LR ITEM 3: DESCRIPTION OF PROPOSAL
Brownsville Arts Center and Apartments
ULURP Project ID: 2021K0255
July 17, 2023

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes the following actions ("Proposed Actions") to facilitate the development of one nine-story mixed-use new construction building containing approximately 290 affordable rental units, one additional unit for a superintendent, and approximately 25,507 square feet of community facility space on the ground floor and cellar ("Proposed Development"). The Proposed Development will be developed on one currently vacant underutilized City-owned site within the Brownsville neighborhood of Brooklyn's Community District 16, located at 392 Rockaway Avenue/47 Chester Street (Block 3499, Lot 15[1]) ("Development Site").

The Project Area consists of the Development Site as well as all or portions of six privately-owned tax lots (Block 3499, Lots 16, p/o 25, p/o 113, 114, 115, and 116).

HPD proposes the following land use actions:

- Designation of an Urban Development Action Area ("UDAA"), project approval of an Urban Development Action Area Project ("UDAAP"), and disposition of the vacant City-owned Development Site to a sponsor to be selected by HPD.
- Zoning map amendment to rezone part of the Development Site and all or portions of the privately owned lots within the Project Area, collectively known as the "Rezoning Area" from the existing R6/C2-3 and C4-3 zoning districts to R7A and R7A/C2-4 zoning districts. The Rezoning Area is the portion of the Project Area to which the zoning map amendment would apply; and
- Zoning text amendment to Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas ("IHDA") and Mandatory Inclusionary Housing ("MIH") Areas for Brooklyn Community District 16, to establish the Rezoning Area as a Mandatory Inclusionary Housing Area.

2. Background

The Project Area was originally zoned R6 with a C2-3 commercial overlay and C4-3 zoning districts at the adoption of the Zoning Resolution in 1961.

Marcus Garvey Urban Renewal Plan ("URP"):
A portion of the Development Site (Block 3499, former Lots 15, 17, 20, 21, and 22) was designated as Site 6A of the now expired Marcus Garvey URP. The URP, which was originally approved by the City Planning Commission ("CPC") on August 14, 1968 (CP-20402) and Board of Estimate ("BOE") on September 19, 1968 (Cal. No. 27), was adopted to promote a healthy and attractive urban environment in Central Brooklyn. Site 6A was designated for residential/commercial use in accordance with the Zoning Resolution. The Marcus Garvey Urban Renewal Area ("URA") was generally bound by East New York Avenue to the north, Rockaway Avenue to the east, Newport Street, Riverdale Avenue, and Livonia Avenue to the south, and Saratoga Avenue and Howard Avenue to the west. The URP was last amended in its Eighth Amendment pursuant to CPC approval on March 12, 2008 (C080185 HUK), City Council approval on April 30, 2008 (Reso. No. 1397) and Mayoral approval on September 11, 2008. The URP expired on September 19, 2008.

Previous Land Use Approvals:
Portions of the Development Site received prior approvals. One portion (Block 3499, former Lots 45, 47, 48, 50, 52, 56, and 58) received prior CPC approval on February 14, 1990 (C 900271 PPK, Cal. No. 26) for unrestricted disposition to facilitate commercial redevelopment along Rockaway Avenue as proposed by the then Public Development Corporation ("PDC"). Another portion of the Development Site (Block 3499, former Lots 23 and 24) received prior CPC approval on August 14, 1991 (C 910489 PPK, Cal. No. 19) for disposition pursuant to zoning to facilitate commercial/retail development. These portions of the Development Site were never developed and remain vacant under City ownership.

Furthermore, the Development Site is approximately a quarter mile west of the 2016 East New York Neighborhood Plan boundary and rezoning area. The East New York Neighborhood Plan is

[1] The Development Site located at Block 3499, Lot 15, consists of former Lots 15, 17, 20, 21, 22, 23, 24, 45, 46, 47, 48, 50, 52, 53, 54, 56, 57, and 58.

a comprehensive plan to promote new affordable and mixed-income housing, community resources to support the long-term growth and sustainability of the area, encourage commercial development, and provide requirements for street-level activity on commercial corridors. The rezoning received CPC approval on February 24, 2016 (C 160035 ZMK) and City Council approval on April 20, 2016 (Reso. No. 1054). Lastly, the Development Site is located approximately two blocks east of the Bristol Street Rezoning area, which facilitated the development of two seven-story buildings providing approximately 168 residential units. It received CPC approval on March 12, 2008 (C 080185 HUK, C 080186 ZMK, and C 080187 HAK) and City Council approval on April 30, 2008 (Reso. Nos. 1398 and 1399)

Request for Proposals ("RFP"):
HPD issued the Brownsville RFP in August 2017 following the Neighborhood Planning Process, a community-based process to develop a shared vision and plan for the future of Brownsville, which resulted in the 2017 *Brownsville Plan* (the "Plan"). The Plan established four major goals: achieve equitable health outcomes, improve neighborhood safety, promote community economic development, and foster local arts and identity.

The goal of the RFP was to facilitate the development of a series of high-quality, sustainable, mixed-use and mixed-income affordable housing developments that reflected the priorities of the Plan. The RFP identified Site A, the subject of this application, as an opportunity to provide a cultural community facility to promote and support arts and cultural activity in Brownsville in addition to affordable housing. The Proposed Development was designated on August 27, 2018 responding directly to the RFP priorities informed by community input. The RFP included two other sites, Site B - Christopher-Glenmore and Site C - Livonia Avenue. Site B received CPC approval on September 22, 2021 (C 210253 ZMK, N 210254 ZRK, C 210255 HAK, and C 210256 HUK) and City Council approval on November 23, 2021 (Reso. No. 1813). Site B will be developed with an 11-story building containing approximately 232 affordable housing units. It will have community facility and commercial uses on the ground and second floors. Site C received CPC approval on October 11, 2022 (C 220427 HAK, C 220428 HUK, C 220429 ZMK, and N 220430 ZRK) and City Council approval on December 7, 2022 (Reso. No. 0433). Site C will provide four mixed-used buildings with approximately 498 affordable housing units, commercial, and community facility space.

3. Description of the Surrounding Area

The Project Area is located in the northern portion of the Brownsville neighborhood within Brooklyn Community District 16. The Project Area is bound by Lot 25 to the north, Rockaway Avenue to the east, Chester Street to the west, and two privately owned lots to the south (Lots 112 and 61) measured approximately 270 feet north of Pitkin Avenue. The area within a 600-foot radius of the Project Area (the "Surrounding Area") is predominantly zoned R6, R7A, R6/C2-3, C4-3, and C8-2, which reflect the surrounding land uses and building typology.

The land uses within the Surrounding Area include residential buildings, mixed residential and commercial buildings, commercial and office buildings, public facilities and institutional uses, parking facilities, industrial and manufacturing uses, transportation and utility uses, and vacant land.

Residential uses in the Surrounding Area include three-story multi-family walk-up buildings which are also located within the Project Area. Additionally, the Park Monroe Rehabilitation Housing development is located to the northwest of the Project Area, at the intersection of Park Place and East New York Avenue. The Surrounding Area includes two New York City Housing Authority ("NYCHA") developments: the seven- to 13-story Howard Houses located along East New York Avenue between Rockaway Avenue and Mother Gaston Boulevard, east of the Project Area, and the seven-story Bristol Housing located along Bristol and Thomas S. Boyland Streets, west of the Project Area. A four- to 14-story mixed-use development with approximately 215 affordable residential units with supportive services and ground-floor retail and community facility space is currently under construction adjacent to and north of the Project Area.

Mixed-use residential and commercial buildings and retail and office buildings are located along Pitkin Avenue toward the south of the Project Area and along Rockaway Avenue, east of the Project Area. Ground floor retail uses in the Surrounding Area include supermarkets, local delis and shops, restaurants, salons, pharmacies, banks, and doctor's offices.

Industrial and Manufacturing uses in the Surrounding Area include an automobile repair shop on East New York Avenue, north of the Project Area.

Public facilities and institutional uses in the Surrounding Area include the Crossroads Juvenile Center located west of the Project Area along Chester Street and the New York City Police Department's 73rd Precinct located at the intersection of East New York Avenue and Thomas S. Boyland Street, west of the Project Area. Religious institutional uses include the Pentecostal House of Prayer, Ark Christian Academy, Crown Heights Gospel Church, and the Redeemed Christian Church of God along Prospect Place northeast of the Project Area, and the Kings Church of Christ, Bethel Deliverance Gospel Center, and His Majesty International Fellowship on Rockaway Avenue, east of the Project Area.

The Project Area is well served by public transportation. The Rockaway Avenue 2-3-4 Subway Station lies approximately half a mile south of the Project Area, and the East New York LIRR Station and Atlantic Avenue L Subway Station lie approximately half a mile northeast of the Project Area. The B14 bus traveling between Spring Creek and Crown Heights runs along Pitkin Avenue, just south of the Project Area. The B12 bus traveling between Lefferts Gardens and East New York runs along East New York Avenue, directly north of the Project Area. Finally, the B60 bus traveling between Williamsburg and Canarsie runs along Rockaway Avenue, just east of the Project Area.

4. Description of the Project Area

The Project Area comprises the vacant City-owned Development Site located at Block 3499, Lot 15 and all or portions of privately-owned lots located at Block 3499, Lots 16, p/o 25, p/o 113, 114, 115, and 116, within Community District 16 in the Brownsville neighborhood in Brooklyn. The northern portion of the Project Area (Block 3499 p/o Lots 15 and 25) is located within an R6 zoning district with a C2-3 commercial zoning overlay and the southern portion of the Project Area (Block 3499, Lots 16, 114, 115, 116, and p/o Lots 15 and 113) is located within a C4-3 zoning district.

R6 zoning districts permit residential development under the Quality Housing regulations and Height Factor regulations. Under R6 Height Factor regulations, residential buildings are regulated by a sky exposure plane, which begins at a height of 60 feet above the street line. The floor area ratio ("FAR") under R6 Height Factor ranges from 0.78 to 2.43. Quality Housing regulations limit building heights and produce high lot coverage buildings set at or near the street line. Quality Housing regulations in R6 zoning districts within 100 feet of wide streets permit a maximum FAR of 3.0, a maximum base height of 65 feet before a 10-foot setback, and a maximum building height of 75 feet with a Qualifying Ground Floor ("QGF") or 70 feet without a QGF. On narrow streets, a maximum FAR of 2.2 is permitted, the maximum base height before a 15-foot setback is 45 feet, and the maximum permitted building height is 55 feet. Off-street parking is required for 25% of Income-Restricted Housing Units ("IRHUs") and can be waived if five or fewer parking spaces are required. For the site located within the transit zone, off street parking is not required for IRHU.

C2-3 commercial overlay districts permit a maximum commercial FAR of 2.0 and allow a variety of neighborhood-scale commercial uses including retail or service establishments serving local shopping needs, home maintenance, and repair services. One accessory off-street parking space is required per 400 square feet of commercial floor area in an R6 zoning district with a C2-3 commercial overlay.

C4-3 zoning districts are commercial zoning districts located outside of central business districts and permit most retail uses. Typical commercial uses include department stores, theatres, and other commercial and office uses. C4-3 districts permit a commercial FAR of 3.4 and require one accessory parking space per 400 square feet of commercial development. The C4-3 zoning district also permits residential uses that are equivalent to the R6 zoning district.

The Project Area is approximately 69,066 square feet in area and is located mid-block between East New York Avenue to the north and Pitkin Avenue to the south with street frontages of approximately 345'-8" feet along Rockaway Avenue to the east and approximately 345 feet along Chester Street to the west, both narrow streets.

The Development Site is an irregularly shaped through lot with approximately 57,012 square feet of total lot area, located approximately 269'-4" northerly of Pitkin Avenue. Additionally, approximately 12,054 square feet of area of the following six privately-owned lots is located within the Project Area. The privately-owned lots are located either within an R6 zoning district with a C2-3 commercial overlay or within a C4-3 commercial zoning district. The privately-owned lots within the Project Area on Block 3499 comprise of Lots 16, 114, 115, and 116 and p/o Lots 25 and 113, which are also located within the Rezoning Area.

- Block 3499, Lot 16 (45 Chester Street) is on the east side of Chester Street and is located within a C4-3 zoning district. It has approximately 24'-6" of street frontage and

approximately 2,449 square feet of lot area. Lot 16 is currently developed with a three-story multi-family residential walk-up building with a gross floor area of approximately 2,760 square feet. The building consists of three residential units.

- Block 3499, Lot 25 (326 Rockaway Avenue) is on the south side East New York Avenue, between Chester Street to the west and Rockaway Avenue to the east and is located within an R6 zoning district with C2-3 commercial zoning overlay. It has approximately 211'-2" of street frontage along East New York Avenue, approximately 143 feet of street frontage along Chester Street, and approximately 185'-9" of street frontage along Rockaway Avenue, with approximately 32,825 square feet of lot area. Lot 25 is partially located within the Project Area with an area of approximately 2,630 square feet towards the southern edge of the lot. The portion of the lot located within the Project Area has approximately 25'-8" of street frontage along Chester Street and approximately 8 inches of street frontage along Rockaway Avenue. Lot 25 is currently being developed as a four- to 14-story mixed-use building with approximately 215 affordable residential units with supportive services and ground-floor retail and community facility space.

- Block 3499, Lot 113 (55 Chester Street) is on the east side of Chester Street and is located within a C4-3 zoning district. It has approximately 17'-5" of street frontage and approximately 1,742 square feet of lot area. Lot 113 is currently developed with a three-story multi-family residential walk-up building with a gross floor area of approximately 2,718 square feet. The building consists of three residential units. Lot 113 is partially located within the Project Area with an area of approximately 1,629 square feet toward the northern edge of the lot included.

- Block 3499, Lot 114 (53 Chester Street) is on the east side of Chester Street and is located within a C4-3 zoning district. It has approximately 17'-5" of street frontage and approximately 1,742 square feet of lot area. Lot 114 is currently developed with a three-story multi-family residential walk-up building with a gross floor area of approximately 2,718 square feet. The building consists of three residential units.

- Block 3499, Lot 115 (51 Chester Street) is on the east side of Chester Street and is located within a C4-3 zoning district. It has approximately 17'-5" of street frontage and approximately 1,742 square feet of lot area. Lot 115 is currently developed with a three-story multi-family residential walk-up building with a gross floor area of approximately 2,718 square feet. The building consists of three residential units.

- Block 3499, Lot 116 (49 Chester Street) is on the east side of Chester Street and is located within a C4-3 zoning district. It has approximately 19 feet of street frontage and approximately 1,862 square feet of lot area. Lot 116 is currently developed with a three-story multi-family residential walk-up building with a gross floor area of approximately 2,853 square feet. The building consists of three residential units.

The Rezoning Area is nearly, but not fully coterminous to the Project Area. The Rezoning Area is a rectangular shaped area with approximately 345 feet of street frontage each along Rockaway Avenue and Chester Street and with approximately 200 feet depth, street to street. The southern edge of the Rezoning Area is approximately 270 feet northerly of Pitkin Avenue. Since the southernmost edge of the Development Site is located approximately 269'-4" north of Pitkin Avenue, a portion of the Development Site is not located within the Rezoning Area. This small portion is approximately 65 square feet in area with 8 inches of street frontage along Rockaway Avenue and 100 feet depth. Similarly, the northern boundary of the Rezoning Area extends approximately 8 inches north of the northernmost edge of the Development Site and coincides with the northern edge of the Project Area.

5. Description of Development Site

The Development Site is located within the Project Area and consists of one irregularly shaped vacant underutilized City-owned through lot located at 392 Rockaway Avenue/47 Chester Street (Block 3499, Lot 15). Portions of the Development Site were previously developed with multiple residential, commercial, and mixed-use (residential and commercial) buildings that were demolished between 1977 and 1986. The site has since remained vacant.

The Development Site has approximately 345 feet of street frontage along Rockaway Avenue, and approximately 200 feet of contiguous street frontage along Chester Street and an additional approximately 24'-9" street frontage along Chester Street interrupted by approximately 24'-6" street frontage of privately-owned Lot 16. The Development Site is approximately 200 feet deep street to street and has approximately 57,012 square feet of total lot area. Since the southern

edge of the Rezoning Area is offset approximately 8 inches from the southernmost edge of the Development Site, only approximately 56,947 square feet area of the Development Site is located within the Rezoning Area. The Development Site has one existing curb cut on Rockaway Avenue located roughly midway through the street frontage, and one curb cut on Chester Street near the northwest corner of the lot.

6. Description of Proposed Development

The Proposed Development will be a nine-story mixed-use building with approximately 290 affordable rental units including approximately 74 permanently affordable units, one additional unit for a superintendent, approximately 25,507 square feet of ground floor community facility uses, and approximately 17,152 square feet of outdoor open space. The Proposed Development will have a total of approximately 257,686 zoning square feet of area (including approximately 232,179 zoning square feet of residential area) and a combined FAR of 4.52.

The proposed building is a C-shaped mid-block building with approximately 293'-2" of street wall width along Rockaway Avenue and approximately 160 feet of street wall width along Chester Street. The proposed building is offset approximately 51'-10" feet from the northeast edge of the site and is uniformly set back approximately six feet from the street line along Rockaway Avenue. Along Chester Street, the building is offset approximately 40 feet from the northwest edge of the site, built to the lot line for approximately 36'-2" along Chester Street and then uniformly set back approximately six feet from the street line. The proposed building will rise to a height of approximately 95 feet (or nine stories) with a base height of approximately 55 feet (or five stories), above which the building will set back approximately four to eight feet from the street walls.

The Proposed Development is proposed to be facilitated by a Mayoral Zoning Override requesting a waiver of rear yards and rear yard equivalents under ZR § 23-533 (Required rear yard equivalents for Quality Housing buildings) and ZR § 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) as well as ZR § 23-662 (Maximum height of buildings and setback regulations).

The Proposed Development will include a mix of studios, one-bedroom, two-bedroom, and three-bedroom units. The Proposed Development will contain two separate residential lobbies, Lobby A and Lobby B, each with separate entrances and elevator cores on Rockaway Avenue and Chester Street. Residential entry to Lobby A on Rockaway Avenue will be located approximately 355 feet south of East New York Avenue, and the residential entry to Lobby B on Chester Street will be located approximately 233 feet south of East New York Avenue. With the exception of three residential units on the ground floor, all affordable units will be located on the second through ninth floors. Each residential floor will contain a number of amenities to serve tenants on those floors: two elevator lobbies, two trash rooms, one open gallery space serving as a lounge area and for displaying art, and one common laundry room. Other residential amenities are located at the cellar level and include storage rooms for tenant usage, two bicycle storage rooms, two indoor fitness centers, and two community rooms which are open to all building residents.

The Proposed Development will contain approximately 25,507 square feet of community facility space, including 18,276 square feet on the ground floor and 7,231 square feet in the cellar. The community facility space is anticipated to be used as a cultural hub to promote and support arts and cultural activities in the Brownsville neighborhood. The proposed community facility space is envisioned as an arts and cultural facility that would accommodate uses that may include, but are not limited to, a contemporary art and media center, a performance arts school, a music school, and a collaborative performance space.

The Proposed Development will include several outdoor spaces, having a total combined area of approximately 17,152 square feet. The first outdoor area of approximately 5,182 square feet is located toward the northeast corner of the Development Site, adjacent and accessory to the proposed arts and cultural facility on the ground floor. Another landscaped outdoor space of approximately 4,016 square feet is located to the northwest corner of the Development Site and can be accessed by the ground floor community facility tenants. At the interior of the Proposed Development will be additional outdoor space within an inner court yard of approximately 2,577 square feet for the building's residents and will be accessed at both the cellar and ground levels from the rear of the building. The interior residential outdoor space will be designed as a series of steps like an amphitheater and a space for passive recreational use. Lastly, a garden of approximately 5,377 square feet will be located to the southwest of the Development Site as additional open space for the building's residents.

The Proposed Development is anticipated to include several sustainable measures that may include a solar rooftop, an on-site stormwater detention tank and high albedo roofing surfaces

and green planted roofs at the setback terraces. Furthermore, the Proposed Development will aim to be certified in Leadership in Energy and Environmental Design ("LEED"), be registered with New York State Energy Research and Development Authority's ("NYSERDA") Multifamily Performance Program and the National Association of Homebuilders' National Green Building Standard Program.

7. Actions Necessary to facilitate the Project

HPD is seeking approval of the following land use actions to facilitate the Proposed Development:

1. Designation of an Urban Development Action Area ("UDAA") and Approval of an Urban Development Action Area Project ("UDAAP"):

   The Development Site consists 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 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 Site is 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 Article 16 of the General Municipal Law.

   Disposition of City-Owned Property:

   The Development Site located at 392 Rockaway Avenue/47 Chester Street (Block 3499, Lot 15) will be conveyed to a sponsor to be selected by HPD.

2. Zoning Map Amendment

   A zoning map amendment is proposed to rezone the rectangular Rezoning Area from the R6/C2-3 and C4-3 zoning districts to R7A and R7A/C2-4 zoning districts. The western portion of the Rezoning Area (Block 3499, Lots p/o 15, 16, p/o 25, p/o 113, 114, 115, and 116) will be rezoned to an R7A zoning district. This western portion spans approximately 345 feet along Chester Street offset approximately 270 feet from Pitkin Avenue to the south and has a depth of approximately 100 feet into the block. The eastern portion of the Rezoning Area (Block 3499, p/o Lots 15 and 25) will be rezoned to an R7A zoning district with C2-4 commercial zoning overlay. This eastern portion spans approximately 345 feet along Rockaway Avenue offset approximately 270 feet from Pitkin Avenue to the south and has a depth of approximately 100 feet into the block.

   R7A zoning districts are contextual districts that allow new medium-density residential developments. R7A contextual districts produce high lot coverage, seven- to nine-story apartment buildings set at or near the street line designed to be compatible with older buildings in medium-density neighborhoods. Residential developments complying with the Inclusionary Housing Program are permitted at a maximum 4.6 FAR. Under Quality Housing regulations, the base height of R7A buildings are 40-75 feet, if providing a qualifying ground floor. R7A buildings can rise to a maximum height of 95 feet or nine stories. Community facility use is permitted at a maximum of 4.0 FAR.

   C2-4 zoning districts are commercial overlay districts mapped within residential districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors, funeral homes, and repair services. In mixed-use buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

   The proposed zoning map amendment on the Rezoning Area is appropriate and would ensure that new development follows Quality Housing regulations to produce buildings with high lot coverage and lower heights, inclusive of building amenities. The proposed building envelope will ensure a traditional street wall designed to produce clear site lines and a greater sense of safety. The proposed zoning will result in a contextual building with a street wall and ground-floor programing that will support an active street life, in contrast to that which is produced by nearby tower-in-park developments which are set back from the public sidewalk and discourage an active street life. The residential zoning change will allow for significantly more affordable units to be built on site, addressing the neighborhood's demand for affordable housing, while ensuring building heights are in context and lower than those at the nearby Howard Houses along Rockaway Avenue, between Pitkin and East New York Avenues. The

proposed commercial zoning change along Rockaway Avenue will be contextual to other commercial and retail establishments on Rockaway Avenue which include ground-floor delis, salons, pharmacies, and doctor's offices, thus enhancing the commercial nature of the corridor. The proposed zoning district will ensure a building height lower than the 14 stories currently under construction at 326 Rockaway Avenue towards the north of the Development Site along Rockaway Avenue, and higher than the two- to three-story residential and mixed-use buildings in the southern section of the block, serving as a transitional zone for height. Additionally, the Rezoning Area is well served by public transportation to support the proposed development.

Lastly, the proposed zoning map amendment is consistent with the goals of the *Brownsville Plan*, as it would create affordable housing at the Development Site while providing ground-floor community facility space that would activate the street front and promote and support activity in the neighborhood.

3. Zoning Text Amendment

A zoning text amendment is proposed to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Rezoning Area as an MIH Area, which requires permanently affordable housing within 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 to map the following options pursuant to ZR § 23-154:

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

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

The Applicant proposes utilizing MIH Option 1 at the Development Site.

8. Conclusion

In conclusion, HPD is seeking land use actions including UDAA designation, UDAAP approval, the disposition of City-owned land, a zoning map amendment, and a zoning text amendment to facilitate the development of a new nine-story mixed-use building with approximately 290 affordable housing units including approximately 74 permanently affordable units, one additional unit for the superintendent, approximately 25,507 square feet of community facility space on the ground floor and cellar, and approximately 17,152 square feet of outdoor open spaces.

The Proposed Development is a direct response to the goals of *Housing Our Neighbors: A Blueprint for Housing and Homelessness,* which commits to creating and preserving affordable housing. The Proposed Development also reflects the goals set in the *Brownsville Plan,* a community-based plan that identified critical affordable housing needs, as well as arts and cultural space needs in the neighborhood. Approval of the proposed actions will not only permit development on a longstanding underutilized vacant lot, but will also provide high-quality, sustainable affordable housing, along with a cultural hub that will promote and support arts and cultural activity in the Brownsville neighborhood.