



# East New York

## PLAN

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# East New York Plan

“Over the past year and a half I’ve worked closely with my community to make sure their voice was heard, and that the final plan addressed the specific needs of the East New York, Cypress Hills, and Ocean Hill communities. The changes made to the original plan combined with the capital commitments and accountability measures agreed to by this

administration, allow me to feel confident in my decision to move forward. The final plan will bring

unprecedented levels of investment into a community that has been neglected for decades—investments designed to support and protect those who live here today. This isn’t a one-size-fits-all housing plan, it’s a comprehensive neighborhood plan that addresses the needs of homeowners and tenants, of the unemployed and the underemployed, of our small businesses, manufacturers, and cultural organizations. Is it a perfect plan? No, but it is the best plan I was able to craft, a plan crafted for our community that will ensure East New York, Cypress Hills, and Ocean Hill are in the best position to fight the wave of market pressures and gentrification crashing over Brooklyn,” stated **Council Member Rafael L. Espinal, Jr.**



“The East New York Plan represents a new way of planning for New York City, with both unprecedented affordable housing commitments, including the first application of Mandatory Inclusionary Housing, and over a quarter billion dollars in capital improvements. This is a community that has been underserved for far too long, and the plan before us today will ensure that East New York gets the public investment residents and stakeholders so richly deserve— from schools and parks to improved transportation infrastructure and robust economic development. I thank Council Member Rafael Espinal for his staunch commitment to his constituents in putting forth a plan that truly meets the needs of East New York,” said **Speaker Melissa Mark-Viverito.**

"This rezoning plan is a major victory for the residents of East New York. With this plan, we are saying yes to thousands of new units of affordable housing, yes to millions of dollars in new investments in parks and schools, yes to \$36 million annually to protect tenants, and yes to thousands of new jobs in a community that has been neglected for far too long. I want to commend Councilman Rafael Espinal for fighting tirelessly to get the best possible deal for his constituents, and I would also like to thank Mayor Bill de Blasio and Speaker

Melissa Mark-Viverito for their leadership and their vision on this issue," said **Council Member David Greenfield, Chair of the Committee on Land Use.**

"I believe the final East New York plan, as modified and with the proposed community investments, will promote the growth and vibrancy of East New York years into the future," said **Council Member Donovan Richards, Chair of the Subcommittee on Zoning and Franchises.** "I have to commend Council Member Espinal for his countless hours of hard work securing crucial commitments that will help preserve the character of the neighborhood and provide current residents with public investments that will bring the community to the next level."

## Summary

### Background

Over time the commitments made to this community will be tracked annually to ensure that the Council Member and community are aware of progress towards completing all of these projects and initiatives.

### Affordable Housing Development:

- This plan will apply Mandatory Inclusionary Housing for the first time, with both Option 1 (25% of housing at average of 60% AMI with 10% set aside for 40% AMI) and Deep Affordability Option (20% of housing at 40% AMI) available.
- HPD has made deeper subsidy commitments than ever before, with a commitment to subsidize new affordable housing using the Extremely Low & Low-Income Affordability (ELLA) Program across the neighborhood, including all private sites that choose to take City subsidy. HPD has committed to exceeding ELLA on public sites with even deeper levels of affordability.
- HPD will expedite the construction of over 1,200 units of deeply affordable housing over the next two years, in addition to over 100 units of affordable housing at the intersection of Christopher and Glenmore Avenues. Such units will be funded at the following income levels:

Income Limit <sup>[1]</sup>	Affordability Commitments		
	Private Sites <sup>[2]</sup>	Public Sites: NCP Clusters <sup>[3]</sup>	Public Sites: Dinmore-Chestnut, Christopher-Glenmore <sup>[4]</sup>
Up to 30% of AMI (currently up to \$23,350)	10%	15%	15%
Up to 40% of AMI (currently up to \$31,080)	15%	20%	20%
Up to 50% of AMI (currently up to \$38,850)	15%	10%	15%
Up to 60% of AMI (currently up to \$46,620)	40-60%	35-55%	30-50%
Up to 90% of AMI (currently up to \$69,930)	Up to 20%	Up to 20%	Up to 20%

- The City will Dedicate 500 LINC vouchers to help move 500 homeless families out of shelter and into stable, affordable housing.
- The City will commit to close the Hector’s Court shelter in FY 17 and complete the closure of shelter units at 1801 Pitkin Avenue and 247 Vermont Avenue by the end of FY16. HRA and HPD will make every reasonable effort to encourage the owners of Hector’s Court, along with the owners of 1801 Pitkin Avenue and 247 Vermont Street to convert all cluster homeless units and shelter units that DHS vacates to affordable housing.
- HPD will study the feasibility of affordable housing development on the Grant Avenue Municipal Parking Lot.

### Affordable Housing Preservation:

- HPD will monitor units already rent-restricted through regulatory agreements with government agencies and will reach out to owners with any such regulatory agreements that are near the end of their affordability period to let them know about the financial incentives HPD can provide to preserve affordability.
- The City will continue to provide free legal representation to tenants experiencing harassment. The City has committed \$36 million for free legal representation in housing court to any tenant facing harassment in a rezoned neighborhood. The administration has committed to funding this work in East New York for no less than five years.
- HPD will work with Tenant Harassment Task Force to take action against landlords who harass tenants. The Task Force investigates and brings enforcement actions –

including criminal charges – against landlords who harass tenants in East NY and other neighborhoods. The Task Force addresses complaints and uses data analysis to identify landlords who are using a variety of tactics, including disruptive and dangerous renovation and construction projects, to force tenants into vacating rent-regulated apartments.

- HPD will continue to proactively engage tenants to report housing quality issues and connect them with legal assistance.
- HPD will launch Community Retrofit NYC to boost participation in the Green Housing Preservation Program, which targets small buildings of five to 50 units with low interest loans that will make buildings more energy efficient in exchange for maintaining the affordability of their units.

### Homeowner Support:

- The City will convene a working group with Council Member Espinal and other elected officials, community stakeholders, DOB, FDNY, HPD, and DCP to study barriers related to legalizing basement units in East New York including \$12 million in funding to support conversions or other small home repairs should conversions prove impractical.
- HPD will establish a dedicated Homeowner Helpdesk in the community with financial and legal counselors to help homeowners modify mortgages, prevent foreclosures, access home repair and weatherization loans, and address scams such as deed thefts and other issues.
- HPD will market loans and grant-funding to East New York low-income homeowners for critical repairs including the Home Improvement Program, the Senior Citizen Home Assistance Program, and funds from Project Help.
- HPD will work with DEP to implement water rate relief programs for low-income homeowners and affordable housing, including the Home Water Assistance Program the Multifamily Water Assistance Program.
- HPD will support the community's efforts to study the feasibility of establishing a Cease and Desist Zone to protect homeowners from unwanted solicitation.
- HPD will assist low-income, first-time homebuyers in East New York with the HomeFirst Down Payment Assistance Program, which provides up to \$15,000 toward the down payment or closing costs on a one- to four-family home, condominium, or cooperative.

## Schools and Childcare

- The School Construction Authority (SCA) will build a new 1,000 seat school in District 19, to alleviate school overcrowding and provide for a growing population. The site for this new school is envisioned to be a portion of the Dinsmore-Chestnut Urban Renewal Site within the rezoning area. The school will include an at-grade playground that will be open to the public during non-school hours. The school will meet the SCA's Green Schools guide for new construction. Timeline: School is included the FY 15 – FY 19 Capital Plan. Capital Funding: \$98 million.
- The Administration will work with the City Council to provide funding for the acquisition and/or renovation of a new childcare center in East New York at 3289 Fulton Street, subject to the project meeting capital eligibility criteria. If this location does not qualify funding will be allocated for childcare at alternative sites. Timeline: FY2017. Capital Funding: \$2.8 million - \$2.1 million for renovation and \$700,000 for acquisition.
- The Administration will fund up to \$17.45 million in SCA School Improvement projects for existing schools in the neighborhood.

## Industrial Business Zone:

- The City will strengthen the East New York Industrial Business Zone with \$16.7 million of City capital:
  - Renovate City-owned industrial building to better serve business needs.
  - Improve connectivity and streetscape in and around the East New York IBZ.
  - Bring high-speed broadband to businesses in the IBZ.
- The City will undertake a detailed land use study with the goal of strengthening the East New York Industrial Business Zone.
- DCP will protect and strengthen industrial core by limiting new self-storage and hotel uses within IBZ.
- SBS will select new industrial business zone service provider for ENY IBZ.
- EDC will create a digital marketing campaign to promote ENY IBZ businesses and advertise new real estate opportunities.
- The City will assist ENY IBZ businesses and property owners to adopt solar energy.
- EDC will work with the local community to market the Industrial Developer Fund to potential not-for-profit and for-profit developers to create new and modernized industrial space in the ENY IBZ.

## Economic Development:

- SBS will establish a Workforce1 Career Center in East New York where employers can access free recruitment services to find qualified talent, and jobseekers can receive employment services including job placement, skills training, career advisement and job search counseling. SBS is working with more than 14 local community-based organizations to design a custom suite of services for this new Workforce1 Center to ensure that the services provided will best address the needs of the East New York Community.
- HPD will pilot a Neighborhood Retail Preservation Program requiring new development to set aside discounted space for local businesses.
- SBS will conduct a Commercial Districts Needs Assessment on key neighborhood corridors
  - Following results from the commercial district needs assessment, SBS will award competitive funding in 2016 to nonprofits to deliver commercial revitalization services to East New York. Also in 2016, capital funding will be made available for commercial revitalization projects that could include additional street lighting, benches, bike racks, street trees and planters, improved sanitation and corner garbage bins, wayfinding, identity banners and other place making initiatives developed by local stakeholders. Expense Funding: \$300,000, Capital Funding: \$500,000.
- SBS will launch an East New York-based business training course.
- SBS will assist local businesses with commercial lease negotiations.
- HPD will expand local hiring incentives in projects it finances.

## Broadway Junction:

- DCP, together with NYCEDC, will conduct a follow-up study of Broadway Junction. To support this study, NYCEDC is prepared to commit resources to fund a real estate planning consultant.

## Parks and Community Facilities:

- DPR will renovate Callahan-Kelly Playground to provide more diverse recreational options. Once scoped, the project is expected to include: the addition of a new comfort station, reconstruction of existing basketball courts, new adult fitness equipment, playground renovation, new seating and landscaping, and a potential new skate park. Capital Funding: \$18.1 million.

- DPR will make upgrades to Highland Park to strengthen regional open space resource. Up to \$13.1 million will be committed to Highland Park improvements which may include the items below:
  - Lower Playground improvement with new amenities, which could include: play equipment designed for ages 5-12, a new spray shower, expanded planted areas and enhanced perimeter pathways.
  - Renovation of BBQ area in Upper Highland Park to include new paths, picnic tables, and grills.
  - Renovation of Asphalt pathways throughout the park, including to the children's garden and tennis courts.
  - Improvements to Upper and Lower Highland Park comfort stations.
  - Upgrades to Jamaica Avenue Sidewalks.
  - Reconstruction of handball courts and chain link fence.
  - Creation of a dog run.
- The City-owned building at 127 Pennsylvania Avenue will be converted into a multi-purpose NYPD community center with a variety of recreational, academic and supportive programs for young people. This center will offer a range of programs led by community and police partners such as basketball, volleyball, boxing, dance classes, computer skills and general tutoring, targeting youth between the ages of 12-19. In conjunction with community partners and elected officials, NYPD will lead visioning workshops to help understand programming preferences in summer 2016. The City will invest in a significant interior renovation of the building to accommodate these new uses. Timeline: Programming to begin by Fall 2017. Capital Funding: \$10 million for building renovation and fit out.
- DPR Will transform City Line Park's underused asphalt area into a new, one-acre active recreational space bordered by a native plant landscaping. NYC Parks will lead a public design process to re-envision the space as a community resource for active living, which will serve existing needs while also helping to anchor a series of affordable housing developments planned for the eastern portion of Atlantic Avenue. New amenities could include a synthetic turf field, running track, fitness equipment, seating areas, native plants, and new shade trees. Design to start in spring 2016 with a targeted construction start in summer 2018. Capital Funding: \$5.2 million.
- DPR will reconstruct the handball and basketball courts at Sperandeo Brothers Playground. Timeline: Construction started April 2016. Construction completion anticipated in April 2017. Capital Funding: \$400,000.
- Through the City's Schoolyards-to-Playground program, both PS 677-East Elementary School of Excellence and PS 345-Patrolman Robert Bolden will open for community use after school hours and on weekends. Additionally, part of the play

yard at PS 345 will be resurfaced and new play equipment will be installed.  
Timeline: FY 2017. Capital Funding: \$1.3 million.

- Play Area Upgrade at NYCHA's Fiorentino Plaza: the scope of work will include the removal and disposal of existing children's play equipment, the leveling of the area and immediate grounds area, the installation of new rubberized safety surfacing, and the installation new customized and colorized children's play equipment. Design commencement: Q1 2017; Construction start: Q4 2017. Capital Funding: \$500,000.

## Infrastructure:

- DOT will make Atlantic Avenue safer and more pedestrian friendly through a major street improvement project. Capital Funding: \$40.8 million.
- The Department of Environmental Protection will install new curbside bioswales to absorb and manage storm water in East New York, improving water quality in Jamaica Bay while beautifying streets. Timeline: Two contracts are currently in advertisement for design; construction anticipated to start January 2017. Capital Funding: \$21 million.
- The Department of Environmental Protection is planning up to \$17 million in water main, sewer and distribution main replacement along East New York Avenue between Howard and Pacific, Schenck between Flatlands and Jamaica, Atlantic between Georgia and Conduit, in the rezoning area. Timeline: Anticipated completion of projects ranges from 2018 through 2021.
- The City will install conduit for broadband along Atlantic Avenue to bring high-speed broadband to residential areas of East New York. \$1.7 million.
- DOT will repave roads on Fulton Street from Essex to Hale and on Ridgewood Ave from Jamaica to Elton, Euclid to Eldert. Capital Funding: \$412,000.

## Zoning Modifications:

- Remove Arlington Village from the rezoning.
- Apply the new Deep Affordability Option under Mandatory Inclusionary Housing, which requires 20% of new housing be set aside for households making 40% of the Area Median Income, or \$31,080 for a household of three.
- Option 1 would also be available, which requires 25% of new housing be set aside for households making an average of 60% of Area Median Income (\$46,620 for a household of three) and also including a set aside of 10% of housing at 40% of Area Median Income.

- Reduce the proposed zoning heights in certain areas to preserve strong neighborhood character. Such areas include portions of Fulton Street and Pitkin Avenue in East New York and Eastern Parkway in Ocean Hill.
- Adjust the zoning along one block of Atlantic Avenue from C4-4D to C4-4 to facilitate the construction of a health care center.
- Remove a portion of Sheffield Avenue from the rezoning to provide a buffer for the Industrial Business Zone where very intense industrial activities are allowed.
- Remove the residential option from portions of the proposed Liberty Avenue mixed-use district.

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<sup>[1]</sup> Incomes shown are for a three-person family (2015 HUD Income Limits).

<sup>[2]</sup> Including the Phipps Houses Site (900 units) and any development on private sites within the East New York rezoning area during the term of the Housing New York Plan (through the end of 2024).

<sup>[3]</sup> NCP North Cluster: 35 units; NCP South Cluster: 30 units; NCP Essex Street Site: 15 units.

<sup>[4]</sup> Dinsmore-Chestnut Site: 200 units; Christopher-Glenmore Site: 100 units.