

DRAFT COMMUNITY HOUSING AND PRESERVATION REPORT



BROOKLYN COMMUNITY DISTRICT 17

Presented for Community Discussion and Comments

September 20, 2023

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I. Executive Summary

Over the last decade Brooklyn's Community District 17 has been experiencing extensive new development, often in the form of large, out-of-context residential buildings that are made possible by the destruction of one- to two-family homes that have long been a bastion of Black homeownership in East Flatbush. Unlike most other Brooklyn neighborhoods, the zoning in East Flatbush allows for disproportionately large development as of right.

Community Board 17 has long been advocating for a contextual rezoning that would prevent more significantly out of scale buildings from being developed. This report represents the Board's latest effort to request that the Department of City Planning rezone the neighborhood in a balanced way to preserve much of its built character and legacy of Black homeownership while creating new opportunities for additional density and the creation of mandatory affordable housing.

This report makes specific recommendations for which areas to upzone to yield approximately 4,000 new housing units across CD 17. Recommendations are also made for amending the zoning text and building codes to allow for the legal conversion of one- and two-family homes into two- and three-family homes. CB 17 sees this as a strategy for preserving Black homeownership by helping homeowners resist the lure of developer buyouts because of the rental income that new units create for them.

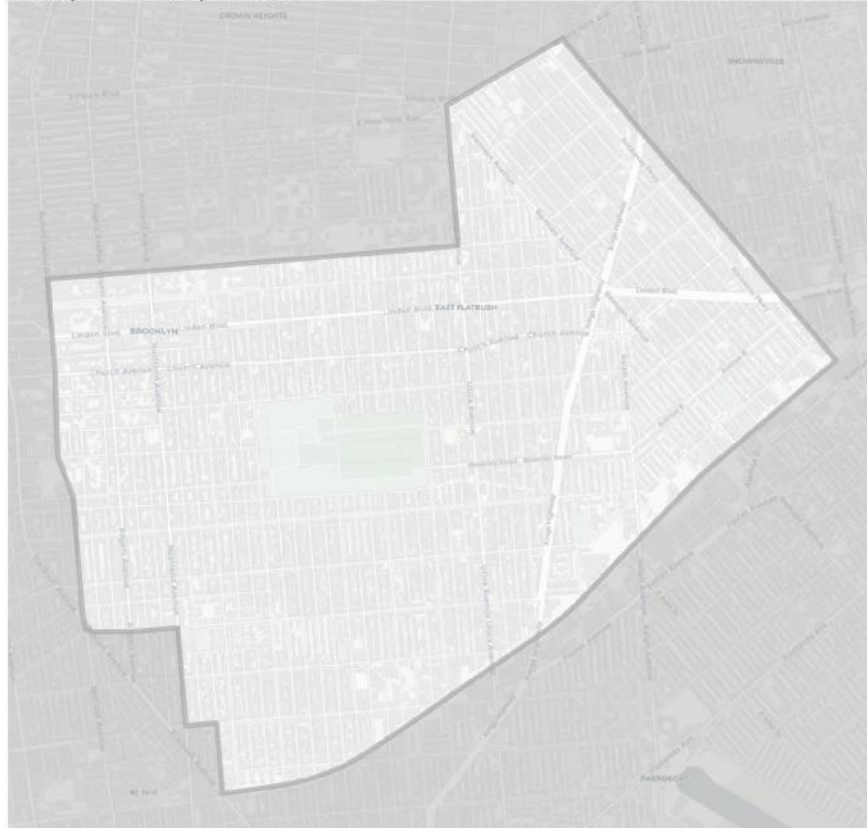
In examining which areas in East Flatbush may or may not be appropriate for residential growth, Community Board 17 has paid particular attention to Nostrand Avenue, a key commercial and cultural corridor. It is home to hundreds of businesses, many of them owned by West Indian immigrants, and is a vital retail strip that serves local residents. CB 17 and the broader community have expressed concern that rezoning the avenue to allow for more housing would be a significant threat to the future viability of these small businesses, many of whom already struggle with high rents. As such, CB 17 recommends a modest contextual downzoning for Nostrand.

The report's final section describes a community outreach process that CB 17 will support to engage local residents and other stakeholders (e.g., small businesses) and incorporate their voices into the rezoning process.

II. Introduction

Brooklyn Community District 17 (CD 17) comprises the neighborhoods of East Flatbush, Northeast East Flatbush, Rugby, Farragut/Hyde Park, Remsen Village, Ditmas Village and Erasmus. The geographic area encompasses East New York Avenue from East 98 Street to Utica Avenue, South on Utica Avenue to Clarkson Avenue, West on Clarkson Avenue to Bedford Avenue, South on Bedford Avenue to the Long Island Railroad/Glenwood Road East along the Long Island Railroad to East 98 Street, then North on East 98 Street to East New York Avenue.

Brooklyn Community Board 17



The area is historically a community with a majority Black population with a significant foreign-born population from Afro-Caribbean. There has been a notable decline in the Black population throughout New York City since 2000 and CD 17 has seen a similar decline. In 2000, 88.7% of the population in CD 17 identified as Black. That number decreased to 78.1% in 2021.¹

¹ <https://furmancenter.org/neighborhoods/view/east-flatbush>

According to the District's 2024 Statement of Needs, 2 of the top 3 pressing issues are Affordable Housing and Land Use. According to the Furman Center, median rent in the area increased by nearly 25% between 2016 and 2021. Over 30% of residents are severely rent burdened, with more than half of their income going towards rent.² The community, through its Statement of Needs dating back to FY2010, have raised concerns about rampant development and displacement

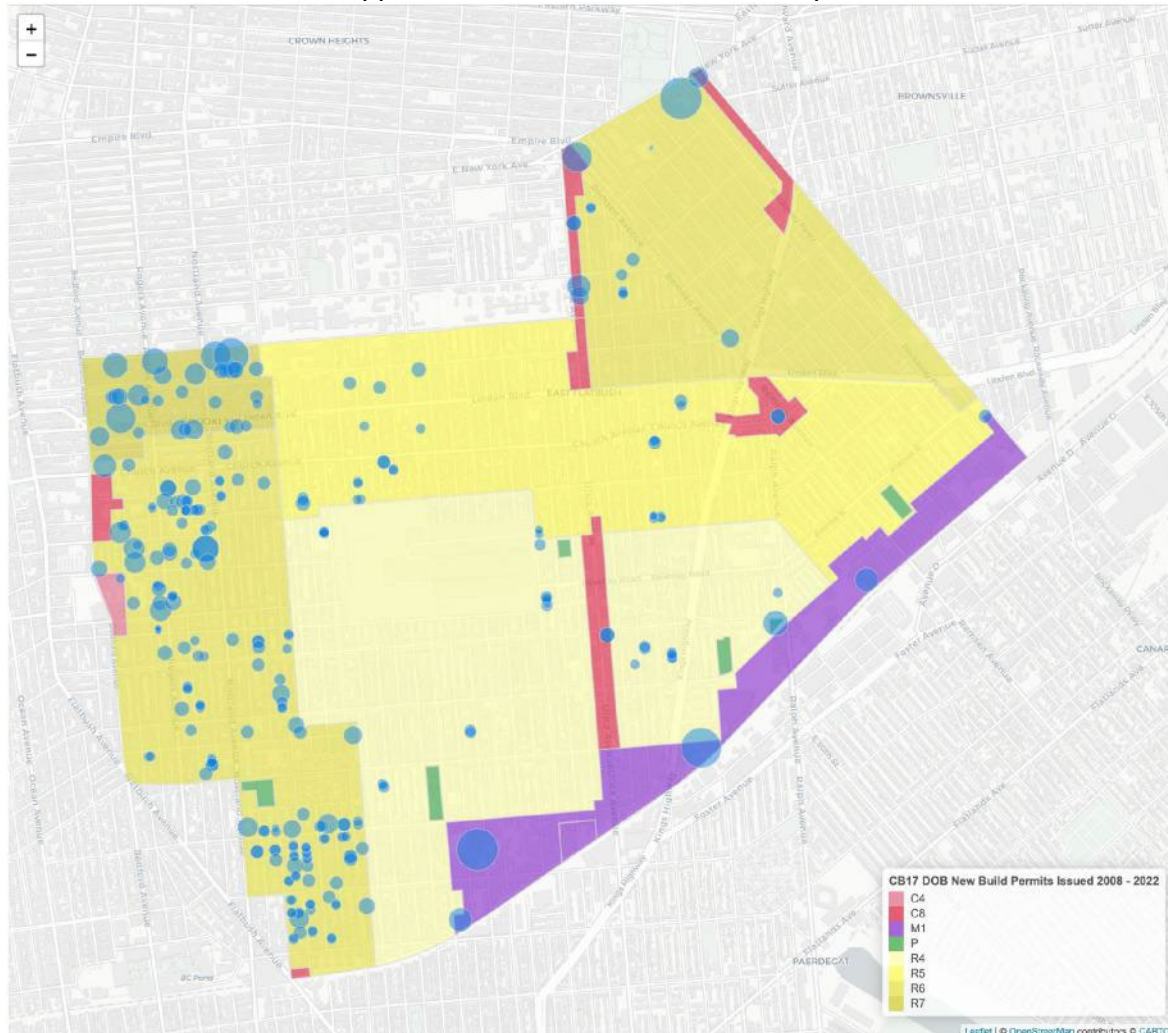


and harassment of homeowners of 1-2 family homes by developers and speculators. There have been numerous appeals over the years for the City to reexamine the zoning within the District, as they have done in other areas of the city through “contextual rezoning”. Other parts of New York City, and especially Brooklyn, have had their zoning adjusted to address concerns of out-of-context development and preserving/supporting small businesses. This Community District, despite two decades of requesting similar zoning changes, has not seen any rezoning since the zoning for the area was originally drafted in 1961.

In 2019, the Community Board engaged WXY and George M. Janes and Associates, two planning consulting firms, who performed a year-long study in which they researched land use trends in the neighborhood and presented a potential zoning framework which would create opportunities for more housing development with mandatory affordable housing units, as well as preserve existing 1-2 family homes. In 2020, a framework was developed and presented to the Community Board and sent to NYC Department of City Planning (DCP) for review and feedback. Acknowledging the need for more housing, specifically affordable housing, there are ways in which to achieve more housing while preserving the character of the area, which includes a high Black homeownership rate, and a rich cultural community that has been in the area for over 50 years, supported by the commercial corridor along Nostrand Avenue.

III. Development in CD 17

Utilizing initial data collected by the Land Use Department of the Office of the Brooklyn Borough President, data on new building permits issued within the community board from 2008 through 2022 was collected and mapped to determine trends in development.

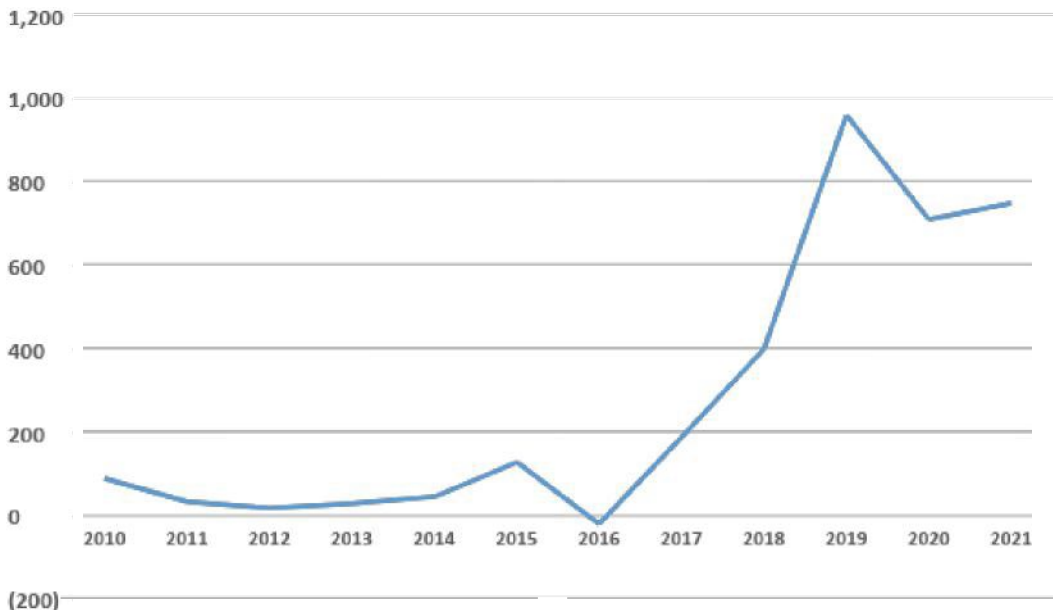


Most of the development is largely concentrated in the western part of the Community District where R6 and R7 zoning allow for higher density as of right, preventing community input. According to the New York City Planning Zoning Application Portal, the last land use application for housing to go through Uniform Land Use Review Procedure (ULURP), which allows for an opportunity for community review and feedback, was in **TKTKTKTK**

While NYC Department of Buildings (DOB) data stretching back to 2008 has shown development within the District was trending to the demolition of single- and two-family homes for multifamily buildings at market rate rents, development started to soar in 2017.

[2 https://furmancenter.org/neighborhoods/view/east-flatbush](https://furmancenter.org/neighborhoods/view/east-flatbush)

CD 17 Net Change in Housing Units

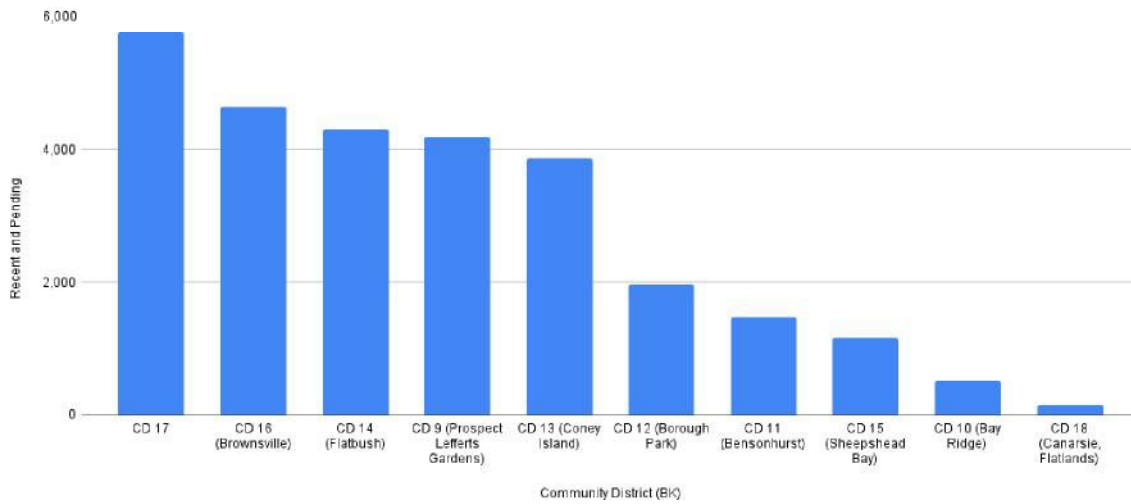


Source: DOB Permit Data

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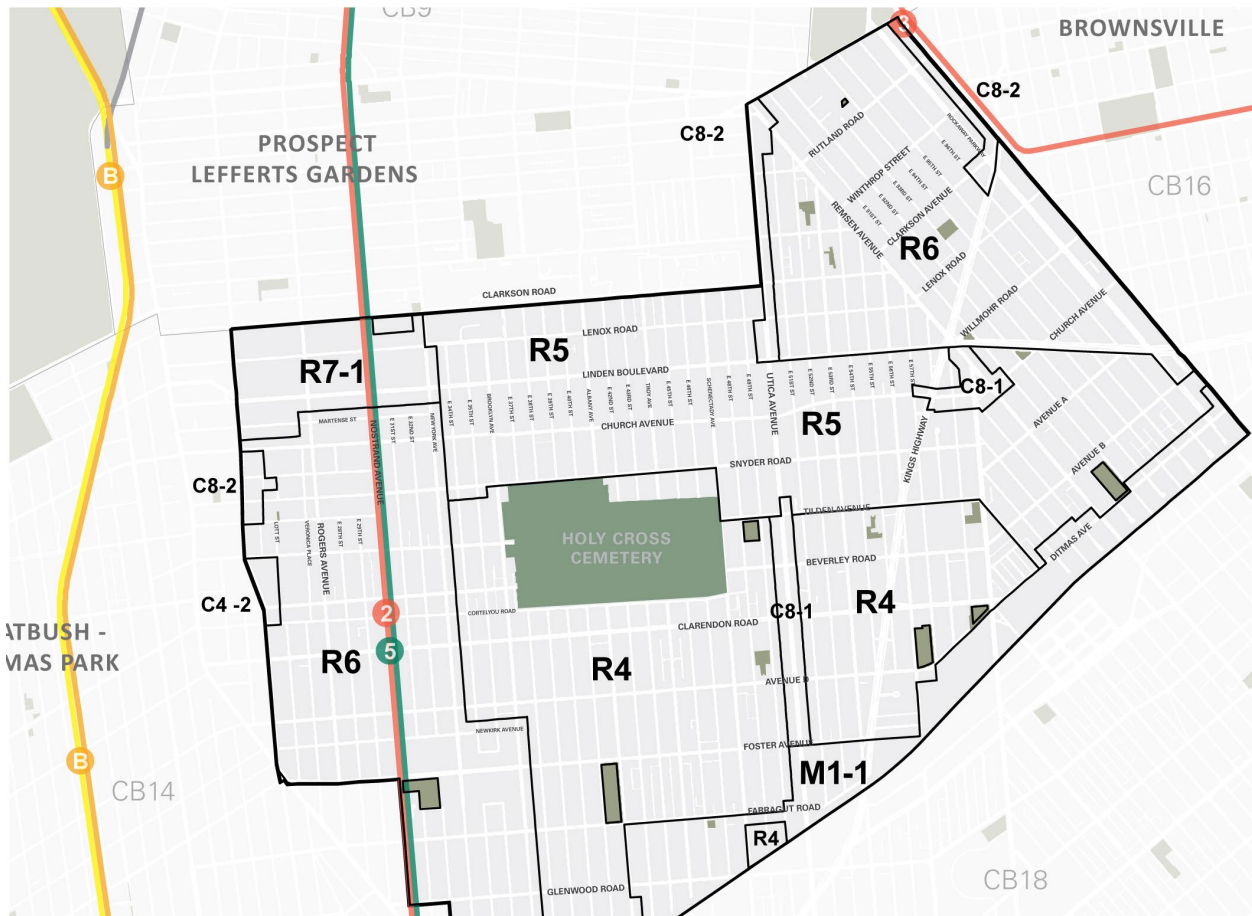


Recent and planned housing units in CD 17 outpace many other community districts in Brooklyn, some of which were rezoned to address concerns about out-of-context development.



Source: DOB Permit Data

IV. Existing Zoning



Development within the district, especially in the last decade, has been a significant departure from the homes which exist in the area, many of which pre-date the 1961 zoning.

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Source: NYTimes



Source: Google Street View

Additionally, zoning within certain parts of the district allows for “height factor” zoning, which allows for taller buildings with no height restrictions in order to achieve the maximum floor area permitted in the district. As these buildings are permitted as-of-right, there is no opportunity to incentivize or require affordable housing nor is there opportunity for feedback from the community or elected officials. One of the larger developments built in the district recently, located at 123 Linden Boulevard, completed in 2020, offered a number of “below market” units ⁸

for households earning 130% Area Median Income; the minimum income a single person could earn to qualify for a studio apartment was \$73,920. In 2020, the median household income in the area was \$56,945¹. Rents for these “below market” units were only a around \$250 less than the market rate units².



123 Linden Boulevard, R7-1 Zoning

As more recent developments have already changed much of the Community District, there are opportunities to preserve areas which have not yet experienced this development, as well as create opportunities for affordable housing, which is needed not only within the district, but throughout New York City. Community District 17 has taken a comprehensive approach, looking at areas within the district that could allow for more density, with affordable housing, while preserving areas which are vulnerable to speculation and additional development which would have far reaching impacts with regard to economic development and activity in the area, as well as homeownership opportunities and affordable housing.

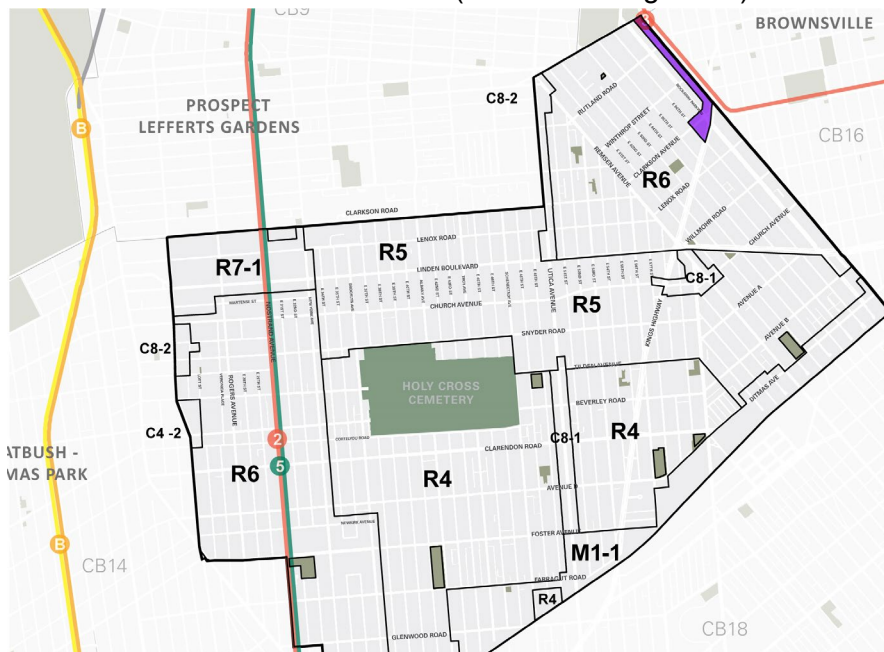
¹<https://datausa.io/profile/geo/east-flatbush-farragut-rugby-puma-ny#:~:text=In%202020%2C%20East%20Flatbush%2C%20Farragut,median%20household%20income%20of%20%2456%2C945.>

²<https://www.brownstoner.com/real-estate-market/affordable-housing-brooklyn-123-linden-boulevard-east-flatbush-9-new-york-congregational-home-aged/>

V. Proposed Zoning Changes/Areas for Development

Taking into consideration current private rezoning applications currently being reviewed by DCP, previous work performed by WXY and George M. Janes & Associates in 2019 and 2020, as well as data analysis from recent and current development, eight areas within Community District 17 have been identified for additional density.

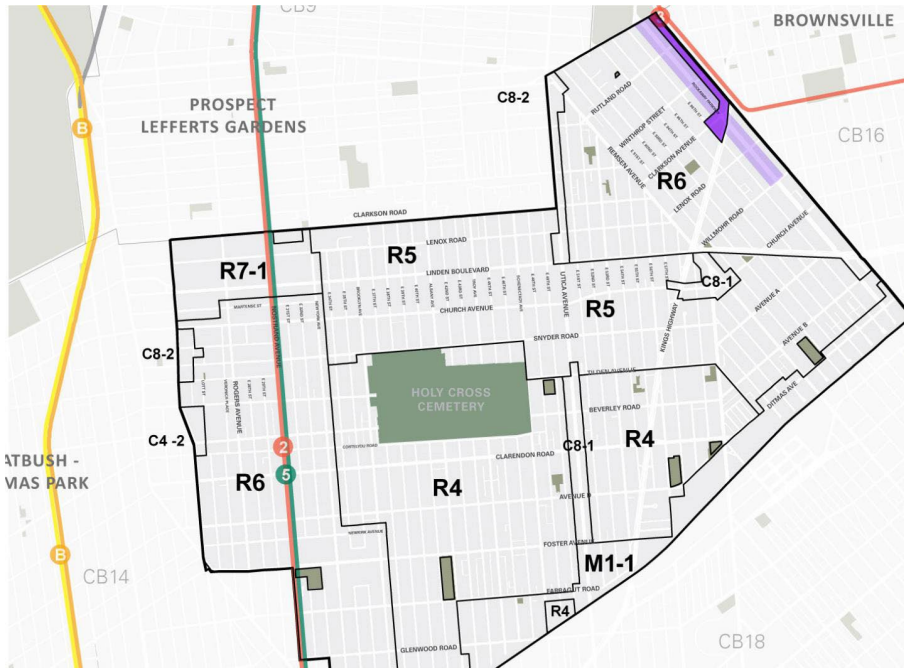
1. 98th Street: Increase to C4-5 and C4-4D (Current Zoning: C8-2)



There is a current private application in review with DCP to rezone a Northeastern section of CD17 (13 lots total) to allow for the creation of nearly 1200 units of housing. The current zoning does not permit residential development. While this must go through ULURP and be approved by the City Planning Commission and City Council, this zoning change will likely spur additional development within this section of the district, with more private applications for zoning changes. Incorporating this application into this larger plan could mitigate the potential for an influx of development which may not align with the existing built environment nor provide affordable housing or other community benefits.

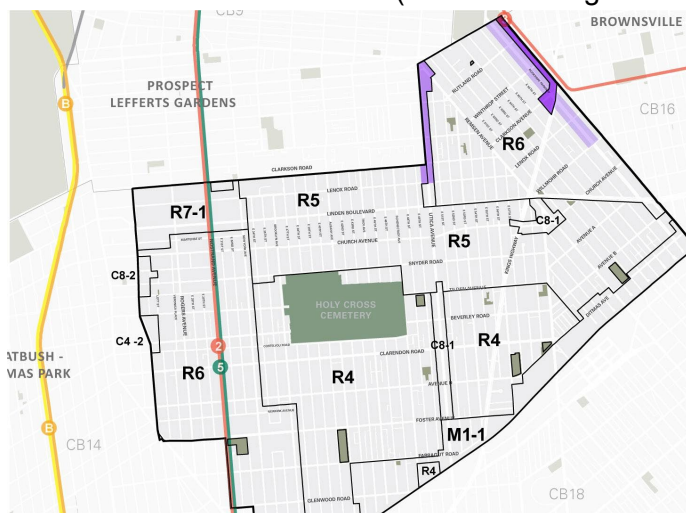
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2. Rockaway Parkway: Increase to R7A (Current Zoning: R6)



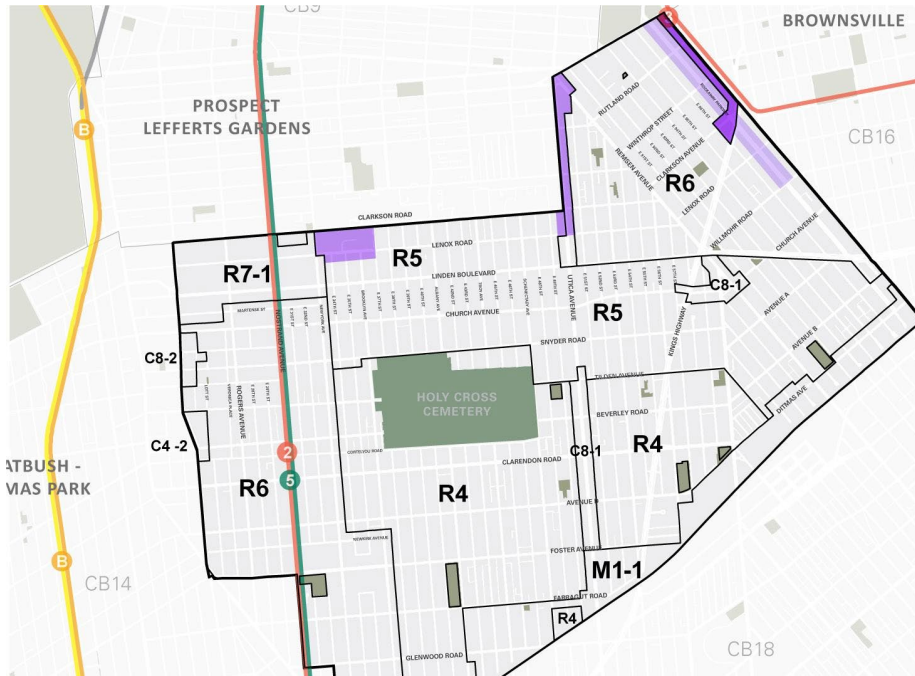
Rockaway Parkway is a residential street, but its street width (120 feet), proximity to the 3 subway line, and its proximity to the proposed rezoning area on 98th Street suggests that the area could handle more density. Increasing density to R7A will restrict heights of new buildings to 8-9 stories and require Mandatory Inclusionary Housing (MIH), which would require a percentage of affordable housing.

3. Utica Avenue - Northern End: Increase to C4-2A (Current Zoning: mostly C8)



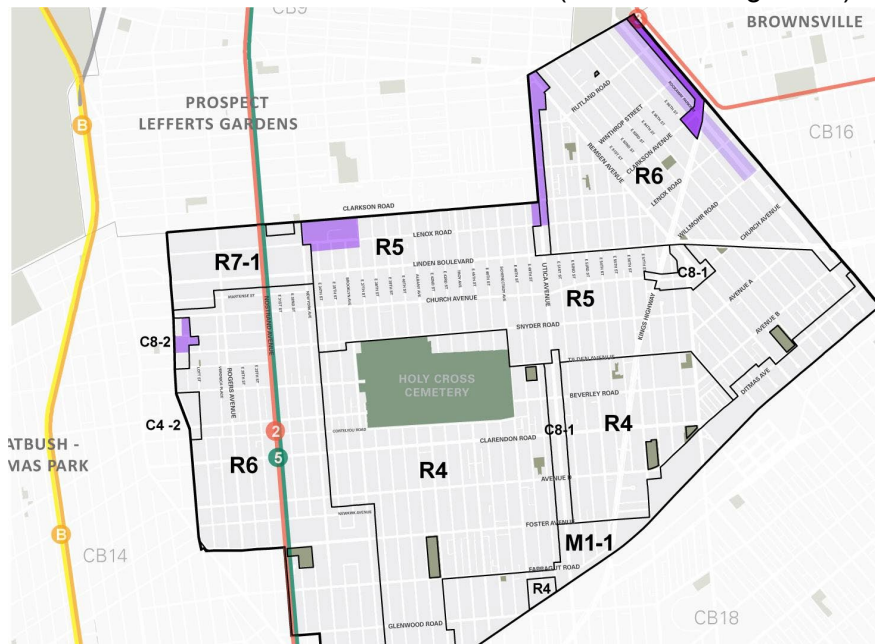
The area is mostly zoned C8, with little housing. The area allows for self-storage facilities and at least two are within this area, which creates windowless, unfriendly street walls. Increasing density to C4-2A will limit building heights to 7-8 stories and would require new developments to have MIH.

4. SUNY Downstate Medical Center Area: Increase to R7A (Current Zoning: R5)



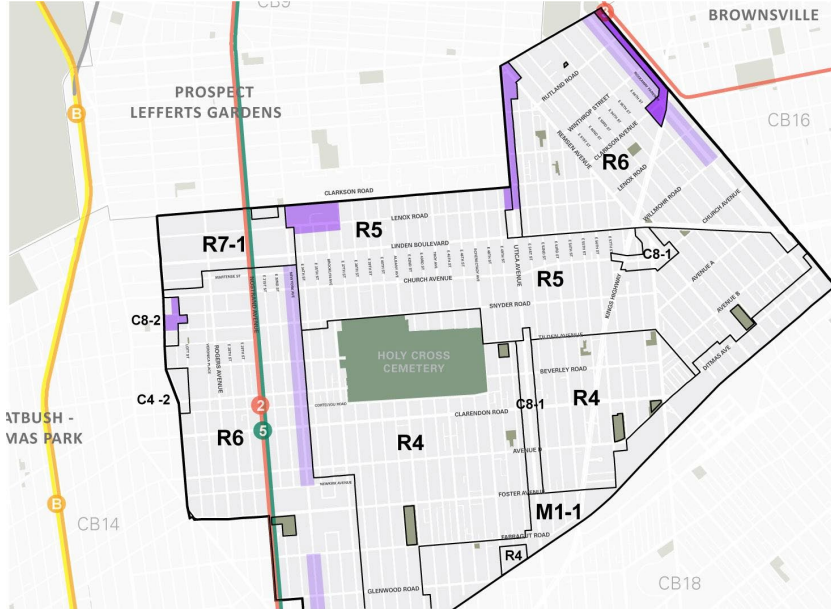
While the area is zoned R5, the buildings that comprise the Downstate Medical Center are large, with other sites nearby, including a parking garage, that could be rezoned to match the scale of the medical center. There is an area to the immediate west of the medical center that is zoned R7, which also makes a compelling case to rezone, as the zoning would be more consistent. Increasing density to R7A will restrict heights of new buildings to 8-9 stories and require MIH.

5. Bedford Avenue Commercial Area: Increase to C4-4A (Current Zoning: C8-2)



The west side of Bedford Avenue in this area (not within the Community District) was rezoned to C4-4A in 2009. Matching the scale of the other side of the street would create more consistency. There is a block within this proposed area that is excluded from this upzoning, which includes Afrika House, an important community space, as well as automotive service uses, which the community would like to see retained as a necessary amenity. Increasing density to C4-4A will restrict heights of new buildings to 8-9 stories and require MIH.

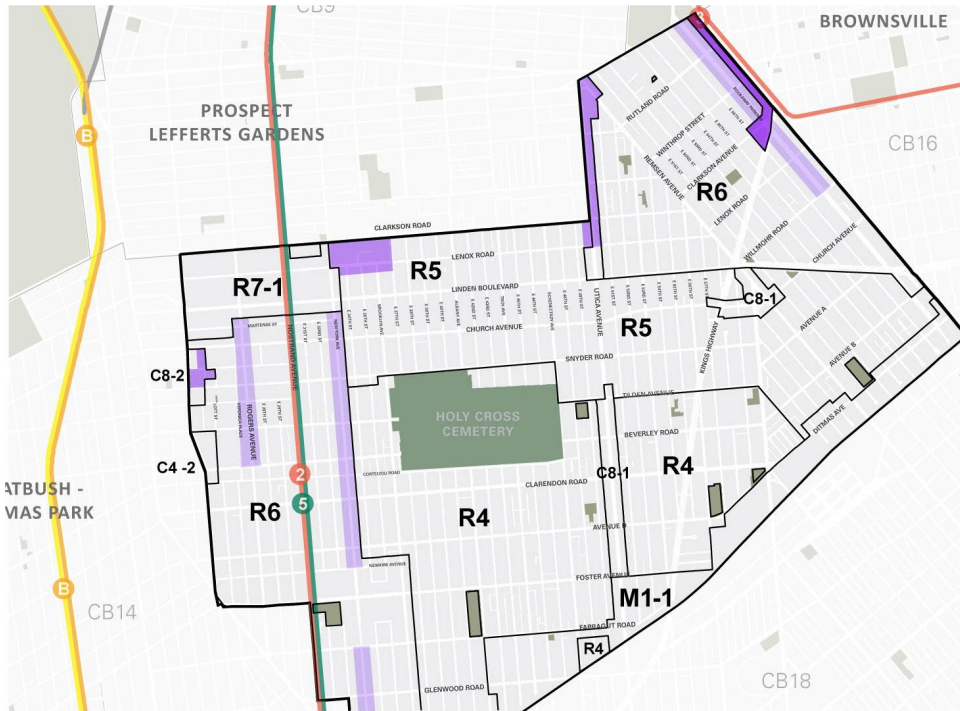
6. New York Avenue: Increase to R7A (Current Zoning: R6)



New York Avenue is a wide street which has seen substantial new development, especially to the North. A portion of the B44 bus route runs along New York Avenue and it is close to the subway lines along Nostrand Avenue. As new development has already taken place, increasing zoning to allow for more development with an affordable housing requirement will create consistency along this area as well as provide a community benefit, as current new development has very little to no affordable housing. Increasing density to R7A will restrict heights of new buildings to 8-9 stories and require MIH.

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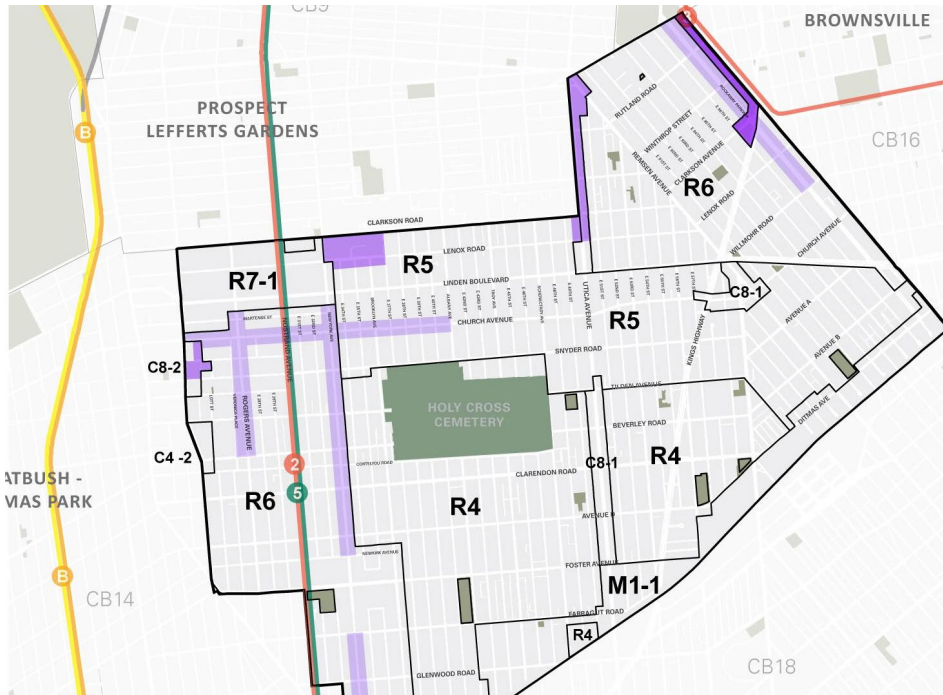
7. Rogers Avenue: Increase to C4-4A (Current Zoning: R6)



The northern section of Rogers Avenue is now starting to see as-of-right development which is out of scale with the surrounding existing buildings. There are also several non-residential sites on this street which may be attractive for redevelopment due to the new residential development trending north. Increasing density to C4-4A will restrict heights of new buildings to 8-9 stories and require MIH.

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- 8. Church Avenue: Increase to R6A (between New York and Albany Avenues) (Current Zoning: R5)
- Church Avenue: Increase to R7A (west of New York Avenue) (Current Zoning: R6)



Church Avenue has a variety of uses in the area as well as building types, with framed homes and six-story apartment buildings as well as commercial spaces, facilitated by commercial overlays. Higher density is being proposed closer to Nostrand Avenue to encourage more transit-oriented development. Increasing density in these areas will restrict height limits to 7-9 stories and require MIH.

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VI. Maintaining Black Homeownership via Legal Conversions of Small Homes

While CD 17 still has a notably high concentration of Black homeownership within New York City, this figure has been falling over the last several years and is of great concern to many in the community. One of the factors behind this decrease is the phenomenon of developers buying out small homeowners in order to raze their homes and construct large apartment buildings. Many senior homeowners on fixed incomes and with rising maintenance costs find it hard to resist these buyouts. However, there are cases where if they had the ability to legally convert their homes into apartment units through what is sometimes referred to as “gentle density,” they would be able to remain in the CD 17 community, avoid real estate tax delinquency, and build wealth through homeownership and rental income.

There currently are impediments in the City’s zoning resolution and building codes that discourage the legal conversion of one- and two-family homes into two- and three-family homes. Removing these barriers could be accomplished through zoning text amendments, building code adjustments related to the conversion of basement apartments, and the provision of low-interest loans. Matrix New World Engineering (Matrix) recommends the following:

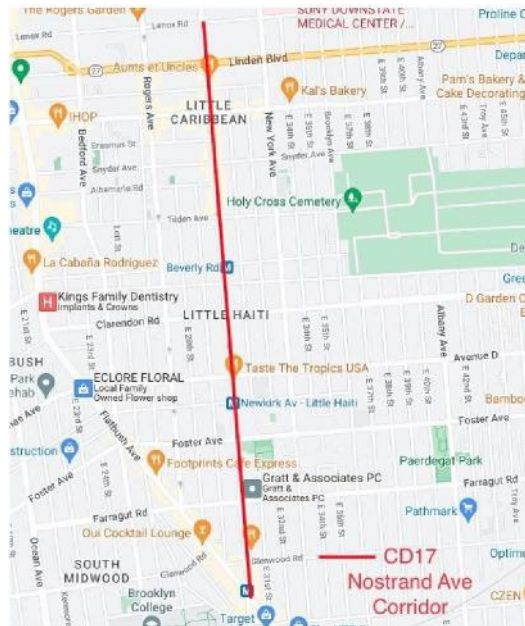
- Allow basements and cellars, where safely permissible, to be converted into dwelling units throughout Community District 17, assuming rules similar to the East New York basement pilot program, while incorporating lessons learned from that program including modifications to the New York State Multiple Dwelling Unit Law.
- Waive parking requirements for conversions of *existing* homes into additional units. (Waiving parking across the board in an R4 could facilitate tear-downs of homes and construction of new apartment buildings as R4 does allow multi-family but currently requires 1 parking space per unit, which cannot be accommodated on most lots and, therefore, precludes many such tear downs.) We believe this is the best solution to facilitate more housing while still preserving homeownership and the character of the neighborhood.
- The City of New York should facilitate low- or no-interest loans to homeowners to help facilitate conversions of existing homes into two or more dwelling units. This could help facilitate the maintenance of Black homeownership within CB17 by allowing homeowners to build wealth by remaining in their homes with additional rental income, and create affordable rental apartments within their homes with no direct subsidy from the City.

Matrix analyzed the approximate number of additional dwelling units that could be created in CB 17 if the above recommendations were implemented and current barriers to conversion were removed. They looked at different scenarios, from converting basements and cellars into units to converting one- and two-family homes into three- and two-family homes. The six scenarios they analyzed yielded between 1,270 and 17,040 new units that could be created within existing homes. The full analysis is in Appendix #TKTKTK.

| <u>Scenario</u> | <u>Additional Dwelling Units</u> |
|--|----------------------------------|
| Additional dwelling unit in all single-family and two-family homes | 11,730± |
| Conversion of all single-family and two-family homes to three-family homes (including conversion of cellars and basements) | 17,040± |
| Legal conversion of basements in single-family and two-family homes (does not include cellars) | 4,340± |
| Legal conversion of basements in single-family homes only (does not include cellars) | 1,270± |
| Conversion of basements and cellars in single-family and two-family homes into additional dwelling units | 11,670± |
| Conversion of basements and cellars in single-family homes only into additional dwelling units | 5,300± |

VII. Preserving Small Business Opportunities on Nostrand Avenue

One of the main commercial corridors in Community District 17 is Nostrand Avenue, beginning at Clarkson Avenue at the northern end, to Glenwood Road on the southern end. Within this corridor there are two cultural and business district designations that highlight the Caribbean presence in the area: Little Caribbean, designated in 2017, and Little Haiti, designated in 2018. Immigrants from the Caribbean have been living within CD 17 and surrounding areas (Crown Heights and Flatbush) since the 1960s. Businesses that support immigrant needs and spaces for cultural celebration have been cultivated over the years in these areas, and the CD 17 Nostrand Avenue Corridor is an integral and vital part of this rich cultural heritage.



There is bus service along Nostrand Avenue. The B44 and Select Bus Service B44 runs south along Nostrand, terminating at Avenue U and Nostrand Avenue in Sheepshead Bay. The N, So. 2 and 5 subway lines also run along Nostrand Avenue in the CD 17 corridor, with several stops within the District at Church Avenue, Beverley Road, Newkirk Avenue, and Flatbush Avenue/Brooklyn College, where both subway lines terminate.

Utilizing data from Reference Solutions, Pratt Center took inventory of all of the businesses along Nostrand Avenue within Community District 17. This data was then verified and updated through a corridor walk-through by Pratt Center staff on April 12, 2023. Based on this data collection and verification, it was found that there are approximately 450 businesses along this corridor that are visible from the street (including second floor commercial spaces). There were a number of businesses listed in the Reference Solutions data that could not be verified on the street, which likely indicates a business run from a residence at that address, a business that may be using that address to register their business, or a business no longer operating at that address. These entries were removed from the analysis. In addition to these businesses, there are 16 religious institutions along the corridor, one public school, and one public library.

Businesses range from retail to services from tax preparation to home health care assistance. Approximately 29 spaces were observed to be vacant or permanently closed, which is an estimated vacancy rate of 6% for the corridor. Very few of the businesses on the corridor are chain stores/franchises - approximately 25 were counted. The majority of the businesses along the corridor are small businesses.




Zoning along this corridor is largely R6, with a few blocks at the northern end, between Clarkson Avenue and Linden Boulevard zoned R7. There are also numerous commercial overlays [C1-3, C2-3, and C2-4] within the District to allow for as-of-right retail and services.

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CB17 Nostrand Ave Zoning



Zoning District

-  P
-  R6
-  R7

Zoning Overlay

-  C1-3
-  C2-3

Subway Line

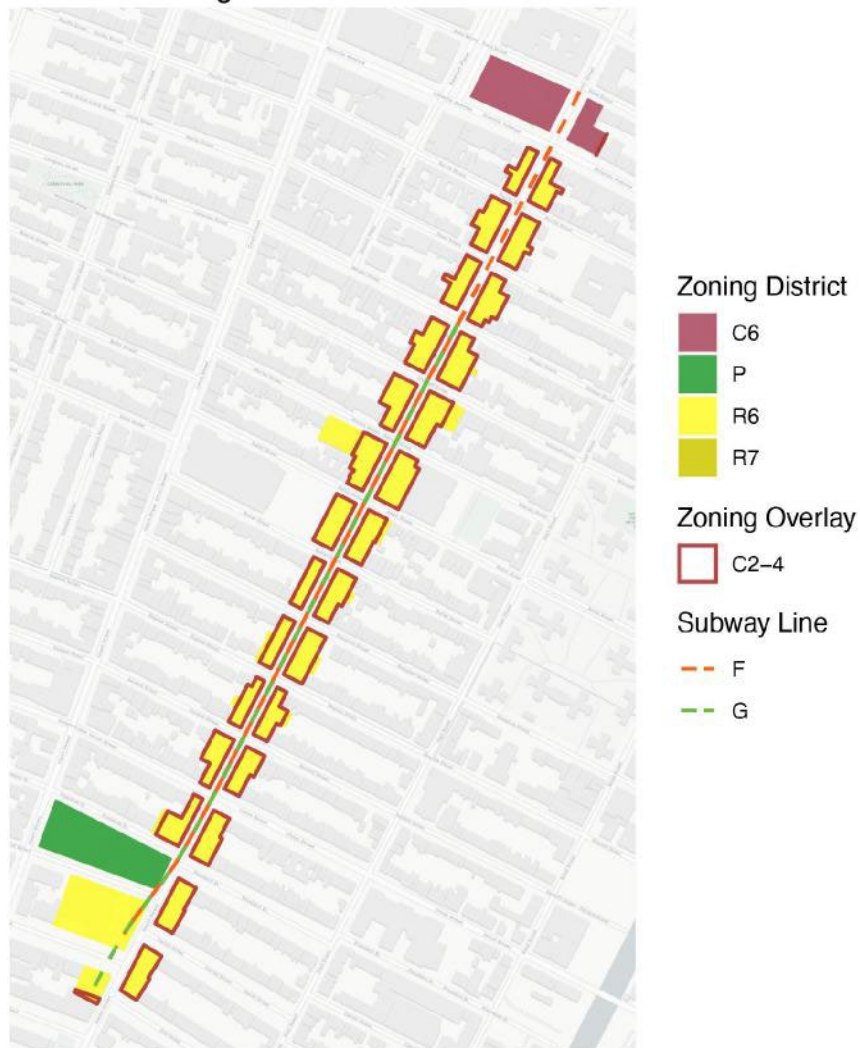
-  2
-  5

Pratt Center
conducted an
analysis of
other
commercial
corridors in

neighborhoods in Brooklyn and Queens that are similar to CD 17's noted Nostrand Avenue corridor, where subway lines have several continuous stops along the business strip. Several of them are zoned for lower densities than Nostrand Avenue, and one of them is contextually zoned.

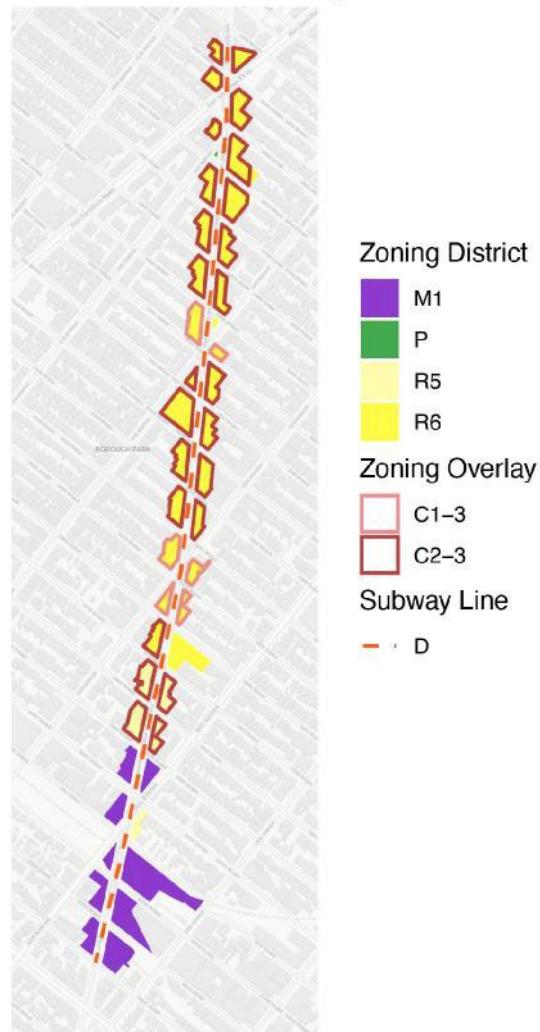
Smith Street, a commercial corridor through Cobble Hill and Carroll Gardens, Brooklyn, has the F and G train lines which make stops along Smith at Bergen Street and Carroll Street. The B57 bus, which terminates in Maspeth, Queens, also runs along this corridor. There is only R6A and R6B zoning within this corridor as well as C2-4 zoning overlays. A and B designations in zoning districts indicate a contextual zoning district.

Smith St Zoning – Atlantic Ave to Carroll St



New Utrecht, a commercial corridor in Borough Park, Brooklyn, has the D and N subway lines that make stops at Fort Hamilton Parkway, 50th Street and 55th Street. There are no bus lines that run along this corridor. Within this corridor there is only R6 and R5 zoning with C1-3, C2-2, and C2-3 commercial overlays.

New Utrecht Ave Zoning – Ft. Hamilton to 64th



Myrtle Avenue, a commercial corridor in Bushwick Brooklyn, has the M train making stops at Myrtle Avenue [which is also a stop for the J train], Central Avenue, Knickerbocker Avenue, and Myrtle-Wyckoff Avenues. This train line runs along an above ground, elevated track, and no bus lines run along this corridor. This corridor is largely R6 with C1-3 and C2-4 overlays, and a few sites that are zoned Commercial (C4 & C8).

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Myrtle St Zoning - Broadway to Wyckoff



Roosevelt Avenue, a commercial corridor through Woodside, Jackson Heights, Elmhurst, and Corona, Queens, has the 7 train making stops at 61st Street-Woodside, 69th Street-Fisk Avenue, 74th Street-Broadway, 82nd Street, 90th Street - Elmhurst, Junction Boulevard, 103rd Street - Corona Plaza, and 111th Street. This train line runs along an above ground, elevated track, and no bus lines run along this corridor. There is R4, R5, R6, and R7 zoning along this corridor with C1-3, C1-4, C2-3, and C2-4 overlays. There are a few sites that are zoned C4.

Roosevelt Ave Zoning - Woodside to 111th



As the Myrtle Avenue and Roosevelt Avenues have elevated train lines, it is likely this physical condition complicates new development. However, construction costs along subway lines, including those underground, can increase building costs significantly due to additional testing to ensure work will not impact train tunnels and structure, and additional permitting and sign offs by the MTA to proceed with construction and to close out the project once completed.

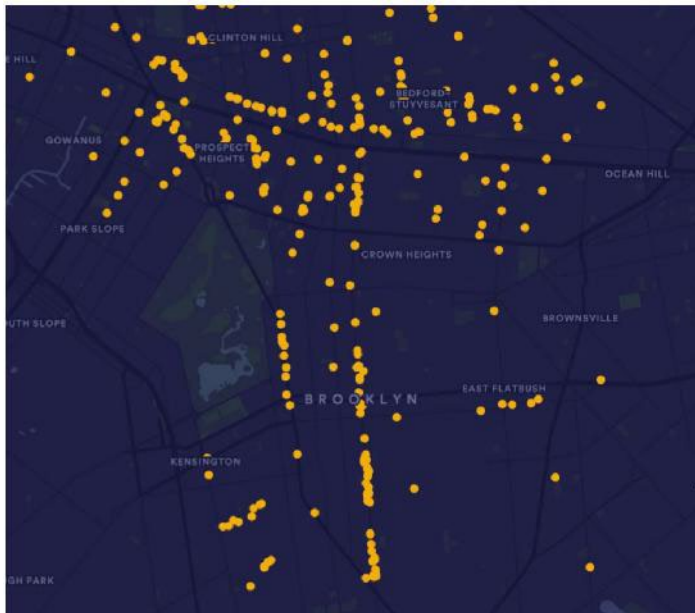
As New York City and New York State overall continues to be in a housing crisis, there have been calls for more transit-oriented development, where housing density is encouraged and facilitated near public transportation. The Nostrand Avenue commercial corridor provides business opportunities for community residents that would very likely not otherwise be possible. Small business owners have expressed concerns that significant zoning changes to encourage higher density redevelopment along the Nostrand Avenue corridor will result in their displacement and that they will have very little opportunity to find commercial space elsewhere. They are also concerned that this may also change the character of the corridor, as increased rents will restrict the types of businesses that are able to operate there. Though there are challenges to constructing along subway lines that may limit substantial development, zoning changes to allow for more density could create speculation which would drive property values up and subsequently, rents for businesses on the corridor. In Pratt Center's 2020 *Our Hidden Treasure* report, a case study of Gowanus showed that speculation in anticipation of the

rezoning resulted in overvaluation of property being sold. Buyers purchased property and factored in the value post-rezoning even though it a plan had not yet been finalized or approved.⁵

Survey of Nostrand Avenue Business Owners

Pratt Center (with help from CB 17 representatives) conducted in-person interviews with businesses along the Nostrand Avenue corridor. To date we have spoken with 34 businesses (78% of the time with the actual owners of the business). Common business types were hair salons/barbers, restaurants/food spots, and other types of small retail shops. The average number of years they had done business on the avenue was 11, and the median was 5. Many of them are Nostrand veterans: 38% of them had been there for at least 10 years.

Several themes have emerged across business types. The vast majority of them rent their space and count the Caribbean community as a significant part of their customer base. 68% of them cited high rents as a challenge of doing business, and the vast majority want to stay in their space. However, 62% said that if they *had* to move, they are “not confident at all” about finding a similar space nearby. Many business owners didn’t share an opinion about a potential rezoning of Nostrand Avenue, but those who did expressed concern that it could negatively impact if not eliminate their ability to continue to do business there.



Black-owned businesses in Central Brooklyn. Nostrand Avenue appears in the south-central portion of this map. Source: <https://www.livexyz.com/black-owned-businesses>

⁵ https://prattcenter.net/uploads/1120/1604598368198212/Our_Hidden_Treasure_Final_11-05-20.pdf

VIII. Community Engagement

"Grounding Change" is a one-year, community-centered, inclusive rezoning effort in Community District 17. The community engagement plan incorporates Dr. John A. Powell's "Targeted Universalism" framework, taking an equitable design approach to maintaining Black homeownership, promoting entrepreneurship, and addressing community needs. Special emphasis will be placed on incorporating diverse voices, including small business owners, youth, seniors, marginalized groups, and involving Community Board 17 throughout the process.

CB 17's objective for its community engagement plan is to engage with the residents of East Flatbush and Flatbush in an inclusive, respectful, and creative way. By leveraging the power of sensory experiences and digital and analog platforms, we aim to facilitate a thorough understanding of the community's views on Black homeownership, anti-displacement strategies, and their visions for the future of their neighborhoods. This inclusive process will empower our community members to actively participate in shaping the rezoning decisions that will guide the future of their neighborhoods.

Background

As CB 17 delves into the process of rezoning, we seek first to document the rich tapestry that forms the heart of East Flatbush and Flatbush. These neighborhoods within Brooklyn Community Board 17 are emblematic of the profound diversity and cultural dynamism that characterizes New York City.

Community Board 17 is home to a diverse population, with a significant presence of residents tracing their lineage to the Caribbean, Latin America, and Africa. This blend of cultures, experiences, and perspectives forms the vibrant community fabric and has significantly shaped the social, economic, and physical landscape of these neighborhoods.

However, the journey has not been without challenges. Across the years, Brooklyn has faced a history of housing discrimination that has created disparities and obstacles, particularly impacting Black homeownership. Redlining, exclusionary zoning, predatory lending, and other racially biased policies have imposed a systemic barrier to equitable housing and wealth accumulation in the community.

Despite such adversities, the spirit of resilience and community strength has never waned. Today, as we look towards a future defined by equity and inclusivity, we take a critical look at our past, confront its impacts, and commit to a rezoning process that rectifies past injustices while also aligning with the community's vision for the future.

As CB 17 embarks on this rezoning plan, we will involve stakeholders who are eager to leverage their unique platform to engage the community effectively. CB 17 will work with community partners, including nonprofit organizations who are established in the community and known for their interactive, creative, and inclusive nature. This will allow them to reach community members broadly, incorporating their voices and ideas into the decision-making process. CB 17 recognizes that community engagement may present unique challenges, but there is a commitment to sincere engagement, creative dialogue, and equitable action. This will allow community residents to fully participate in the rezoning process so that CB 17

can redefine zoning practices to better serve the needs and aspirations of the people of East Flatbush and Flatbush.

Objectives

- Foster community participation in the rezoning process
- Co-create an equitable rezoning design reflecting the community's aspirations
- Promote community inclusion, representation, and transparency throughout the process
- Educate the community on the impacts and potential of rezoning

Strategies, Measures, and Timeline

1. Community Trust-Building Activities (Ongoing):
 - a. Monthly open-door sessions with Community Board 17 to address community concerns
 - b. Four quarterly “Ask Me Anything” sessions developed in conjunction with local government representatives and/or respective city agencies
 - c. Regular updates on rezoning activities via community board newsletters and community partners communication platforms
2. Community Forums (Months 1, 4, 7, 10):
 - a. Quarterly forums with guest speakers from urban planning, entrepreneurship, and housing rights sectors
 - b. Equitable design workshops to generate community solutions to potential challenges
3. Community, Youth, Senior, and Business Surveys (Months 2, 5, 8, 11):
 - a. Design and distribute tailored surveys to gather data on community sentiment towards rezoning
 - i. Digital Data Collection: Set up and launch a digital survey with questions focusing on community perspectives on Black homeownership, anti-displacement strategies, rezoning as well as visions and tolerance levels for future land use and development.
 - ii. Analog Data Collection: Design, print, and distribute paper surveys at local community centers, places of worship, schools, and at community event(s). Bilingual volunteers will be stationed to assist those needing help to fill out surveys.
 - b. Analyze and incorporate survey results in rezoning design and community discussions
4. Stakeholder Working Group (Monthly Meetings):
 - a. Form a working group of diverse community representatives, including 2 youth, 2 seniors, 2 small business owners, and 2 Community Board 17 members
 - b. Bi-monthly public meetings to review community feedback and drive the planning process
5. Public Art and Sensory Experiences (Months 6, 12):
 - a. Tactile Engagement:

- i. Interactive Mapping Exercise: Collaborate with a local Flatbush-based design house to create a small-scale, interactive mapping project to help community members better understand zoning issues and the potential changes that rezoning might bring.
- ii. Community Events: Maintain presence at local events, facilitating informal discussions about rezoning and pop-up information booths at community gatherings
- iii. Story Collection Sessions: Aim to elicit personal narratives related to homeownership, displacement, small business ownership, community vision and the evolution of the community's physical landscape. Conduct spotlight events to showcase this qualitative data and encourage additional participation

6. Evaluation (Ongoing):

- a. Quarterly evaluation checkpoints with an independent evaluation team
- b. Annual report synthesizing data collected throughout the year
- c. Ongoing feedback collection and analysis

7. Engaging the Department of City Planning (Ongoing): Engagement with the Department of City Planning (DCP) is essential for the success of "Grounding Change". Our strategy aims to establish collaboration where DCP is not just a regulatory body but a partner in the process, aiding in creating a rezoning plan that is both equitable and feasible. Strategies for DCP's active involvement include:

- a. Establishing regular communication channels with DCP representatives
- b. Inviting DCP representatives to the Stakeholder Working Group
- c. Requesting DCP-facilitated education and information sessions
- d. Collaborating with DCP on survey development and data provision
- e. Involving DCP in the evaluation process

Conclusion

"Grounding Change" is more than a rezoning effort; it's a chance to redefine how a community can actively shape its own destiny. This proposal goes beyond traditional methods by rooting its approach in targeted universalism, equitable design, and community-centered research. It also aims to maintain a continual dialogue and partnership with all community members, including seniors, youth, small business owners, marginalized groups, and Community Board 17, to create an inclusive and equitable environment for everyone.

With community engagement, CB 17 is committed to creating a rezoning plan that truly reflects the collective vision of our community. We understand that this is a journey and not a destination, one where we must be responsive, adaptable, and continually committed to the principles of diversity, equity, and inclusion. Over the course of the year, our intention is to foster understanding, build consensus, and work towards our common goals of preserving black homeownership, promoting entrepreneurship, and enhancing community wellbeing. By doing so, we can ensure that the rezoning of Community Board 17 does not displace our community members but rather, brings us closer together in creating an environment where we all can thrive.

Appendices

- New building permit database
- Nostrand Avenue business database
- Data and analysis of Nostrand Avenue business owner survey
- George & Nicole's final reports/presentations

Soft sites existing

Unit size

680

Existing

| Area number | Area Name | # of taxlots | Lot Area | Existing Residential Units | Underbuilt Area (Net ZFA added) | Existing ZFA* | Total New ZFA | Assumed non-res uses | Net New Units |
|--------------|------------------|--------------|----------|----------------------------|---------------------------------|---------------|---------------|----------------------|---------------|
| District 1A | 98th North | 10 | 152,956 | 0 | 195,785 | 110,127 | 305,912 | 305,912 | 0 |
| District 1B | 98th South | 5 | 43,785 | 0 | 43,785 | 43,785 | 87,570 | 87,570 | 0 |
| District 2 | Rockaway Parkway | 1 | 16,816 | 0 | 40,863 | 0 | 40,863 | 0 | 60 |
| District 3 | North Utica | 14 | 198,534 | 0 | 268,903 | 91,466 | 360,369 | 346,752 | 20 |
| District 4 | Med Center | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| District 5 | Bedford | 3 | 41,048 | 0 | 62,797 | 19,299 | 82,096 | 82,096 | 0 |
| District 6 | New York Ave | 1 | 5,999 | 2 | 12,718 | 1,860 | 14,578 | 0 | 19 |
| District 7 | Rogers Av | 12 | 104,431 | 7 | 204,313 | 49,452 | 253,765 | 93,988 | 228 |
| District 8 | Church Ave | 8 | 76,578 | 1 | 122,515 | 47,575 | 170,090 | 61,262 | 159 |
| Total | | 54 | 640,147 | 10 | 951,679 | 363,564 | 1,315,242 | 977,580 | 487 |

Soft sites proposed

| Area number | Area Name | # of taxlots | Lot Area | Existing Residential Units | Underbuilt Area (Net ZFA added) | Existing ZFA* | Total New ZFA | Assumed non-res uses | Units | Net Unit Change | Pct of total |
|--------------------|------------------|--------------|----------|----------------------------|---------------------------------|---------------|---------------|----------------------|-------|-----------------|--------------|
| District 1A | 98th North | 14 | 204,081 | 0 | 753,929 | 184,844 | 938,773 | 420,384 | 762 | 762 | 21% |
| District 1B | 98th South | 5 | 43,785 | 0 | 271,467 | 43,785 | 315,252 | 83,191 | 341 | 341 | 9% |
| District 2 | Rockaway Parkway | 2 | 50,814 | 0 | 158,609 | 75,136 | 233,744 | 0 | 344 | 284 | 8% |
| District 3 | North Utica | 16 | 217,583 | 0 | 665,281 | 118,018 | 783,299 | 195,825 | 864 | 844 | 23% |
| District 4 | Med Center | 1 | 5,999 | 6 | 17,037 | 10,558 | 27,595 | 0 | 35 | 35 | 1% |
| District 5 | Bedford | 5 | 79,200 | 0 | 274,190 | 90,130 | 364,320 | 71,280 | 431 | 431 | 12% |
| District 6 | New York Ave | 2 | 15,998 | 2 | 54,833 | 18,758 | 73,591 | 0 | 106 | 87 | 2% |
| District 7 | Rogers Av | 13 | 110,028 | 7 | 448,897 | 57,232 | 506,129 | 99,025 | 592 | 364 | 10% |
| District 8 | Church Ave | 16 | 127,832 | 12 | 432,337 | 118,196 | 550,533 | 95,874 | 657 | 498 | 14% |
| Total | | 74 | 855,320 | 27 | 3,076,579 | 716,657 | 3,793,236 | 965,579 | 4,131 | 3,645 | 100% |

PROSPECT
LEFFERTS GARDENS

C4-4 & C4-4D
BROWNSVILLE

