



Coney Island Phase 3

Subcommittee on Landmarks, Public Sitings & Dispositions

October 8, 2024

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Application #: G 240059 XAK, G 240060 XAK



Introduction

Applicant: NYC Department of Housing Preservation and Development

Sponsor: BFC Partners

Program: Mix and Match

Proposed Project: New construction building with approximately 419 affordable rental units, approximately 10,833 square feet of commercial space, and approximately 9,001 square feet of community facility space.

Requested Approvals:

- Article XI Tax Exemption of five sites, two of which are City-owned and three are privately-owned.
- Article XI Disposition of two city owned sites

Location and Context

1709 Surf Avenue

Brooklyn Block 7061, Lots 14,
16, 20, 21, and 27
Community District 13
Council District 47

Lot Area: 69,368 SF

Current Zoning District:

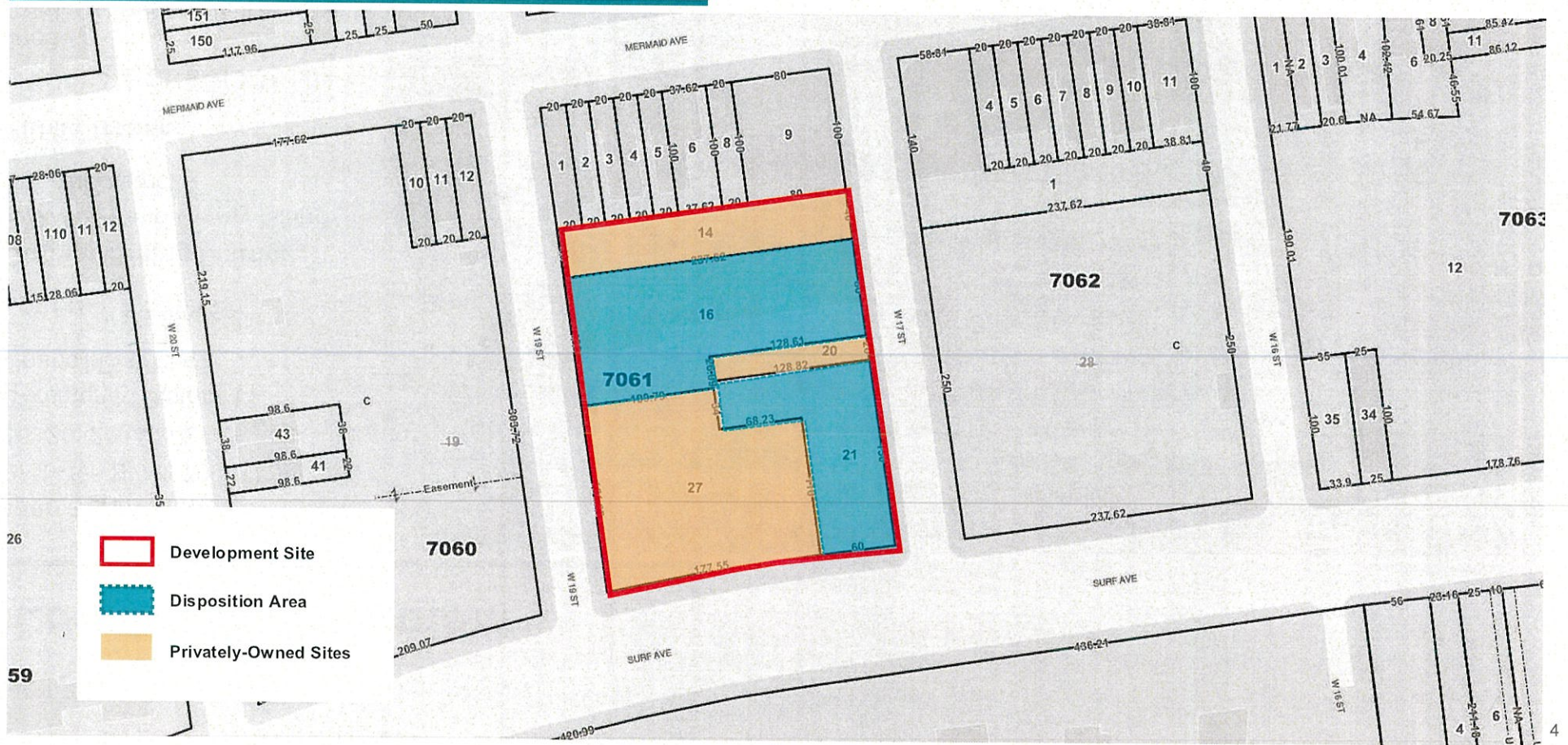
R7X/C2-4 and Coney Island
Special District

Public Transit:

B36, B64, X28, and X38 bus
lines
Coney Island-Stillwell Avenue
D/F/N/Q



Disposition Area



Proposed Development

- One eleven-story elevator building with approximately **419 affordable rental units** and one additional unit for a superintendent, developed under HPD's Mix and Match Program
- Approximately **9,000 SF of ground floor community facility space** and approximately **10,833 SF of commercial space.**
- Mix of **studio, one-, two -, and three-bedroom units** for individuals and families earning up to 110% AMI



Proposed Unit Mix and Affordability

Unit Type	Homeless set-aside	30% AMI	50% AMI	70% AMI	90% AMI	Super	Total	% units by unit type
Studio	32	12	27	29	7	0	107	26%
1 Bedroom	32	8	30	25	13	0	108	26%
2 Bedroom	0	22	60	71	20	1	173	41%
3 Bedroom	0	5	7	14	5	0	31	7%
Total	64	47	124	139	45	1	420	100%
% units by AMI	15%	11%	30%	33%	11%	0%	100%	

- Almost half of the units (approximately 48% of units) will be family-sized units
- Most units (approximately 74% of units) will be affordable to households earning up to 70% AMI (up to \$97,860 for a family of three)
- Approximately 56% of the units will be affordable to households earning up to 60% AMI (up to \$83,880 for a family of three)
- 15% of the units would be set aside for formerly homeless individuals

Appendix

Proposed Unit Mix and Affordability

- Final AMI limits and rents in the proposed project will reflect median income levels at the time of construction closing
- All units will be bound by a regulatory agreement at the time of closing, that would dictate the level of affordability for a minimum of 60 years
- The project will include permanently affordable housing as per MIH
- All units, not including supportive units, will be available through HPD's [Housing Connect 2.0](#)

AMI	% of Units	Monthly Rent**			
		Studios	1-BR	2-BR	3-BR
Homeless set-aside	15%	No higher than 30% of income			
30% AMI	11%	\$527	\$715	\$857	\$991
50% AMI	30%	\$996	\$1,244	\$1,493	\$1,725
70% AMI	33%	\$1,420	\$1,774	\$2,128	\$2,459
90% AMI	11%	\$1,908	\$2,383	\$2,859	\$3,304

*Proposed unit mix and affordability are subject to change; Incomes based on 2024 AMI

Background

Coney Island Comprehensive Rezoning Plan

- A plan approved in 2009 that established a framework for the revitalization of the Coney Island amusement area as well as providing new housing opportunities, including affordable housing, and neighborhood services for the surrounding areas.
- ULURP approvals included the creation of the Coney Island Special District for a 17-block area in Coney Island. The actions focused on a framework to revitalize the Coney Island amusement area and surrounding blocks.

