

# Flatbush African Burial Ground Remembrance and Redevelopment Task Force Meeting #4

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March 24, 2021



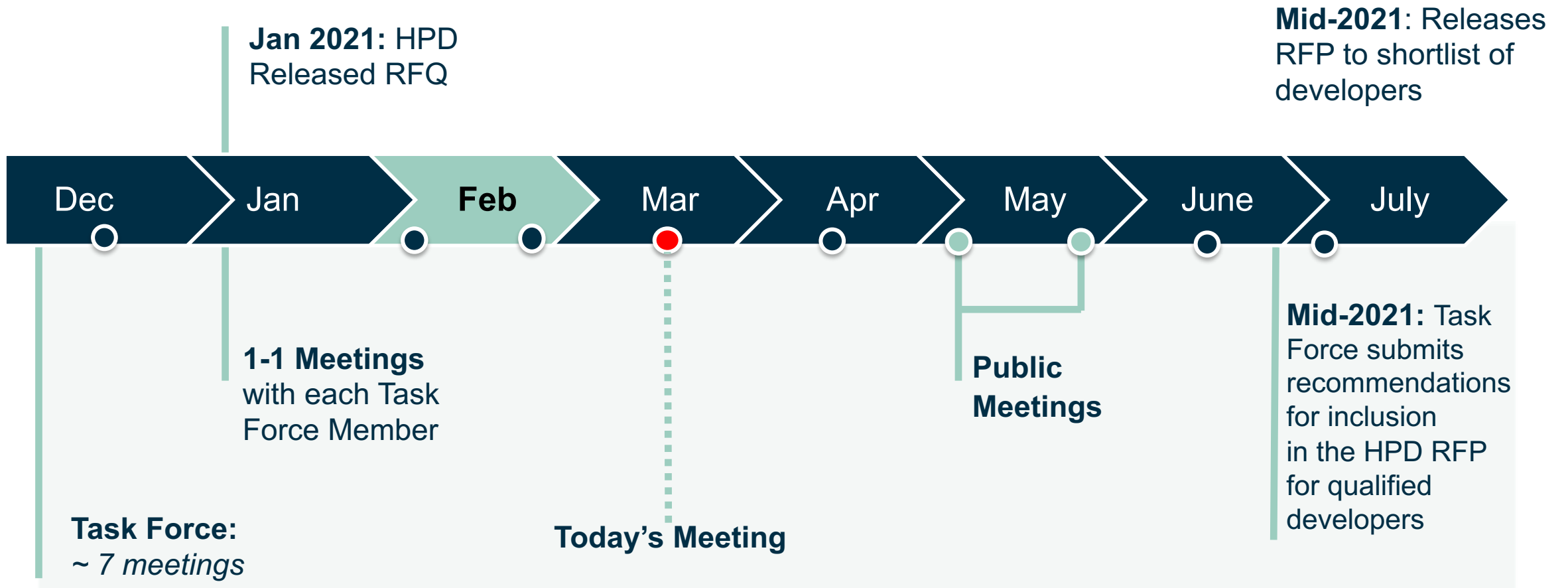
# Welcome

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## Goals for today's session:

- To learn about affordable housing and how HPD affordable housing programs can provide housing to different types of households.
- To hold meaningful discussions regarding types of households that would be served by new housing in this development.
- To hold meaningful discussion on the different non-residential amenities, services and programming the development could include.
- To provide an update on the public engagement process and kickoff our public outreach.
- To outline next steps.

# Task Force Timeline



# Zoom 101

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## Framing best practices for this platform.

- **The chat box is a great tool!** Use the chat box for questions, comments and thoughts.... This is a helpful space for discussion.
- **Please stay on mute** unless you are asking a question or in the breakout sessions. Trick: you can use the space-bar like a walkie-talkie.
- **We love seeing you!** If you are comfortable, please keep your video on. It helps me to see if you are nodding, confused... or looking to say something.

### IN FULL TRANSPARENCY

- We are currently recording
- We are currently livestreaming
- The recording, notes and presentations will be hosted on the FABGRR website after the meeting

# Descendant Community Research

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## Historical Perspectives Inc (HPI) – March 22nd Update

- **HPI continued online research** into any references to the Flatbush African Burial Ground. No new information about size of the burial ground and dates of use has been found.
- **HPI received several scanned pages of vestry records from Reverend Sheldon Hamblin of St. Paul's Church in Flatbush** (established 1836). It is likely that African American burials were interred at a second African Burial Ground in Flatbush (the African Wesleyan Methodist Episcopal Church/Lincoln Cemetery, 1835-1904), mapped north of Church Avenue west of Kings Highway between East 57<sup>th</sup> and East 58<sup>th</sup> Streets.
- **HPI reviewed baptism records from the Reformed Dutch Church of Flatbush** to collect names of infants of African ancestry who may have grown up in Flatbush and been interred in the burial ground and found records from 1681 and 1754 for nine individuals.
- **HPI collected and reviewed information relevant to the enslaved population of Flatbush and burial ground.** The census of 1877 and 1887 references four enslaved people, three by name, in Flatbush.

# Descendant Community Research

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## Historical Perspectives Inc (HPI) – March Update

- **HPI revisited published books.** An 1881 book included a biography of a formerly enslaved woman by the name of Sarah Hicks, who was reportedly born in the Zabriske homestead near the corner of Flatbush and Church Avenues prior to the 1790s.

The book stated that Sarah recalled that: *“during her youth the Indians used to come round with baskets to sell; that after the death of her twin sister she put cake and flowers in one of these baskets and took them to her sister's grave, which was in the burial-ground for colored people, which was situated in East Broadway, near the present public-school house. This burial- ground was abolished and the land sold for building purposes in the year 1861... She had a twin sister named Phyllis...”* (A Historical Sketch of the Zabriske Homestead, Flatbush, LI by Peter Schenck 1881:69).

We are led to understand that Phyllis Jacobs, Sara Hicks’s sister, was interred in the Bedford and Church Avenue burial ground.

# Request for Qualification (RFQ) update

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## Housing Preservation and Development - Update

- The RFQ has officially closed for submissions.
- Submissions were received
- The City Team is currently reviewing the proposals from developers.

# Task Force Members

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## Co-Chairs

- **Ryan Lynch**, Office of Brooklyn Borough President Eric Adams
- **Mathieu Eugene**, District 40 Council Member

## Task Force Members

- **Dr. Ben Talton**, Author and Professor of African History from Temple University
- **Carol Reneau**, Community Board 17
- **Chantal Eugene Desdunes**, Erasmus Hall High School for Youth and Community Development
- **Kathy De Meij**, CAMBA
- **Lauren Collins**, Flatbush Ave. BID & Church Avenue BID
- **Naima Oyo**, Ifetayo Cultural Arts Academy
- **Natiba Guy-Clement**, Center for Brooklyn History at Brooklyn Public Library
- **Robin Redmond**, Executive Director of Flatbush Development Corp.
- **Pastor De Lafayette Awkard**, Reformed Dutch Church of Flatbush
- **Rev Sheldon N.N. Hamblin**, St. Paul's Church in the Village of Flatbush
- **Ron Schweiger**, Brooklyn Borough Historian
- **Roslyn Joinvil**, Office of District 40 Council Member
- **Samantha Bernardine**, Erasmus Hall High School for Youth and Community Development
- **Shawn Campbell**, Community Board 14
- **Tyrone McDonald**, Neighborhood Housing Services of Brooklyn CDC Inc. (NHS Brooklyn)



# City Team in Attendance

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- **Lena Ferguson**, Senior Project Manager, Neighborhood Strategies, NYCEDC
- **Eleni DeSiervo**, Vice President, Government and Community Relations, NYCEDC



- **Josh Saal**, Deputy Director of Predevelopment, HPD
- **Uriah Johnson**, Project Manager in Neighborhood Planning, HPD
- **Perris Straughter**, Assistant Commissioner for Planning and Predevelopment, HPD


# Past Meeting Resources

## Staying up-to-date on this project

- The recording, notes and presentations for Meeting #1, #2 and #3 are currently hosted on the project website

Project Website

**fabgtaskforce.nyc**



**Get Involved**


The success of the Flatbush African Burial Ground Remembrance and Redevelopment Task Force will rely on the involvement of the larger Flatbush community to support the shaping of the final recommendations. Opportunities will include:

- **Viewing livestreamed Task Force meetings** - To ensure an open and transparent process, all Task Force meetings will be livestreamed on this site, with meeting minutes and project documents being shared here as well. This page will be updated as recordings and documents become available.
- **Completing a project questionnaire** - To maximize input, this spring, an online questionnaire will be shared across the community to solicit feedback on the future of the project.
- **Attending workshops** - Two virtual public workshops will take place this spring to gather input on how best to honor the past and identify opportunities for the new development to support the community.

Historical Perspectives, Inc. (HPI) is seeking **public insight to help uncover more of the site's history** and more fully document the enslaved population of Flatbush. If you have information to share, please [fill out this form](#) to support this ongoing research effort.

**Task Force Livestreams**

Watch livestreamed Flatbush African Burial Ground Remembrance and Redevelopment Task Force meetings below:



March 24, 2021 - Focus: Affordable housing, non-residential uses, including youth space and programming, and public engagement.

[Contact the Project Team](#)

**Task Force Meeting Records**

To make the Task Force's process as accessible as possible, records of the Task Force's

# Guidelines for Productive Conversation

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- Have empathy to, and awareness of, the unique perspectives in the virtual room.
- Being conscientious and acknowledging to the lens and perspective you speak of. Where possible, speak from the I. Acknowledge if you are speaking from your lived experience, the lens of your organization or an assumption.
- Assume the best intentions of your fellow group members. Be mindful not to make assumptions about others or their experiences.
- Be comfortable with discomfort as we together unlearn history related to slavery in this community, and be wary of oppressive, offensive or racialized language that may be triggering to others.

# New Project Language

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Building off the discussion started in Task Force Meetings #2 and #3, we heard the request to change the project name and to change some of the language we use in this project.

## New Task Force Name:

- **Flatbush African Burial Ground Remembrance and Redevelopment Task Force (FABGRR)**

## New Language for 'Human Remains':

- It was determined that the City Team (HPD, EDC, LPC and consultants – TYTHE/HPI) will use **'human remains'**.
- **'Ancestral remains'** can be used by Task Force and community members if it is appropriate to their identity.

# Affordable Housing Presentation

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A presentation from HPD about affordable housing and how HPD affordable housing programs can provide housing to different types of households.





# Flatbush Affordable Housing

March 24, 2021

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Flatbush African Burial Ground Remembrance and  
Redevelopment Task Force

**NYC**

Department of  
Housing Preservation  
& Development

# Agenda

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**01 NYC's Housing Crisis**

**02 What is Affordable Housing?**

**03 Neighborhood Demographics**

**04 Citywide Housing Strategies**

01

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# NYC's Housing Crisis



# Distinct but Overlapping Crises

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## 1. Low Incomes:

- From 2002 to 2017, median rents across the city increased by over 37%, while renter income only increased by 20%
- Families with the lowest incomes cannot afford rents that support the costs of operating a building
- Preventing homelessness and ensuring that New Yorkers live in safe, high-quality housing requires subsidizing housing for low-income families and individuals

## 2. Limited Supply:

- In the last 20 years, the NYC region added 150,000 more jobs than housing units
- Shortage means we are all competing for the few available apartments, driving up prices
- Even moderate-income households have difficulty finding affordable housing

## 3. Segregated and Unequal Neighborhoods

- NYC is the most diverse city in the USA, but discrimination and segregation in our neighborhoods persist
- NYC's segregated neighborhoods are rooted in our history of racist laws, policies, and practices
- Clear connections between a New Yorker's race, where they live, and their access to opportunity

# Distinct but Overlapping Crises

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## 4. Homelessness:

- Each night, nearly 60,000 people sleeping in the City's shelter system, including 18,000 children
- High cost of housing is the primary cause of homelessness in NYC

## 5. Underinvestment in Public Housing

- NYCHA supplies 8% of New York City's rental housing stock
- NYCHA comprises 79% of the apartments in NYC with rents less than \$500/month
- For decades, federal housing subsidies have favored middle class homeownership over public housing, leaving NYCHA with \$40B in capital repair needs

# NYC Incomes Don't Match Costs of Housing

One in four households in NYC earn less than \$30,000, **which means rents they can afford are less than \$600 a month**

Preventing severe rent burden, homelessness, and unsafe housing requires **subsidy to make up the difference**



**Average cost to operate an apartment in NYC is over \$1,000 per month**

Note: Average cost to operate a building is based on the Rent Guidelines Board 2020 Income and Expense Study. The average monthly O&M cost for units in stabilized buildings were \$1,034 in 2018. This includes taxes; labor; utilities; fuel; insurance; maintenance; administrative; and miscellaneous costs. Costs do not include debt service.

02

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# What is Affordable Housing?

# What Is Affordable Housing?

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**Housing is considered “affordable” when a household spends no more than 1/3 of its income on rent and utilities.**

**If your gross income is...**

**\$20,000**

**\$50,000**

**\$100,000**

**your rent should be less than:**

**\$600**

**\$1,500**

**\$2,500**

# Types of Affordable Housing

Type	Description	Regulation
<b>Unregulated/ Private Market</b>	Privately-owned housing that may be affordable to some families. Sometimes called “naturally-occurring affordable housing.”	Not subject to regulation
<b>Public Housing</b>	Publicly-owned and operated housing managed by the New York City Housing Authority (NYCHA)	Income eligibility and rents regulated by NYCHA/HUD
<b>Rent-Stabilized/ Rent-Controlled</b>	Privately-owned, multifamily buildings, most often built before 1974, in which tenants are protected from sharp increases in rent and have the right to renew their lease.	Rents regulated by NYS Rent Stabilization Law or other NYS laws like the Loft Law
<b>Government Assisted (HPD projects)</b>	Privately-owned buildings that received public subsidy or other benefits in exchange for providing income-restricted housing with affordable rents.	Income eligibility and rents governed by a regulatory agreement with the owner
<b>Rental Assistance</b>	Federal, State, and City programs which pay for all or part of the rent on behalf of a tenant. Programs like Housing Choice Vouchers (Section 8) or CityFHEPS can be used in many types of affordable housing.	Income eligibility and rents regulated depending on voucher source.

# Area Median Income (AMI)

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Area Median Income (AMI) is determined each year by the federal government for different regions.



**100% AMI**



**\$102,400**  
for a family of three  
(2020)

New York Metro Area:






# Area Median Income (AMI)

HPD uses this number as a point of reference and sets its own income requirements tailored to the needs of New Yorkers.





# Sample Rents with Affordable Housing

Example Households	 					
Apartment Size	Studio		1 BR	2 BR		3 BR
Annual Income	Social Security <i>(Senior)</i>	\$23,880 <i>(30% of AMI)</i>	\$72,800 <i>(80% of AMI)</i>	\$45,500 <i>(50% of AMI)</i>	\$40,960 <i>(40% of AMI)</i>	\$68,220 <i>(60% of AMI)</i>
Sample HPD Rent	30% of income	\$397	\$1,570	\$1,110	\$854	\$1,570
Sample Market Rate Rent*	\$1,710		\$1,870	\$2,150		\$2,300

\*Market rate rents based on StreetEasy search in Flatbush and East Flatbush in January 2021

**03**

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# **Neighborhood Demographics**



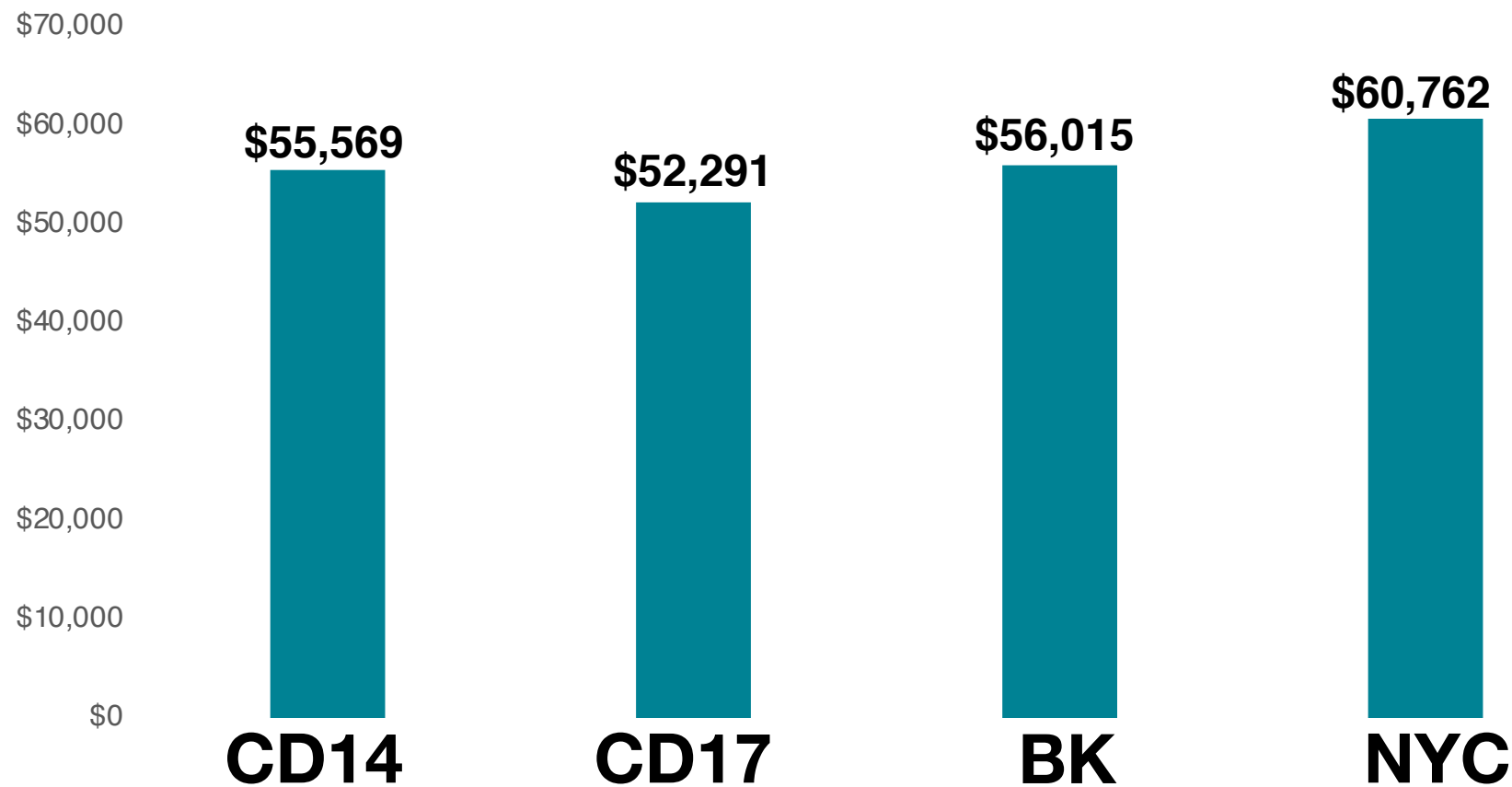
# Community District Map





# Neighborhood Demographics

Median Household Income in Flatbush Area

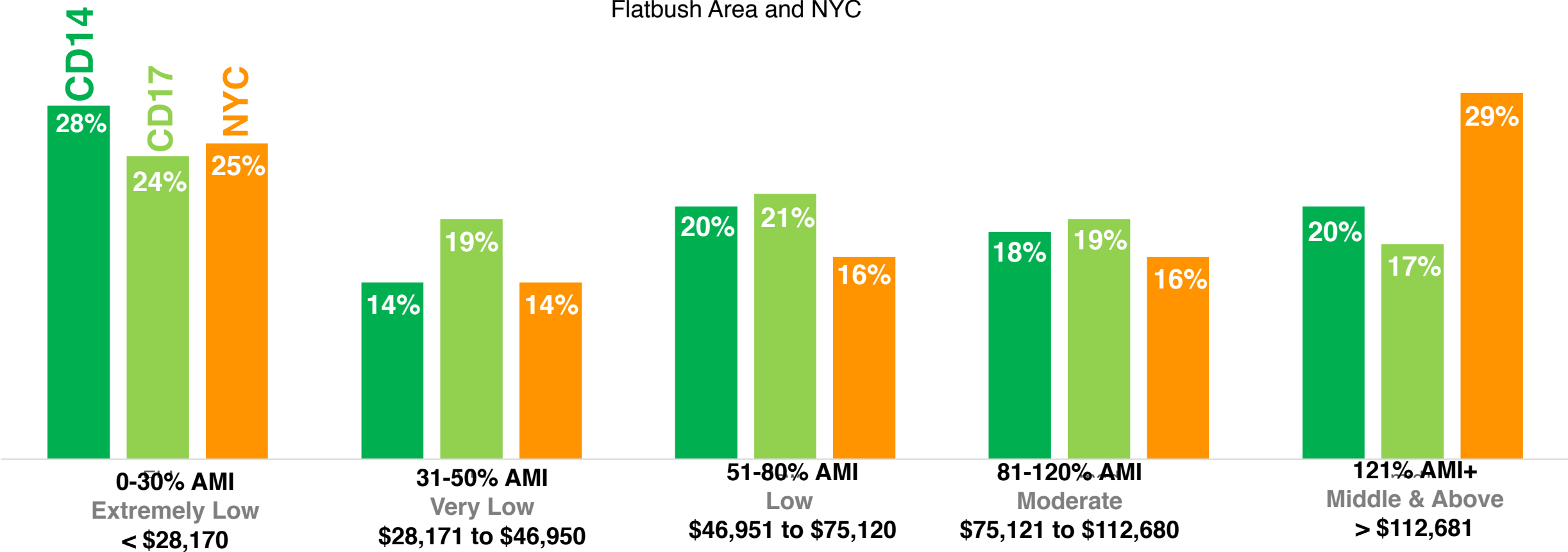


Source: Data Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates. Table number B19013 (Median Household Income in the Past 12 Months).

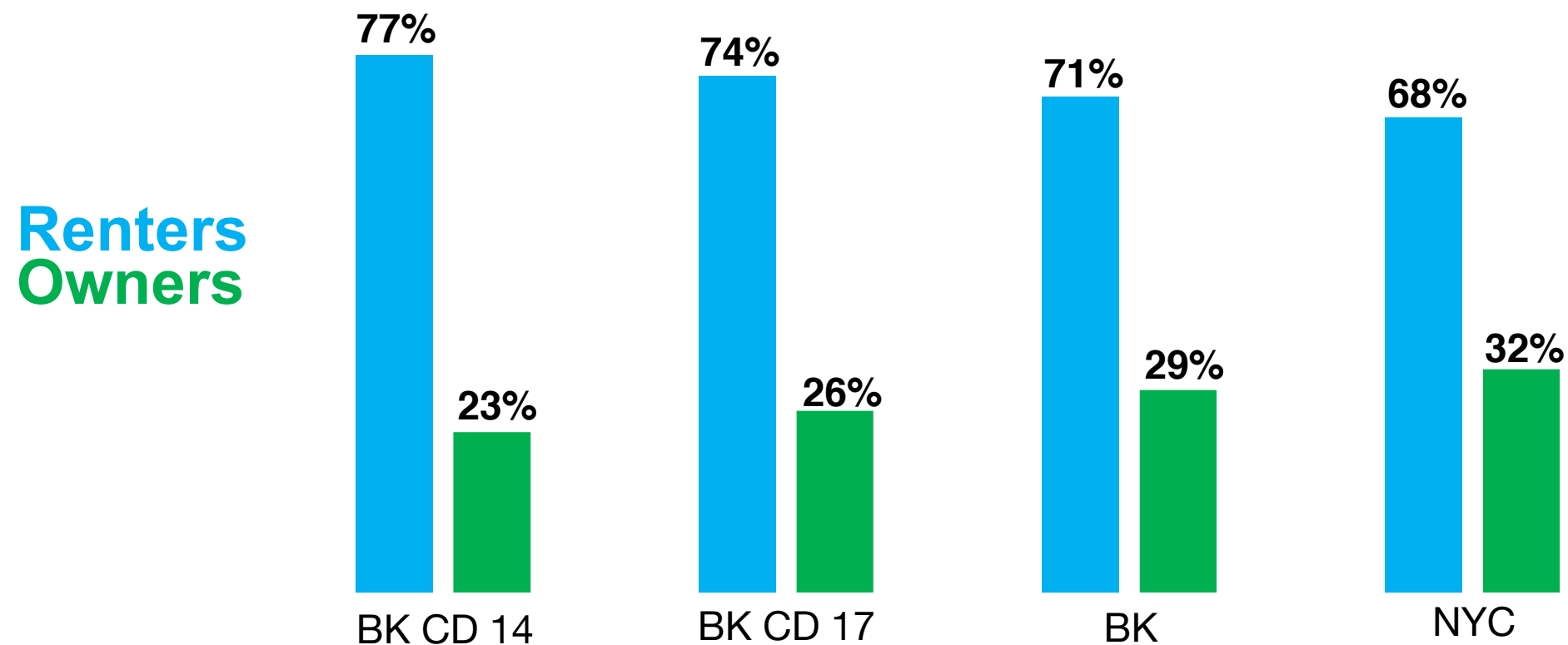
# Neighborhood Demographics

## Household Income Distribution

Flatbush Area and NYC



# Neighborhood Demographics



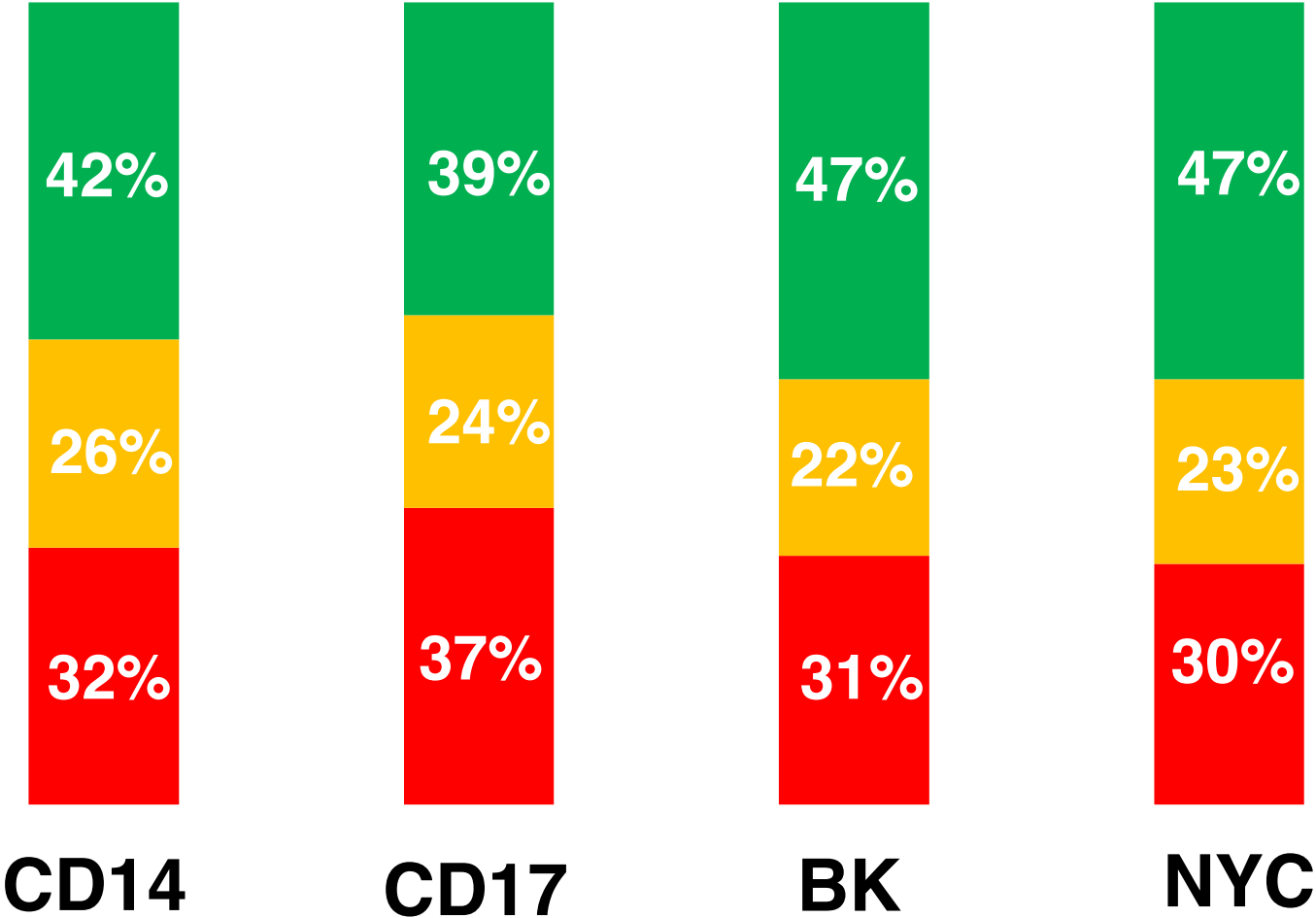
Source: NYC Housing and Vacancy Survey, 2017 Based on sub-borough area that approximates CD 17 and CD14

# Neighborhood Demographics

**Not Rent Burdened**  
Up to 30% of income  
spent on rent

**Moderately Rent Burdened**  
30%-50% of income  
spent on rent

**Severely Rent Burdened**  
Over 50% of income  
spent on rent

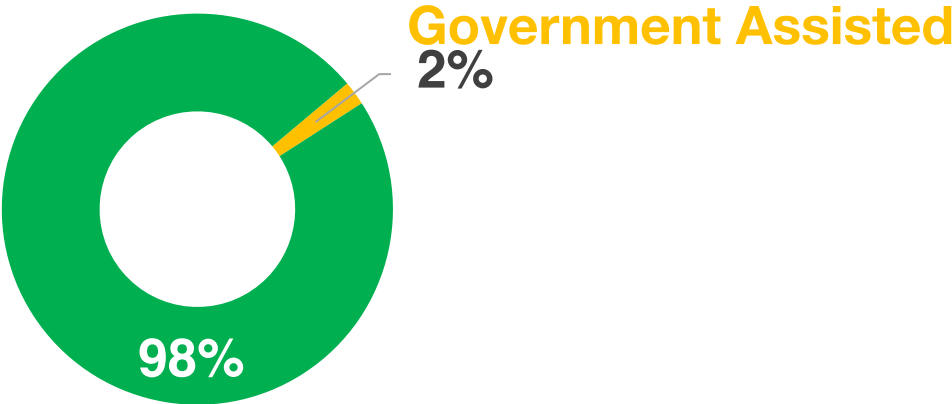
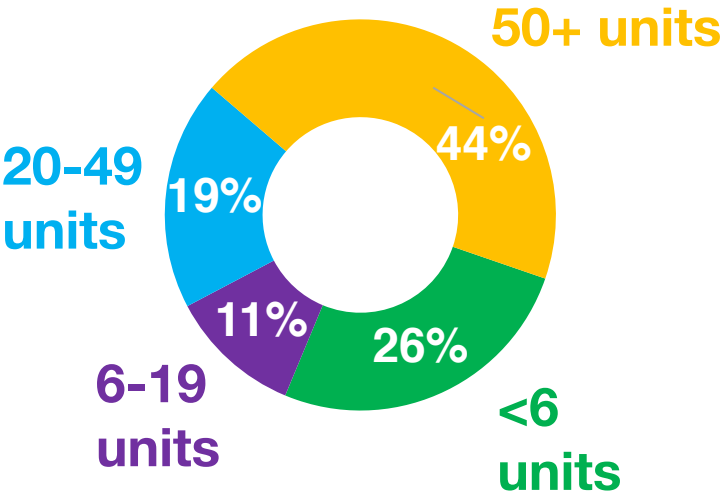


Source: NYC Housing and Vacancy Survey, 2017. US Census Bureau/NYC Dept of Housing Preservation and Development.  
The NYC HVS is based on 55 Sub-Borough Areas. Does not include households in public housing or with vouchers

# Neighborhood Demographics

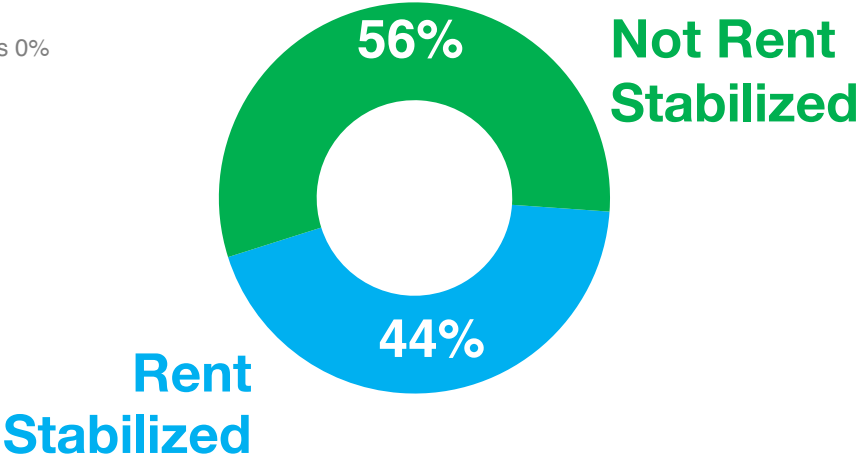
## CD14

### Building Size



### Not Government Assisted

NOTE: Government Assisted Housing also includes Public Housing of which CD14 has 0%

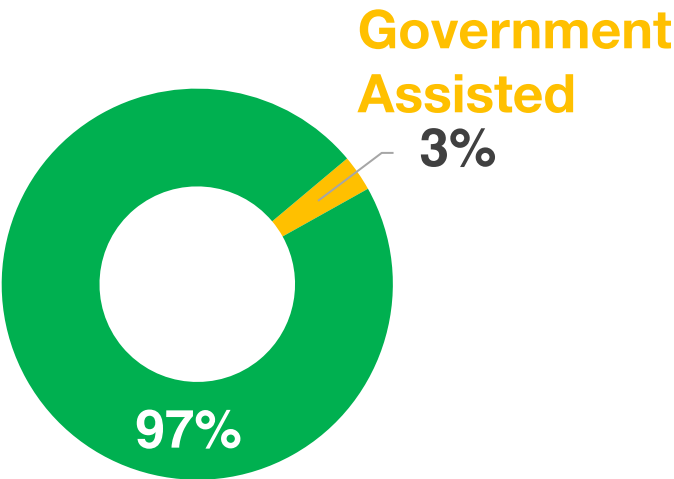
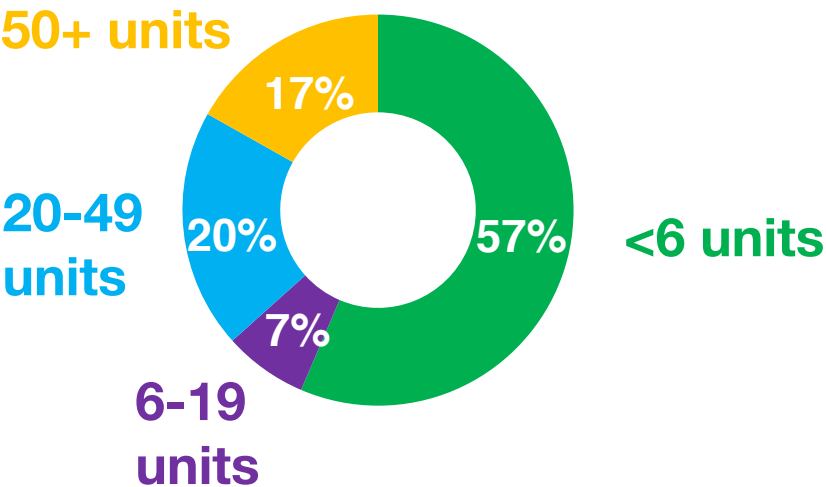




# Neighborhood Demographics

CD17

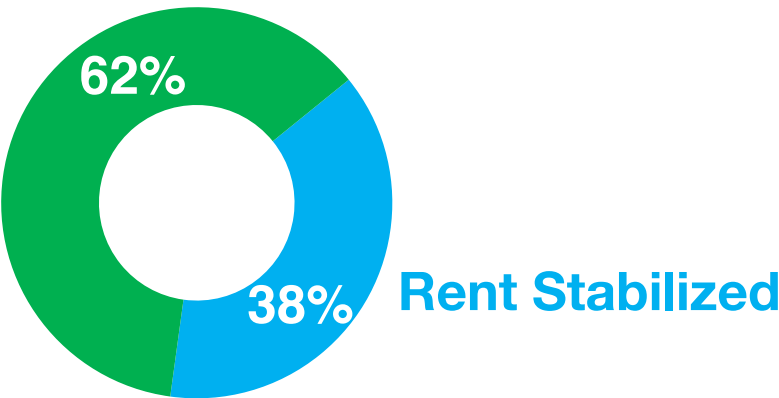
## Building Size



## Not Government Assisted

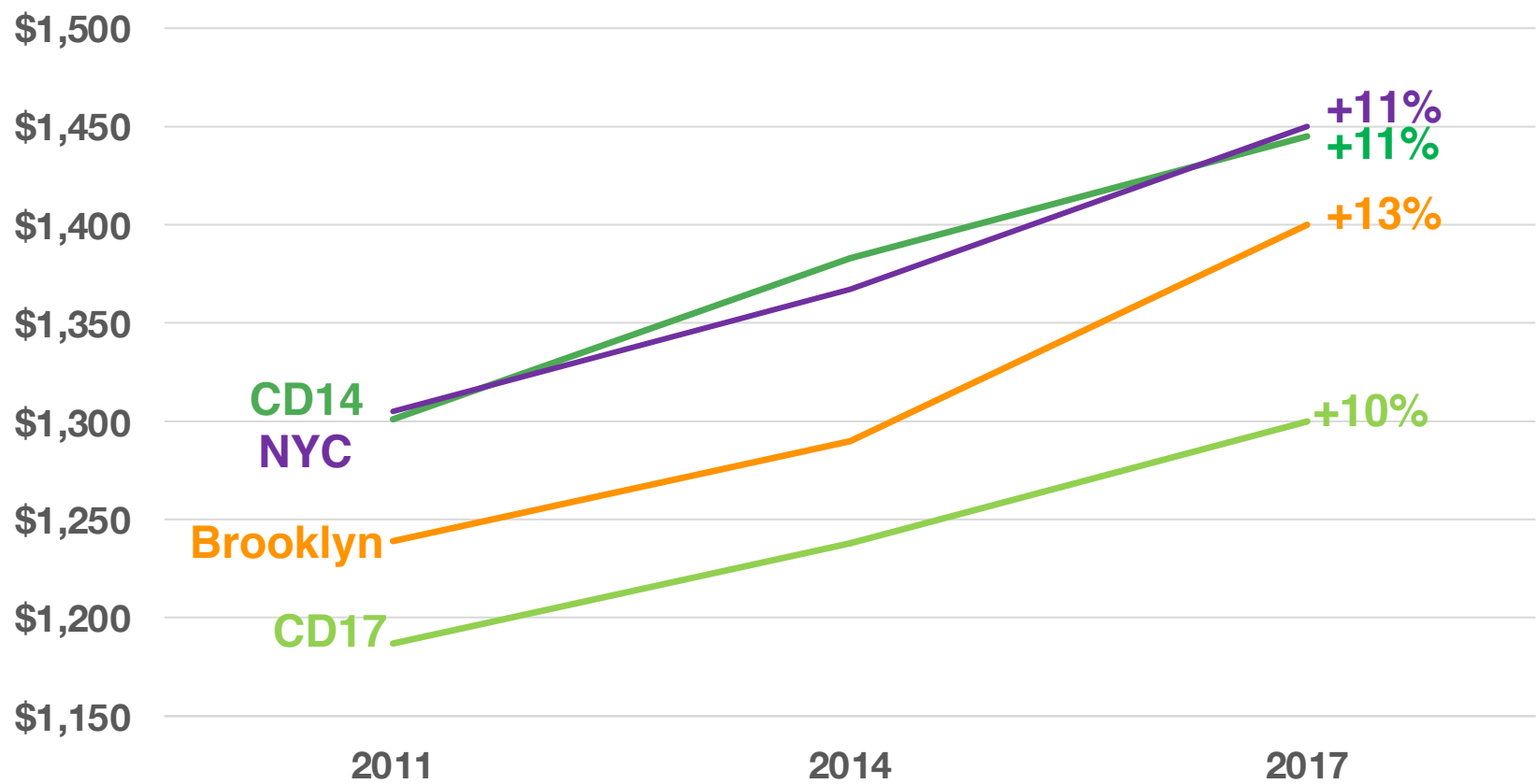
NOTE: Government Assisted Housing also includes Public Housing of which CD17 has below 1% (137 units)

## Not Rent Stabilized



# Neighborhood Demographics

## Rent Over Time



Source: NYCHVS 2011, 2014, and 2017  
\*Estimates of the 2011 and 2017 median rent for BK CB 14 and CB17 are within a 95% confidence interval of each other and the difference may not be statistically significant  
Gross rents in 2011 and 2014 are adjusted to real 2017 dollars using the BLS NY, NY MSA Base CPI adjustment factor  
Based on sub-borough area that approximates CD14 and CD 17

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# Citywide Housing Strategies

# Preserve Existing Affordable Housing Citywide

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- **Finance and safeguard affordability**
  - Offer loans and tax incentives to building owners in exchange for keeping homes affordable
  - Since 2014, HPD has financed the preservation of 52,672 homes in NYC, including **682 homes in CD14 and 643 in CD17**
  - Improve public housing stock while safeguarding residents' tenancy, rights, and affordability
- **Protect tenants**
  - Citywide **Tenant Hotline and Portal**
  - **Right to Counsel** for tenants facing eviction in housing court
  - HPD Tenant Anti-Harassment Unit
- **Promote safe and healthy housing**
  - Improve the quality through rigorous enforcement of the Housing Maintenance Code
  - Make improvements to NYCHA campuses by funding capital repairs at NYCHA buildings

# Create New Affordable Housing

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- **Loans and tax incentives to facilitate the development of affordable housing**
  - Since 2014, HPD has financed 52,672 new affordable homes in NYC
  - Of those, about 1% were in CD14 or CD17
- **Prioritize development of City-owned land**
  - Since 2014, ~35% of all new construction affordable housing was in projects with publicly-owned land
- **Implement Voluntary (VIH) and Mandatory Inclusionary Housing (MIH) to require affordable housing along with new housing growth**
- **Support Community Land Trusts (CLTs) and other non-profit developers, as well as MWBEs through policy**

# Community Land Trusts

## What is a community land trust?

- Nonprofit that owns and stewards land in perpetuity for public's benefit.
- CLTs seek to acquire and decommodify land to stabilize neighborhoods by separating ownership of land from ownership of the building/uses.
- Nonprofit enters long-term ground lease spelling out affordability terms and other restrictions.
- Nonprofit is governed by an elected or appointed board, including local residents, general public, and elected or appointed officials.

## What are the benefits?

- Alternative to other long term affordability strategies.
- Model can be applied to residential and non-residential uses.
- Structures are not owned and managed by one developer or entity; shared governance safeguards ongoing maintenance and operation.
- Further formalizes community's role in maintaining housing stock for the foreseeable future.



Source: Oakland, CA CLT

# Questions

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How can we support your understanding of affordable housing developments?

## Process Notes:

- As we are limited by time, we encourage you to use the **CHAT box** to share all your questions.
- Your questions will either be answered as part of a follow-up email or as part of an upcoming meeting.

# Breakout Room Discussions

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We will take time to talk through sample HPD housing programs and **hold meaningful discussions regarding types of households that would be served by new housing in this development.**

## Breakout Sessions:

- Split into **2 different breakout groups** so that we can talk in more details about how this is an opportunity to honor the past and look toward the future.
- Each group will have time to discuss and then we will come back to reflect as a full group.



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## **Discussion: Building Population Served Recommendations**

# Overview of Example Projects

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**Example 1: Seniors Affordable Rentals**

**Example 2: Affordable Rentals with On-Site Social Services (Supportive Housing)**

**Example 3: Affordable Rentals for a range of incomes**

**Example 4: Affordable Rentals for a *more varied* range of incomes**

**Example 5: First Time Homeowners**

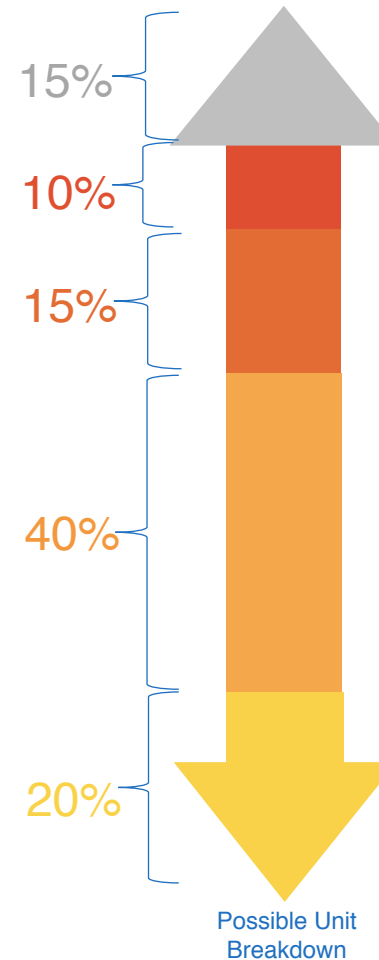
# Example: Type of Affordable Housing Program

## Who is served?

- Household Type
- Age and/or income limits
- Note any specific services for residents

## Other things to consider

- Options for non-residential, ground floor uses
- Project specific limitations or allowances



## Income Mix

### Homes for Formerly Homeless Families

- Filled by Dept. of Social Services (DSS) in coordination w/ HPD

### Extremely Low Income (0-30% AMI)

- Household income
- Example Rent:

### Very Low Income (31-50% AMI)

- Household income
- Example Rent

### Low Income (51-80% AMI)

- Household income
- Example Rent

### Moderate Income (81-100% AMI)

- Household income
- Example Rent

## Example 1: Seniors Affordable Rentals

### Who is served?

- All households have at least one-member aged 62+
- Formerly Homeless Seniors
- Seniors with Extremely Low-to-Low incomes (usually up to \$47,760 for a one-person household)

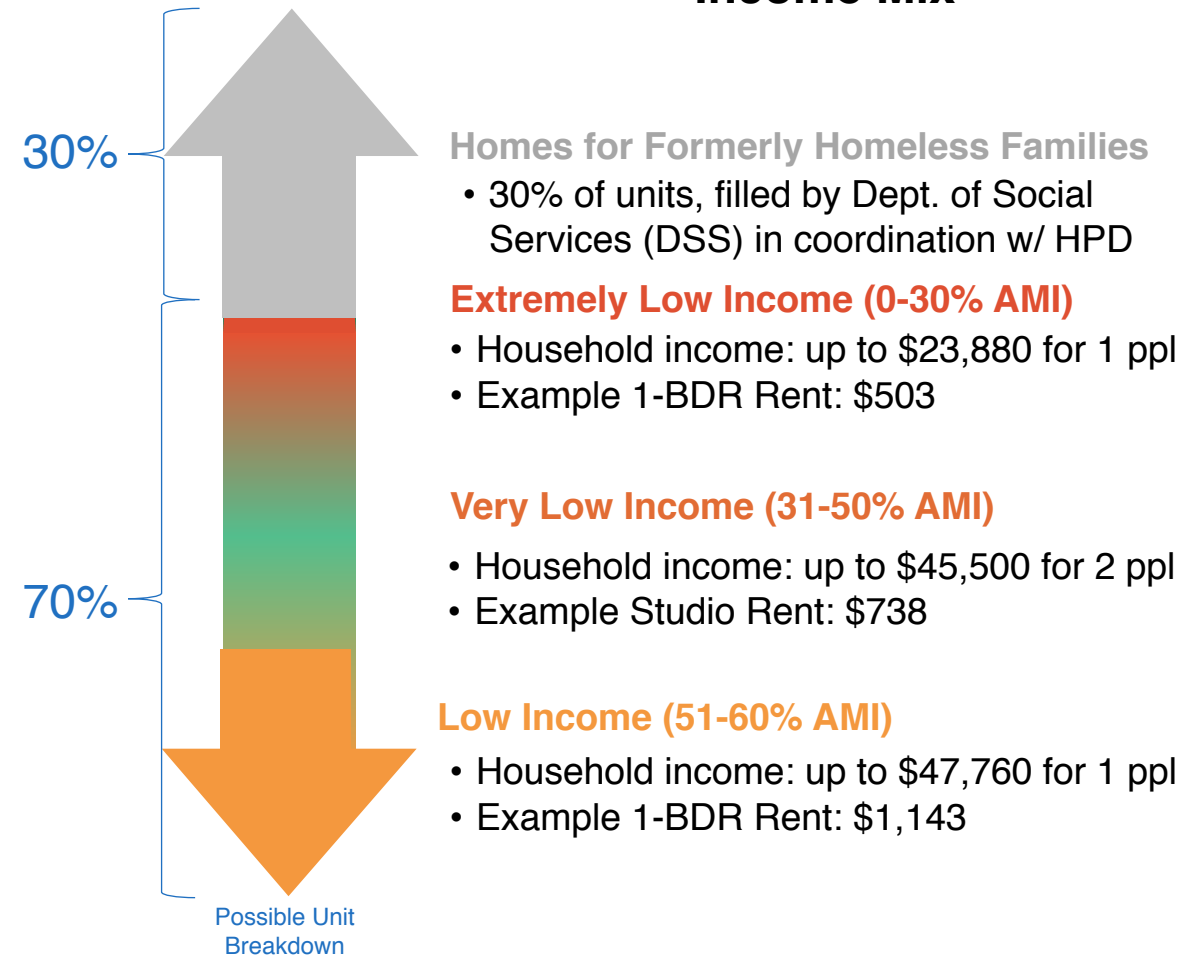
### Other things to consider

- Seniors with low-incomes often qualify for voucher assistance and/or their income is based on Social Security Income (SSI)
- Renters pay about a third of their household income
- More common space for residents, less flexibility for non-residential uses

### Potential unit sizes

- Most units are studio or 1-BDR
- Occupancy ranges from 1-3 people

### Income Mix



## Example 2: Affordable Rentals with On-Site Social Services (Supportive Housing)

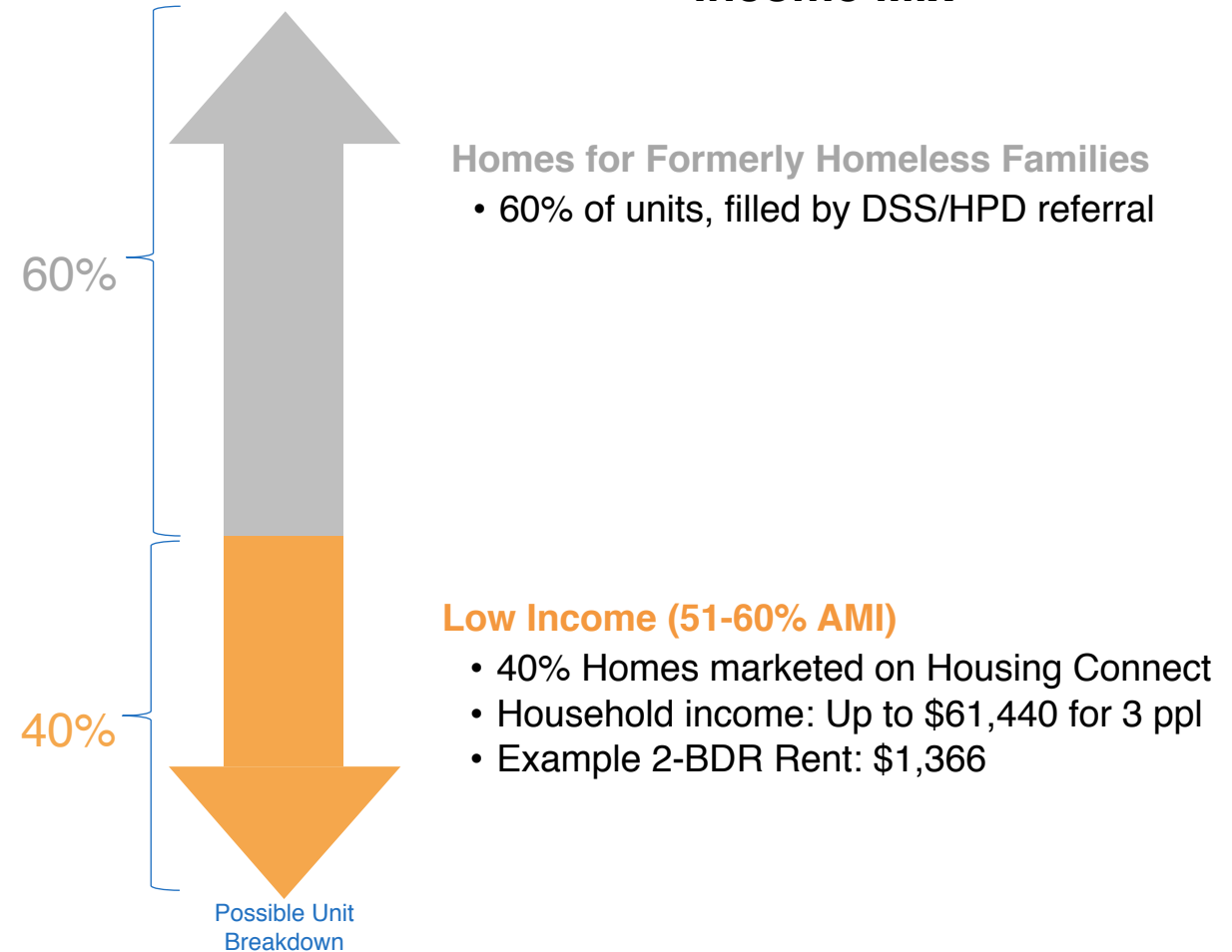
### Who is served?

- Homeless families with a member that has a disability or is in need of on-site services
- Families with Extremely Low-to-Low Incomes
- On-site services available for all residents

### Other things to consider

- Less flexibility of ground floor; service provider occupies ground floor/adjoining office space
- Families that apply through Housing Connect do not need to have a member in need of on-site services to qualify

### Income Mix



## Example 3: Affordable Rentals for a range of incomes

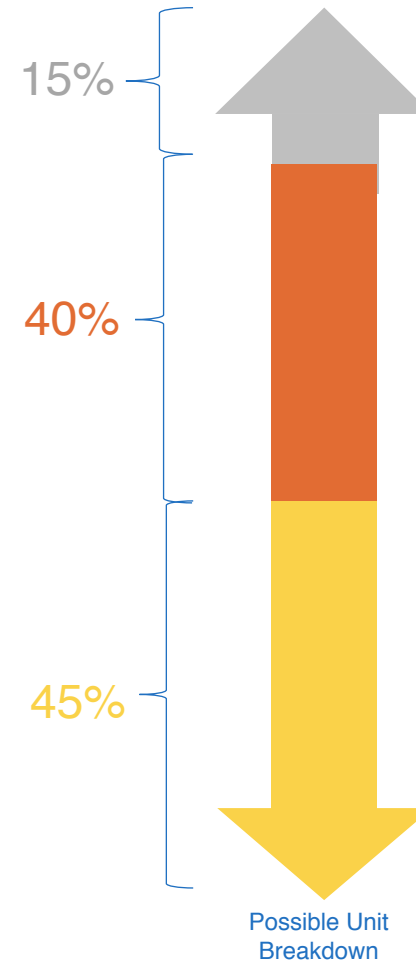
*Units for very low- and moderate-income levels*

### Who is served?

- Homes for families with incomes from extremely low to moderate, including formerly homeless households
- A variety of households can apply regardless of age (including seniors, families with children, adult families)

### Other things to consider

- Income mix varies by project
- More flexibility for non-residential uses (ie. retail or community facility uses)



### Income Mix

#### Homes for Formerly Homeless Families

- Homes filled by DSS/HPD referral

#### Very Low Income (31-50% AMI)

- Household income: Up to \$45,500 for 2 ppl
- Example 1-BDR Rent: \$930

#### Moderate Income (81-120% AMI)

- More units for families with moderate incomes
- Household income: Up to \$122,880 for 3 ppl
- Example 2-BDR Rent: \$2,467

## Example 4: Affordable Rentals for a *more varied* range of incomes

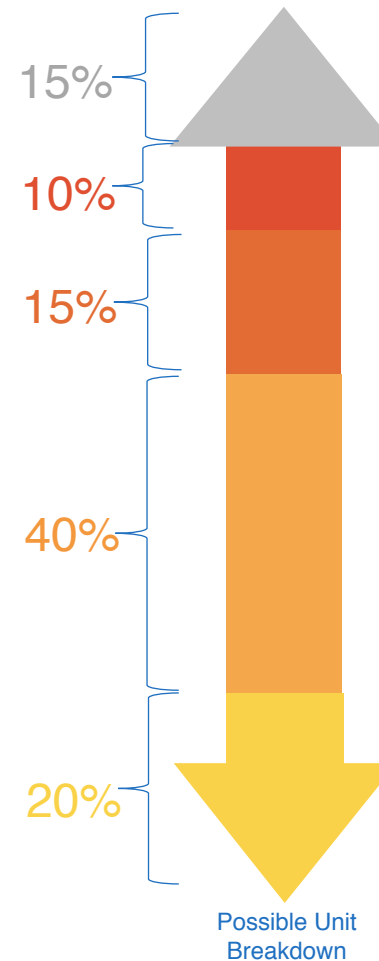
*Units distributed across income levels*

### Who is served?

- Homes for families with incomes from extremely low to moderate, including formerly homeless households
- A variety of households can apply (including seniors, families with children, adult families)

### Other things to consider

- Income mix varies by project
- More flexibility for non-residential uses (ie. retail or community facility uses)



### Income Mix

#### Homes for Formerly Homeless Families

- Filled by DSS/HPD referral

#### Extremely Low Income (0-30% AMI)

- Household income: up to \$30,720 for 3 ppl
- Example 3-BDR Rent: \$638

#### Very Low Income (31-50% AMI)

- Household income: Up to \$45,500 for 2 ppl
- Example 1-BDR Rent: \$930

#### Low Income (51-80% AMI)

- Household income: Up to \$81,920 for 3 ppl
- Example 3-BDR Rent: \$2,161

#### Moderate Income (81-100% AMI)

- Household income: Up to \$102,400 for 3 ppl
- Example 2-BDR Rent: \$2,467

## Example 5: First Time Homeowners

### Homeownership

- Families usually have moderate incomes
- Must be a first-time homeowner and occupy the unit as primary residence
- Income restrictions apply even if the original homeowner decides to sell the unit
- Buildings are structured as condominium or co-operative ownership

### Other Details

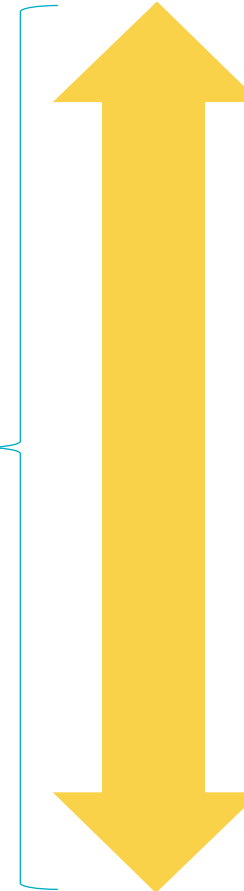
- Whole building will be designated for homeownership
- Units advertised on Housing Connect, but buyers negotiate with developer
- Could include non-residential use, but less flexibility

### Income Mix

#### Moderate Income (81-120% AMI)

- Household income: Up to \$122,880 for 3 ppl
- Estimated Sale for 2-BDR:
  - \$300,000 - \$350,000
- Sale price varies slightly based on negotiation

100%





## Example 1: Senior Affordable Rentals

- All households have **at least one-member aged 62+**
- Formerly homeless seniors and seniors with extremely low-to-low incomes (up to \$47,760 for 1-person household)

## Example 2: Affordable Rentals with on-site services (Supportive Housing)

- Typically, **60% of units serve homeless families** with a member that has a disability or is in need of on-site services and **40% serving families with extremely low-to-low incomes** (up to \$61,440 for 3 ppl)
- On-site **services available for all residents**

## Example 3: Affordable Rentals for a range of incomes

- Provides option for more **units at lower incomes (approx. half of units) and moderate incomes**
- Homes for families with incomes from extremely low to moderate, including formerly homeless households, and a variety of **households can apply regardless of age** (including seniors, families w/ children, adult families)

## Example 4: Affordable Rentals for a *more varied* range of incomes

- Provides option for more **units distributed across multiple income levels**
- Homes for **families with incomes from extremely low to moderate**, including formerly homeless households, and a variety of **households can apply regardless of age** (including seniors, families w/ children, adult families)

## Example 5: First Time Homeowners

- Must be primary residence; **income restricted at sell** to maintain affordability
- **Household incomes up to \$122,880 for 3 ppl** and estimated sale price for 2-BDR from \$300,000-\$350,000

# HPD's Affordable Housing Programs

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*Affordable housing serves a wide range of needs, including a mix of incomes, in one building*

## **Populations Served**

- Are there specific household types that could most benefit, or specific types of needs that could best be met, through the homes being built in this project?

## **Income Mix**

- What are the household incomes that should qualify for the development when it is complete?
- What portion of units should be available for each income bracket?

## **Other things to consider**

- Rental vs. Homeownership
- What other non-residential uses might be located on the ground floor of the site?

# Reflection

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## Breakout Room Sharing:

Each group will share up to 3 prioritized populations that were discussed during your breakout room.

### Order for the Discussion:

- Kris' Room
- Claudie's Room

# Break

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**We will dive back into our discussion in 5 minutes.**

# Breakout Room Discussions

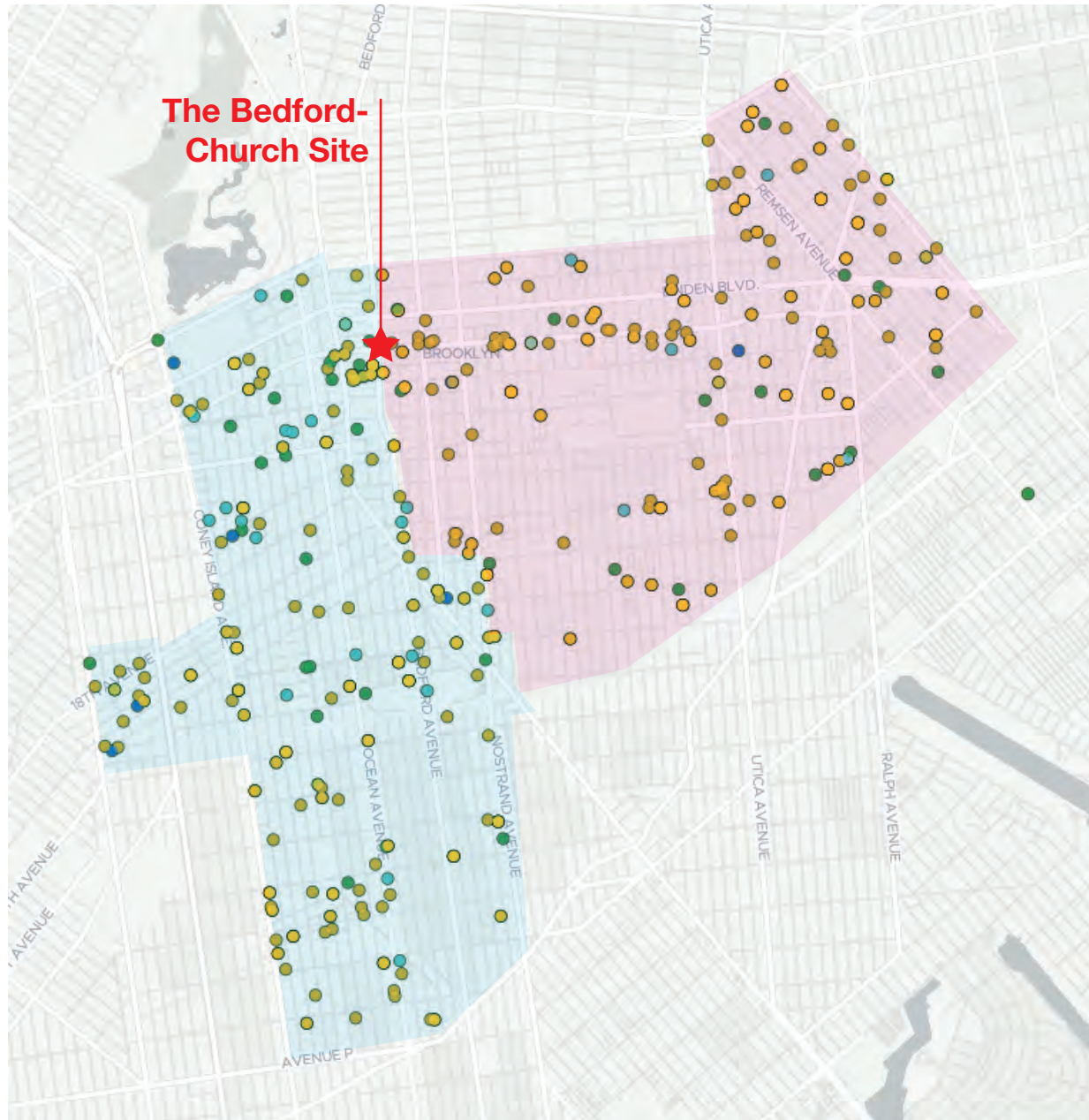
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We will hold meaningful discussion on the **different non-residential amenities, services and programming the future development could include.**

## Breakout Sessions:

- Split into **2 different breakout groups** so that we can talk in more details about how this is an opportunity to honor the past and look toward the future.
- Each group with have time to discuss and then we will come back to reflect as a full group.

# Existing Youth Programming and Services in CDs 14 + 17



## 442 Education Child Welfare and Youth

## 116 Schools (K-12)

## 151 Day Care and Pre-Kindergarten

## 80 Child Nutrition Services

## 43 Youth Centers, Literacy Program & Job Training Services

## 34 After School Programs

## 0 Camps

## 4 Higher Education

## 41 Parks, Gardens and Historical Sites

## 32 Libraries and Cultural Program

## 7 Libraries

## 32 Cultural Institutions

# Potential Youth Programming and Services



After-School  
Programs



Mentorship  
Programming



Leadership  
Development  
Programming



Summer  
Programs



Sports /  
Recreational  
Activities



Arts  
& Cultural  
Programming



GRE  
Programs and  
Support



Conflict  
Resolution  
Programming



Memorialization  
Programming

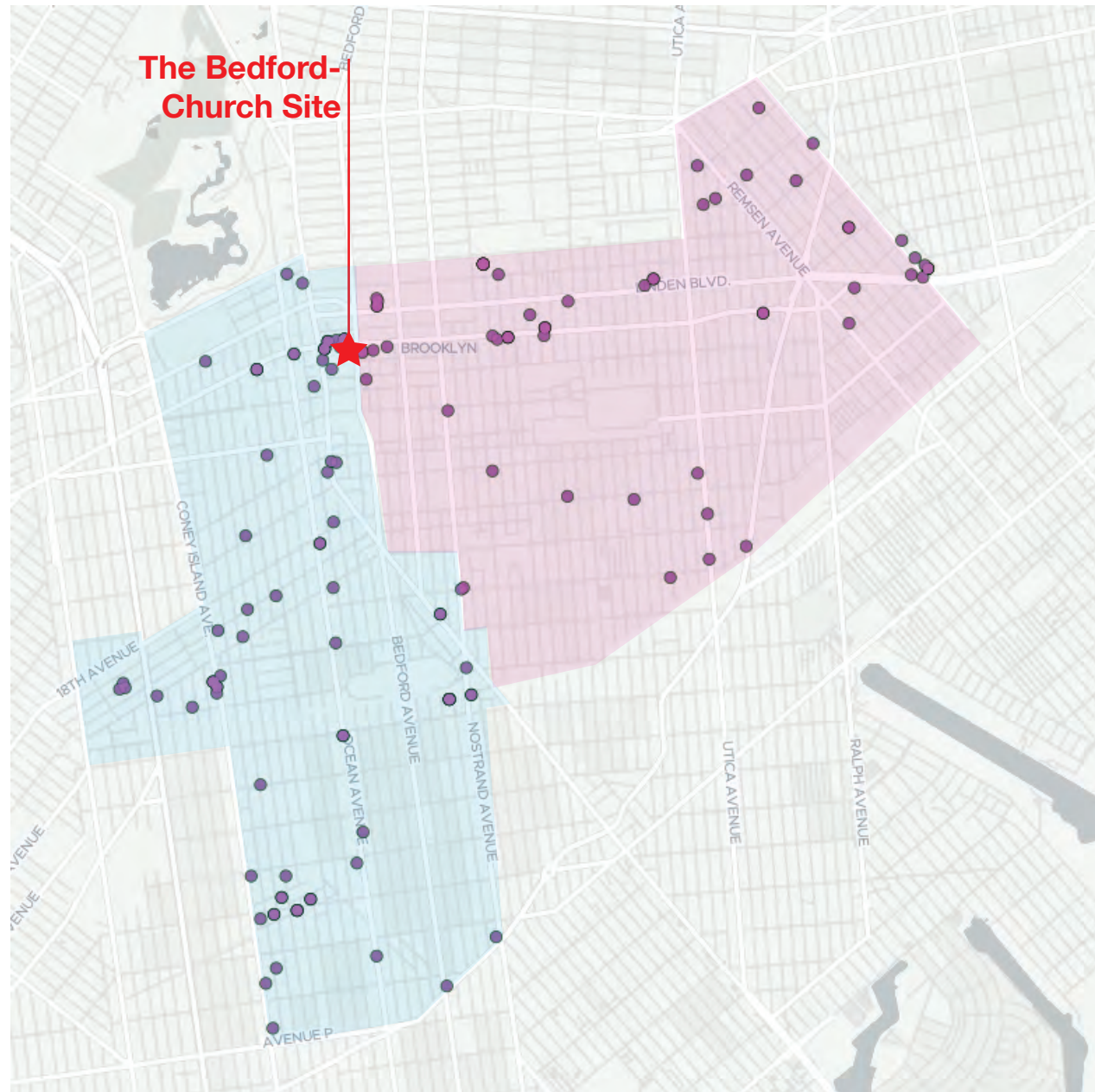


Vocational  
& Job Training  
Programs

**Other...  
potential youth  
programming & services?**



# Existing Community Health and Human Services in CDs 14 + 17



## **156 Health and Human Services**

**94 Health Care**

**6 Immigrant Services**

**0 Community Centers**

**0 Financial Assistance and Social Services**

**4 Workforce Development**

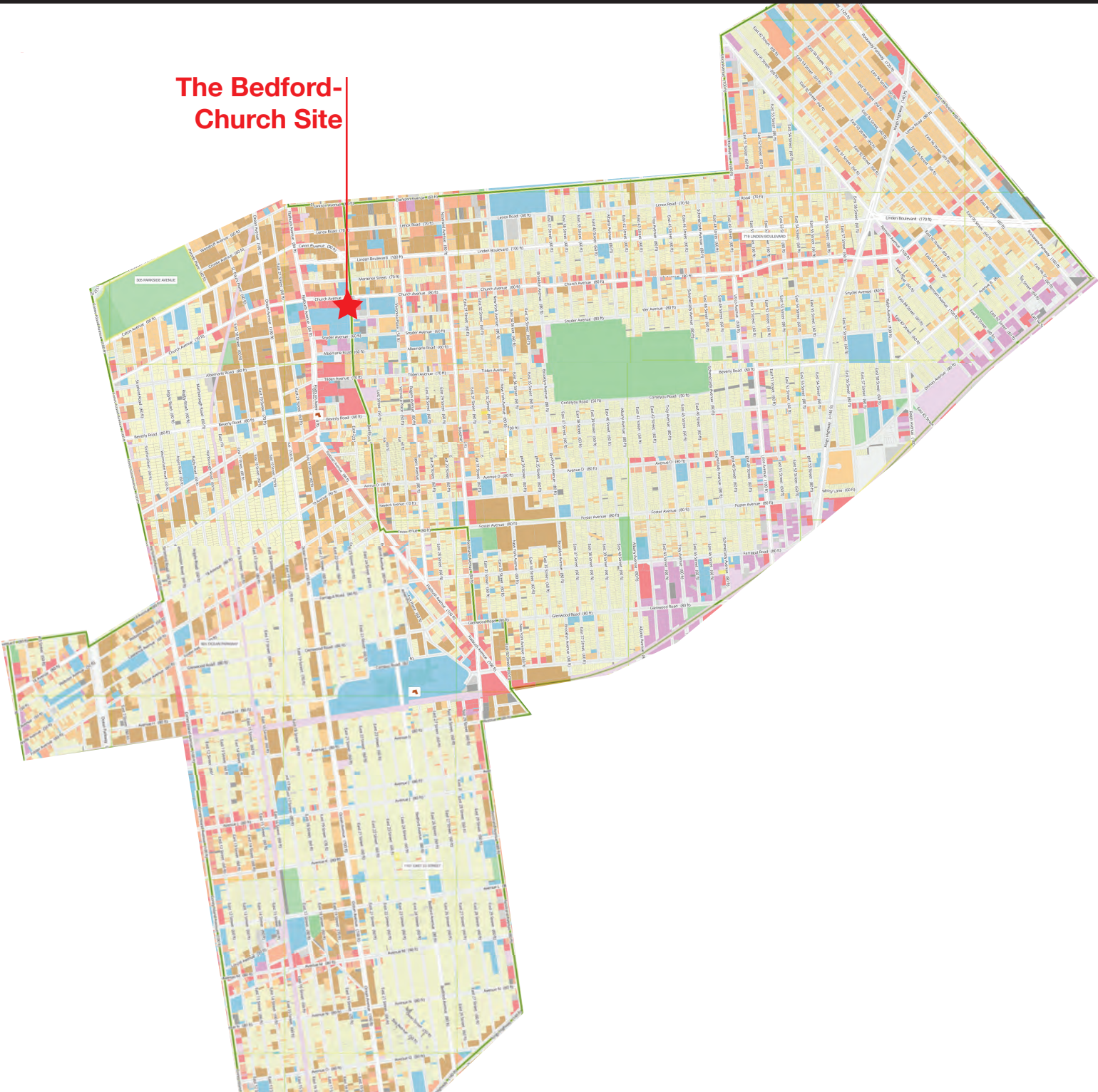
**7 Programs for People with Disabilities**

**38 Soup Kitchens and Food Pantries**

**42 Other Human Services**



# Existing Land Use in CDs 14 + 17

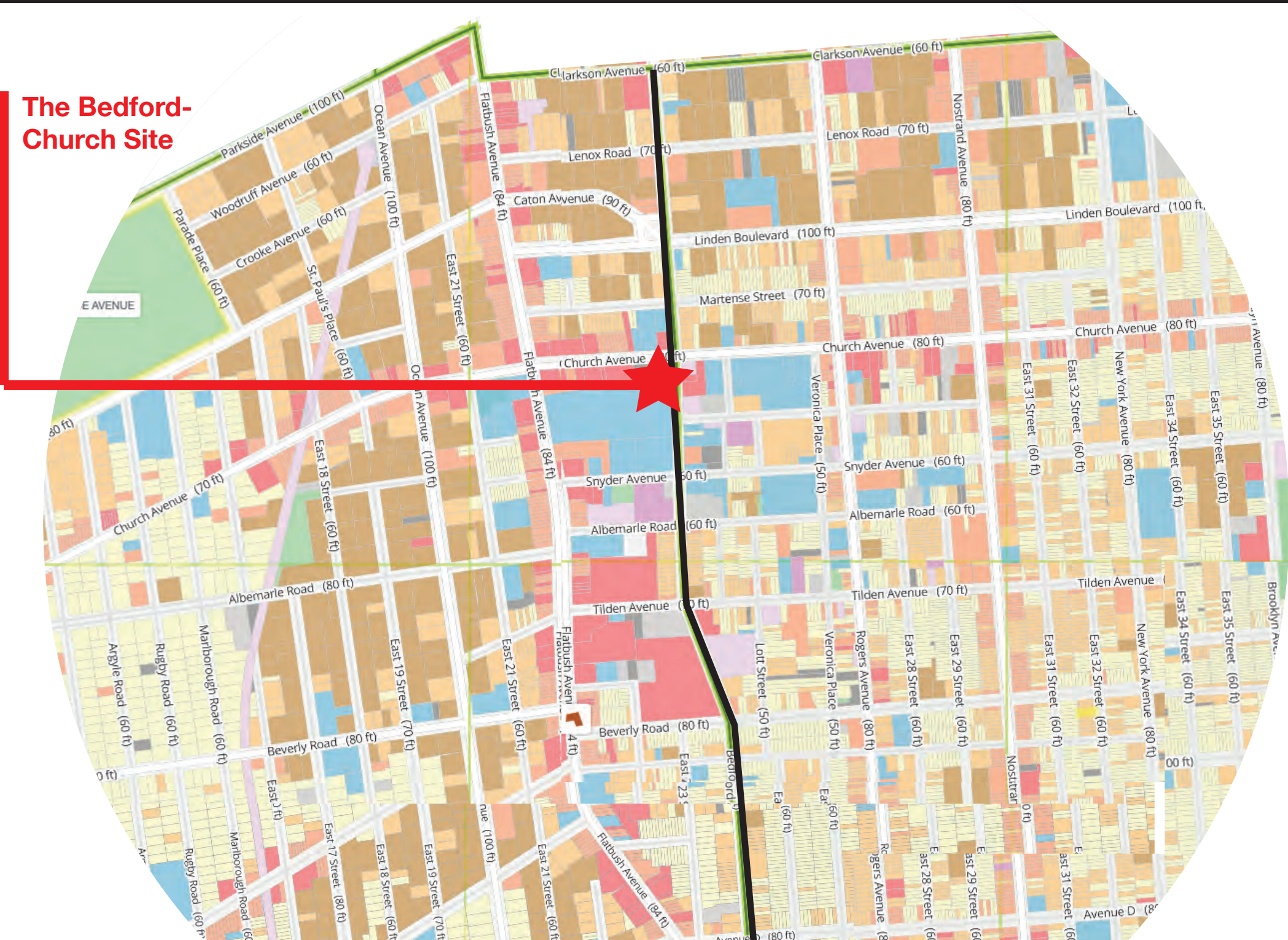


- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land



# Existing Land Use in CDs 14 + 17

The Bedford-Church Site



- One & Two Family Buildings
- Multi-Family Walk-Up Buildings
- Multi-Family Elevator Buildings
- Mixed Residential & Commercial Buildings
- Commercial & Office Buildings
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land

# Potential Community Facilities and/or Other Uses



**Childcare  
and Daycare  
Center**



**Recreation &  
Community  
Center**



**Arts and  
Culture Space**



**Senior  
Center**



**Medical  
Center**



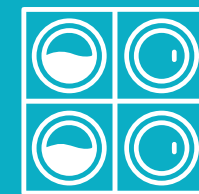
**Bakery / Cafe  
/ Sit-Down  
Restaurant**



**Bank / Credit  
Union**



**Clothing /  
Shoe Store**



**Dry Cleaning  
/ Laundromat**



**Fitness  
Center / Gym  
/ Health Club**



**Grocery  
Store**



**Hardware  
Store**



**Pharmacy**



**Memorialization  
Programming**



**Health  
and Wellness  
Center**

**Other... potential community facilities and/or other uses?**

# Reflection

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## Breakout Room Sharing:

- 2 youth programming priorities.
- 2 non-residential uses for the ground floor.

## Order for the Discussion:

- Claudie's Room
- Kris' Room



# Community Engagement Process

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## Goals of the community engagement process

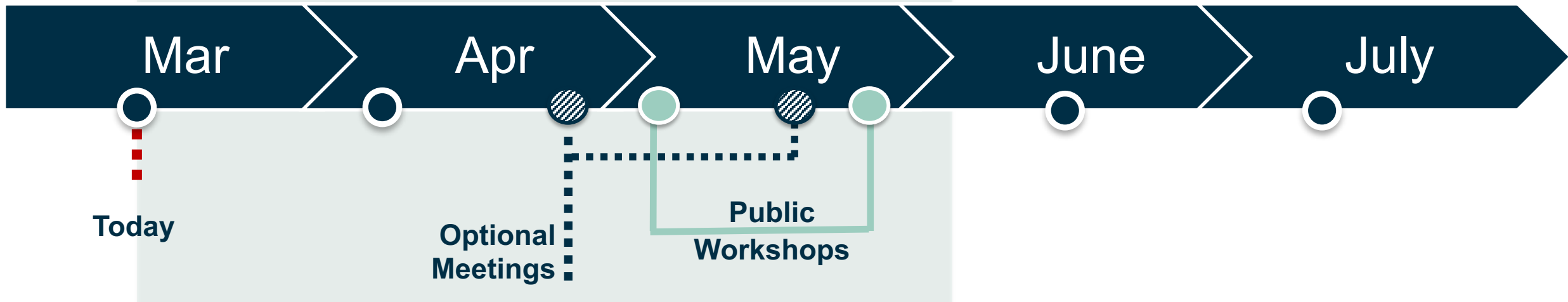
- To gather input (new ideas and narrowing ideas for the Task Force) for the development of all recommendations:
  - To gather input on ways to respectfully memorialize the site's history as a former African Burial Ground.
  - To understand the existing housing and youth needs to ensure that this land is used in service of this community.
  - To draw in the vast community expertise in the efforts to identify any potential descendent communities of the colonial enslaved and freed Africans of early Flatbush.

# Community Engagement Process

## The plan to date:

- To develop print and digital **outreach materials**.
- To distribute a print and digital **questionnaire** (with a youth specific section).
- To hold **two public workshops**, to gather input on the recommendations.

### Community Engagement Timeline



# Community Engagement Update

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Based on Task Force feedback, we will be holding two workshops, focusing on different aspects for the project.

- **Workshop #1**

Focus: Gather key insights from the public with focus on honoring the site's history and archaeological findings.

- **Workshop #2**

Focus: Gather key insights from the public with a focus on the affordable housing and youth programmed development.

## Workshop Details

- The workshops will be held on Zoom with a call-in number and support staff (*TBD*) for digital needs.
- We will have translators in Spanish and French Creole for both sessions.
- The workshops will be 1.5-2 hours max.

# Community Engagement Update

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## Key dates:

- Outreach starts **today**, with your help!
- **April 14<sup>th</sup>** – the Questionnaire will be launched
- **Wednesday, May 5<sup>th</sup>** from 6-8 pm -- Workshop #1
- **Saturday, May 22<sup>nd</sup>** from 10 am-12 pm -- Workshop #2
- **May 28<sup>th</sup>** - the Questionnaire will be closed



# Community Engagement Outreach

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**We are looking for *your support* in the public outreach by building awareness and encouraging participation from your networks.**

## **Outreach materials provided today:**

- Promotional package  
*(short blurbs, sample email and social media text)*
- English Flyer
- Eventbrite Page

## **Outreach materials provided at the next session:**

- Updated Promotional package  
*(additional materials prompting the questionnaire)*
- Translated Flyer (Spanish and French Creole)
- Questionnaire

# Community Engagement Outreach

**JOIN US**  
in honoring the history of Flatbush and helping shape its future!

Get involved by joining two upcoming community workshops organized by the Flatbush African Burial Ground Remembrance and Redevelopment Task Force, co-chaired by Council Member Mathieu Eugene and Borough President Eric Adams, and the NYC Department of Housing Preservation & Development (HPD).

These workshops will inform the future development of a vacant City-owned site at 2286 Church Avenue, Brooklyn, at the intersection of Bedford and Church Avenues. The Task Force is leading the effort to honor an African burial ground at this site and bring 100% affordable housing and youth services to the site.

The upcoming workshops will give you the chance to share your ideas for shedding light on important Flatbush history, while providing insight to shape the development of new affordable housing with youth services and other neighborhood amenities. **All are invited and welcomed to join one or both workshops!**

WORKSHOP #1: Focus on honoring and memorializing the site's history and archaeological findings	WORKSHOP #2: Focus on the future affordable housing and youth programming development
Wednesday, May 5 Time: 8:00-8:00pm	Saturday, May 22 Time: 10:00am-12:00pm

**Location:** Both workshops are free and open to the public. They will be hosted virtually on Zoom. Translation will be available in Haitian Creole and Spanish. Use the link and dial-in listed here:

**Zoom Link:** <https://zoom.us/j/92335382676>  
**Meeting ID:** 923 3538 2676 | **Dial-in number:** 1(848) 558-8658  
**Find your local dial-in number:** <https://zoom.us/u/abXIZqy6g>

Please e-mail [info@tythe-design.com](mailto:info@tythe-design.com) for any accommodations you, or someone you know, may need in order to participate at least 2 days ahead of workshop.

**RSVP in advance:**  
<https://bit.ly/38XhWWy>  
No previous registration is required for attendance.

**ABOUT the Flatbush African Burial Ground Remembrance and Redevelopment (FABGR) Task Force:** As part of the transformation of a City-owned vacant lot on Church and Bedford Avenues, the FABGR Task Force is leading an effort to honor a former African burial ground through memorialization and bringing 100% affordable housing and youth services to Flatbush. Learn more about the Task Force on the project website at: [fabtaskforce.nyc.gov](http://fabtaskforce.nyc.gov).

## Outreach materials provided today:

- Promotional package  
(short blurbs, sample email and social media text)
- English Flyer
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## Outreach materials provided at the next session:

- Updated Promotional package  
(additional materials prompting the questionnaire)
- Translated Flyer (Spanish and French Creole)
- Questionnaire

# Next Steps

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## Request for information from Task Force:

- Complete the **post-meeting survey** (which will be shared through email) outlining your questions and comments.

## What happens next on our end:

- **Notes** from this meeting will be shared before the next meeting.
- **Outreach materials** will be shared before the next meeting.
- **The goals for the next session and reading materials** will be shared before the next meeting.

# Next Session

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## Focus for Task Force Meeting #5

- A presentation from the City Team on potential site planning and building design.
- To reflect on the topics discussed in the previous meetings (#1-4).
- To gather feedback on the information (high-level recommendations options) we plan to share with the public during the workshop.
- To determine your role, as Task Force members, in the upcoming Public Workshops.

**Next Task Force meeting will be April 14, 2021**

# Thank You!

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