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Growth-Inducing Aspects of the Proposed Project

The term "growth-inducing aspects" generally refers to the potential for a proposed project to trigger additional development in areas outside of the project site (i.e., directly affected area) that would not experience such development without the proposed project.

Introduction

The *2021 City Environmental Quality Review (CEQR) Technical Manual* indicates that an analysis of the growth-inducing aspects of a proposed project is appropriate when the project:

- Adds substantial new land use, new residents, or new employment that could induce additional development of a similar kind or of support uses, such as retail establishments to serve new residential uses; and/or
- Introduces or greatly expands infrastructure capacity (e.g., sewers, central water supply).

As described in **Chapter 1, Project Description**, the Applicant is seeking several discretionary approvals from the City Planning Commission (CPC)—including a zoning map amendment, special permits and zoning text amendments (the Proposed Actions)—to facilitate the proposed large-scale development of a site located in East New York in Brooklyn. The mixed-use development would contain a mix of community facility, commercial, and residential uses anchored by the Christian Cultural Center (CCC) and surrounded by publicly accessible open space and street system.

Principal Conclusions

The Proposed Actions would permit an increase in the maximum floor area ratio, commercial uses, mandatory inclusionary housing, a parking garage, and modifications to certain regulations related to the large-scale general development in order to facilitate the development of a new mixed-use community on the campus of the CCC. Approval of the Proposed Actions would allow for more dense development on the Development Site that is contextual with its surroundings, the provision of affordable housing on site, and a parking scheme that will best serve the needs of visitors and residents. It is intended to further the City's development goals for affordable housing, create a sustainable, affordable neighborhood anchored by the presence of the CCC, and targeted at addressing a number of economic, social, educational and cultural needs of the neighborhood.

The requested discretionary approvals include a zoning map amendment that would apply to the entire Project Area, which in addition to the Development Site includes de minimis portions of the north side of Block 4434, Lot 60 and Block 4431, Lots 70 and 100, and extends to the centerlines of Flatlands Avenue, Louisiana Avenue and Pennsylvania Avenue. However, as there are existing buildings on these lots, including affordable housing developments, it is unlikely that the Proposed Actions would induce any new development.

These goals would be realized in connection with the development of approximately 2,050 units of affordable housing, approximately 100,904 gross square feet (gsf) of community facility space, and approximately 110,570 gsf of retail space. Additional space would be included for parking. All of this would be built upon underutilized space currently used for surface parking. As described in **Chapter 2, Land Use, Zoning, and Public Policy**, there are several existing developments that create a residential and mixed-use character of the neighborhood surrounding the Development Site, which are independent of the Proposed Project. Existing developments such as the Spring Creek Towers/Starrett City, Vandalia Avenue, Breukelen Houses, and Linden House developments provide affordable housing options alongside community facility uses such as senior centers and schools to residents in the neighborhood. Commercial uses are also located throughout the neighborhood. Overall, the study area is well developed with a mix of uses near good transportation options.

As discussed in **Chapter 3, Socioeconomic Conditions**, the Proposed Project would comply with and exceed the requirements of Option 1 of the City's Mandatory Inclusionary Housing (MIH) program. Sitewide, the Proposed Project would include 50 percent of units at 60 percent of Area Median Income (AMI) or less, with the majority of these units rented at 40 or 50 percent of AMI and senior housing capped at 60 percent AMI. An additional 25 percent of units would be affordable at 80 percent of AMI or less and the remaining 25 percent of units would be affordable at 100 percent of AMI or less. In all, it is expected that the first 1,000 homes to be constructed would not include any rents above 80 percent AMI.

The non-MIH units would be income-based affordable housing through various city and state programs for low, moderate, and middle income. The income bands for the affordable housing units in excess of the MIH requirement, as well as the applicable programs for the senior/supportive housing units, would remain subject to the availability of capital subsidy and other public capital sources at the time of construction.

The Proposed Project would result in an alternative housing option in the neighborhood because 75 percent of the proposed units would be available for households earning 80

percent or less of AMI. It is also noted that many existing renters in the area rely on Section 8 vouchers. Section 8 vouchers would be accepted at the Proposed Development, creating another housing option for low-income renters in the area. The proposed affordable ownership or condominium units would also provide a path for area low-income renters looking to own their home. The detailed assessment in **Chapter 3, Socioeconomic Conditions** indicates that real estate market condition in the study area is not expected to change significantly and concludes that the Proposed Project is not expected to result in significant adverse impacts due to indirect residential displacement.

Furthermore, as discussed in **Chapter 11, Water and Sewer Infrastructure**, the infrastructure in the study area is already well developed such that improvements associated with the Proposed Actions would not induce additional growth or overburden the existing system.

Although the Proposed Actions would result in increased development, it is not anticipated that the Proposed Actions would result in substantial new development in nearby areas that would generate significant secondary impacts. Additionally, the zoning changes introduced by the Proposed Actions are limited to the boundaries of the Project Area and would not extend beyond the Project Area.

Therefore, the Proposed Actions would not induce significant new growth in the surrounding area.