Racial equity report on housing and opportunity

Project name: 1160 Flushing Avenue Rezoning

Contact: Philip Habib, P.E.

Prepared by: Philip Habib & Associates Date 01/06/2023

Note: Racial Equity Reports are prepared prior to the certification of the subject application by the City Planning Commission (CPC). A description of the final adopted application is available in the associated CPC report.

PROJECT TYPE

Projects that meet one or more of the following criteria are subject to the racial equity report requirement. Please select all relevant actions or project types and describe the project details associated with the relevant project type:

- ☐ Text amendment to the zoning resolution affecting 5 or more community districts
- ☐ Historic district designation affecting 4 or more city blocks

Applications submitted pursuant to subdivision a of section 197-c of the charter that seek approval for:

- ☐ Acquisition or disposition of land to facilitate a non-residential project containing at least 50,000 square feet of floor area
- ☐ Acquisition or disposition of land to facilitate a residential project, other than a residential project consisting of a building to be preserved, provided that such equity report shall only be required related to a building in such project containing at least 50,000 square feet of floor area
- ☐ An increase in permitted residential floor area of at least 50,000 square feet
- ☑ An increase in permitted non-residential floor area of at least 200,000 square feet
- ☐ A decrease in permitted floor area or number of housing units on at least four contiguous city blocks
- ☑ Seeking a change to the use regulations or permitted floor area for any use in a manufacturing district where a building in the project contains at least 100,000 square feet of floor area

The Proposed Action involves a zoning map amendment to rezone the Project Area from an M1-1 district to a M1-5 district, which would facilitate the construction of a new, mixed-use development. Therefore, the Proposed Project is subject to the racial equity report requirement.

1. EXECUTIVE SUMMARY

The executive summary should provide readers with a short, plain-language summary of the subsequent sections of the racial equity report, including major project elements and key neighborhood and demographic conditions.

The proposed zoning map amendment (Proposed Action) would facilitate the development of a new, mixed-use development at 1160 Flushing Avenue (Block 3167, Lots 18 and 24) in the transit-accessible Bushwick neighborhood of Brooklyn CD 4. The Proposed Project would consist of a single-story building and a nine-story building separated by a pedestrian alleyway, with a total of approximately 75,586 gross square feet (gsf) of retail uses; 40,732 gsf of light industrial uses; and 121,786 gsf of commercial office uses. As detailed below, many residents of Bushwick are at the highest risk of displacement in NYC. However, the Proposed Action would not result in the direct displacement of existing housing stock or long-standing residents, and would not facilitate the construction of new housing in the Project Area. As such, the Proposed Action would not hinder fair housing or access to opportunity as identified in the NYC's fair housing plan, "Where We Live NYC."

The surrounding area was developed during Brooklyn's industrial age over 100 years ago. Industrial uses dominated the Flushing Avenue corridor, connecting the Brooklyn Navy Yard to Queens. Further south and east of the Project Area, residential neighborhoods developed to house industrial workers. Over time, as manufacturing operations on the waterfront declined, these neighborhoods developed a unique blend of commercial, residential, and industrial uses. In recent years, as refineries and factories have departed the area, new businesses have emerged to take their place. Due to its character, proximity to Manhattan, eclectic building typologies, and comparatively lower rents, Bushwick had become a sought-after community for artists and Manhattan commuters by the end of the 20th century. However, due to restrictions on residential uses and economic conditions, the industrial areas nearest to the waterfront, including the Project Area and other large lots in its vicinity, remained largely underutilized. In 2015-19, an estimated 75% of people in Bushwick were employed or seeking work, comparable to Brooklyn (73%) and NYC as a whole (74%). An estimated 28% of employed people in Bushwick worked in the office sector, comparable to Brooklyn (30%) and NYC (31%), and an estimated 19% of employed people in Bushwick worked in the industrial sector, also comparable to Brooklyn (18%) and NYC (17%). Fewer people in Bushwick worked in the institutional sector (21%) than Brooklyn (28%) and NYC (26%), and more people worked in the local services sector (32%) than Brooklyn (25%) and NYC (26%) during this time period.

In North Brooklyn, due to underlying density and parking zoning constraints, M1-1/M1-2 districts, which are envisioned to employ many local workers, are often being used for warehousing and freight distribution where average employment is often less than one job per 2,500 sf. Frequently, as is the case for the Project Area, the narrow streets of these districts are not appropriate for the large trucks associated with heavy industrial uses, and the small footprint buildings are unsuited for the high-cube mechanized warehouses of today. While warehousing and freight distribution facilities can serve as appropriate uses in certain sections of North Brooklyn, transit accessible areas, such as the Project Area, are better served by high-density commercial office and retail uses. The proposed M1-5 zoning district would allow for the development of commercial uses at higher densities and would create opportunities for nearby schools, community groups and growing tech businesses to engage with one another. This would promote Goal 6 of "Where We Live," which aims to address structural disadvantages in neighborhoods so that all residents have adequate resources through equitable investments. The Proposed Project would further support the growing need to promote livable and walkable mixed-use neighborhoods with work spaces within close

2. PROJECT SPECIFIC INFORMATION

For guidance, please refer to the racial equity report submission guide.

2.1. Residential affordability

Section not required for historic district designations

2.1.1 Proposed residential floor area:

0 Total residential zoning square feet

0 Gross residential square feet

2.1.2 Estimated new housing units

Report the number of anticipated housing units. If income-restricted, report unit count by U.S. Housing & Urban Development Area Median Income (AMI) tiers. If not, report as "not-income restricted." Describe the expected rents or prices for all proposed housing units. Report the household income needed to afford such units without spending more than 30% of household income on housing costs.

Income Restriction	Unit Count	Example Rents* Low - High	Example Eligible Incomes* Low - High
0-30% AMI			
31-50% AMI			
51-80% AMI			
81-120% AMI			
121-165% AMI			
Not Income Restricted			
Total New Units	0		

Provide additional comments below, such as anticipated unit sizes. If applicable, report the proposed Mandatory Inclusionary Housing option. If applicable, describe any affordable housing financing programs.

N/A

*For any income-restricted units, incomes and rents are shown using current year U.S. HUD Income Limits (HUDIL) and are for illustrative purposes only. Income-restricted rents will be set at time of project closing and eligible household incomes will be set at time of marketing.

N/A

2.2 Profile of anticipated jobs

Section not required for historic district designations

2.2.1 Proposed specific non-residential floor area

376,438 Total non-residential zoning square feet

433,425 Gross non-residential square feet

2.2.2 Anticipated new jobs

If the application proposes specific non-residential uses[1], report the projected number of permanent jobs in each sector or occupation, as well as current information about each sector or occupation:

Sector	Job Count
Commercial Office (234,154 gsf)	937
Commercial Retail (98,566 gsf)	329
Medical Office (59,973 gsf)	181
Light Industrial (40,732 gsf)	41
Total new jobs	1,488

Describe the educational attainment and racial/ethnic composition of the workforce and median wages for those job sectors for New York City.

The commercial retail, commercial office, medical office, and light industrial space in the Proposed Project is not being developed for any specific tenants or businesses and as such, further information is not required for this section.

[1] *Specific non-residential uses are those where a space is being built for the use of a specific tenant or business. This might be an anchor tenant that is only occupying a portion of the proposed space, or it might be that the applicant is seeking the proposed action to build entirely for their own use.*

2.3 Anticipated construction jobs

All projects must report anticipated construction jobs in both person-years and average yearly workers for each development site.

Development site	Person-years	Average yearly workers
Projected Dev. Site 1 (298,077 gsf)	212	106
Projected Dev. Site 2 (96,551 gsf)	182	91
Projected Dev. Site 3 (38,797 gsf)	73	36.5
Total	467	233.5

Additional comments if needed:

As detailed in the EIS, it is expected that construction of the Proposed Project would take 22 months. However, for conservative analysis purposes, the average yearly worker calculations above assume a two-year construction period for each site.

3. Community Profile Summary

The community profile summary is intended to provide a user-friendly snapshot of household, housing, and neighborhood indicators in the project area. This summary includes graphs and charts of selected indicators found in the full community profile (Section 5) and the Equitable Development Data Explorer.

If helpful to understand the proposed project or the Narrative in section 4, provide a brief written description of key neighborhood, demographic and socioeconomic conditions and trends using the data that is shown in the Community Profile Summary.

In 2020, the neighborhood of Bushwick (approximately Brooklyn Community District 4) had a significantly larger percentage of residents identifying as Hispanic/Latino (51%) than Brooklyn (19%) and NYC as a whole (28%). Bushwick had lower percentages of residents identifying as Asian non-Hispanic (6%), Black non-Hispanic (15%), and White non-Hispanic (23%) than Brooklyn and NYC.

From 2010 to 2020, the total population of the study area increased by 6%, similar to Brooklyn (9%) and NYC as a whole (8%). However, this change was largely in White population, which increased by 146% in Bushwick during this decade, as compared to 8% in Brooklyn and no change in NYC, and Asian population, which increased by 56% as compared to 43% in Brooklyn and 34% in NYC during this time. Concurrently, the Black population of Bushwick decreased by 18% as compared to a 9% in Brooklyn and of 5% in NYC, and the Hispanic/Latino population of the study area decreased by 16% as compared to increases of 4% in Brooklyn and 7% in NYC.

For 2015-19, the estimated median household income in Bushwick was $53,206, below the estimated median household incomes of both Brooklyn ($60,704) and NYC ($64,519). The estimated percent of households in Bushwick in the extremely low-income HUD AMI band during this time was 29%, a population larger than in Brooklyn (25%) and NYC (23%). Households in Bushwick in the very low, low, moderate, and middle-income bands were nearly identical to Brooklyn and NYC, whereas the estimated percent of households in Bushwick in the high-income HUD AMI band during this time (13%) were lower than both Brooklyn (18%) and NYC (20%).

In 2015-19, an estimated 75% of people in Bushwick were employed or seeking work, comparable to Brooklyn (73%) and NYC as a whole (74%). An estimated 28% of employed people in Bushwick worked in the office sector, comparable to Brooklyn (30%) and NYC (31%), and an estimated 19% of employed people in Bushwick worked in the industrial sector, also comparable to Brooklyn (18%) and NYC (17%). Fewer people in Bushwick worked in the institutional sector (21%) than Brooklyn (28%) and NYC (26%), and more people in Bushwick worked in the local services sector (32%) than Brooklyn (25%) and NYC (26%) during this time period.

In 2020, about 60% of residents in Bushwick lived within 1/4-mile of a subway station or Select Bus Station, a much higher percent than Brooklyn (40%) and NYC (47%).

4. Affirmatively furthering fair housing and promoting equitable access to opportunity

Provide a narrative statement describing how the project relates to New York City's goals and strategies to affirmatively further fair housing and promote equitable access to opportunity. These goals and strategies are described in the city's fair housing plan, Where We Live NYC.

The Proposed Action would facilitate the development of commercial office, commercial retail, medical office, and light industrial space in the Project Area, which is in a transit accessible area of Bushwick. It would not result in the displacement of existing housing stock, or the creation of new housing. Therefore, the Proposed Action would not hinder fair housing or access to opportunity as identified in the NYC's fair housing plan, "Where We Live NYC."

(Continued)

N/A

5. Community profile

The community profile is a full report of all indicators in the Equitable Development Data Explorer for the local community, the borough and the city. The community profile report is available by download from the Equitable Development Data Explorer.