

Affordable Housing coming to Boerum Hill

110 3rd
Ave



153
Nevins
St



June 26, 2023

RFP Overview for BK CB2

NYCTM

Department of
Housing Preservation
& Development
Office of Neighborhood
Strategies

Agenda

- 1. Sites Overview and Project Goals**
- 2. Community Engagement**

1.

Sites Overview and Project Goals

572-574
Warren
NYCHA

Gowanus Canal

Wyckoff
Gardens
NYCHA

Wyckoff St

110 3rd
Ave

R7D/C2-4
7,200 SF

R7A
11,500 SF

153
Nevins
St

Boerum
Hill
Historic
District

3rd Ave
[NARROW - 70']

98
3rd Ave
Rezoning

280
Bergen
Rezoning
(Ulano)

Nevins St
[NARROW - 60']

Bergen St

Barclays

Boerum Hill /
Downtown BK

2022 Rezonings

280 Bergen (R7A)



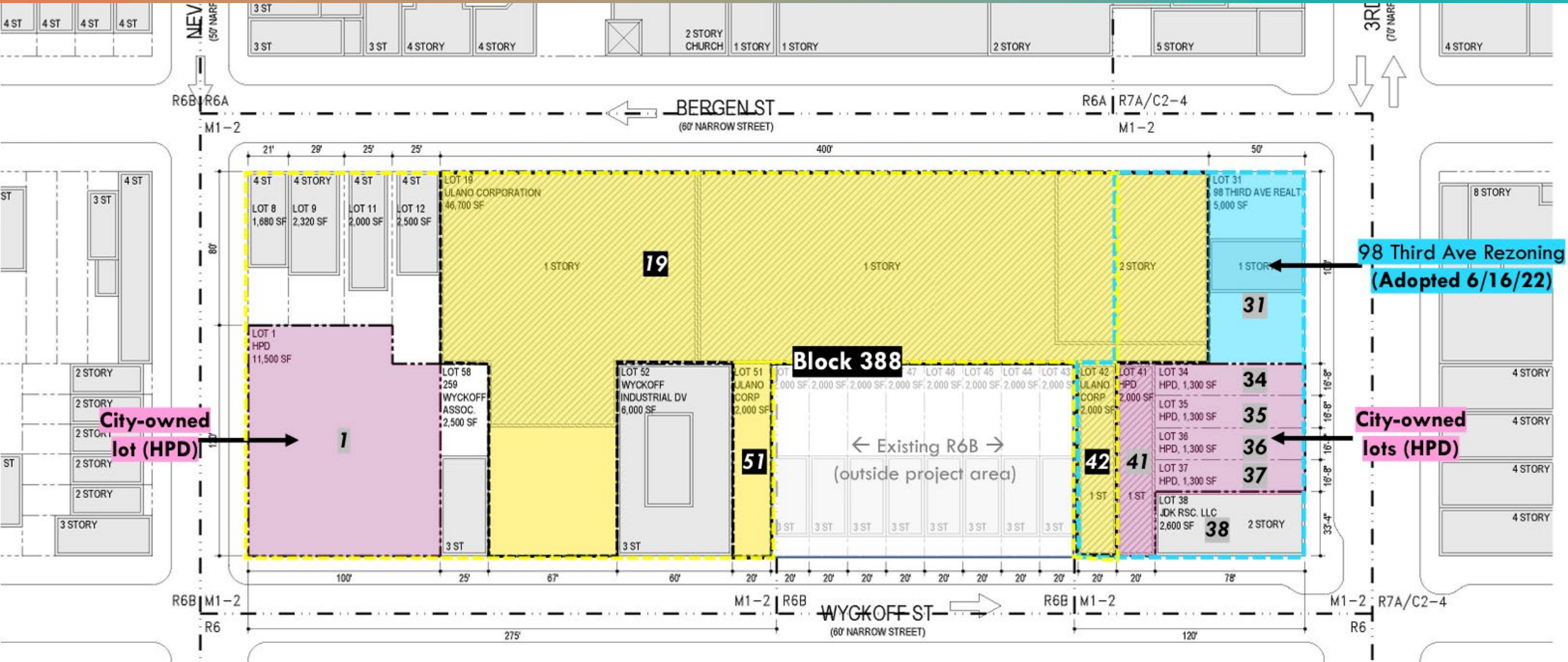
300-unit (90 MIH)
Mixed-use development

98 Third Ave (R7D/C2-4)

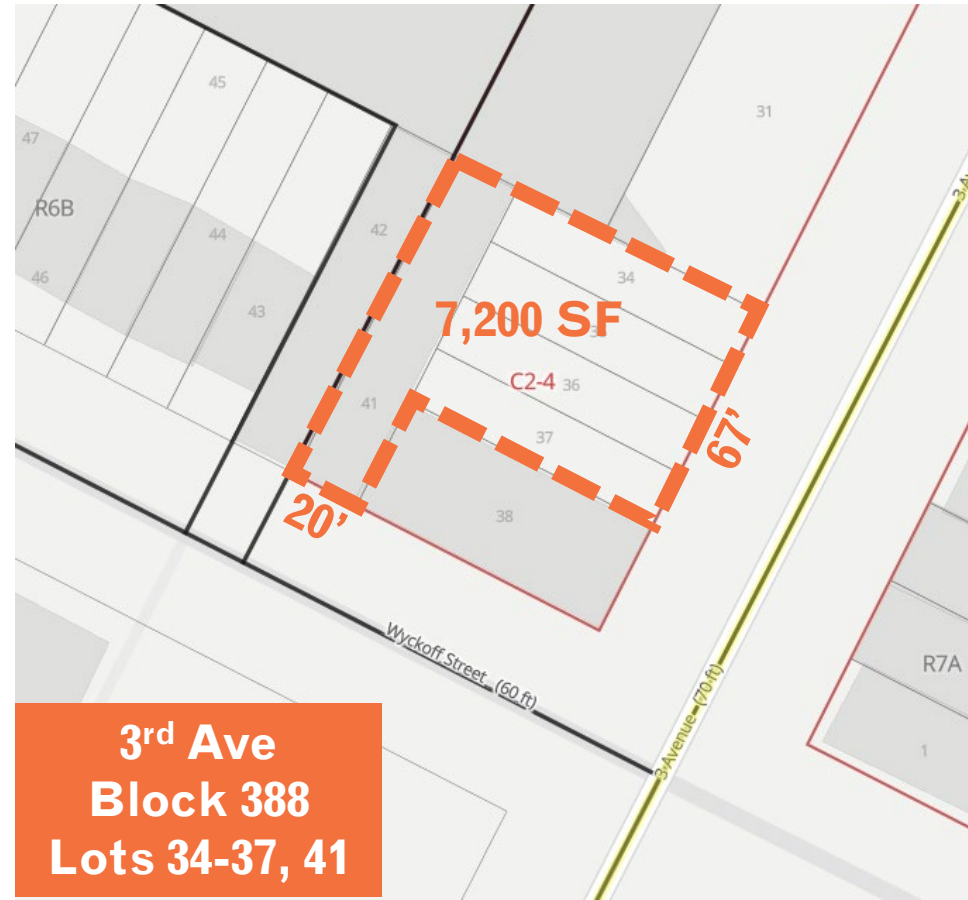


24-unit (8 MIH)
Mixed-use development

2022 Rezoningings



Development Parcels



Site Photos

3rd Ave and Wyckoff St



Site Photos

Nevins St and Wyckoff St



Nevins St

vs.

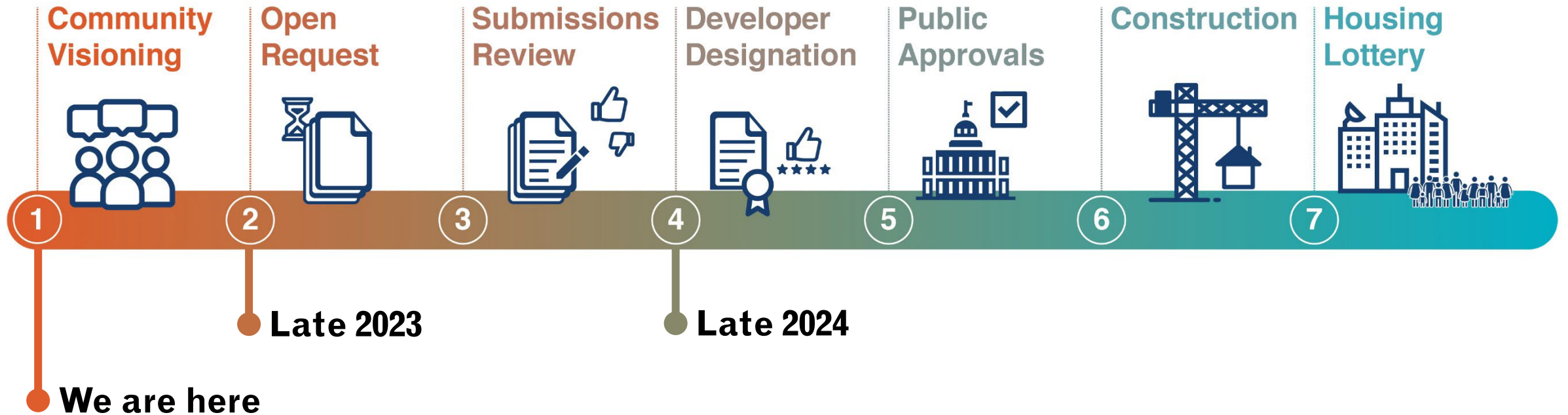
3rd Ave



Project Goals Summary

- 100% affordable housing, approx. 125 units
- CB2/CB6 community preference (per policies in effect at the time of marketing)
- Release RFP by 12/31/23, designate developer within 12 months
- One site senior housing
 - Likely Senior Affordable Rental Apartments (SARA) Program
- Other site deeply affordable family units
 - Likely Extremely Low- and Low-Income Affordability (ELLA) or comparable program
- Preference for projects with larger set-asides for:
 - Extremely low- and very low-income (ELI/VLI) households
 - Formerly homeless households.

Development Process



2.

Community Engagement

Community Engagement Commitments

- **Community Boards**
 - CB2 (contains sites)
 - CB6 (across the street)
- **NYCHA Tenant Associations**
 - Wyckoff Gardens
 - Gowanus Houses
 - 572-574 Warren Street
- **Boerum Hill Association** and other civics and local orgs.
- **Councilmember Restler** and future councilmember



Community Engagement Strategies

Goal: spread the word about how to get involved and create ways for community members to participate in a variety of ways

- Outreach to civic and community-based organizations
- Tabling at community events, greenmarkets, block parties, and more!
- Project website
- Flyering, social media, email blasts
- Public meeting or workshop
- Paper versions of all materials to distribute at all meetings/events

Community Engagement Report-Back Meeting

- **Present to local stakeholders, open to the public**
- **Summary of public input including priorities identified**
- **All feedback will be drafted into a Community Visioning Report (CVR) which will be attached to the RFP**
 - Development teams are partly scored on their thoughtful response to community feedback via the CVR

Community Engagement 2023 Timeline



Collaboration with the Community Board

- **Input on stakeholder groups/organizations**
- **Local events**
- **Help promoting the project and ways to provide input**
- **Outreach strategies**
 - i.e., Virtual vs. In-Person events