**LIVONIA4**
**MAY 12, 2022**
**LR ITEM 3 DESCRIPTION OF PROPOSAL**

## 1. INTRODUCTION

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes several actions to facilitate the construction of four mixed-use buildings with approximately 498 affordable housing units, four superintendents' units, and commercial and community facility space ("Proposed Development") in the Brownsville neighborhood of Brooklyn Community District 16. The four buildings would be located along Livonia Avenue on four development sites, including "Site C1" (Block 3813, Lot 115); "Site C2" (Block 3812, Lots 19-22, and 121); "Site C3" (Block 3811, Lots 17-19, 21, 23-27, and 124); and "Site C4" (Block 3586, Lot 26) (collectively, "Development Sites"). The Development Sites comprise a total of 16 City-owned lots and one privately owned lot (Block 3811, Lot 25).

The Development Sites are located within two project areas. Project Area 1 and Project Area 2 (collectively, "Project Areas") consist of the Development Sites and additional lots that make up the remainder of the block front, including seven privately owned properties and three tax lots under the jurisdiction of the NYC Department of Parks and Recreation ("DPR"). Project Area 1 includes Site C1, Site C2, and Site C3 as well as privately owned Block 3812, Lots 18, 24, and a portion of Lot 17 and Block 3811, Lot 20. Project Area 2 comprises Site C4, privately owned Block 3586, Lot 44, and portions of Lots 40 and 45, and DPR sites Block 3586, Lots 41-43.

The Applicant proposes the following actions:

1. Zoning map amendment to rezone an area nearly coterminous with Project Area 1 from an R6 zoning district with a C2-4 commercial overlay to an R7-2 zoning district with a C2-4 commercial overlay and an area nearly coterminous with Project Area 2 from an R6 zoning district to an R7-2 zoning district with a C2-4 commercial overlay,

2. A zoning text amendment to Appendix F to establish the areas nearly coterminous with the Project Areas as Mandatory Inclusionary Housing ("MIH") Areas,

3. The designation of the Development Sites as an Urban Development Action Area ("UDAA"), approval of the Proposed Development as an Urban Development Action Area Project ("UDAAP"), and the disposition of City-owned property (Block 3813, Lot 115; Block 3812, Lots 19-22 and 121; Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124; and Block 3586, Lot 26, collectively, "Disposition Area"), and

4. Brownsville II Urban Renewal Plan ("URP") Amendment to change the land use designation of Urban Renewal Area ("URA") Site 142, URA Site 141, and URA Site 140 from Commercial to Residential. The URP approval also results in the authority to acquire all sites listed in Exhibit A of the URP.

## 2. BACKGROUND

In 1984, the New York City Planning Commission ("CPC") approved the Brownsville II URP (C 841019 HUK). In 1996, the URP was amended and additional sites, including Sites C1, C2, and C3, were designated as part of the Brownsville II URA. Under the URP, Sites C1, C2, and C3, were identified as URA Sites 142, 141, and 140, respectively, and were designated for commercial use (C 960360 HUK). In September 2021, the CPC approved a Third Amendment to the Brownsville II URP (C 210256 HUK) to facilitate the development of Glenmore Manor, a mixed-use approximately 232-unit affordable housing building. The URP expires in 2040. Additionally, Site C4 was formerly subject to the Marcus Garvey Urban Renewal Plan. The Marcus Garvey URP was approved in 1968 and expired in 2008.

Concurrent with the approval of the amendment to the Brownsville II URP in 1996, the CPC approved a zoning map amendment (C 960361 ZMK) to rezone the frontages of four blocks on the southerly side of Livonia Avenue, including Sites C1, C2, and C3, by establishing a C2-4 overlay within the existing R6 district. Disposition approval was also granted for commercial development at Sites 142, 141, and 140 (C 960363 HDK). These three development sites, including the privately owned Block 3811, Lot 25, remain vacant.

Five tax lots in Project Area 1 received previous disposition approvals from the Board of Estimate. On Site C2, Block 3812, Lots 21 and 121 received disposition approval on October 23, 1980, and

Lot 22 on February 8, 1979; on Site C3, Block 3811, Lot 23 received disposition approval on June 17, 1980 and Lot 24 on April 12, 1984. However, these sites were never developed and remain vacant, City-owned land.

In recent years, this area of the Brownsville neighborhood has undergone several rezonings, including the Livonia Commons Rezoning (C 130374 ZMK) in 2013 and Marcus Garvey Village Rezoning (C 180489 ZMK) in 2018. Livonia Commons included a zoning map amendment to change R6, R6/C2-3 and M1-1 districts along Livonia Avenue between Pennsylvania and Van Sinderen Avenues to R6, R7A/C2-4, and C4-4L districts. The rezoning was intended to facilitate the construction of Livonia Commons, a mixed-use development containing affordable housing, commercial, and community facility space. Marcus Garvey Village rezoned portions of 10 tax blocks generally bounded by Blake Avenue to the north, Rockaway Avenue to the east, Thomas S. Boyland Street to the west, and Newport Street to the south[1]. The zoning map amendment changed an R6 zoning district to an R7-2 and R7-2/C2-4 zoning district. This rezoning was part of a series of land use actions, establishing a Large Scale General Development in order to facilitate the development of seven-, eight- and nine- story mixed-use buildings with approximately 724 units of affordable housing in Brownsville.

In 2016, HPD launched a community-based planning process to develop a shared vision and plan for the future of Brownsville. Working with residents, elected officials, community-based organizations, and other government agencies, HPD hosted a series of public workshops, implemented an online engagement tool, and participated in community events. The result of these efforts was the release of the Brownsville Plan in 2017. In coordination with the release of the Brownsville Plan, HPD issued the Brownsville RFP to redevelop a number of sizeable vacant City-owned sites within the Brownsville neighborhood. Each site focuses on one specific theme that addresses the community goals and strategies outlined in the Brownsville Plan. In addition to affordable housing, these priorities include the need for performance venues, rehearsal and visual arts studios, or exhibition space in the community (Site A); opportunities for small businesses and entrepreneurship training (Site B); and investment in healthy lifestyles (Site C). The RFP refers to Development Sites C1, C2, C3, and C4 collectively as “Site C.”

## 3. DESCRIPTION OF THE SURROUNDING AREAS

*Project Area 1*

The Surrounding Area of Project Area 1 is generally characterized by a mix of multi-family and single-family buildings, public facilities and institutions, commercial and office buildings, industrial and manufacturing buildings, and open space uses. The primary zoning districts mapped within the Surrounding Area include R6, R6/C2-4, and M1-1. R6 districts are the predominant zoning district and can be found throughout the Surrounding Area. C2-4 commercial overlays can be found along the south side of Livonia Avenue between Mother Gaston Boulevard and Powell Street. An M1-1 zoning district is located one block east of Site C1 along the elevated L subway line.

The prevailing built form in the area varies by use with a range of low-rise buildings (one- to two-stories) and mid- to high rise buildings (six to 25 stories). Directly to the south of Project Area 1 includes two-story Nehemiah Homes along Mother Gaston Boulevard, Christopher Avenue, Sackman Street, Powell Street, and Junius Street, which were developed with City subsidy in the mid- to late-1980s. Directly north of Project Area 1 are New York City Housing Authority (“NYCHA”) developments, including Tilden Houses, Van Dyke I & II Houses, and Brownsville Houses, which range from six to 16 stories in height. Southwest of Project Area 1 includes the nine-story Riverdale Osborne Towers and six-story Riverstone Houses.

Livonia Avenue is the 70-foot-wide main thoroughfare in the Surrounding Area and is characterized by mixed-use residential and commercial uses. Manufacturing uses in the area are concentrated within the East New York Industrial Business Zone, a 0.25 mile area that extends through the Surrounding Area along Van Sinderen Avenue and provides more than 3,000 jobs in an approximately 100-acre area. Public facility and institutional uses in the Surrounding Area include a branch of the Brooklyn Public Library, which is a New York City Landmarks Preservation Commission-designated landmark located at 581 Stone Avenue (LP-2568, designation date 4/14/2015), as well as P.S. 41 and P.S. 184, and several religious institutions. Open spaces in the Surrounding Area include Livonia Park, Powell Street Livonia Garden, Lion’s Pride Playground, Van Dyke Playground, Nehemiah Park, and the Floyd Patterson Ballfields. Project Area 1 is well served by public transportation. The elevated 3 subway line runs overhead along Livonia Avenue and stops at the Junius Street station immediately north of Site C1, and the Livonia Avenue stop

[1] The Marcus Garvey Village rezoning rezoned portions of blocks within this general area, not the entire area.

on the L subway line is two blocks east of Site C1. Several bus lines also stop within the Surrounding Area, including the B14 along Dumont Avenue and the B60 along Rockaway Avenue.

*Project Area 2*

The Surrounding Area of Project Area 2 is generally characterized by residential uses and includes a mix of single-family homes and larger multi-family apartment buildings ranging from two to 16 stories in height. The primary zoning district mapped within the Surrounding Area is R6. To the west is a C2-3 commercial overlay along Livonia Avenue beginning at Strauss Street. An R7-2 district is located along Livonia Avenue between Thomas S. Boyland Street and Rockaway Avenue directly east of Project Area 2. The R7-2 district has a C2-4 commercial overlay except for a small portion of the district along Chester Street south of Livonia Avenue, and is within an MIH area.

To the east is the Tilden Houses NYCHA development, a complex with eight 16-story buildings. Also to the east is the Marcus Garvey Village development. Retail and other commercial uses in the Surrounding Area are located in one-story buildings or mixed-use buildings with ground-floor commercial uses and apartments above ranging from two to six stories in height. Commercial activity is concentrated along Rockaway and Livonia Avenues in the vicinity of the Rockaway Avenue subway station, and includes supermarkets and restaurants. Light industrial uses are located one block west of Site C4 along Herzl Street.

Open space uses in the Surrounding Area include Betsy Head Park, a 10.5-acre public park directly north of Project Area 2 with a public pool, community center, ballfields, track, and the recently constructed Imagination Playground, the Thomas Boyland Community Garden, a GreenThumb garden at the corner of Livonia Avenue and Thomas Boyland Street, and the MHBA Living Laboratory Community Garden on Chester Street between Livonia and Riverdale Avenues. The area is well served by public transportation, including the Rockaway Avenue station on the 3 subway line three blocks east of Site C4. Several bus lines also stop within the Surrounding Area, including the B7 on Saratoga Avenue and the B60 on Rockaway Avenue.

## 4. DESCRIPTION OF THE PROPOSED PROJECT AREAS

Project Area 1 encompasses the northern portions of Blocks 3811, 3812, and 3813, and is generally bounded by Mother Gaston Boulevard to the west, Riverdale Avenue to the south, Powell Street to the east, and Livonia Avenue to the north with approximately 785 feet of frontage along Livonia Avenue. Project Area 1 comprises 15 City-owned lots (Block 3813, Lot 115[2]; Block 3812, Lots 19-22, and 121; Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124) and privately owned lots (Block 3812, Lots 18, 24, and a portion of Lot 17; Block 3811, Lots 20 and 25). Project Area 1 is zoned R6. A C2-4 commercial overlay is mapped within 200 feet of Livonia Avenue on Block 3813, and within 100 feet of Livonia Avenue on Blocks 3812 and 3811. The total square footage of Project Area 1 is 80,900 square feet. Block 3812, Lots 17 and 18 are improved with multi-family, two-story buildings, each containing three dwelling units. Block 3812, Lot 24, is improved with a one-story church, the Tabernacle Baptist Church. Block 3811, Lot 20, is improved with a one-story commercial building currently occupied by a local delicatessen. All other lots in Project Area 1 are vacant land. Project Area 1 is within the Transit Zone. Project Area 1 is located within the Brownsville II Urban Renewal Area.

Project Area 2 comprises a vacant City-owned lot on Block 3586, Lot 26, three privately owned properties (Block 3586, Lot 44 and portions of Lots 40 and 45), and three additional lots owned by the City and operated as a GreenThumb community garden (Block 3586, Lots 41, 42, and 43). Block 3586, Lot 45 is improved with a three-story multi-family walkup building with three dwelling units, and Lots 40 and 44 are vacant land. The total square footage of Project Area 2 is 20,023 square feet. Project Area 2 is zoned R6 and is within the Transit Zone.

R6 zoning districts are medium-density districts that generally permit residential (Use Groups 1 and 2) and community facility (Use Groups 3 and 4) uses. Developments can be constructed pursuant to height factor or Quality Housing regulations. Under height factor regulations, building height and setback are governed by a sky exposure plane, which begins 60 feet above the street line. The permitted residential Floor Area Ratio ("FAR") ranges from 0.78 to 2.43. Developments utilizing the optional Quality Housing regulations on a narrow street (beyond 100 feet of a wide street) have a maximum base height of 45 feet before setback and a maximum building height of

[2] Records show that a portion of Block 3813, Lot 115 that was previously thought to be City-owned (the portion formerly known as Block 3813, Lot 14 (the "Acquisition Site")), may be privately-owned and will therefore be acquired by the City. The Acquisition Site is already within the URA, and the authorization to acquire the Acquisition Site will be reapplied along with all other sites within the URA as part of the amendment to the URP.

55 feet. Quality Housing buildings within 100 feet of a wide street have a maximum base height of 65 feet before setback and a maximum building height of 70 feet, or 75 feet with a Qualifying Ground Floor. The maximum permitted residential FAR is 2.2 on a narrow street, and 3.0 within 100 feet of a wide street. Within the R6 district, community facility uses are permitted at an FAR of 4.8, and Affordable Independent Residences for Seniors ("AIRS") are permitted at an FAR of 3.9. Within C2-4 commercial overlays, local retail and service uses are permitted at a maximum FAR of 2.0.

## 5. DESCRIPTION OF THE PROPOSED DEVELOPMENT SITES

Development Sites C1, C2, C3, and C4 contain a total lot area of approximately 78,075 square feet. As noted previously, all four Development Sites are comprised of vacant City-owned lots, and one privately owned lot on Site C3 (Block 3811, Lot 25).

Site C1 is an approximately 40,400 square foot lot with 200 feet of frontage on Livonia Avenue, 204 feet of frontage on Powell Street and 200 feet of frontage on Sackman Street.

Site C2 has a lot area of 9,152 square feet with 140 feet of frontage on Livonia Avenue and 51.5 feet of frontage on Christopher Avenue.

Site C3 has 18,500 square feet of lot area with 200 feet of frontage on Livonia Avenue, 100 feet of frontage on Christopher Avenue, and 85 feet of frontage on Mother Gaston Boulevard.

Site C4 is an approximately 10,023 square foot lot with 100 feet of frontage on Livonia Avenue and 100.23 feet of frontage on Amboy Street.

Sites C1, C2, and C3 are zoned R6 with a C2-4 commercial overlay. On Site C1, the C2-4 commercial overlay is mapped to a depth of 200 feet from Livonia Avenue, and on Sites C2 and C3, the C2-4 commercial overlay is mapped to a depth of 100 feet from Livonia Avenue. Site C4 is located within an R6 zoning district.

## 6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development includes four new buildings containing approximately 430,283 square feet of floor area (5.51 FAR) including approximately 312,262 square feet of residential floor area, approximately 14,313 square feet of commercial (retail) floor area, approximately 46,747 square feet of community facility floor area, and approximately 56,961 square feet of community facility with sleeping accommodations. The Proposed Development would contain a total of approximately 498 affordable dwelling units, plus four units for superintendents, and approximately 15 accessory parking spaces.

Community facility uses within the Proposed Development are anticipated to include supportive formerly homeless housing units (treated as community facility with sleeping accommodations per the NYC Zoning Resolution ("ZR")) and approximately 46,747 square feet of other uses that are anticipated to include: an approximately 13,045 square foot rooftop garden with a greenhouse (Site C1); an approximately 4,799 square foot community facility space (Site C2); an approximately 9,700 square foot senior center (Site C3); and an approximately 19,203 square foot youth and family activity center (Site C4). Commercial space in the Proposed Development is anticipated to include an approximately 8,735 square foot supermarket (Site C1) and approximately 5,578 square feet of ground-floor local retail (Sites C1 and C3). All buildings are proposed to set back from Livonia Avenue to address the elevated rail condition and to provide sufficient space for widening the sidewalk along the south side of Livonia Avenue.

Building-by-Building Description

At **Site C1**, the proposed building would set back approximately 15 feet from Livonia Avenue before rising to a height of approximately 75 feet. Above 75 feet, the building would set back approximately 15 feet, before rising to a final height of approximately 130 feet (12 stories). The proposed mixed-use building would contain approximately 207,905 square feet of floor area (5.15 FAR), including approximately 225 affordable rental units (approximately 182,196 square feet (4.51 FAR)), which would include approximately 68 MIH units[3], plus one unit for a superintendent, approximately 12,664 square feet of commercial floor area (0.31 FAR), and approximately 13,045 square feet of community facility floor area (0.32 FAR). Commercial floor area is anticipated to include an approximately 8,735 square foot supermarket and approximately 3,929 square feet of

[3] Pursuant to MIH option 2.

local retail. At this time, the community facility space is anticipated to include an approximately 13,045 square foot rooftop garden with greenhouse. The main residential entrance would be located on Sackman Street, while the commercial and community facility uses would be accessible from Livonia Avenue. All proposed dwelling units are Income-Restricted Housing Units ("IHRUs"), which do not require parking in the transit zone. The number of parking spaces required by the community facility and commercial space falls below the threshold of 40, so no parking is required on Site C1. However, while not required per the ZR, the building is anticipated to include an underground parking garage with approximately 15 accessory parking spaces associated with the building's commercial uses (accessible from Sackman Street). Building amenities include a mail/package room, community room, laundry room, enclosed bike room for 140 bikes, and a landscaped terrace accessible to residents.

At **Site C2**, the proposed building would set back approximately five feet from Livonia Avenue before rising to a height of approximately 75 feet. Above 75 feet, the building would set back approximately 10 feet, before rising to a final height of approximately 115 feet (11 stories). The proposed building would contain approximately 53,490 square feet of floor area (5.84 FAR), including approximately 80 housing units (including approximately 10 MIH units[4]) plus one unit for a superintendent, broken down as follows: approximately 19,476 square feet (2.13 FAR) classified as Use Group 2 residential, approximately 29,215 square feet (3.19 FAR) classified as Use Group 3 community facility with sleeping accommodations, and approximately 4,799 square feet (0.52 FAR) of additional community facility floor area. All proposed dwelling units are IHRUs, which do not require parking in the transit zone, and no parking is required for Use Group 3 non-profit institutions with sleeping accommodations. The number of parking spaces required by the additional community facility space falls below the threshold of 40, so no parking is required on Site C2, nor is any proposed. The main entrance for building residents and visitors to the community facility space would be located on Livonia Avenue. Building amenities include a mail/package room, community room, laundry room, enclosed bike room for 13 bikes, and a landscaped terrace accessible to residents.

At **Site C3**, the proposed building would set back approximately five feet from Livonia Avenue before rising to a height of approximately 75 feet. Above 75 feet, the building would set back approximately 10 feet, before rising to a final height of approximately 125 feet (12 stories). The proposed mixed-use building would contain approximately 103,837 square feet of floor area (5.61 FAR), including approximately 139 senior housing units, plus one unit for a superintendent, broken down as follows: approximately 64,742 square feet (3.50 FAR) would be classified as Use Group 2 residential and approximately 27,746 square feet (1.50 FAR) would be classified as Use Group 3 community facility with sleeping accommodations. The proposed building would also contain approximately 1,649 square feet (0.09 FAR) of commercial floor area and approximately 9,700 square feet (0.52 FAR) of additional community facility space on the ground floor. All of the Use Group 2 residential units will comply with the AIRS program. All proposed dwelling units are IHRUs, which do not require parking in the transit zone, and no parking is required for Use Group 3 non-profit institutions with sleeping accommodations. The number of parking spaces required by the commercial and additional community facility space falls below the threshold of 40, so no parking is required on Site C3, nor is any proposed. The main residential entrance would be located on Mother Gaston Boulevard, while retail and community facility spaces would be accessible from Livonia Avenue. Building amenities include a mail/package room, community room, laundry room, enclosed bike room for 11 bikes, and a landscaped terrace accessible to residents. The portion of Site C3 on Lot 21, which fronts on Livonia Avenue, is proposed to be programmed as a well-lit, landscaped area that will activate the pedestrian experience.

At **Site C4**, the proposed building would set back five feet from Livonia Avenue before rising to a height of approximately 70 feet. Above 70 feet, the building would set back approximately 15 feet, before rising to a final height of approximately 129 feet (12 stories). The proposed building would contain approximately 65,051 square feet of floor area (6.49 FAR), including approximately 45,848 square feet (4.57 FAR) of residential floor area with approximately 54 affordable dwelling units (including approximately 17 MIH units) plus one unit for a superintendent, and approximately 19,203 square feet (1.92 FAR) of community facility floor area. All proposed dwelling units are IHRUs, which do not require parking in the transit zone. The number of parking spaces required by the community facility space falls below the threshold of 40, so no parking is required on Site C4, nor is any proposed. At this time, the community facility floor area is anticipated to include a youth recreation facility. The main entrance for building residents and visitors to the community facility space would be located separately on Livonia Avenue. Building amenities include a mail/package room, community room, laundry room, enclosed bike room for 31 bikes, and a landscaped terrace accessible to residents.

[4] Pursuant to MIH option 2.

## 7. ACTIONS NECESSARY TO FACILITATE THE PROJECT

In order to facilitate the Proposed Development, the Applicant proposes amendments to the zoning map and zoning text, Urban Development Action Area designation and Project approval, the disposition of City-owned property, and an amendment to the Brownsville II URP including acquisition of property by the City.

Zoning Map Amendment

The proposed zoning map amendment is proposed to apply to the block fronts within 200' of Livonia Avenue on Block 3813, and within 100' of Livonia Avenue on Blocks 3812, 3811, and 3586, which is an area nearly coterminous with Project Area 1 and Project Area 2[5]. The tax lots subject to the rezoning action include Block 3813, portion of Lot 115; Block 3812, Lots 18-22, 24, 121, and a portion of Lot 17; Block 3811, Lots 18-21, 23-27, 124, and a portion of Lot 17; and Block 3586, Lots 41-44 and portions of Lots 26, 40, and 45. Because the portions of the tax lots beyond the 200' and 100' depths of the proposed rezoning area are 25 feet or less at every point, the proposed R7-2 zoning will apply to the full tax lots.

The proposed zoning map amendment to sectional maps 17b and 17d would map the rezoning area with an R7-2 zoning district and retain the existing C2-4 commercial overlay on the area nearly coterminous with Project Area 1 and map a C2-4 commercial overlay on the area nearly coterminous with Project Area 2. The rezoning area is currently located within R6/C2-4 (Sites C1, C2, and C3) and R6 (Site C4) zoning districts. Compared to existing zoning, the proposed R7-2 district, when located within an MIH area, as proposed, would permit a higher maximum residential FAR of 4.6 and a higher maximum community facility FAR of 6.5. AIRS units would be allowed at an FAR of 5.01. There would be no change in permitted commercial FAR. For Quality Housing buildings within MIH areas, R7-2 zoning districts permit a maximum base height of 75 feet before setback and a maximum building height of 135 feet and 13 stories. Industrial and manufacturing uses are not permitted in either district. In R7-2 districts, parking is generally required for 50 percent of units that are not IRHUs. As discussed previously, all of the units in the Proposed Development are proposed to be IRHUs. As the rezoning area is located within the Transit Zone, no parking is required for these units.

The proposed R7-2 zoning district is appropriate as the rezoning area is well served by public transportation and well equipped to handle the proposed increase in density. The rezoning area is adjacent to Livonia Avenue, which is mapped at 70 feet (narrow), but operates as a wide street in the vicinity of the rezoning area, as many buildings are set back 20 to 40 feet from the street, effectively widening the street and supporting the proposed increase in density. Sites C1, C2, and C3 are located immediately south of the No. 3 subway line at the Junius Street subway station and are located approximately two blocks west of the L subway line at the Livonia Avenue subway station. Site C4 is located three blocks west of the No. 3 subway line at the Rockaway Avenue subway station.

The proposed R7-2 zoning district would be consistent with existing land use and zoning patterns within the surrounding area. R7-2 zoning would allow a bulk and density consistent with what is currently permitted in the surrounding area, including the R7-2 district mapped along Livonia Avenue between Thomas S. Boyland Street and Rockaway Avenue directly to the east of Site C4 and approximately four blocks west of Site C3. The additional bulk and density would provide the flexibility needed to redevelop several irregularly shaped parcels along an elevated rail line with affordable, multi-family and supportive housing, retail, and community facility uses, which would provide much needed services and amenities to existing and future residents of the area. The proposed C2-4 overlay would allow for pedestrian-friendly mixed-use development that will activate the street level adjacent to the elevated rail along the Livonia corridor. This would extend the C2-4 commercial overlay on the adjacent blocks to the east, and mapping C2-4 at this location would allow for a continuation of the commercial/mixed-use corridor further to the west.

Zoning Text Amendment

A zoning text amendment is proposed to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the area coterminous with the rezoning area as an MIH Area, which requires permanently affordable housing within

[5] Portions of several City-owned lots (between 0.23 feet and five feet) in the Project Areas extend slightly beyond the area to be rezoned

new residential developments, enlargements, and conversions from non-residential to residential use. Within the proposed MIH Area, all housing developments, enlargements and conversions must meet the criteria set forth in the MIH Program. The Applicant proposes the following options pursuant to ZR Section 23-154:

Option 1: at least 25 percent of residential floor area must be permanently affordable to households with income at a weighted average of 60 percent of Area Median Income ("AMI"); or

Option 2: at least 30 percent of residential floor area must be permanently affordable to households with income at a weighted average of 80 percent of AMI

Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project

The Development Sites consist of underutilized, vacant property which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Sites are therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article16 of the General Municipal Law.

Disposition of City-Owned Property:

The Disposition Area (Block 3813, Lot 115; Block 3812, Lots 19-22 and 121; Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124; and Block 3586, Lot 26) will be conveyed to a sponsor to be selected by HPD.

Brownsville II URP Amendment and Actions

A URP, including a URA were established in Brownsville in 1984. The Urban Renewal Law authorizes the City to acquire sites in a URA for redevelopment in accordance with a URP. When a URP is amended, this authorization to acquire sites is reapplied for all Lots/Sites within the URA. The proposed actions related to the URP involve renewed acquisition authority and land use changes. Collectively, these changes will facilitate the implementation of the URP.

URP Land Use Designation Change

HPD proposes an amendment to the Brownsville II URP to change the land use designation of URA Site 142, URA Site 141, and URA Site 140 from Commercial to Residential to facilitate the Proposed Development. These three sites were originally designated for commercial development but have remained vacant due to market conditions affecting the development of new retail uses as well as the presence of established retail corridors in the vicinity of the Project Areas, such as Rockaway Avenue. The land use change would bring much needed affordable housing as well as a range of services and amenities, which would also help to activate Livonia Avenue.

Acquisition of Real Property

Acquisition of all properties listed in Exhibit A of the Brownsville II URP, including but not limited to the Acquisition Site.

## 8. CONCLUSION

The proposed actions are required to develop a significant amount of much-needed affordable housing, including supportive housing units, retail, and community facility uses in close proximity to public transportation. The development of affordable rental housing for low-income households will be carried out in accordance with *Housing New York: A Five-Borough, Ten-Year Plan*, which commits to the preservation or new construction of 300,000 units by 2026. Additionally, the Proposed Development would further the objectives of the *Brownsville Plan* and serves the Plan's crucial goals of fostering diverse, thriving neighborhoods and building new affordable housing for New Yorkers.