



Jennings Hall Expansion

St. Nicks Alliance's vision for amenity-rich, energy efficient, affordable senior housing in East Williamsburg

ULURP No. C 230255 ZMK, N 230256 ZRK

Subcommittee on Zoning and Franchises
February 26, 2024

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HISTORY

- St. Nicks Alliance – community anchor since 1975
- Jennings Hall – 150 units of low income senior housing in the HUD Section 202 program, refinanced with NYC HDC in 2009
 - Bushwick Ave wing – formerly nurses' residence, built in early 1900's
 - Powers St wing – St. Nicks built in 1980
- Assisted Living Program (ALP) for 40 residents
- Existing amenities include: dining hall, library, game room, media room, multi-purpose room, laundry, and outdoor seating areas



URGENT CB1 ISSUE: AFFORDABLE SENIOR HOUSING

- In North Brooklyn, 23% of renters are severely rent burdened*
- In CB1, 17,811 units were created between 2010 – 2020
 - 81% were market rate
- Seniors are being displaced by population growth & rent increases
- CB1 District Needs Statement: prioritize affordable and senior housing

Real Median Gross Rent 2006 - 2021 (2022\$)

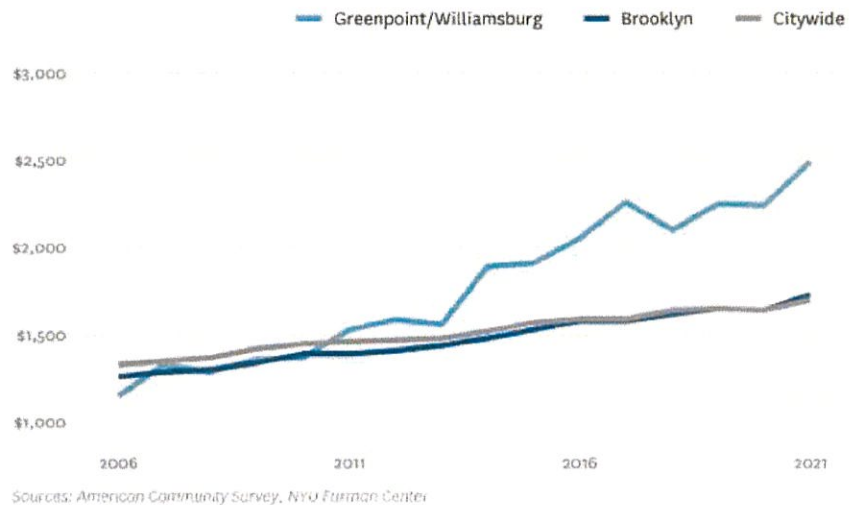


Figure: Real median gross rent in Greenpoint/Williamsburg increased from \$1,150 in 2006 to \$2,490 in 2021, **116.5%** increase.

*>50% of HH income spent on rent

Source: NYU Furman Center, "Neighborhood Profiles: BK01"; "State of the City 2022"

PROJECT AREA



SURROUNDING AREA



DEVELOPMENT PLAN

- Demolish the bank building on Lot 1
- Build a 14-story, 218-unit, 100% affordable, energy efficient senior housing building that would function as the “third wing” of Jennings Hall
- Leverage the existing social services and expand campus to over 368 housing units
- Convert underutilized land to affordable housing and activate the corner of Grand St and Bushwick Ave



Pictured: Jennings Hall facing SE from Bushwick & Powers



Pictured: Jennings Hall (left) and 819 Grand St (right), facing NE from Bushwick & Grand

GRAND STREET WING

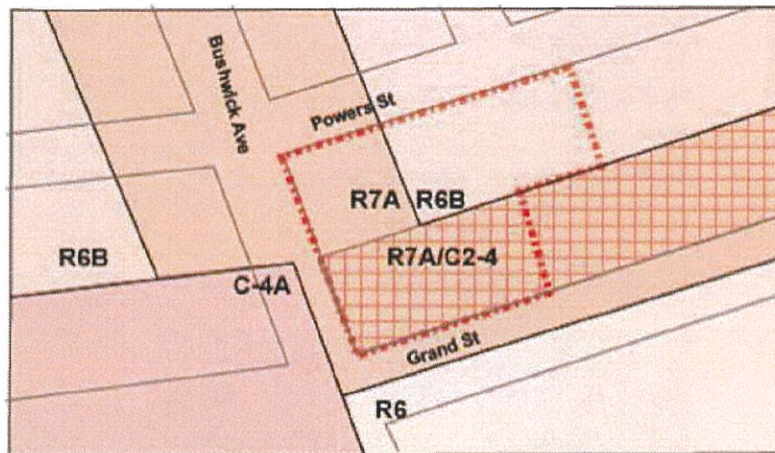
- 218 units of affordable senior housing
- Incomes up to 60% of AMI
- 5,000 sf of corner retail
- Passive House, 100% electric, green roofs, rooftop solar
- Amenities: a 2nd floor outdoor terrace, library, two community rooms, enhanced security, laundry room, fitness center
- All community spaces available to all residents of the combined complex



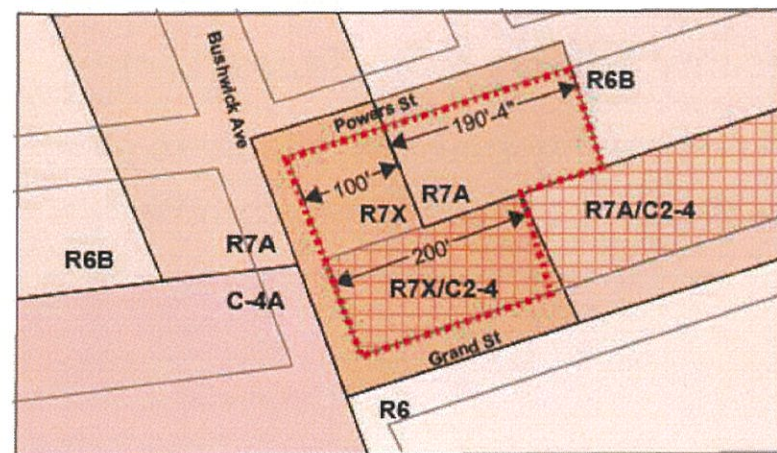
PROPOSED LAND USE ACTIONS

- Zoning map amendment to change:
 - Block 2922, Lot 1 and parts of Lot 3 from R7A/C2-4 to R7X/C2-4;
 - Part of Lot 3 from R7A to R7X; and
 - Part of Lot 3 from R6B to R7A
- Zoning text amendment to establish a MIH area over the entire Project Area.

Existing



Proposed



 Development Site

AFFORDABILITY & UNIT MIX

- Equal mix of studios & 1 bedroom units
- All units would receive Project-Based Section 8 vouchers
- Rent would be restricted to 30% of annual Household income
- 30% of units set aside for formerly homeless
- Incomes restrictions:

Household Size	30% AMI	40% AMI	50% AMI	60% AMI
1	\$26,703	\$36,593	\$46,483	\$56,373
2	\$30,510	\$41,810	\$53,110	\$64,410

- AMI distributions subject to HPD approval and subject to change until project closing
- 2023 rent and income levels

VIEW – FACING NE FROM GRAND ST



VIEW – FACING NW FROM GRAND ST



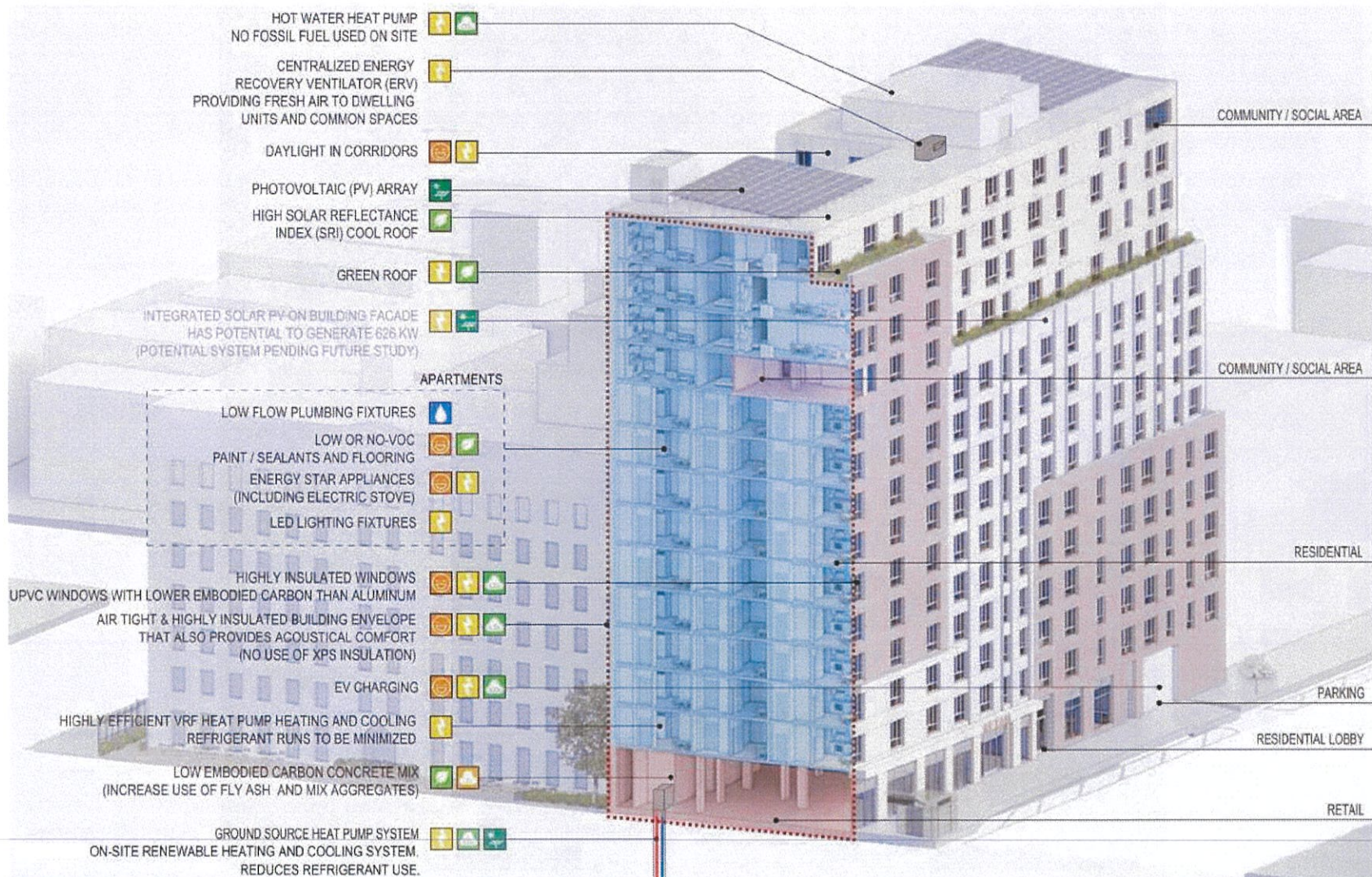
VIEW — FACING SE FROM POWERS ST



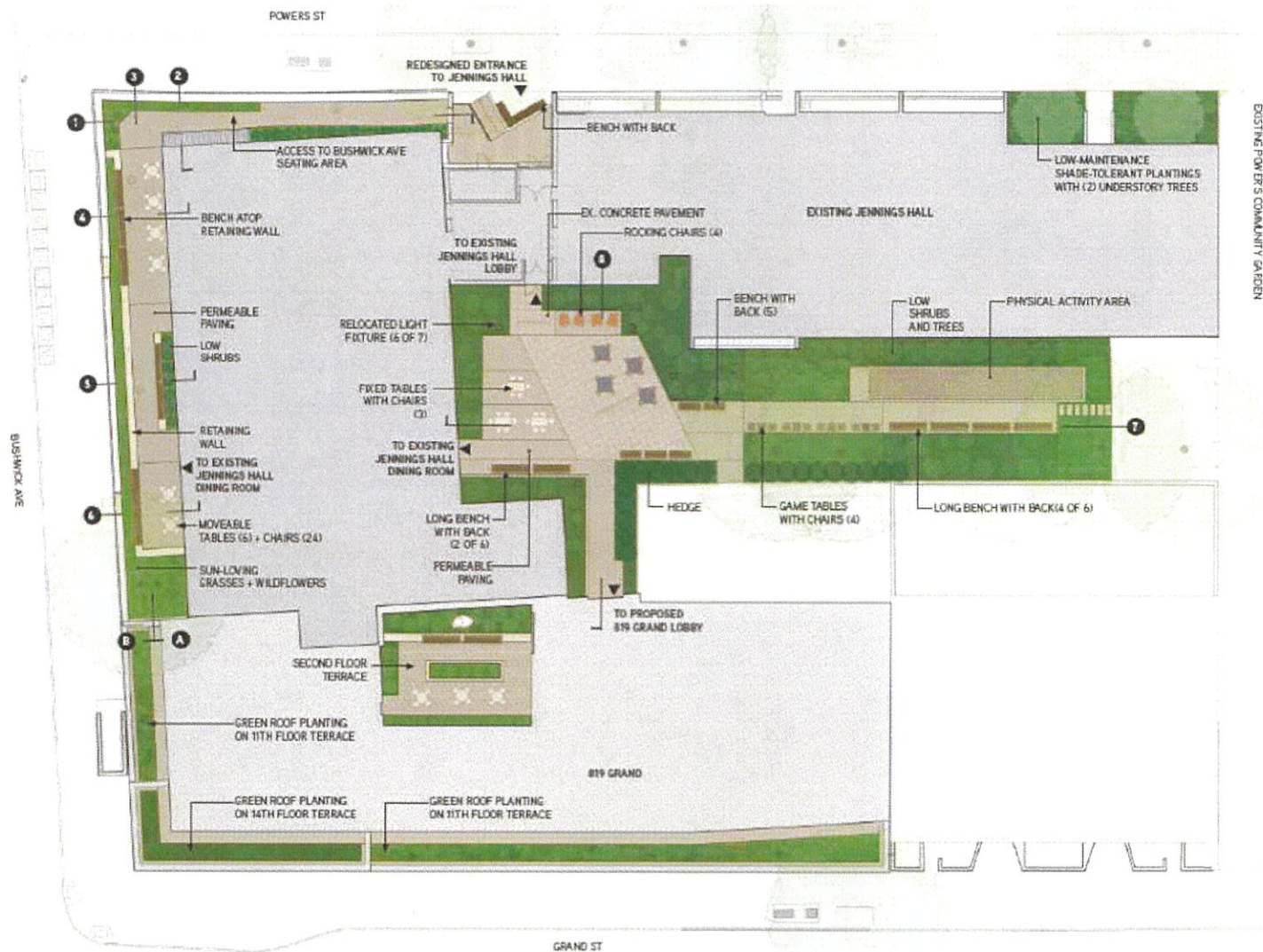
VIEW – FACING NORTH FROM GRAND ST



ENERGY EFFICIENCY



LANDSCAPING IMPROVEMENTS

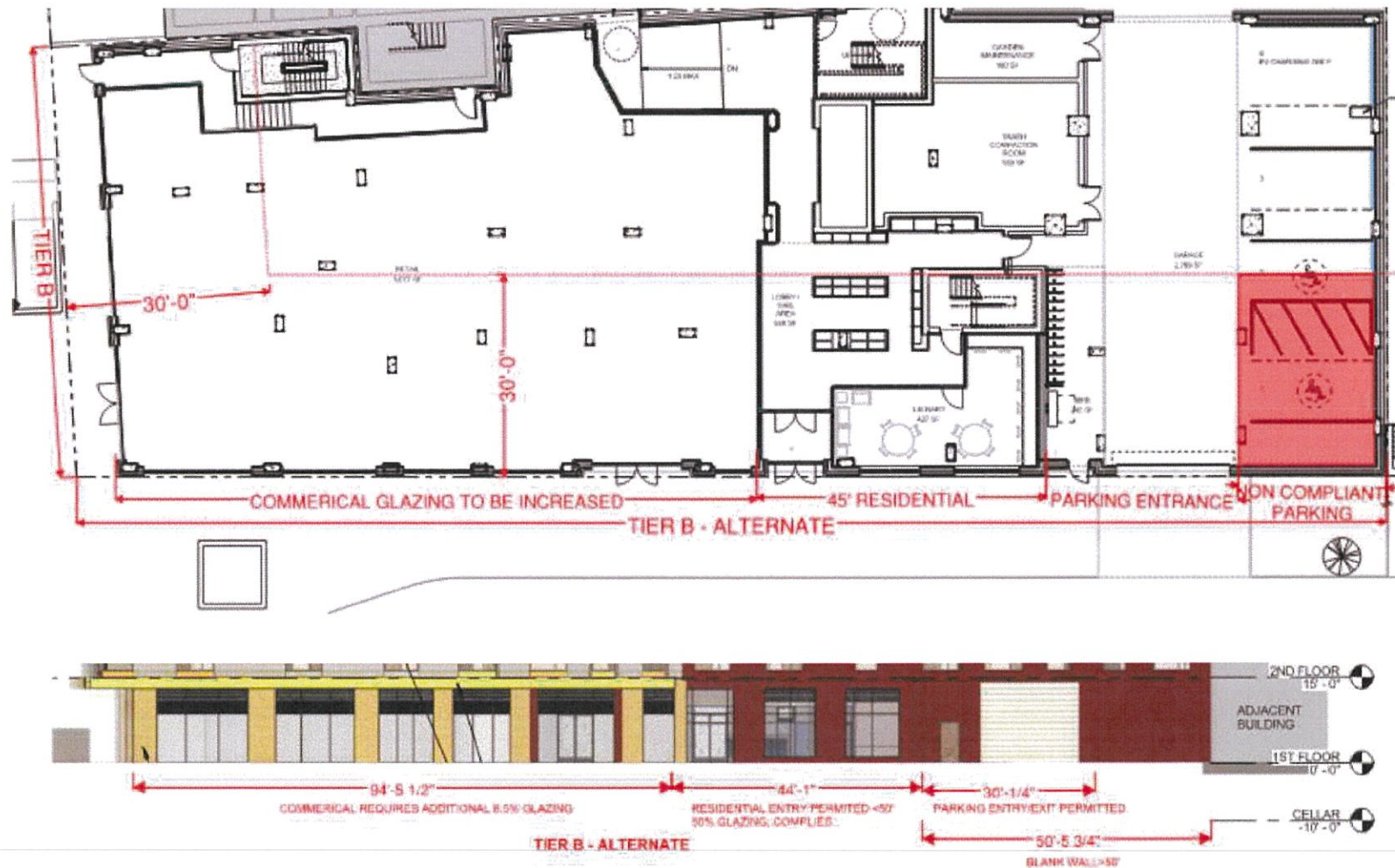


QUESTIONS?

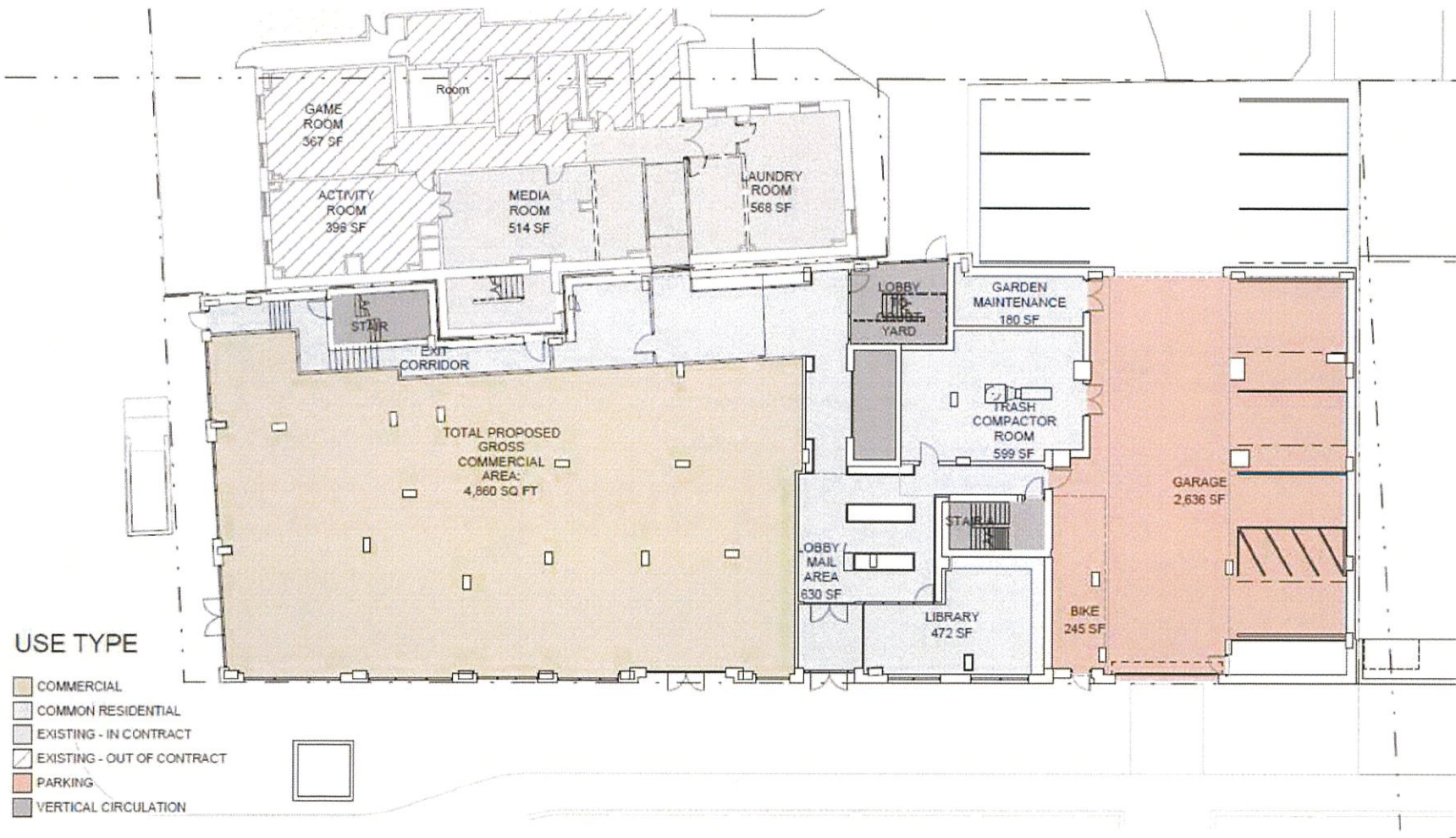


APPENDIX

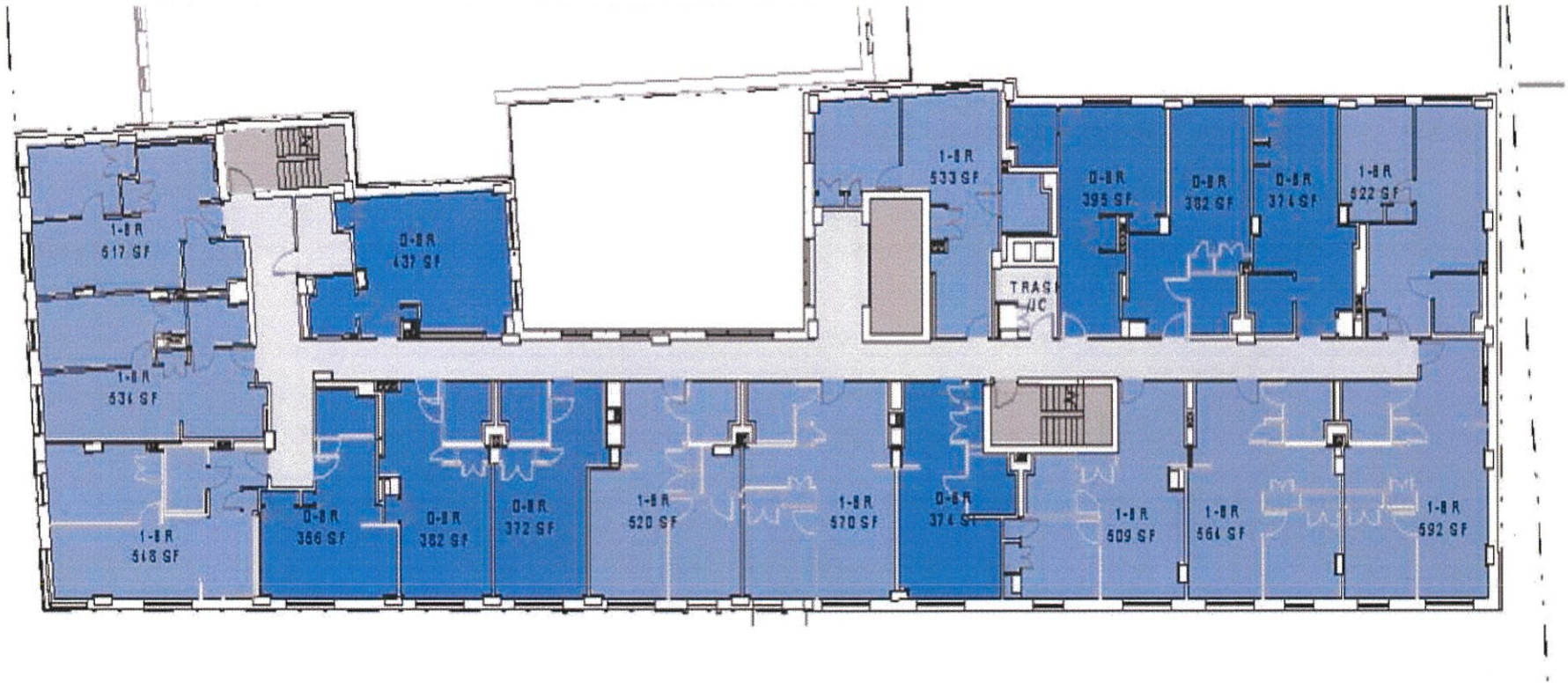
CITY OF YES IMPACTS



PROPOSED GROUND LEVEL



TYPICAL FLOOR



11TH FLOOR

