

Brownsville Plan Updates

Housing, streets, parks, & more

April 28, 2026

Brooklyn Community Board 16

NYC[™]
Housing Preservation
& Development
Office of Neighborhood
Strategies

Agenda

- 1. The Brownsville Plan overview**
- 2. Health + jobs**
- 3. Parks, streets + public space**
- 4. Housing**

The Brownsville Plan

Overview

- **Community driven process:**
 - to identify neighborhood goals
 - form strategies to address local needs
 - find resources to fill gaps in service
- **Framework for neighborhood investments in:**
 - Affordable housing
 - Parks and open spaces
 - Transportation and safety improvements
 - Health



Process

Between July 2016 – June 2017, HPD:

- hosted public interactive workshops
- implemented an online & texting engagement tool
- participated in community events
- convened an advisory group of representatives from 30+ neighborhood organizations

Plan release: 2017



Neighborhood Goals

1. Achieve equitable **health** outcomes
2. Improve neighborhood **safety**
3. Promote community **economic development**
4. Foster local **arts and identity**



Brownsville Plan Neighborhood Strategies

1. Promote active **mixed-use corridors**
2. Improve **connections** throughout the neighborhood
3. Create active and safe **public spaces**
4. Provide resources to support **healthy lifestyles**
5. Connect Brownsville residents to **jobs and job training**
6. Support **small businesses** and aspiring entrepreneurs
7. Improve **housing stability** and support residents at risk of displacement
8. Support capacity building for **local organizations**



Progress to-date

All of the plan's **62 commitments** are complete or in progress:

- **Dozens** of commitments for community programs have been completed
- **3,300** new affordable homes under construction or completed
- **\$150 million+** in **City investments** in:
 - Parks and open spaces
 - Safer streets
 - Health



THE BROWNSVILLE PLAN
OUR HOME. OUR FUTURE

SECOND ANNUAL PROGRESS REPORT - 2019

Health and Jobs

Health and Community Programs

Dozens of community programs implemented:

- Opened the Brownsville Houses Teen Lounge
- Created the DOHMH Brownsville Neighborhood Health Action Center
- Launched the East New York Industrial Business Zone marketing campaign
- Technical assistance and storefront improvements to businesses on Pitkin Avenue with Pitkin Avenue BID



Storefront improvements of 1701 Pitkin (before and after)



Small Business Services Mobile Unit in Jun 2019- SBS

Support small businesses and aspiring entrepreneurs

East New York Industrial Building

- **Renovation nearing completion: Summer 2026!**
 - 10,000 square feet of industrial space
 - Interior and exterior upgrades completed
- **Tenant Selections Status: In Progress**
 - **Partially tenanted:**
 - **New Farm:** Fresh cooking veggie wholesaler
 - **Lambo Mechanical:** Mechanical electrical and general contractor
 - **Trans Union:** Family-owned shipping company
 - ***Total of 23 new jobs created; including 5 local hires!***
 - 5,000 sq ft remaining; tenant selection is in progress



East New York Industrial Building at 181 Powell St

Parks, streets, and public space

Promote Active Mixed-Use Corridors

Livonia Avenue Streetscape Plan

Connect

- Improved Pedestrian Connections including Crosswalks, Ped Ramps **Installed/Ongoing**

Illuminate: New Street Lighting

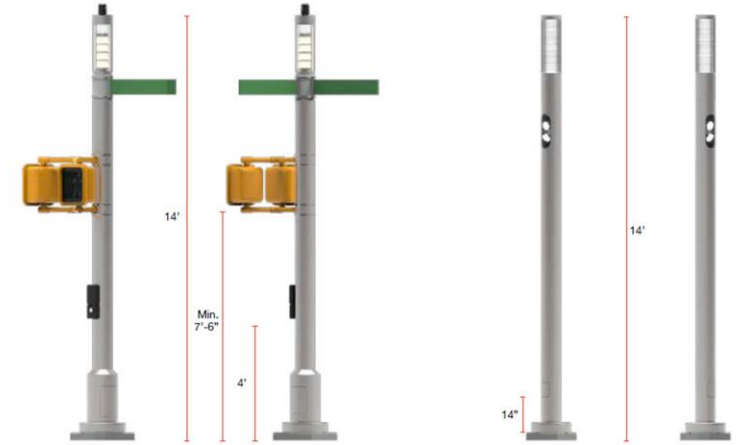
- Districtwide Lighting **Installed 2024-2026/Ongoing**
- PAAL Pilot Lighting at Livonia & Chester **Anticipated Spring/Summer 2026!**

Activate

- Pedestrian Connections **Installed/Ongoing**
- Trees, green infrastructure, streetscape furniture and lighting **To be proposed**



Underdeck lighting at Livonia Ave and Rockaway Ave



Rendering of the prototype PAAL pilot lighting



Proposed open space design at Livonia Ave and Rocakway Ave intersection; near the 3 train station

Improve connections throughout the neighborhood

Improve pedestrian connections to East New York

- Elevator at Junius 2/3/4 station: **In Progress**
- Construction completion: **Winter 2026**

Van Sinderen Streetscape Improvements Project: In Progress

- **Project Area:** btw/ E New York Ave and Riverdale Ave
- **Goals:** Safety, improved connections, sense of place
- **Van Sinderen and Sutter intersection redesign**
- **Construction begins:** **Fall 2026 (3-year duration)**

Van Sinderen Streetscape Improvements Project



Rendering of improved intersection of Sutter and Van Sinderen

Create active and safe public spaces

Betsy Head Park Renovations

- **\$30 million in improvements including:**
 - **Skate park + imagination playground**
 - **Basketball courts + rubberized track**
 - **Seating areas**
 - **Public restroom building**
- **Status: Complete**
 - **Construction completed 2022**

Brownsville Recreation Center Reconstruction

- **Status: In progress**
 - **Fully funded, design and construction advancing**
 - **Community update with Parks Dept 5/21**



Affordable Housing and Anti-displacement Programs

Improve housing stability and support residents at risk of displacement

Homeowner Help Desk

- Partnership between HPD and CBOs to support 1-4 unit homeowners
- Citywide expansion beginning in 2024

Brownsville Stats:

- **25 outreach events (2023-2025)**
- **133 homeowners assisted with housing counseling or legal service (Jan 2024- Apr 2026)**

Partners in Preservation

- Improved coordination between tenant organizing groups, legal services providers, and City agencies to stabilize tenants
- Program expansion into Brownsville in late spring 2024

Brownsville Stats- (Oct 2024-Apr 2026):

- **338 doors knocked**
- **8 buildings supported**
- **2 tenant associations formed**



The Center for New York City Neighborhoods' Homeowner help desk

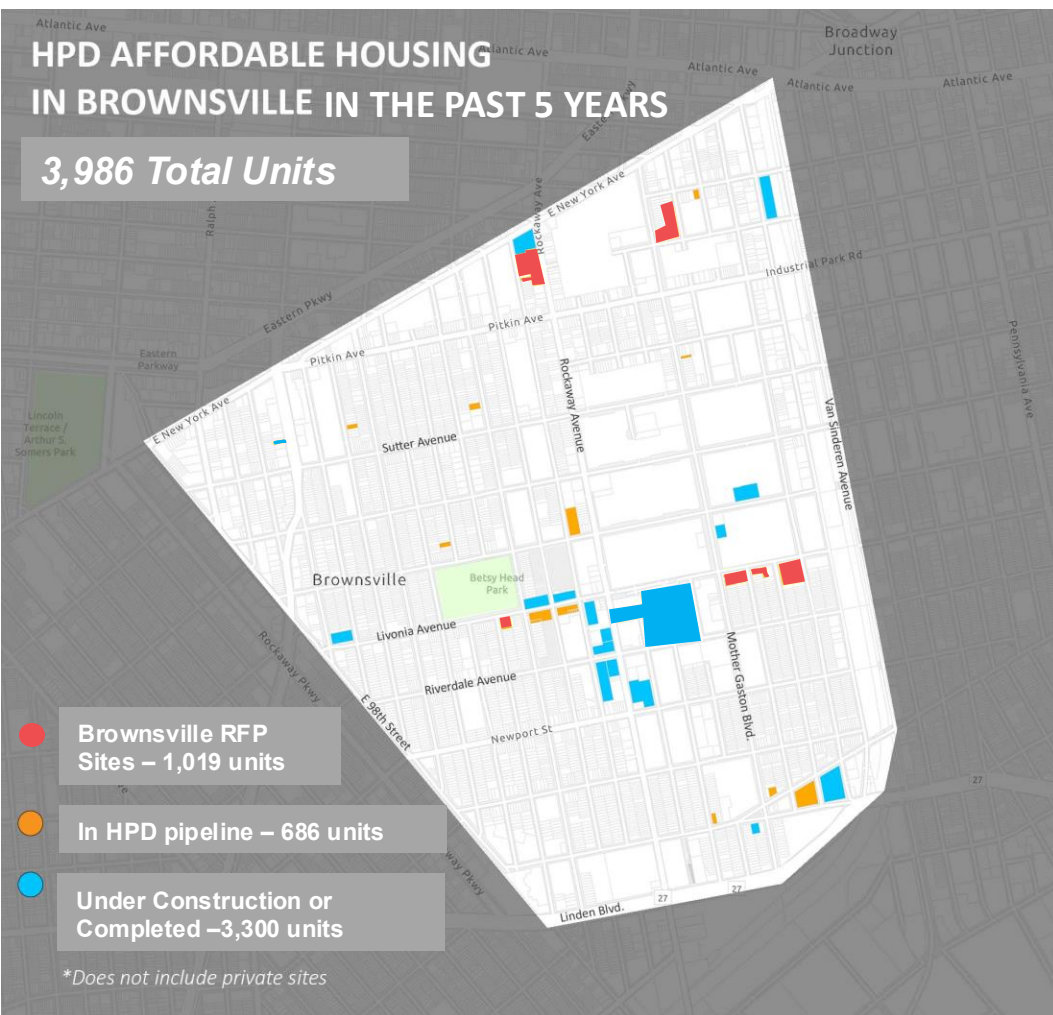


*Housing Ambassador helps resident apply for affordable housing
Credit: HPD*

New Affordable Housing Development

HPD AFFORDABLE HOUSING IN BROOKLYN IN THE PAST 5 YEARS

3,986 Total Units



Recent Projects Under Construction:

- RFP Site A: Brownsville Arts Center and Apartments – **283 units**
- RFP Site C: Livonia C2 - **81 units**
- Bed Stuy East and Weeksville cluster Phase I - **42 units**

Recent Completed Projects:

- RFP Site B: Glenmore Manor - **233 units**
- RFP Site C: Livonia C3 - **141 units**
- 326 Rockaway Avenue - **216 units**
- Ebenezer Plaza Phase IA - **197 units**
- Ebenezer Plaza Phase IB - **118 units**
- Ebenezer Plaza Phase II - **208 units**

RFP Site A: Brownsville Arts Center & Apartments



Development Team: Blue Sea, Gilbane, Artspace

Project Overview:

- Mixed use Extremely Low & Low-Income Affordability (ELLA) building with **283 affordable homes** for families and individuals with **extremely low and middle incomes** and those who are **formerly homeless**, with ground floor community facility space dedicated to **arts and culture**

Workforce Development Goals:

- Partnering with Central Brooklyn EDC to help identify M/WBE subcontractors and suppliers
- Provided free 3-month construction training course
- Completed art workshops with youth from Howard Houses Community Center for design of plaza fencing
- Hired a Brownsville artist through non-profit ArtBridge to design sidewalk bridge artwork

Status: **Under Construction**

- Started construction in July 2025 with a completion projected in December 2027

RFP Site B: Glenmore Manor



*Development Team: Brisa Builders,
Lemle & Wolfe, AAPCI*

Project Overview:

- Mixed use Extremely Low & Low-Income Affordability (ELLA) building with **233 affordable homes** for household **earning up to 80% AMI**; 16 units designated for head of household ages 62 years and older; 82 units designated for families moving into permanent housing
- **Approx. 18,000 sq. ft. of community facility space** for local entrepreneurs, Community Radio Station and Communication Center; Central Brooklyn EDC. (Financial Empowerment Center, Beauty, Health and Wellness Collective); B'Ville HUB Public Parking -58 Spaces

Workforce Development Goals:

- Partnered with Central Brooklyn EDC and Rise to Power; Stated Hiring Goals were exceeded with **72 local hires**; M/WBE Contract Goal Amount has been exceeded with the **most recent payment total of \$19,800,000**.
- Anticipated Employment Opportunities; 20 positions for Social Service and Building Maintenance; 25 positions Community Facility/ Commercial/ Retail

Status: **Under Construction**

- Construction Scheduled to Complete June 30, 2026; Housing Connect Lottery closed March 16, 2026.

RFP Site C: Livonia4



Project Overview:

This is a multi-phased development with approx. **500 affordable homes** and ground floor space for fresh food, social services, family resources and recreation space.

- C2: Supportive Housing
- C3: Senior
- C1 & C4: Multi Family

Workforce Development Goals:

- Brownsville Workforce Alliance coordinated by Central Brooklyn EDC
- Total Direct Employment Impact Anticipated: 936 Construction Jobs, 83 permanent retail and social service jobs, 11 permanent building operations jobs

Livonia C2: 372 Livonia



Development Team: United for Brownsville (previously Brownsville Partnership), SCO Family of Services, Forsyth Street Affordable Housing

Project Overview:

- One 11-story building with **81 affordable homes** for young adults aging out of foster care or experiencing homelessness, with **rent capped at 30% of income**.
- Facilities include 24/7 desk attendant, computer room, laundry, bike storage, resident lounges, multipurpose room with outdoor terrace and public Parent-Child Resource Center.
- **SCO of Family Services providing on-site support to residents.**

Workforce Development Goals:

- Partnered with Central Brooklyn EDC and AmericaWorks, with local hiring goals currently ahead of schedule.
- Prioritizing local recruitment for on-site supportive services and property management roles ahead of the building's lease-up.

Status: **Under Construction**

- Expected Occupancy early 2027

Livonia C3: Gail P. Duke Senior Residence



Development Team: Catholic Charities POP Development Corporation Catholic Charities Brooklyn & Queens

Project Overview:

- One mixed use Senior Affordable Rental Apartment (SARA) building with **141 affordable homes** for seniors benefiting from **100% Section 8 Project-Based Vouchers (PBV)**
- **Approx. 10,000 sq. ft. of community facility space** dedicated to Gail P. Duke Older Adult Center.

Workforce Development:

- Partnered with Central Brooklyn EDC and Rise to Power for the Rebuilding Together NYC 6-week Pre-Apprentice program
- Overall workforce stats: 760 workers; Local Residents: 51 workers; ratio from new hires to local: 40%; Ratio of local to overall manpower: 7%

Status: **Constructed (TCO April 2026)**

- Housing Connect Lottery opened in February 2026 and closed April 24, 2026

Livonia C1 & C4



Development Team: Radson Development

Project Overview:

- Two mixed use New Construction Financing (NCF) buildings with **281 affordable homes** available to families earning up to 80% AMI and ground floor space for fresh food, social services, and youth services.
- **17% of units** designated for youth aging out of foster care.

Workforce Development Goals:

- Brownsville Workforce Alliance coordinated by Central Brooklyn EDC. Stated hiring goals plan to be met.
- Total Direct Employment Impact Anticipated: 562 Construction Jobs, 47 permanent retail and social service jobs, 5 permanent building operations jobs

Status: **In Progress**

- Working toward financial closing

Q+A
