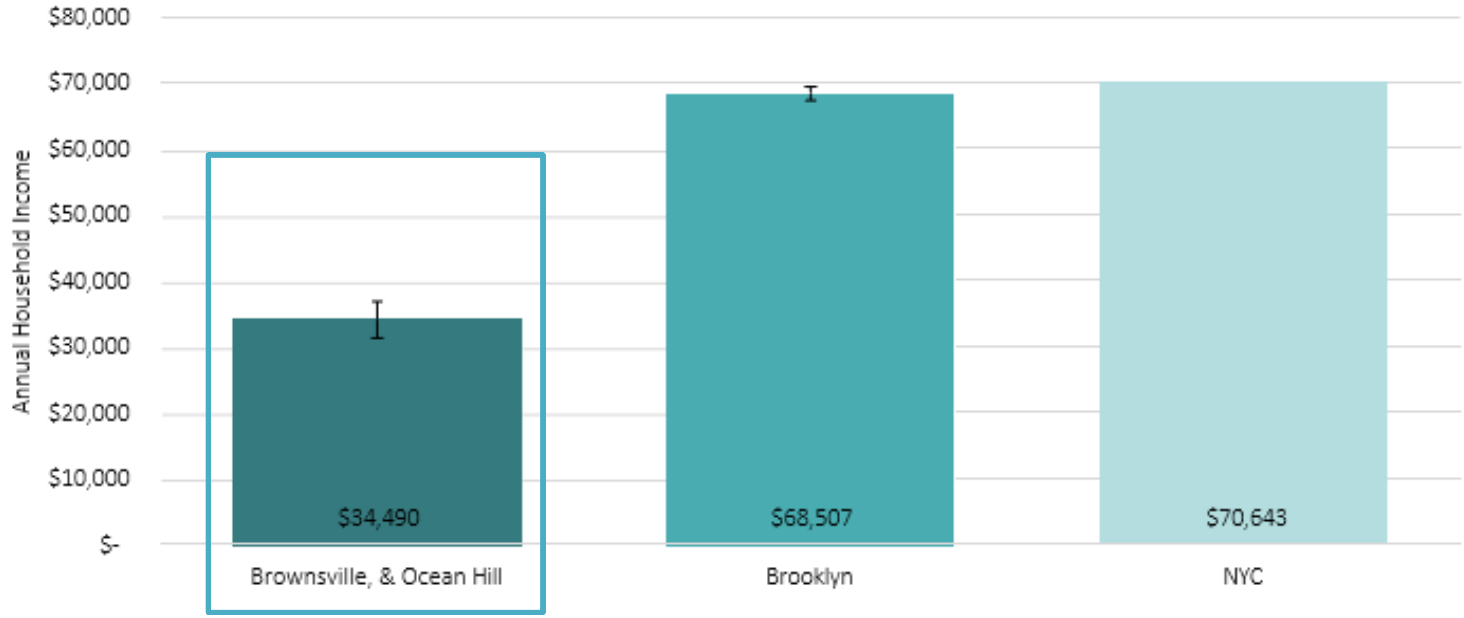
Source: Census 2010, 2020; Community Profile Table 1.01

Racial Equity Report- Demographics & Conditions

Figure 3: Median Household Income, 2017-2021 (Five-Year Estimate)

Shows the estimated median household income (in 2021 dollars) for the local area, borough, and city. Median means half of all households in the area make more than this amount and half make less. Compares the local area to the borough and city.

"For 2017-2021, the estimated median household income in [area] was [$]."



Source: American Community Survey 2017-2021; Community Profile Table 2.02

Application Summary

APPLICANT TEAM	▪ Grace Housing Development Fund ▪ Applicant Representative: JT Realty Advisors
ACTIONS REQUESTED	▪ Zoning map amendment from R5B to R6A ▪ Zoning text amendment to Appendix F to map MIH
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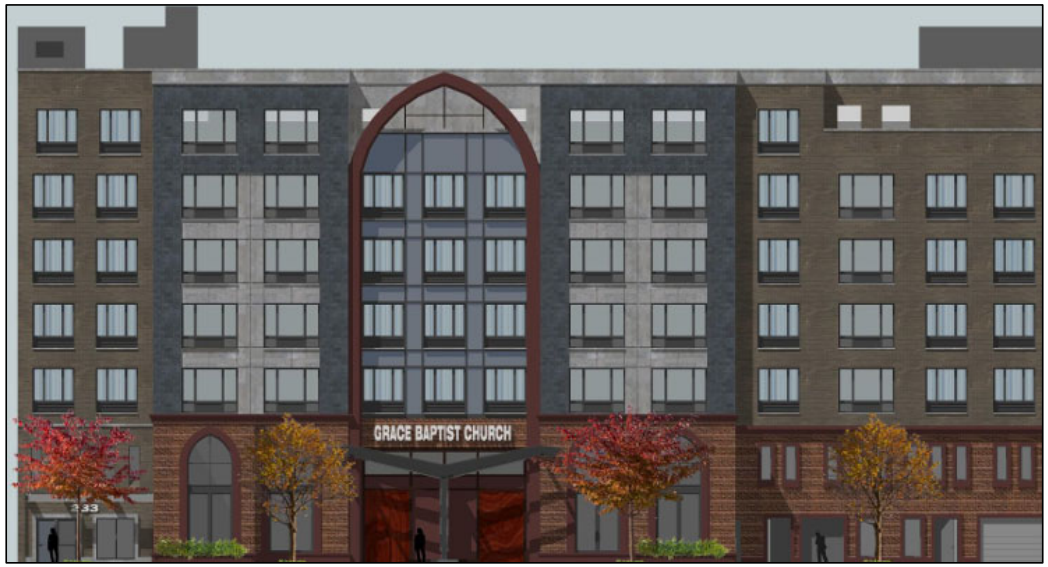
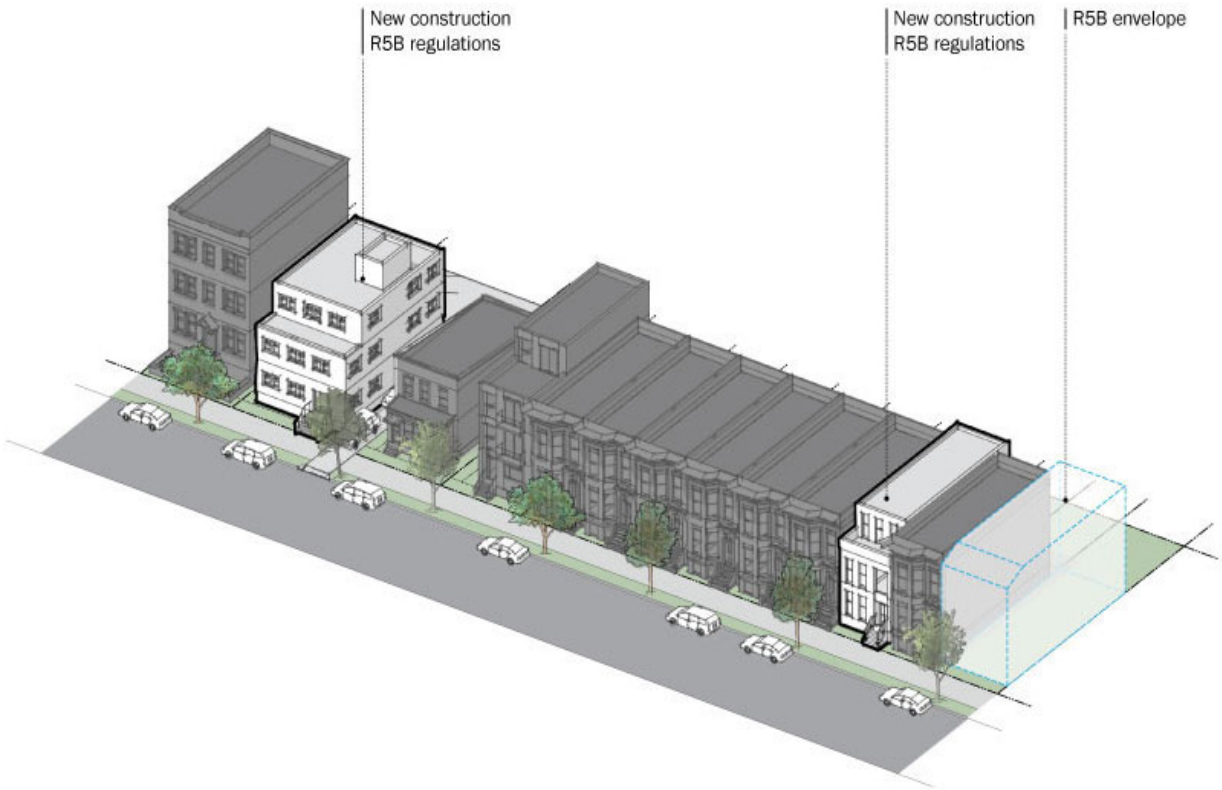


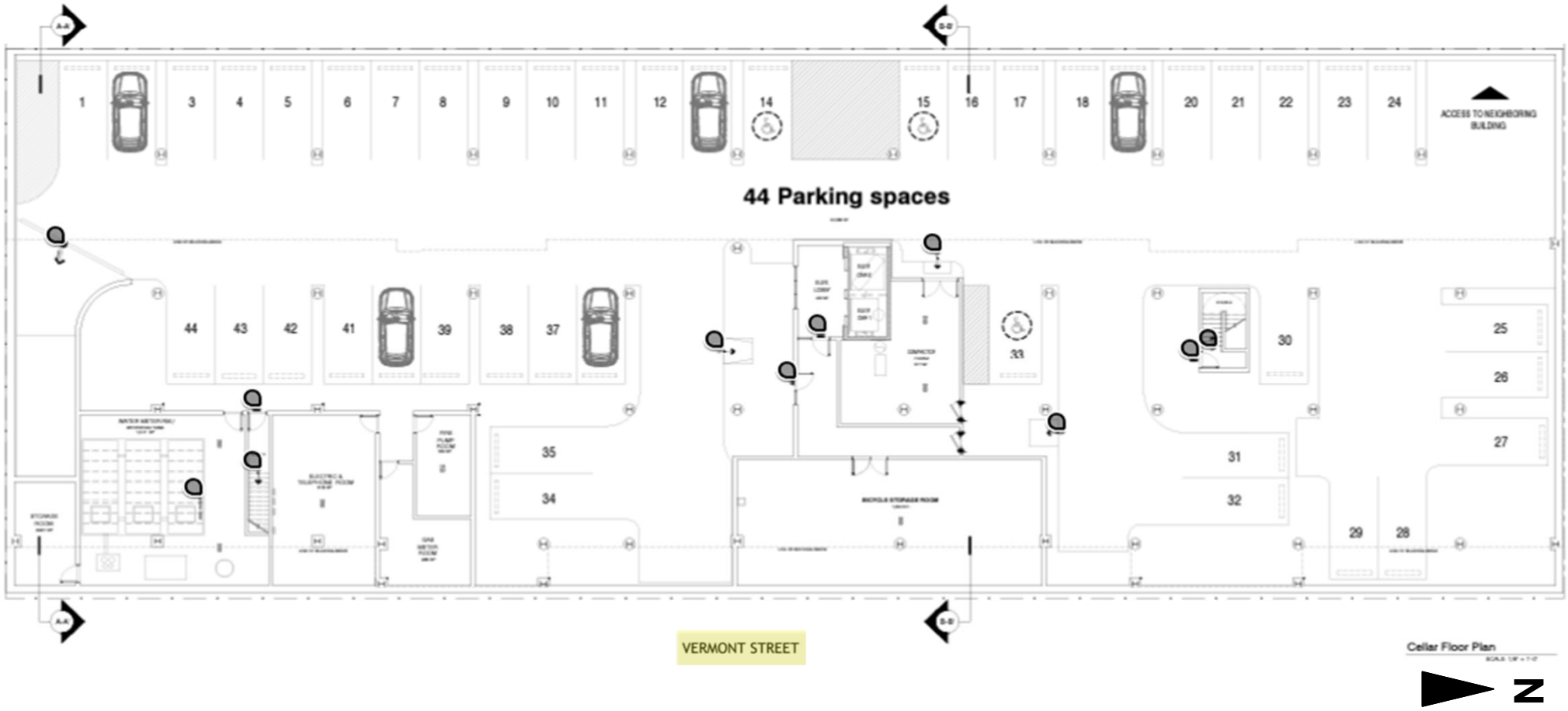
Appendix

R5B Regulations

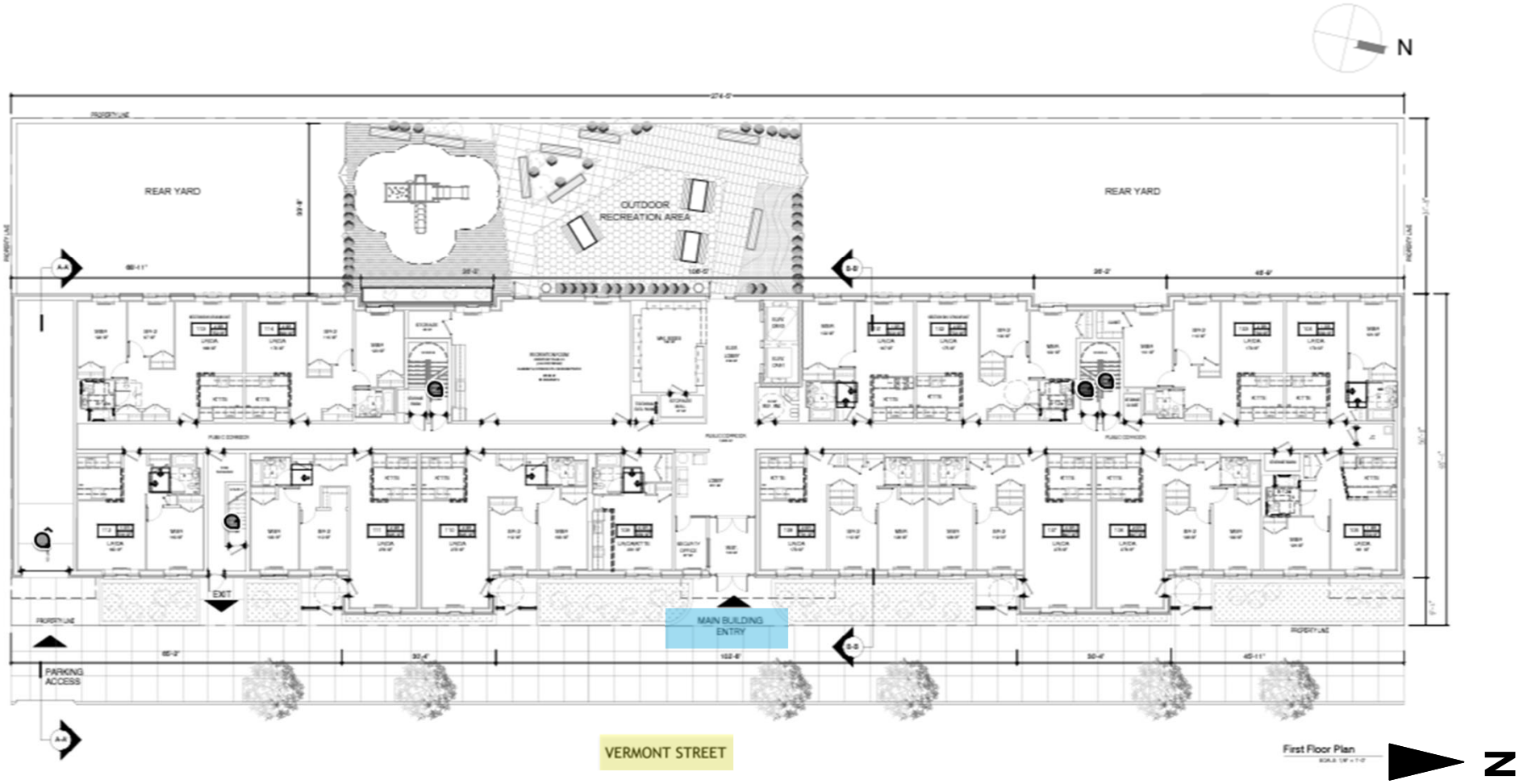
Residential FAR	**1.25**
Street Wall/Max Bldg. Height	**33 feet**
Parking	**65% of DUS** **43% of IRHU**



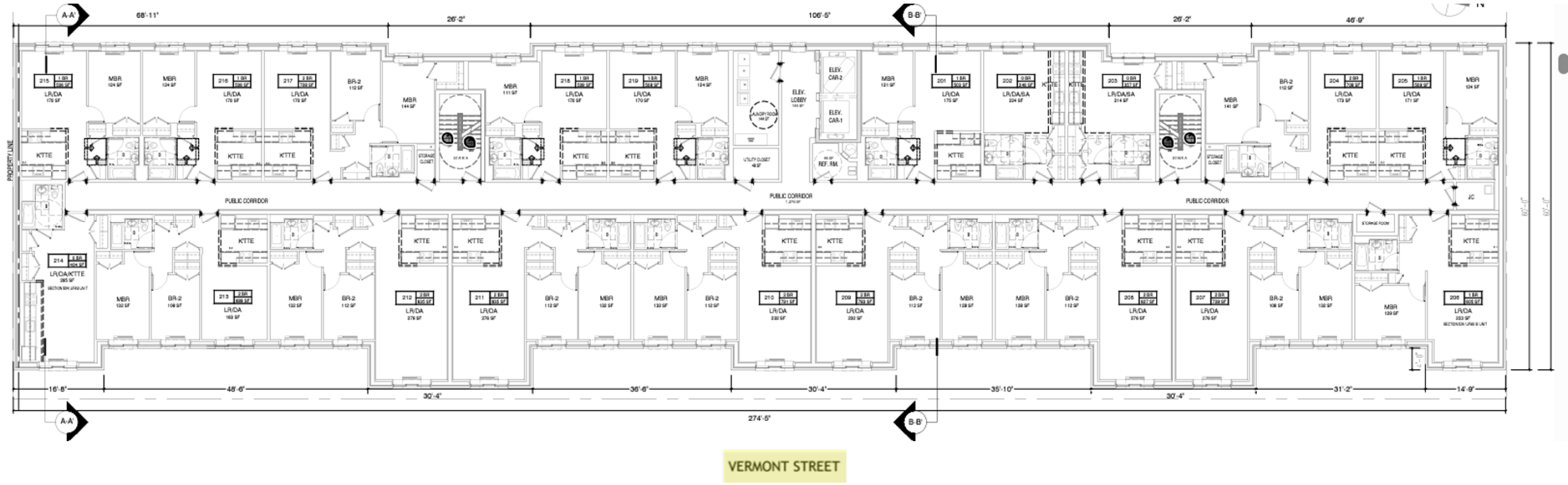
Proposed Development (Cellar Floor)



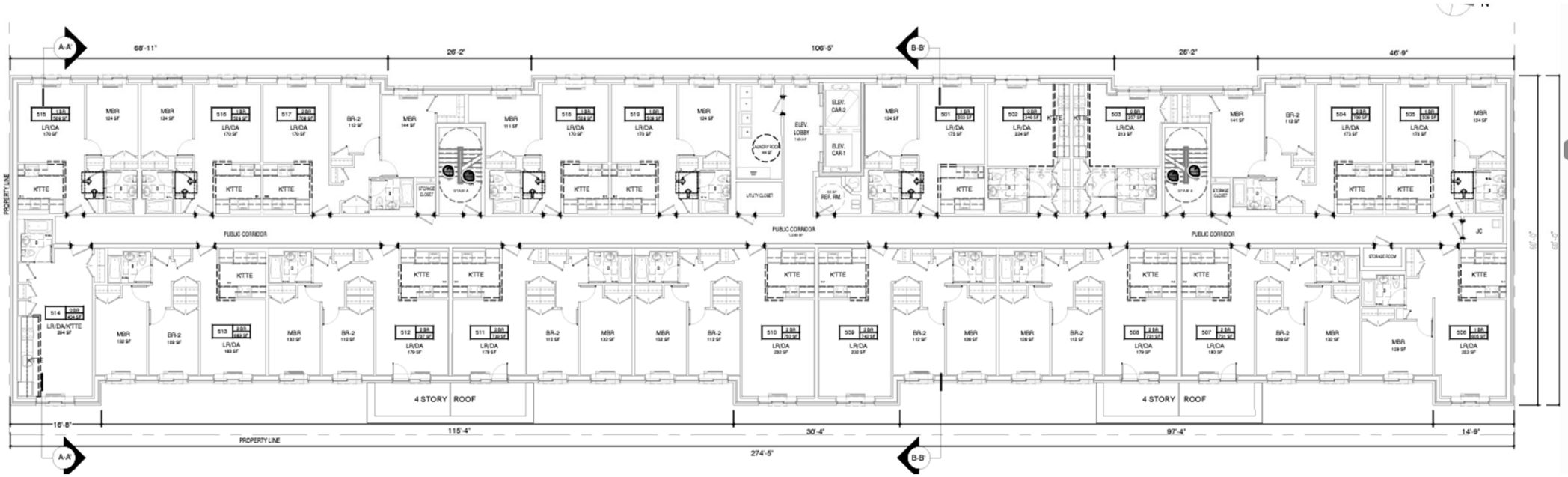
Proposed Development (1st Floor)



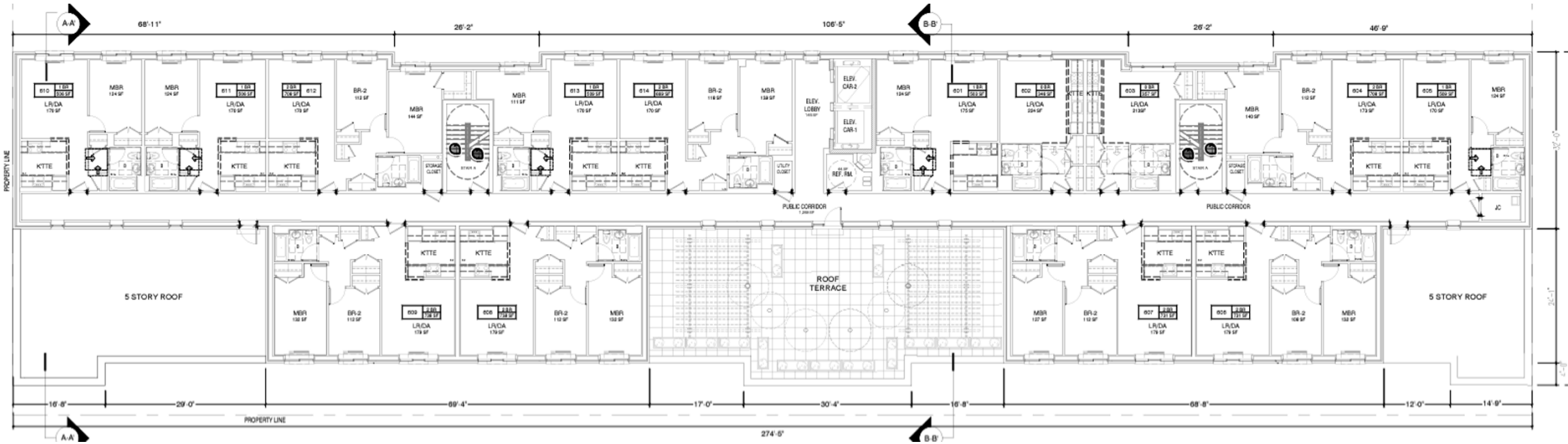
Proposed Development (Typical 2nd-4th Floor)



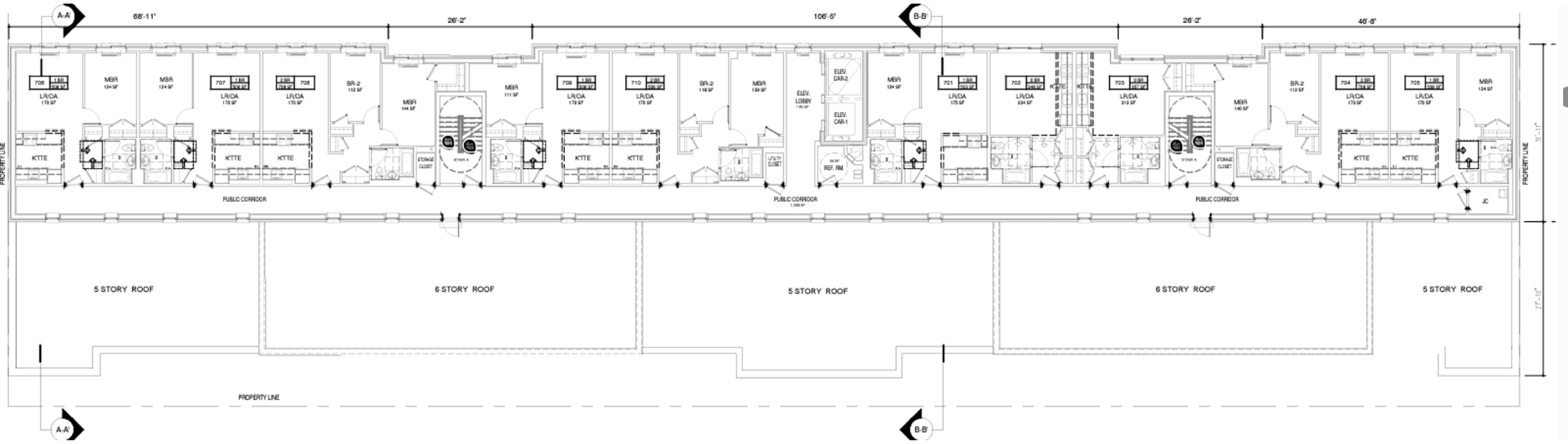
Proposed Development (Typical 5th Floor)



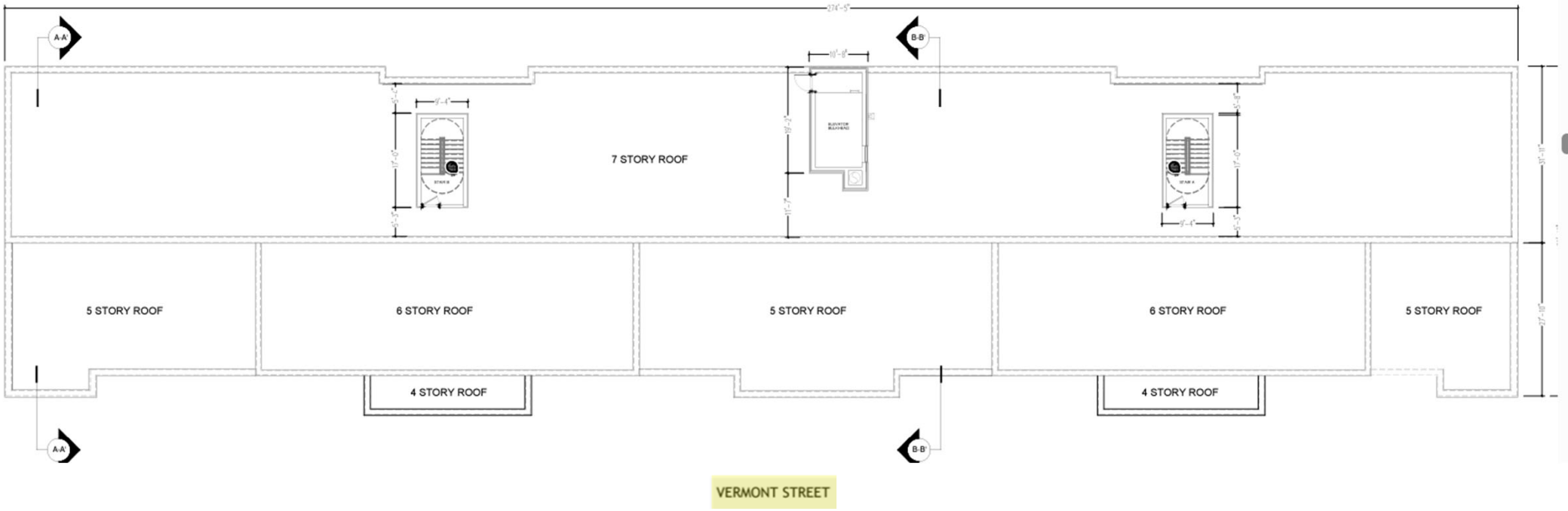
Proposed Development (Typical 6th Floor)



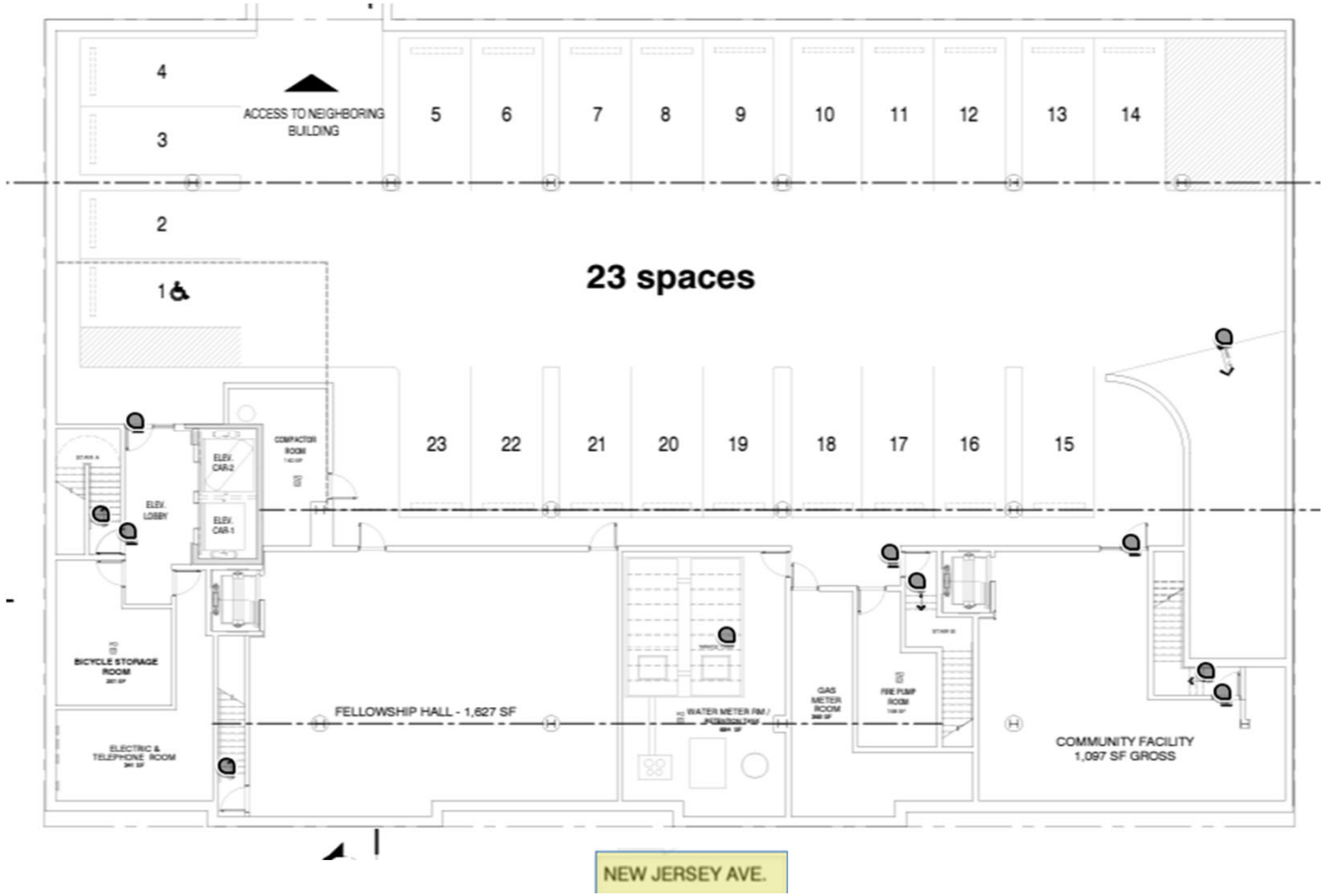
Proposed Development (Typical 7th Floor)



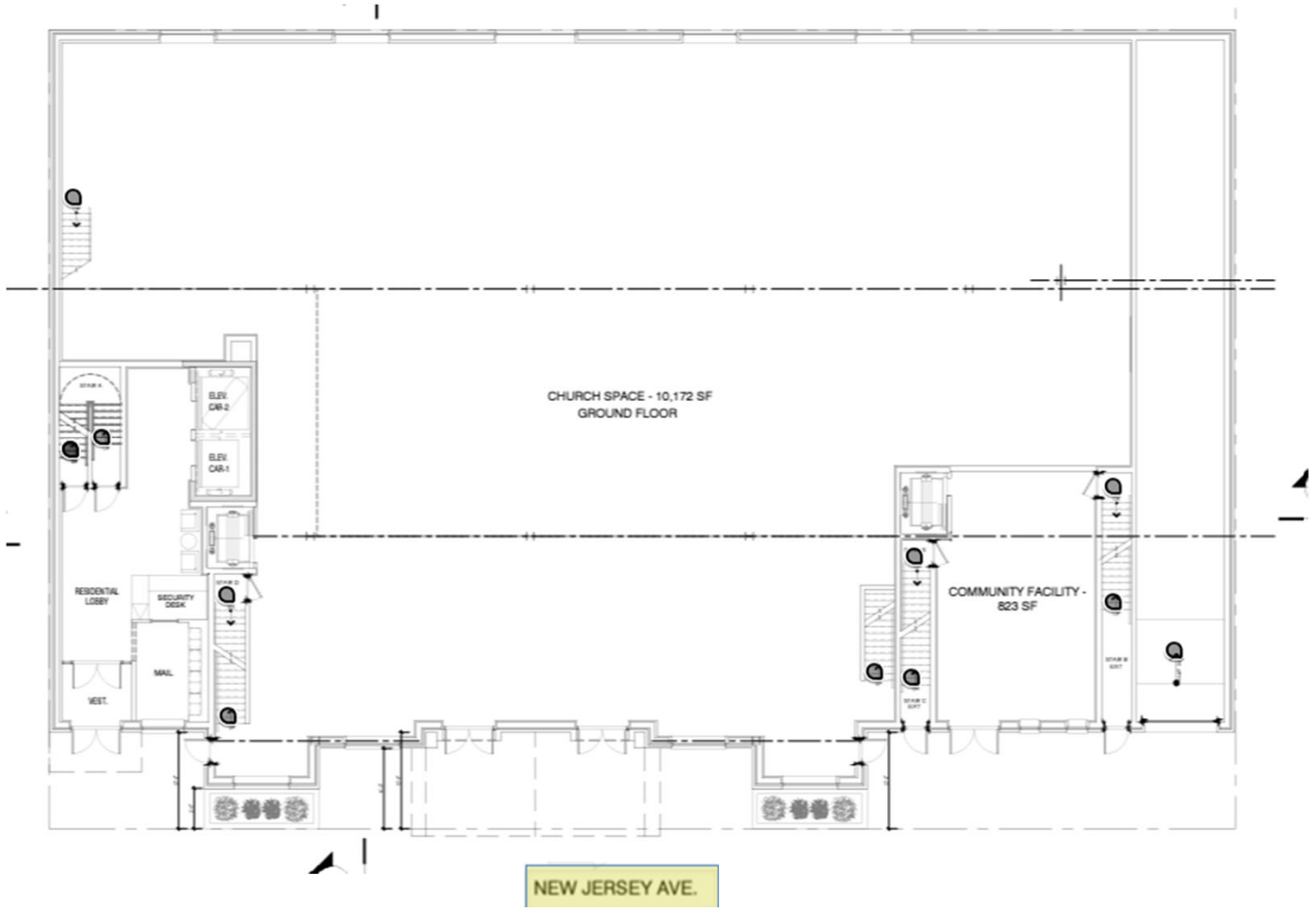
Proposed Development (Roof Plan)



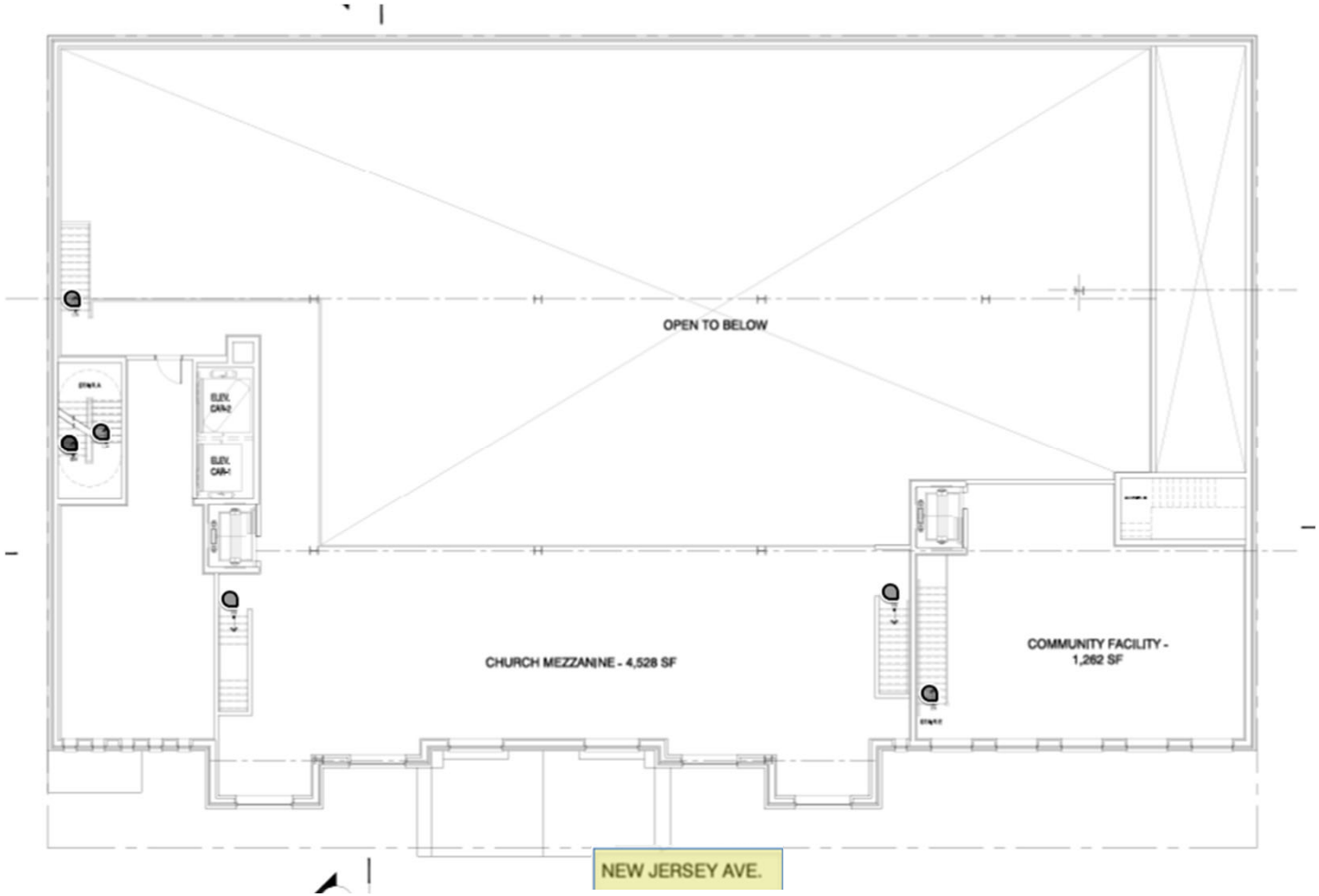
Proposed Development (Cellar Floor)



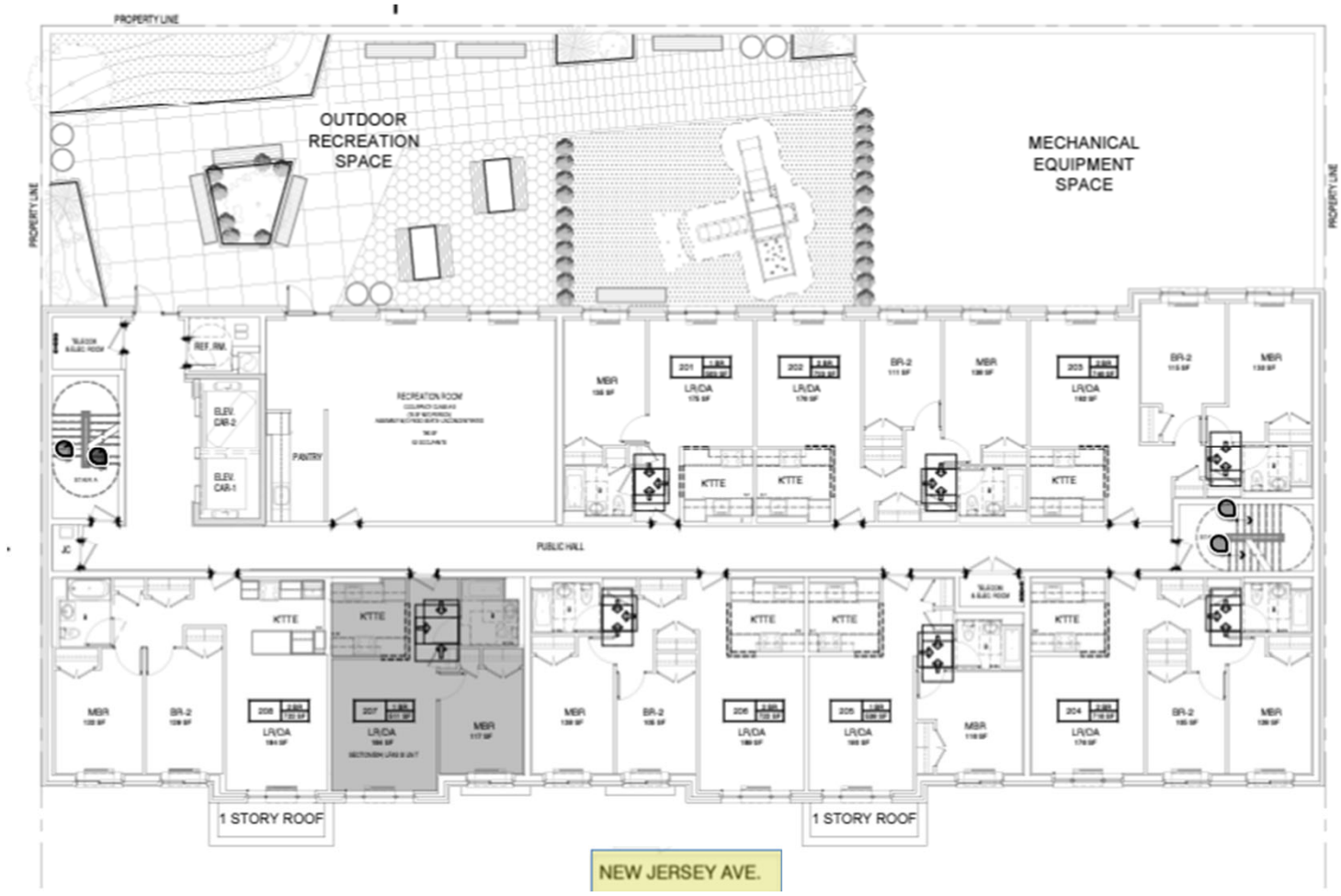
Proposed Development (1st Floor)



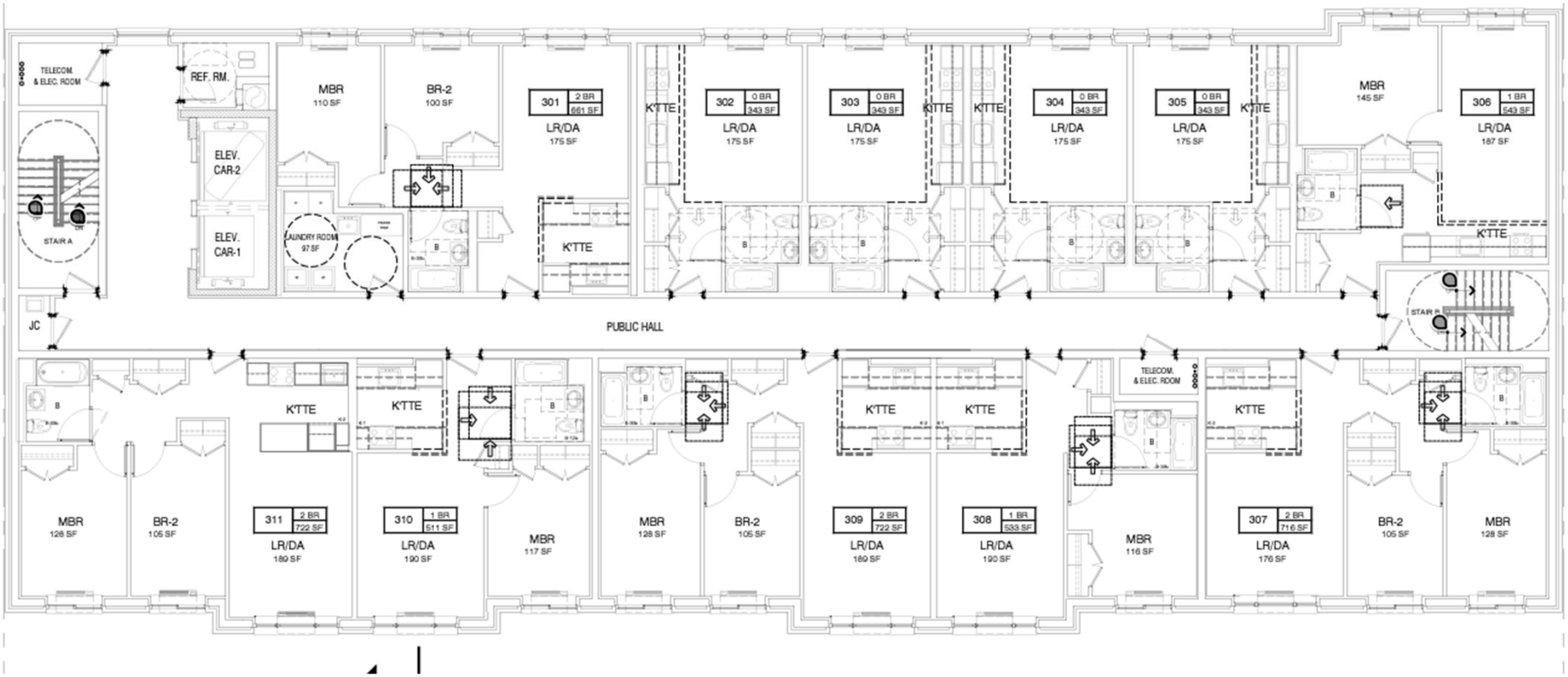
Proposed Development (Mezzanine Level)



Proposed Development (2nd Floor)



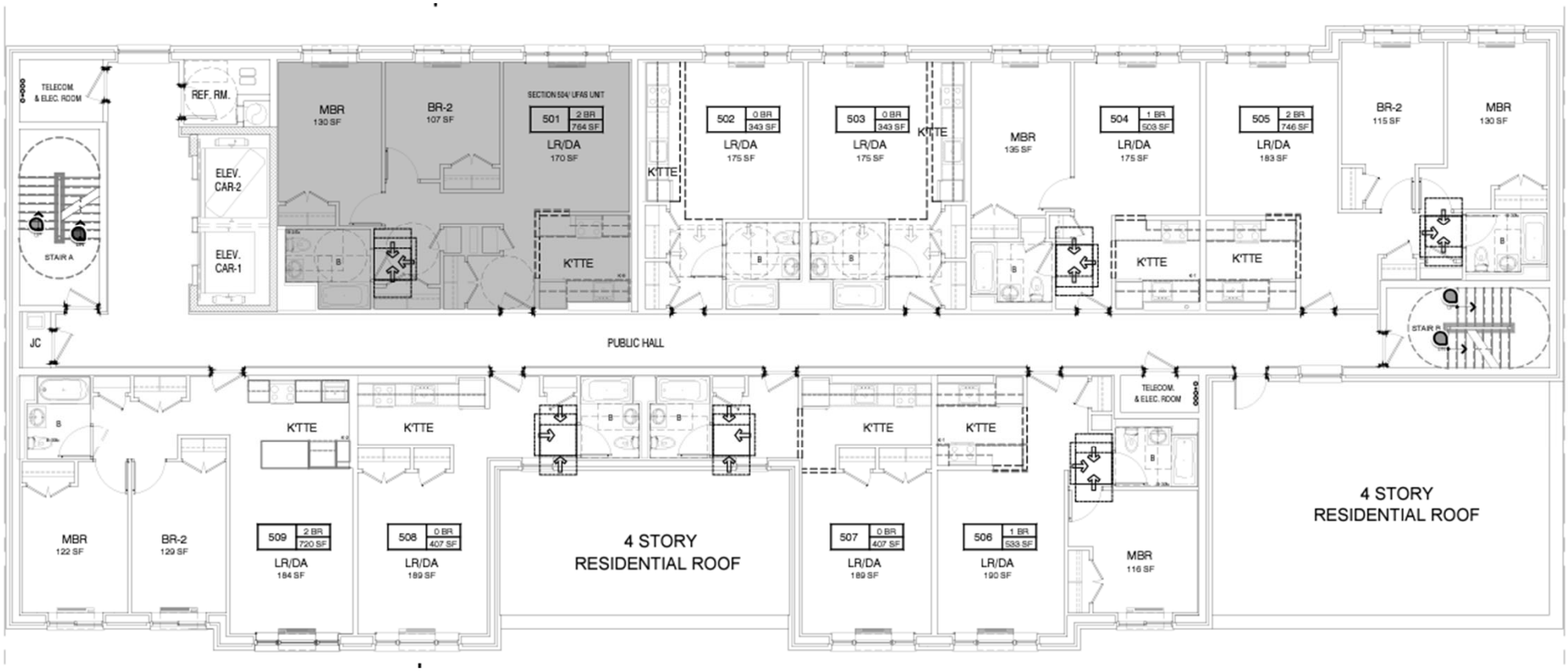
Proposed Development (Typical 3rd – 4th Floor)



NEW JERSEY AVE.

N

Proposed Development (5th Floor)



Proposed Development (Roof Plan)

