

# Affordable Housing and New Community Services Space Coming to Bed-Stuy!

Fulton-  
Howard  
Site

May 4, 2026

## Community Board 3 Briefing

**NYC**  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies

**NYC**  
Human Resources  
Administration  
Department of  
Social Services

# Agenda

- 1. Site Overview**
- 2. Precedents**
- 3. RFP and Community Visioning Process**
- 4. Discussion**

# 1. Site Overview

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# Site Overview

## Fulton-Howard Site

- **1958 Fulton Street**, Brooklyn. Community District 3
- **Council District 41:** Council Member Darlene Mealy
- **Lot Size:** approx. 60,000 square feet
- **Zoning Districts:** R6 and R7D/C2-4
- On the same block of **Ralph Ave C Station**



# Site Overview Background

## The Bed-Stuy Housing Plan:

- Launched in 2019 by HPD with residents, community partners, and elected officials.
- Identified preservation/stabilization strategies and affordable housing development on city-owned land in Bed-Stuy.
- Engagement involved 18 workshops, 200+ participants, and 20+ partner organizations.

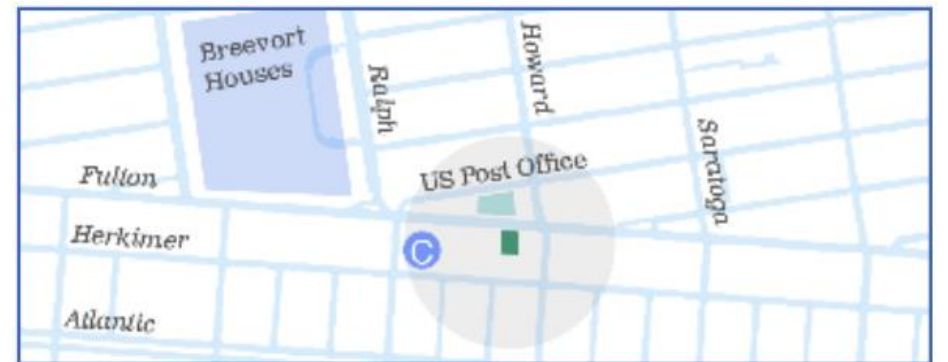


# Site Overview

## Background

### The Bed-Stuy Housing Plan: Fulton-Howard West

- Theme: "Equitable Economic Development and Arts and Culture"
- HPD and HRA will develop respective sites together.
- Enhance existing MSC services
- Enable local entrepreneurship
- Provide affordable commercial rents and cultural arts programming for the youth.



Bed-Stuy Housing Plan: Fulton-Howard West Site

# Site Overview

## Bed-Stuy MSC

- **Year Built:** 1912
- **Ownership:** City
- **Size:** ~150,000 built gross sq feet
- **Building Needs:**
  - Building systems are aging and require upgrades.
  - Infrastructure limitations impact operations and flexibility of space usage.
  - An exterior boiler has remained in service well beyond its expected duration.



Bed-Stuy MSC building view from Fulton Ave.

# 2. Precedents

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# Precedents

## The Beacon (East Harlem Multi-Service Center)

### Status: Pre-Closing

- New community facility space for MSC's occupant organizations
- Educational greenhouse, multi-purpose event space, pantry, multi-purpose youth basketball court
- About 266 total affordable homes for low-income New Yorkers, including formerly homeless set-aside units



# Precedents

## Glenmore Manor

### Status: Lease-Up

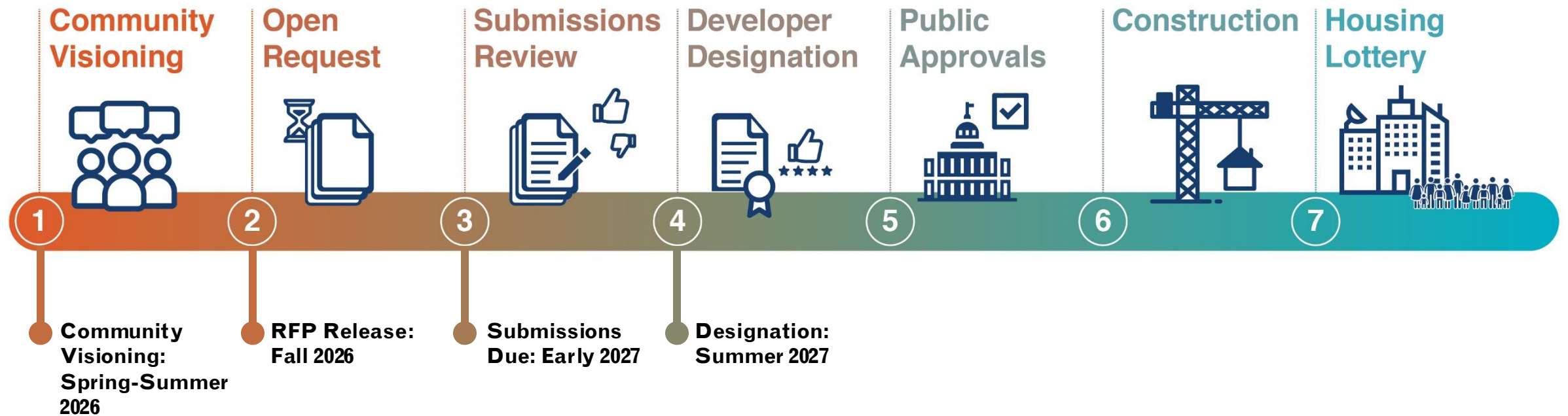
- 18,000 square feet of new commercial and community facilities.
- A center for local entrepreneurship, where community-based organizations will expand their programming to young entrepreneurs and small businesses and nonprofits.
- 233 affordable homes for low-income New Yorkers, including formerly homeless set-asides



# **3. RFP and Community Visioning Process**

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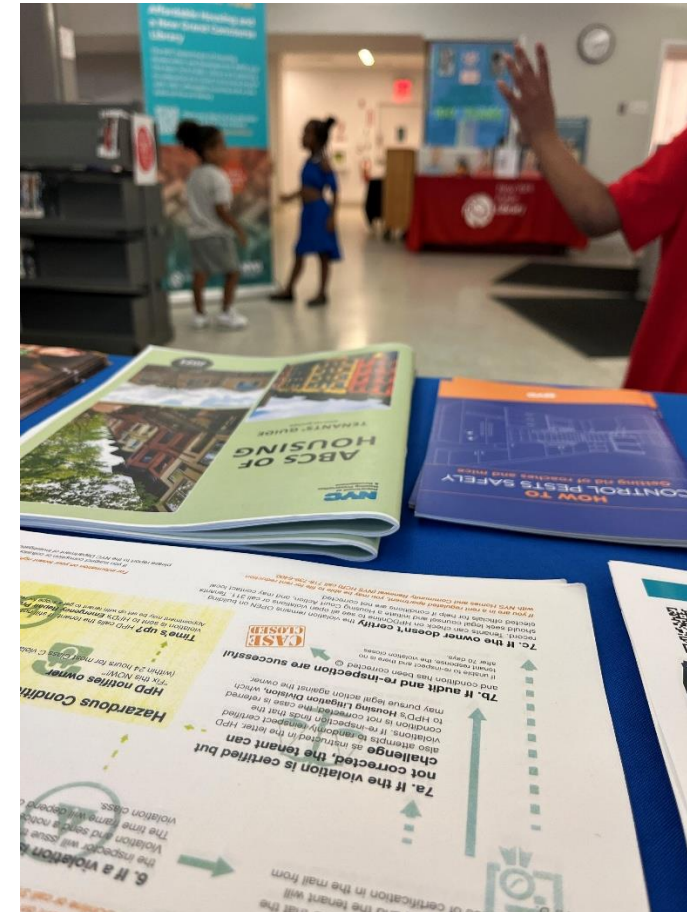
# RFP and Community Visioning Process Development Process



# RFP and Community Visioning Process Initial Community Conversations

**Goal: Outreach to key stakeholders to get preliminary input on the site and engagement plan.**

- Council Member Mealy
- Community Board 3
- Community Board 16
- MSC Occupant Organizations
- Borough President Reynoso
- Community Stakeholders



Public indoor tabling events

# RFP and Community Visioning Process Engagement strategies

**Goal: Spread the word about how to get involved and create ways for community members to participate outside of workshops.**

- Public tabling events (information packet, questionnaire, housing resources)
- Online (project website, social media campaign, email blasts, online questionnaire)



Neighborhood tabling events

# RFP and Community Visioning Process

## Community Visioning Workshop

**Goal: Create the opportunity for the community to provide input and share their priorities.**

Potential Topics:

1. Housing Affordability Levels
2. Community Services and Amenities
3. Site Planning
4. Building Design



Community Workshop

# RFP and Community Visioning Process Report-Back Meeting

**Goal: Report back to local stakeholders about community priorities identified during engagement.**

- Summary of public input, which will be published in the Community Visioning Report (CVR)
- Open to the public
- CVR will be attached to the RFP



Community Workshop Financial Activity

# RFP and Community Visioning Process

## MSC Occupant Engagement

**Goal: To understand operational and spatial needs of existing MSC Occupants, provide information on the RFP process.**

- **Occupant Survey:** Understand current space and usage, organizational profiles, future needs and preferences, financial considerations.
- **Meeting 1:** Understand what the City should consider when structuring the RFP, and key components that should be included in the new space.
- **Meeting 2:** Report-back presentation on findings from public engagement and how tenant feedback will be included in the RFP.



Community Workshop

# 4. Discussion

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# Next Steps

## Collaboration with CB 3

1. **Key community stakeholders**
2. **Engagement opportunities/events over the Spring/Summer**
3. **Engagement strategies**
  - Languages spoken in the community, where to focus our efforts, how else would the board like to be involved?
4. **Help spread the word**
5. **September report back meeting**

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