

**Brooklyn Community Board 9**  
**890 Nostrand Ave**  
**Brooklyn, New York 11225**  
**Housing Committee Meeting**  
May 13, 2025

**Attendance (Board Members):** Kendall Christiansen; Jolee Cobb; Ronisha LaBarrie; Mayna Legoute

**Attendance (Community Resident Members):** Diane Sheppard, Janice Grannum

**Absent (Board Members):** Brittney Ellington

**Absent (Community Resident Members):** Diane Sheppard, Janice Grannum

**Guests:** Alicia Boyd

**Agency Representatives:** Mia N. Hilton, Assistant District Manager

---

- I. Call to order – Joint ULURP + Housing for Empire State Development (1.5 hours)
  - A. Presentation outlined essential facts of the Kingsboro Psychiatric Center:
    - 1. General Project Plan (GPP) timeline highlighted upcoming May 22, 2025 Director's Meeting to accept FEIS and an anticipated Public Authorities Control Board vote in 2025.
    - 2. The projected plan will consist of approximately 1,081 new units of affordable housing ranging from 40% - 80% AMI on 7.2 acres of land distributed across 9 buildings.

Table ES-2: Proposed Affordable Housing Types and Number of Units

Affordable Housing Types	Number of Units
General Housing General Population	436
Senior Citizen	337
Supportive Housing Chronically Homeless	90
Behavioral Health (SMI)	167
Young Adults / Youths	51
Grand Total Approx.	1,081

- a) PHASE 1: Demolition/ Site preparation
  - (1) Building 1a (Shelter) – 9 Stories
  - (2) Building 1b (Shelter) – 6 Stories
  - (3) Building 1c (Residential) – 10 Stories
  - (4) Building 1d (Residential) – 10 Stories
- b) PHASE 2: Demolition of existing buildings
  - (1) Building 2a (Residential) – 10 Stories
  - (2) Building 2b (Residential) – 10 Stories
  - (3) Building 2c (Residential) – 10 Stories
- c) PHASE 3: Demolition of Existing Buildings

- (1) Building 3a (Homeownership West) – 4 Stories
- (2) Building 3b (Homeownership East) – 4 Stories
- 3. Approximately 63,071 sf of community facility space (including a Service Employees International Union “SEIU” facility, an emergency food provider, a ballet studio, grocery store, and resident social service space); 46 on-site surface parking and 2.16 acres of publicly accessible open space.
- 4. Approximately 9% of the units would be homeownership opportunities for low- and moderate-income households earning from 40 to 80 percent AMI.
- 5. The existing two homeless shelters will be replaced by two new state-of-the-art homeless shelters, with no increases to the existing 364 beds.
- 6. It is anticipated that the first phase will commence in late 2025, new units to come onboard in 2029, and the final phase to be completed 2034, with full occupancy as early as 2034.
- 7. **MODIFICATIONS:**
  - a) 9 additional multi-bedroom affordable housing units for low- and moderate-income families. 18 fewer supportive housing units.
  - b) 31 more on-site surface parking for a total of 46.
  - c) Added a publicly accessible community garden to the proposed open space.
  - d) Added 660 sf of new storage space for steel pan drum equipment.
  - e) Added three electric vehicle charging stations.
  - f) Implementation of a traffic monitoring plan.
- 8. **COMMITMENTS:**
  - a) The developer would provide on-site security.
  - b) Extensive security camera systems installed and security and services staff to monitor and secure the Project Site.
  - c) The developer would be required to create a Community Advisory Board to meet and discuss the new development.
  - d) The Community Advisory Board members would include representatives from local elected officials and the community board, police officers from the 71st Precinct, as well as representatives from community-based organizations and other local stakeholders.

**B. COMMUNITY FEEDBACK:**

- 1. Concerns were expressed over the community advisory board and ESD retaining community participation throughout the construction process (anticipated until 2034). Requests were made for submitted documentation outlining structure and operations of the advisory board in addition to formalized statements for member appointment processes.
- 2. Limited parking remains a pertinent issue as FEIS anticipates “parking shortfall to 133 and 215 spaces during the weekday AM and midday peak hours, respectively,” ([FEIS ES-7](#))
- 3. Commercial and security contractors have not been secured

4. Unit distribution between 1 Bedroom - 2 Bedroom - 3 Bedroom and the corresponding AMI% were not clarified
- II. Independent Housing Committee
- A. Home Tax Lien Sale
    1. Easy Exit Program and local outreach.
    2. Postcard flyer
    3. Future lien sale preparation should include bolstered outreach through public official offices to assist with applications and contacting DOF services
  - B. Post-presentation review and commentary
    1. Formalizing Housing and ULURP partnership moving forward and collaborating on projects that include housing rezone applications. Joint meetings could model a similar structure with an allotted time (roughly an hour) before separating to discuss independently.
    2. Some limitations in understanding during the presentation and hesitations to ask questions demonstrate potential informational learning opportunities to strengthen participation and knowledgeable engagement.
  - C. Order of Business / Outlining committee objectives for 26-27 session
    1. Discussions were aimed to consider committee goals away from a demographic profile due to extensive data available, but rather newly completed projects and an inventory based on available units. Questions arose regarding the extent of demographic information and what is achievable in scope,
    2. Potential resources for outreach: DOB, HPD, HUD, RGB
    3. The committee priorities are centered on resident housing needs, whether informational, or workshop related, and agreed to spend additional time considering directions that would best accommodate district interests.
    4. Development Database and Housing Survey tentatively discussed and agreed to be distributed amongst the committee members for review before the next meeting.

Meeting Adjourned 9:37pm