

Linden Gardens

City Council Subcommittee of
Landmarks, Public Sitings, and
Dispositions Hearing

October 11, 2023

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Application #: G 230037 NUK, G 230038 XAK



Proposed Actions

Applicant: NYC Department of Housing Preservation and Development

Sponsor: MHANY Management Inc. and Cypress Hills Local Development Corporation (CHLDC), designated through the HPD NIHOP/NCP RFQ

Program: Open Door

Proposed Project: Development of 12 new construction buildings with approximately 37 affordable co-operative units.

Requested Approvals:

- Urban Development Action Area (“UDAA”) designation and project approval (“UDAAP”), and approval of disposition of 10 City-owned lots
- Article XI Tax Exemption of 12 sites, 10 of which are City-owned and 2 are privately-owned.



175 Milford Street, Rendering

Development Team

Cypress Hills Local Development Corporation (Co-developer)

- 38-year-old nonprofit community development organization and settlement house governed by Cypress Hills/ENY residents
- Serves over 10,000 residents annually through youth and family services, career and education, college success, community organizing and housing programs

MHANY Management, Inc. (Co-developer)

- 35-year-old community and housing development organization originated in ENY & Brownsville
- 100% deeply affordable housing developer
- HUD-certified first-time homebuyer and foreclosure prevention educator and counselor



Development Sites

Linden Gardens consists of 12 Development Sites in Brooklyn's Community District 5 located within R5, R5B, and R6 zoning districts

City Council District 42

- Site 3: 1118 Blake Avenue; Block 4072, Lot 25
- Site 4: 1122 Blake Avenue; Block 4072, Lot 27
- Site 5: 654 Essex Street; Block 4083, Lot 146
- Site 6: 581 Jerome Street; Block 4078, Lot 11
- Site 7: 872 Dumont Street; Block 4076, Lot 25
- Site 8: 781 Livonia Avenue; Block 4074, Lot 39
- Site 11: 480 Warwick Street; Block 4030, Lot 19
- Site 12: 482 Warwick Street; Block 4030, Lot 20

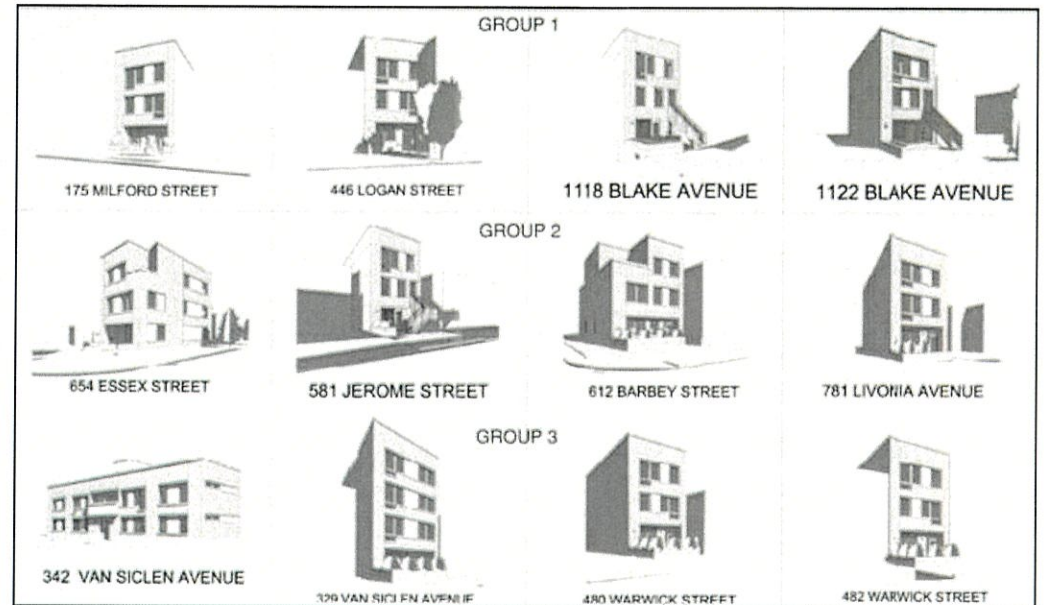
City Council District 37

- Site 1: 175 Milford Street; Block 4208, Lot 10
- Site 2: 446 Logan Street; Block 4208, Lot 35
- Site 9: 342 Van Siclen Avenue; Block 4009, Lot 47
- Site 10: 329 Van Siclen Avenue; Block 4010, Lot 6



Proposed Development

- 12 new construction buildings with approximately 37 affordable co-operative units
- Each building will be between two and four stories tall and will consist of two to four affordable homes
- Will consist a mix of one-, two-, three-, and four-bedroom units
- Project will partner with the Interboro CLT.



Proposed Unit Mix and Affordability

- Most units (over 80% of units) will be two-, three-, and four-bedroom family-sized units
- Most units (approximately 79% of units) will be affordable to households earning up to 70% AMI (up to \$88,970 for a family of three)
- Approximately 41% of the units will be affordable to households earning up to 60% AMI (up to \$76,260 for a family of three)

Proposed Unit Mix-Project Total Units					
Unit Type	60% AMI	70% AMI	80% AMI	Total	% units by unit type
1 Bedroom	3	3	1	7	19%
2 Bedroom	9	8	7	24	65%
3 Bedroom	2	2	0	4	11%
4 Bedroom	1	1	0	2	5%
Project Total	15	14	8	37	100%
% units by AMI	41%	38%	22%	100%	

Proposed Unit Mix and Affordability

Unit Size	% of Units	HPD Sales Price Range	Market Rate Sales Range
1 Bedroom	19%	\$110,000 - \$210,000	\$275,000 - \$549,000
2 Bedroom	65%	\$130,000 - \$270,000	\$329,000 - \$345,000
3 Bedroom	11%	\$150,000 - \$230,000	N/A
4 Bedroom	5%	\$160,000 - \$250,000	N/A

- All units will be bound by a regulatory agreement at the time of closing, that would dictate the level and length of affordability.
- All units will be available through HPD's Housing Connect 2.0
- There would be a 50% preference for local community residents living in the zip codes that make up the Community District.

Sources:
<https://www.nyc.gov/site/finance/taxes/property-rolling-sales-data.page>
 224 Highland Blvd APT 809, Brooklyn, NY 11207 | Zillow
 224 Highland Boulevard #602 in East New York, Brooklyn | StreetEasy
 44 Euclid Avenue #1C in East New York, Brooklyn | StreetEasy

Appendix

Proposed Unit Mix and Affordability

Proposed Unit Mix- Project CCD 42 Units					
Unit Type	60% AMI	70% AMI	80% AMI	Total	% units by unit type
1 Bedroom	1	0	0	1	5%
2 Bedroom	7	6	5	18	90%
3 Bedroom	0	0	0	0	0%
4 Bedroom	1	0	0	1	5%
CCD 42 Total	9	6	5	20	100%
% units by AMI	45%	30%	25%	100%	

Proposed Unit Mix- Project CCD 37 Units					
Unit Type	60% AMI	70% AMI	80% AMI	Total	% units by unit type
1 Bedroom	2	3	1	6	35%
2 Bedroom	2	2	2	6	35%
3 Bedroom	2	2	0	4	24%
4 Bedroom	0	1	0	1	6%
CCD 42 Total	6	8	3	17	100%
% units by AMI	35%	47%	18%	100%	

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 15109 Res. No. _____

in favor in opposition

Date: 10-11-23

(PLEASE PRINT)

Name: Luz Torres

Address: 100 Gold Street

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

4151
4150

Appearance Card

I intend to appear and speak on Int. No. 4149 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Stephen Erduman

Address: 100 Gold Street, New York, NY 10038

I represent: HPD

Address: 100 Gold Street, New York, NY 10038

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4151/4150 Res. No. _____

in favor in opposition

Date: 10/11/2023

(PLEASE PRINT)

Name: Luz Torres

Address: 100 GOLD STREET

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4150/4151 Res. No. _____

in favor in opposition

Date: 10/11/23

(PLEASE PRINT)

Name: Ambara Hernandez

Address: 100 Gold NY

I represent: HPD

Address: 100 Gold NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 4152 4153 Res. No. _____

in favor in opposition

Date: 10/11/23

(PLEASE PRINT)

Name: CHIEN DAW

Address: W 20TH ST.

I represent: LINDEN GARDENS RKTG

Address: EAST NY BK.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/11/23

(PLEASE PRINT)

Name: Meredith McNair

Address: NY, NY 10003

I represent: Cypress Hills Local Development Cooperation

Address: 625 Jamaica Ave Brooklyn, NY 11208