

Sunset Park Voices in the Rezoning Process

A summary of feedback from community workshops hosted by City Councilmember Sara Gonzalez and Community Board 7, along with analysis of related issues.

Prepared by the Pratt Center for Community Development

December 17, 2007

Executive Summary

As Sunset Park awaits the results of a zoning study being conducted by the NYC Department of City Planning, City Councilwoman Sara Gonzalez and Brooklyn Community Board 7 co-sponsored one community education workshop and two community conversations about development issues and the anticipated rezoning in October and November of 2007. The workshop and conversations were conducted by the Pratt Center for Community Development.

Residents expressed a wide variety of goals and concerns about development, in small group conversations, two “dot-voting” exercises,” and public speak-outs at the two community workshops. This report provides a summary of the issues and perspectives raised, along with some analysis of related issues by the Pratt Center.

- There was unified concern expressed about **out-of-scale development**. It is worth noting, though, that this did not emerge as the top “vote-getter” in the dot-voting exercise. Out-of-context development received 31 dot-votes, while displacement of current residents received 151, parking 100, traffic 58, and overcrowded schools 57.
- **Protection of the view from Sunset Park**, which literally gives the neighborhood its name, was voiced passionately and consistently.
- While it was not included in the dot-voting, numerous residents urged that **commercial overlays be limited only to the building that fronts on the commercial avenue**, and not – as it is in many cases now – to any buildings on the side-streets (in general, this means reducing the commercial overlay from 150 feet to 100 feet).
- Issues of **affordable housing and displacement evoked the most concern**, with displacement of current residents receiving by far the most dot-votes (151) when residents were asked their concerns about development.

However, there was not uniform opinion about what this meant or how it should be addressed. Some residents expressed openness to additional development, with a goal of creating affordable units, especially in the southeastern portion of the community (i.e. 7th & 8th Avenues, in the 50s). The top two dot-vote-getters on issues of affordable housing were creating new affordable homeownership units (127) and new affordable rental units (110).

Other residents expressed concern that new development would likely be market-rate, and could actually make the current affordable housing crisis worse for existing residents. Saving existing rental housing received 100 dot-votes. Some speakers noted that recent patterns of development on 4th Avenue in Park Slope suggest that (a) developers may not utilize the “inclusionary housing bonus,” since none are doing so in the South Park Slope rezoning area, despite several new buildings, and (b) several hundred rent-regulated units in Sunset Park (especially along 4th Avenue) might be at risk of demolition and replacement by market-rate, non-rent-regulated units if upzoning were to occur. These residents called variously for not upzoning the commercial avenues, for mandatory affordable housing requirements, and/or for strong protections against demolition, harassment, and displacement.

Part I: Background

Sunset Park, Brooklyn is a diverse neighborhood that is beginning to face the pressures of development. Immigrants (largely from Latin America and Asia) helped revive the community after a decline in the 1960s and 1970s. After hitting a low of 98,567 in 1980, population grew to 120,063 in 2000 – an increase of 22% (New York City's growth rate during this period was 13%).ⁱ

Development pressures and real estate prices have also increased in recent years. In 2005, Sunset Park was 6th out of NYC's 53 community districts in housing price appreciation, with the median sales price of a home growing from approximately \$400,000 in 2003 to over \$700,000 in 2007.ⁱⁱ Certificates of Occupancy rose from just 13 in 2002 to 124 in 2005.ⁱⁱⁱ Much of the new development has taken place in the northern (between 15th and 24th Street) and southeastern (7th and 8th Avenues in the 50s) sections of the neighborhood (see Appendix A for maps of recent development activity).

In early 2007 community members learned of developer Kenneth Wong's plans to construct a twelve-story residential building in the middle of the block between Fourth and Fifth Avenues at 420 42nd Street. Concerned that the 120-foot tall structure would block views of the iconic St. Michael's Roman Catholic Church from Sunset Park (as well as be four times higher than a typical building on the block), residents, community groups, and elected officials organized strong opposition to the project. Their hard work paid off: the developer ultimately acquiesced to community concern and agreed to reduce the building's height by half and construct a six-story structure instead.

While this represented a major victory for this grassroots campaign, it also generated substantial local interest around the need to comprehensively rezone Sunset Park. Because the current "R6" zoning that predominates in Sunset Park does not have a contextual height limit, residents were concerned that developers would continue to propose out-of-scale buildings. Residents also voiced concern that most new development would be market-rate, at prices far beyond the reach of neighborhood residents, and might lead to the loss of existing affordable units and accelerate displacement.

Especially given the City's recent actions in 2005 to contextually rezone the adjacent neighborhoods of South Park Slope and Bay Ridge, advocates realized that Sunset Park was left particularly vulnerable to out-of-scale development. Therefore, after the 42nd Street battle, they petitioned the City to study the area for a rezoning. At a town hall meeting with Mayor Bloomberg in March 2007, the Department of City Planning committed to studying the neighborhood for a potential future rezoning.

Part II: Project Purpose and Process

In order to provide community members with an opportunity to voice their goals and concerns about current and future development in Sunset Park – and thus to inform the Department of City Planning as it conducts its zoning study – Councilwoman Sara M. Gonzalez and Community Board 7 engaged the Pratt Center for Community Development.

To educate and engage community stakeholders about zoning and how it affects development, Pratt Center staff held a "Zoning 101" workshop in late October at

Community Board 7 to kick off the public outreach component of this project. Community members learned about zoning basics, specific zoning tools to meet neighborhood development goals, and how the rezoning process works in New York City. The workshop portion of the evening provided an opportunity for participants to clarify information that was presented and discuss other related topics.

In October and November, the Pratt Center facilitated two “community conversations,” hosted by CB7 and Councilmember Gonzalez in geographically disparate parts of the neighborhood to ensure maximum participation (the Sunset Park Recreation Center and Our Lady of Perpetual Help). Participants heard an abridged version of the previously presented “Zoning 101” and then broke out into small working groups to discuss where future building should and should not take place, their concerns and hopes for future development, affordable housing, etc.

This report, prepared by the Pratt Center, documents the residents’ goals and concerns about the future, as expressed in those three community meetings. It also contains (in Appendices A – D) supplemental background research related to current development trends in Sunset Park. Its purpose is to summarize the residents’ feedback in order to help inform the rezoning study now underway by the Department of City Planning.

In the next section, feedback from these community conversations has been summarized into main themes. Zoning-related considerations and options are discussed to address the issues raised. The report’s appendix has a compilation of (a) research information and maps that highlight some of the issues raised, and (b) tabulated feedback from two “dot voting” exercises.

Two important caveats: First, the feedback summarized here is that of the 200+ residents who attended one or both of the community conversations. While these residents represented a broad cross-section of Sunset Park’s population, and while many community groups were represented, this is less than one-half of one percent of the neighborhood’s population.

In addition to this report, several community organizations and coalitions are preparing their own positions and principles on issues surrounding the rezoning.

Second, it is important to note that zoning alone can in no way meet all of the community’s concerns about development and the neighborhood’s future – particularly around issues of housing affordability. Because the Department of City Planning is working on its rezoning study, this report is designed to apply residents’ goals and concerns to rezoning issues. If the goal is to address not only zoning-related issues, but broader issues of affordability, then other tools will be needed.

Part III. Community Goals and the Sunset Park Rezoning

The following themes encapsulate the primary goals and concerns that residents expressed at the community conversations, and how they might be applied in the rezoning:

1. Preventing out-of-scale development

As the City's population rises and the residential real estate market continues its boom, the appetite to develop new housing has spread to Sunset Park. This has helped encourage a significant increase in development activity in the neighborhood over the last several years, much of which is out of context with the existing low-rise nature of the neighborhood's traditional building stock.

The current R6 zoning designation that covers the vast majority of the upland portion of Sunset Park (i.e., east of Third Avenue) does not have a fixed height limit, so in many cases as of late developers have been able to construct buildings that tower over neighboring buildings. This has created a strong community response from residents concerned about new buildings that do not mesh well with the existing character – in terms of scale and aesthetics – of the existing built environment. While out-of-context development was not the highest dot-vote getter, it did emerge as a generally uniform concern in discussion.

Relationship to zoning

- Changing the current R6 zoning and mapping contextual zoning districts – generally R6B on side-streets and R6A on the avenues – would help meet an important community goal. This will lead towards ensuring that future, largely infill, development is in keeping with the traditional scale of the existing physical environment.
 - On the side-streets, the most appropriate option in general is likely R6B, with an FAR of 2.0 and a height limit of 40 feet at the street wall and 50 feet overall. This generally represents a 16% reduction in FAR, from 2.43 to 2.0.
 - On the avenues not designated for growth, the most appropriate option in general is R6A, with an FAR of and a 3.0 height limit of 60 feet at the street wall and 70 feet overall. This maintains the current FAR, and establishes a height limit that is modestly higher than most current buildings (which are generally 40 – 60 feet), but substantially lower than what is currently allowed with R6 zoning (under which buildings can rise to 12 or even 17 stories).
- Several residents expressed concern about construction nuisances from new development. This issue cannot be addressed directly through zoning. CB7 has an active committee that works to address construction nuisance issues and other problems related to the Department of Buildings, which is a good venue to address these concerns (though some are related to larger policy and staffing issues at DOB).
- Numerous residents expressed concern with the aesthetics of new infill development. This cannot be addressed directly through zoning. One approach to addressing this issue would be the establishment of one or more historic districts in the area that would recognize the history and building patterns of the neighborhood.

- Based upon the experiences of other neighborhoods, some residents expressed concern that developers might accelerate the pace of new construction under the current rules (and, therefore, more likely to be out-of-scale) if they perceive that a “downzoning” is likely. Unfortunately, there is little that can be done about this problem. While some other Brooklyn residents have called for a moratorium on development, there are questions about the constitutionality of such a step, and it is considered very unlikely politically.

2. Preserving the view corridors from Sunset Park

One of the neighborhood’s biggest assets is its namesake, Sunset Park. The park provides essential passive and active recreation green space for a diverse set of users, and it boasts panoramic views of New York Harbor, Lower Manhattan, and the Statue of Liberty. Its hilly topography makes it the second highest spot in Brooklyn, and local residents are impassioned about the need to ensure that future development does not block views from the park.

As an 85-foot wide street with excellent public transportation, Fourth Avenue is the street in Sunset Park that is most able to support a density increase. However, future development on Fourth Avenue could impair the view from Sunset Park. Under the current R6 zoning, development could rise as high as 17 stories.

Relationship to zoning

- In order to ensure that future development does not hinder the spectacular views from Sunset Park, Fourth Avenue should be rezoning in a fine-tuned way so as to maintain the current view from the Park. A preliminary view-shed analysis (summarized in Appendix D; a fuller set of images is available) suggests that:
 - Rezoning Fourth Avenue in the 40s to R8A (following the model of the Park Slope and South Park Slope Rezoning), with a 120 foot overall height limit, especially on the blocks below Sunset Park, would have an impairing effect on the view from the park to the Harbor and Lower Manhattan.
 - Rezoning Fourth Avenue in the 40s to R7A, with an 80 foot height limit, would have only a very modest impact on the view from the park. Because of the significant drop in elevation from Fifth Avenue to Fourth Avenue, 80’ foot-tall buildings on Fourth Avenue would be only modestly visible over the existing buildings on Fifth Avenue and would do little to block the view of the Harbor and Lower Manhattan.

3. Reducing the depth of commercial overlays

During the community conversations that were held as part of this process, residents expressed concerns about over-long commercial overlays, going back 150 feet to include not only the building on the commercial avenue, but one or two additional buildings. These over-long overlays have several negative impacts. In some cases, they encourage developers to acquire these residential buildings for assemblage and demolition. In other cases, the result is long stretches of windowless building sides that contain commercial uses. Such structures disrupt the strong residential building pattern of several of the neighborhood’s side streets by creating a long, often brick, wall between commercial

avenues and side streets. In addition, they tend to negatively affect the quality of life by encouraging the build-up of garbage and street litter.

Relationship to zoning

The commercial overlay zoning districts that currently exist on many of the avenues are 150 feet long. Restricting them to the depth of the single building on the commercial avenue at the corner – generally 100 feet – would significantly address this community concern. Existing businesses that are operating in spaces which are more than 100 feet from the avenue would be “grandfathered” and allowed to continue to operate.

4. Creating and preserving affordable housing

The fight against out-of-context development was the catalyst that sparked diverse sections of the community to consider rezoning Sunset Park. Early and subsequent conversations about rezoning, however, also created a forum for people to discuss other important desires about development and how it relates to their future vision of the neighborhood. The biggest issue that residents voiced during the public outreach forums of this process was affordable housing.

Whereas the neighborhood has long been a place where many working-class and immigrant households could find safe, adequate, and affordable housing, this is less and less the case as people being priced out of more expensive areas such as neighboring Park Slope have begun to discover relatively affordable rent levels in Sunset Park.

As its population grows and rents grow out of the economic reach of many households, both tenants and landlords are dealing with the shortage of affordable housing units in a variety of ways. Apartment overcrowding, illegal subdivisions of existing homes, and maintenance deficiencies are all symptoms of the affordability problem. Another indicator of the shortage of affordable units is households being forced to deal with severe rent burdens: in 2005, one out of five Sunset Park renter households spent more than half of their income for rent.

Local stakeholders expressed deep concern about the fact that a vast majority of new residential development – much of it marketed as luxury condos or rentals – is far beyond the economic reach of the typical Sunset Park household. They also voiced anxiety about how future development on the avenues could lead to a loss of the existing rent-regulated building stock, one of the most important existing resources of affordable housing in the neighborhood.

Relationship to zoning

While zoning alone cannot adequately respond to the affordable housing challenge, it does offer a relatively new tool in New York City, inclusionary zoning, for leveraging the private real estate market to create new units of housing that are permanently below market-rate. Under the inclusionary zoning model mapped in several recent rezonings (Greenpoint-Williamsburg, South Park Slope, Woodside/Maspeth), developers can receive a 33% density bonus (although the height limit remains the same) if they include 20% affordable units. The affordable units are targeted to households making less than 80% of Area Median Income (about \$57,000 for a family of four).

Several residents expressed concern that the “affordable” housing created through inclusionary zoning is not affordable to the majority of residents of Sunset Park – where the median income is approximately \$30,000 (i.e. about 40% of AMI). While this is indeed true of the inclusionary housing program, it is worth noting that many developments in other communities that utilize the IZ bonus also take advantage of either low-income housing tax credits or 421-a tax benefits, which reduce the maximum income to 50% of AMI (or \$35,000 for family of 4).

During community conversations, some residents expressed that more density would be acceptable if it led to the creation of affordable housing. These residents identified Fourth Avenue, as well as Seventh and Eighth Avenues in the 50s, as potential areas for additional development. Fourth Avenue has both the width and the transit infrastructure to support additional development. Rezoning to a higher density, with inclusionary zoning, and coupling this with a contextual rezoning of the side streets could provide a balanced framework for accommodating development in appropriate areas while preserving Sunset Park’s built and socio-economic character.

However, other residents – and several representatives of community-based organizations – were concerned that an upzoning of these avenues, even with the City’s voluntary inclusionary zoning program, could make the affordable housing problem worse rather than better. Developers are not required to take the density bonus; thus far, none of the several new buildings along the section of Fourth Avenue in South Park Slope that was rezoned with inclusionary zoning have taken the bonus to provide affordable housing.

In addition, the recent demolition of multiple rent-regulated buildings at Fourth Avenue (between Baltic and Butler Streets), to be replaced by market-rate development under the R8A zoning, has raised concerns that developers might acquire and demolish existing rent-regulated housing and replace it with exclusively market-rate development. Within the rezoning study area, there are currently approximately 332 rent-regulated units on 4th Avenue, 204 on 7th Avenue, and 102 on 8th Avenue. In Appendix B, we analyze how many of these units would be built to less than 50% of the allowable floor area under R7A and R8A rezoning scenarios, and therefore especially vulnerable to demolition (under an R7A rezoning scenario: 30 on 4th Avenue, 47 on 7th Avenue, 0 on 8th Avenue; under an R8A rezoning scenario: 202 on 4th Avenue, 175 on 7th Avenue, 47 on 8th Avenue).

Because there was a diversity of opinions expressed at the community workshops, it is not possible to provide a consensus on this issue. Instead, we therefore present the various options which might be contemplated by City Planning, with some discussion of how each addresses issues of affordability.

- **Rezone Fourth Avenue from R6 to R8A with Voluntary Inclusionary Zoning.** Rezoning Fourth Avenue (outside of the view corridor from Sunset Park noted above) from R6 to R8A with Inclusionary Zoning would significantly increase the amount of allowable density: from the current maximum FAR of 3.0 to a maximum FAR of 5.4 for market-rate development, or 7.2 in return for making 20% of the units affordable to households making up to 80% of Area Median Income. While this option would create additional density on Fourth Avenue, it would also implement a fixed height cap of 120 feet where one does not currently exist.

However, as noted, there is some reason for concern that (a) developers may not take the optional inclusionary housing program, (b) the density increase in this zoning

scenario would pose a threat to the long-term existence of at least the 202 rent-regulated units on 4th Avenue in building that would be built at less than 50% of the new allowable density, and possibly to more of the 332 existing rent regulated units. Developers would be incentivized to demolish buildings to make way for new, larger residential buildings; and (c) while many IZ units, if built, might be built at lower rents/income levels, the 80% of AMI threshold of \$57,000 for a family of 4 is 200% of the neighborhood's median income of approximately \$30,000.

- **Rezone Fourth, Seventh and Eighth Avenues from R6 to R6A.** Rezoning to R6A would maintain the same level of density (3.0 FAR) but create a fixed height cap of 70 feet where one does not currently exist. The rezoning would therefore modestly reduce incentives for development. Therefore, it would limit the likelihood of new development and as such would not likely lead to any significant loss of the existing housing stock, much of which is rent-regulated. At the same time, however, this scenario would not lead to the creation of new units of affordable housing.
- **Rezone Fourth, and portions of Seventh and Eighth Avenues from R6 to R7A, with Voluntary Inclusionary Zoning.** Rezoning to R7A would give a 20% as-of-right density increase (from 3.0 to 3.6 FAR), but impose a height limit of 80 feet. Developers who included affordable housing could receive an additional 33% density bonus to 4.5 FAR (while still maintaining an 80 foot height limit). Such a rezoning would provide a modest additional incentive for development over what exists today – this limiting both the likelihood of demolition and displacement, and the potential for the new development of affordable units.
- **Include provisions for anti-harassment and anti-demolition.** If the rezoning includes upzoning which might incentivize developers to acquire and demolish existing buildings that currently provide rent-regulated or other reasonably-priced housing for low and moderate-income residents, the City could include various anti-harassment, anti-demolition, and anti-deregulation provisions:
 - Anti-harassment provisions were included in the recent rezonings of Greenpoint-Williamsburg and Hudson Yards (as part of broader special districts that were mapped in those areas). These provisions require owners to obtain a “certificate of no harassment” before receiving a building permit for new development. If it is determined that harassment occurred, the developer must provide 20% affordable housing in the new development (or 27% of the existing building, whichever is greater). This 20% does not provide any density bonus; a developer seeking that bonus would have to provide 40% affordable units.
 - Anti-demolition provisions have not been included in the recent rezonings by the Department of City Planning, but were included in the 1974 Clinton Special District and have been adopted in other cities around the country. In Clinton, special permits are required for most demolition and construction, with particularly stringent permit application processes for demolishing sound residential buildings.
 - Rent-regulation preservation could be part of an anti-demolition provision and might provide that developers be required to replace any rent-regulated units that they demolish, and provide an equal number of rent-regulated units for existing residents of those buildings in any new development.

- **Apply mandatory Inclusionary Zoning to Fourth Avenue:** Mandatory inclusionary zoning would require that all new development on Fourth Avenue contain a component of affordable housing units. The new zoning could be contextual, with fixed height caps in place. The City of New York does not have a mandatory inclusionary zoning program, and the Bloomberg Administration has indicated that it is not open to this policy. However, it does exist in several hundred cities around the country, including Boston, San Francisco, Denver, and Washington, D.C.
- **Adjust the income targets** – either in the inclusionary zoning program, or by mapping the 421-a exclusion zone (which has an income limit of 60% of the AMI, or \$44,000 for a family of four) – in order to insure that the affordable housing created is within the reach of most Sunset Park residents. As noted above, the Sunset Park median income is about \$30,000, which is far below the threshold needed to be able to afford most of the “affordable” units under the inclusionary housing program.

NOTE: There are other potential, non-zoning strategies that might help achieve the creation and preservation of affordable housing in Sunset Park. In several recent rezonings, some non-zoning strategies were adopted simultaneously with a rezoning. These have included:

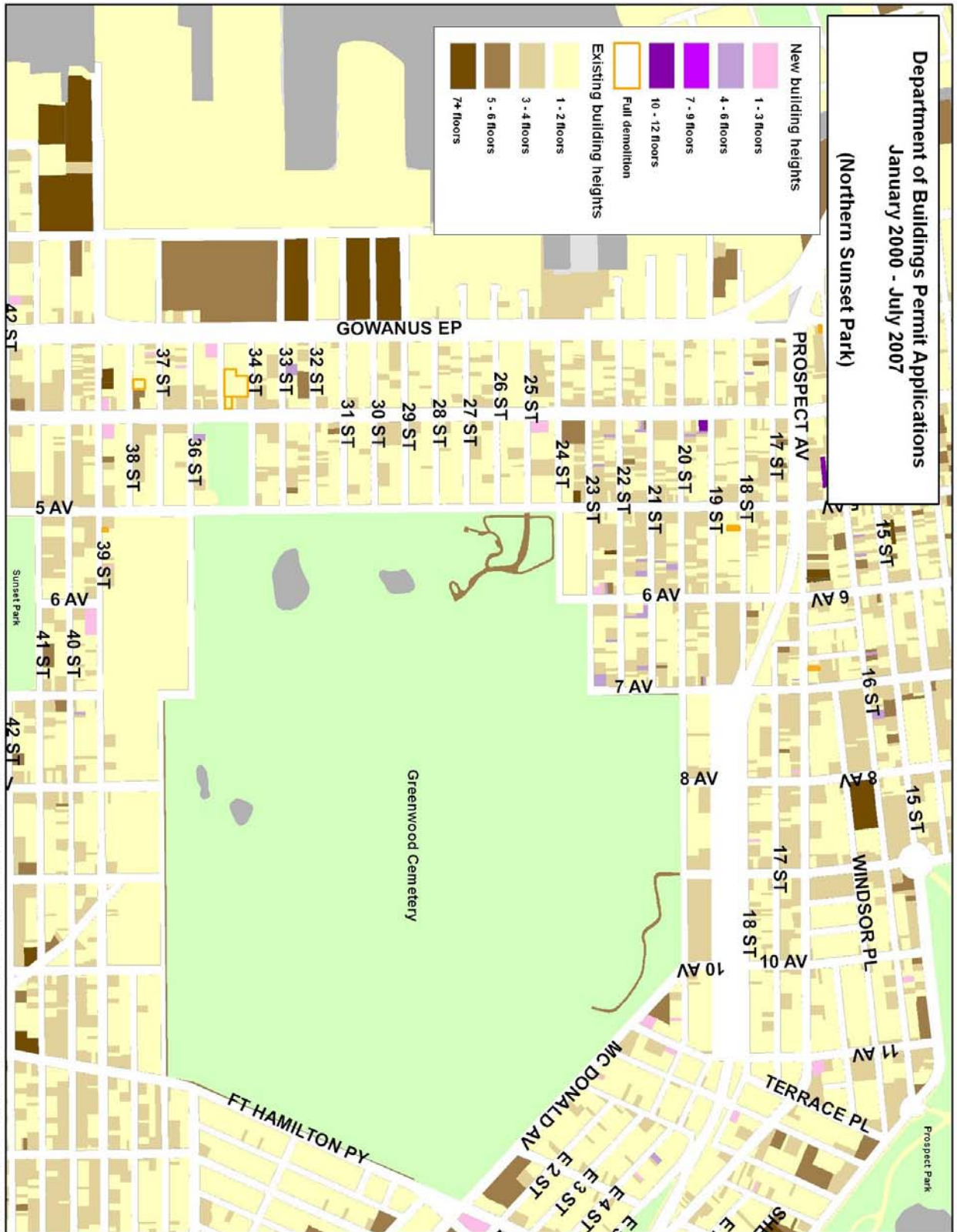
- Extension of the 421-a “exclusion zone” (i.e. the area within which developers must include at least 20% affordable units in order to receive a property tax break for new development). Although the exclusion zone was expanded by the City Council and State Legislature in 2007 (going into effect 7/1/08), it still only goes to 36th Street in the residential areas of the neighborhood. Extending the exclusion zone would make it more likely that new development would include affordable units (the new 421-a map is included .
- Dedication of City-owned land for affordable housing development.
- Commitment of public financing for affordable housing development on sites owned by not-for-profit or religious organizations.
- Commitment of resources for housing preservation and tenant organizing.

The potential application of these strategies should be explored in more detail as the rezoning process moves forward.

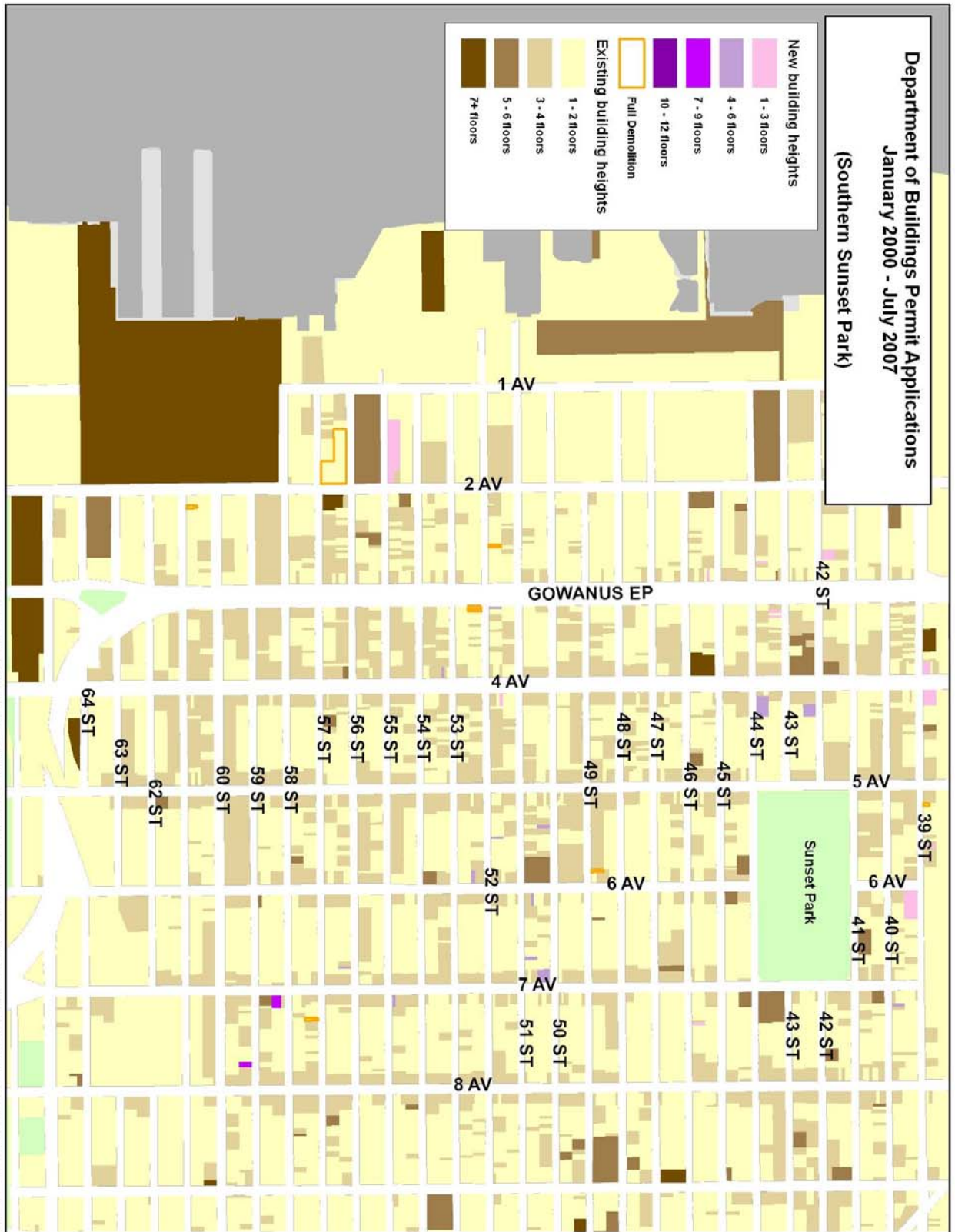
Appendix A: Recent Development Activity

The two maps on the subsequent pages show Department of Building permit activity for the period between 2000 and the middle of 2007 as a way of illustrating recent development in Sunset Park. The legend indicates how many stories are associated with new building permits. There are several concentrations of development surrounding Greenwood Cemetery, especially northwest of it. Much of the taller development (i.e., above 6 stories) is concentrated in this area as well as in the lower 50's near Seventh and Eighth Avenues.

Appendix A, con't.: Recent Development Activity



Appendix A, con't.: Recent Development Activity



Appendix B: Rent-Stabilized Housing on 4th, 7th, and 8th Avenues

In the community conversations about rezoning, 4th, 7th, and 8th Avenues were identified as potential locations for upzoning. However, some residents expressed concern that this could lead to the demolition of existing rent stabilized housing units, and their replacement by market-rate development.

We therefore analyzed existing rent-stabilized housing on those avenues – looking at how much rent-stabilized housing stock exists, and how many of those units are in buildings that would be “underbuilt” (i.e. current built floor area would be less than 50% of the allowable floor area), and therefore especially at risk of demolition.

First, we looked simply at how many rent stabilized units are on 4th, 7th, or 8th Avenues within the rezoning study area:

Rent-Stabilized Housing Stock in Rezoning Area, 2006

	<u>Total buildings</u>	<u>Total units</u>
Fourth Avenue	37	332
Seventh Avenue	21	204
Eighth Avenue	10	102
<i>total</i>	<i>68</i>	<i>638</i>

Source: NYS Department of Housing and Community Renewal via NYC Rent Guidelines Board, 2006

Next, in order to better understand how many existing rent-stabilized buildings might be at risk under a new zoning scenario with increased density, we looked at the number of buildings whose current built floor area is less than half of what would be allowed under new R7A and R8A zoning:

Vulnerable Rent-Stabilized Housing Stock in Rezoning Area, 2006

	Less than 50% of Maximum Allowable FAR under R7A		Less than 50% of Maximum Allowable FAR under R8A	
	<u>Buildings</u>	<u>Units</u>	<u>Buildings</u>	<u>Units</u>
Fourth Avenue	5	30	26	202
Seventh Avenue	8	47	n/a	n/a
Eighth Avenue	0	0	n/a	n/a
<i>total</i>	<i>13</i>	<i>77</i>	<i>26</i>	<i>202</i>

Source: NYS Department of Housing and Community Renewal via NYC Rent Guidelines Board, 2006; PLUTO tax lot database, NYC Department of City Planning, 2006.

Appendix B, con't.: Rent-Stabilized Housing on 4th, 7th, and 8th Avenues

The following map shows the location of rent-stabilized buildings within the rezoning study area that are located on Fourth, Seventh, and Eighth Avenues. On subsequent pages, tables that correspond to this map display the number of rent-stabilized units in these buildings and their built FAR.



Appendix B, con't.: Rent-Stabilized Housing on 4th, 7th, and 8th Avenues

The tables on this and the next page correspond to the map of rent-stabilized buildings on page 15.

Fourth Avenue:

<u>Map #</u>	<u>Address</u>	<u>Rent-stabilized units</u>	<u>Built FAR</u>
1	891 4th Avenue	6	1.55
2	893 4th Avenue	6	1.55
3	922 4th Avenue	7	2.50
4	992 4th Avenue	6	1.82
5	4110 4th Avenue	6	3.56
6	4311 4th Avenue	6	2.12
7	4706 4th Avenue	16	2.78
8	4707 4th Avenue	8	2.55
9	4802 4th Avenue	8	3.39
10	4820 4th Avenue	18	3.36
11	4815 4th Avenue	12	3.04
12	4819 4th Avenue	11	3.04
13	5013 4th Avenue	8	2.73
14	5015 4th Avenue	8	2.73
15	5019 4th Avenue	8	2.73
16	5310 4th Avenue	12	2.65
17	5411 4th Avenue	6	2.28
18	5413 4th Avenue	6	2.28
19	5513 4th Avenue	6	2.20
20	5519 4th Avenue	5	2.50
21	5516 4th Avenue	9	3.86
22	5520 4th Avenue	15	2.91
23	5610 4th Avenue	9	2.46
24	5614 4th Avenue	5	2.55
25	5618 4th Avenue	5	2.55
26	5622 4th Avenue	7	2.55
27	5705 4th Avenue	6	2.37
28	5707 4th Avenue	6	2.37
29	5713 4th Avenue	4	3.38
30	5717 4th Avenue	6	2.80
31	5907 4th Avenue	7	3.05
32	5915 4th Avenue	8	3.63
33	6005 4th Avenue	17	2.85
34	6008 4th Avenue	6	1.65
35	6012 4th Avenue	6	1.65
36	6310 4th Avenue	23	3.52
37	6316 4th Avenue	23	3.52

Appendix B, con't.: Rent-Stabilized Housing on 4th, 7th, and 8th Avenues

Seventh Avenue:

<u>Map #</u>	<u>Address</u>	<u>Rent-stabilized units</u>	<u>Built FAR</u>
1	4103 7th Avenue	20	3.21
2	4109 7th Avenue	15	2.93
3	4121 7th Avenue	16	2.93
4	4219 7th Avenue	16	2.75
5	4808 7th Avenue	6	1.76
6	4812 7th Avenue	6	1.76
7	4818 7th Avenue	6	1.76
8	4820 7th Avenue	6	1.76
9	5105 7th Avenue	6	1.95
10	5117 7th Avenue	6	1.92
11	5312 7th Avenue	6	1.50
12	5413 7th Avenue	30	2.96
13	5511 7th Avenue	6	2.02
14	5515 7th Avenue	6	2.02
15	5517 7th Avenue	4	2.02
16	5519 7th Avenue	6	2.13
17	5523 7th Avenue	6	2.54
18	5903 7th Avenue	6	2.63
19	5907 7th Avenue	5	2.63
20	5909 7th Avenue	6	2.63
21	5911 7th Avenue	6	2.63

Eighth Avenue:

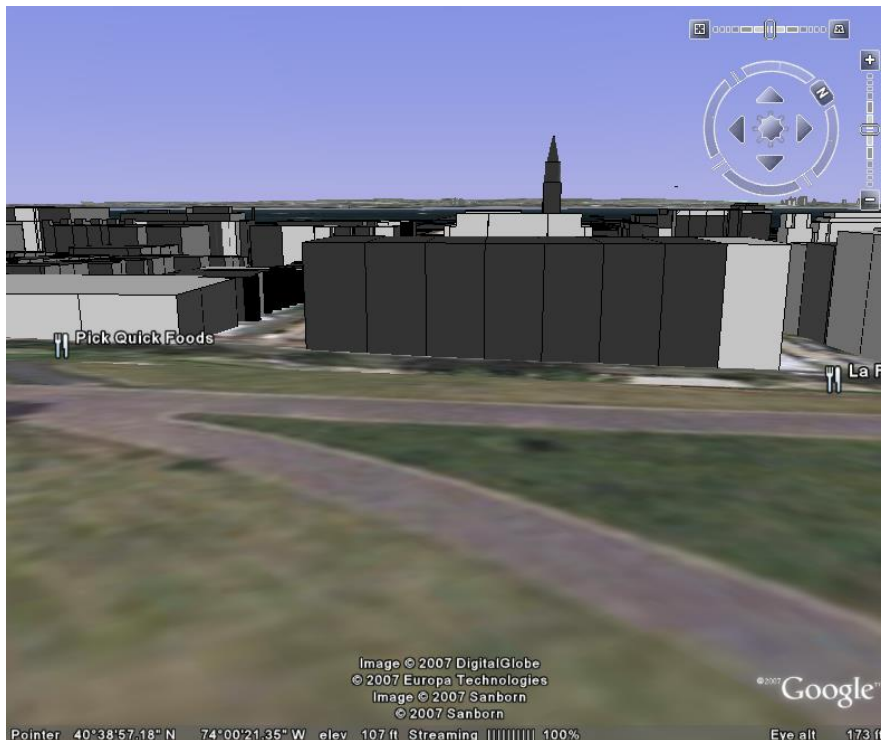
<u>Map #</u>	<u>Address</u>	<u>Rent-stabilized units</u>	<u>Built FAR</u>
1	4013 8th Avenue	7	3.08
2	4116 8th Avenue	8	2.49
3	4118 8th Avenue	7	2.49
4	4205 8th Avenue	7	2.54
5	4207 8th Avenue	7	2.54
6	4211 8th Avenue	7	2.58
7	4901 8th Avenue	35	3.20
8	5021 8th Avenue	5	2.51
9	5202 8th Avenue	6	3.60
10	5224 8th Avenue	6	3.53

Appendix C: Sunset Park View Shed Analysis

The two pairs Google Sketchup images below are meant to compare current conditions with future potential zoning scenarios for Fourth Avenue.



Current built conditions

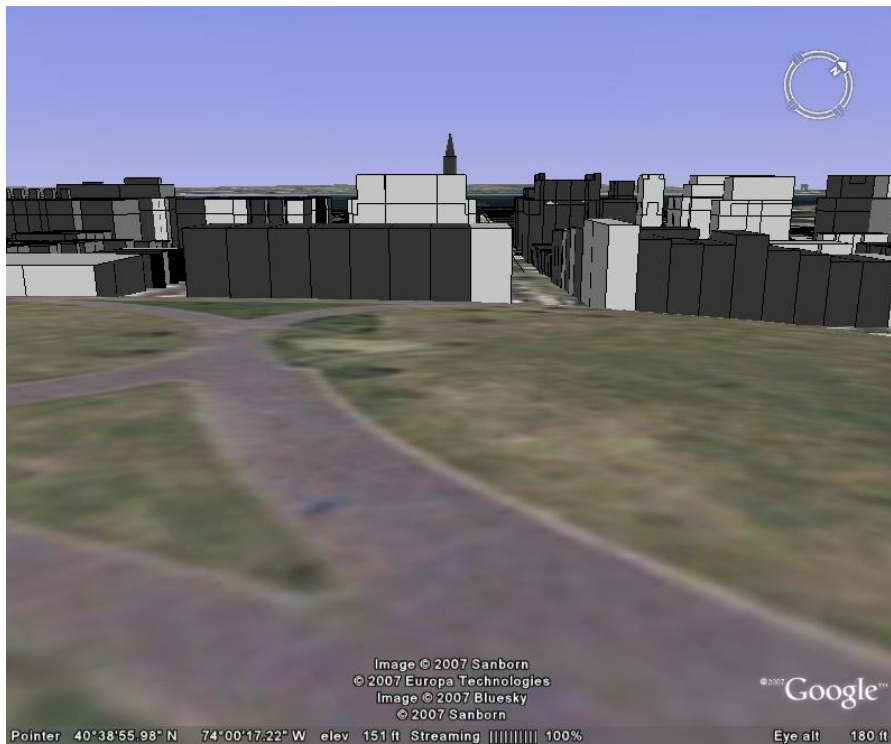


Full R7A build-out on Fourth Avenue

Appendix C, con't.: Sunset Park View Shed Analysis



Current built conditions



Full R8A build-out on Fourth Avenue

Appendix D: Community Feedback

The following tallies show the results of dot vote exercises that people engaged in during the community conversations that were held to solicit community feedback about future development in Sunset Park.

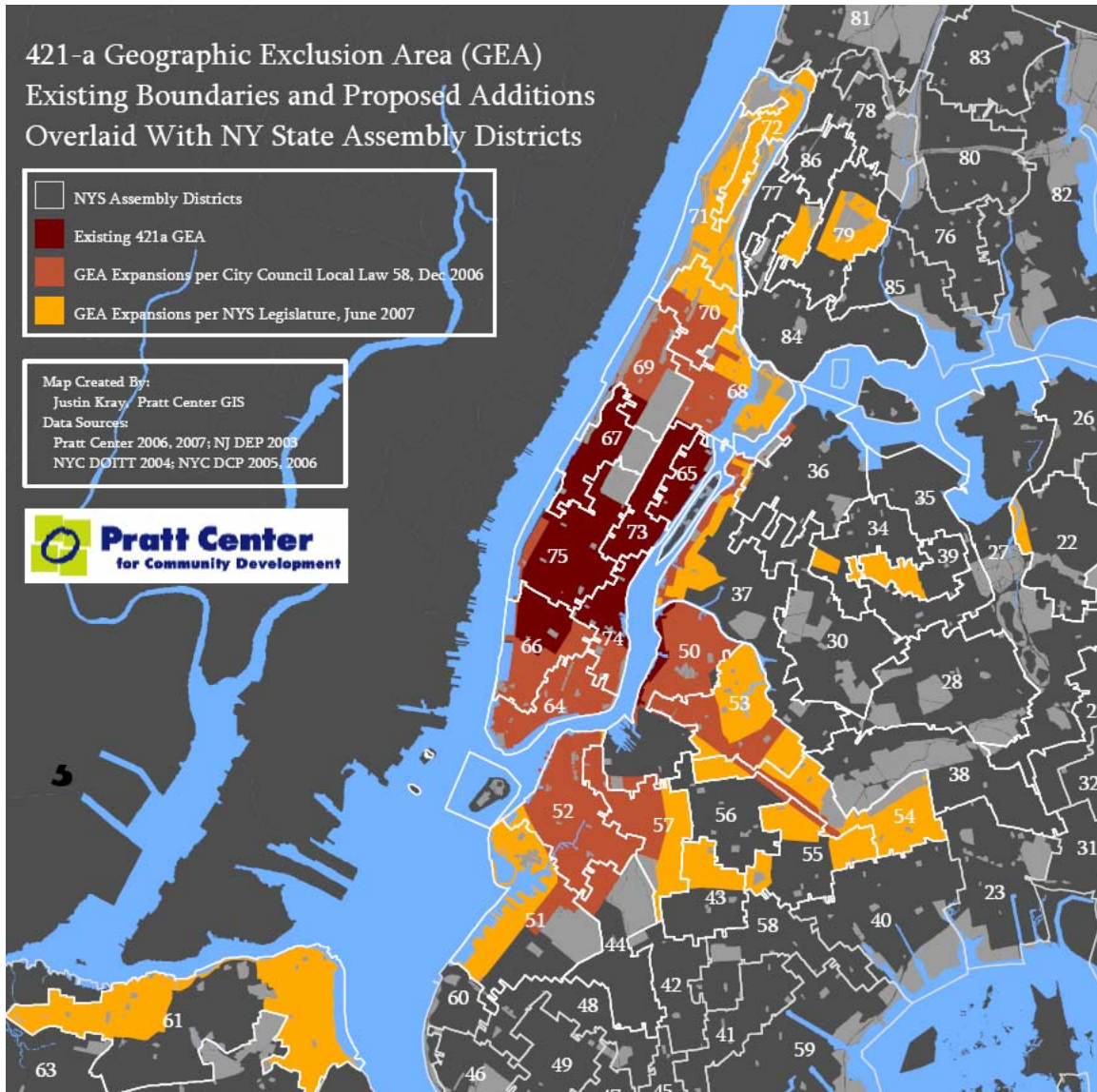
Concerns about development

	Total dot votes
Displacement of current residents	151
Lack of parking	100
More traffic	58
Overcrowded schools	57
Garbage	46
Other: Illegal Conversions	42
Overcrowded buses and subways	40
Construction nuisances	36
Other: non-contextual development	31
Water pressure issues	25
Sewage issues	25
Other: Preservation	19
Other: loss of affordable housing	16
Other: quality of life/safety/healthy place	12
Other: Zoning	12
Other: Blocked View of Harbor	12
Other: increase outreach	9
Other: Illegal Residences	9
Other: affordable housing	9
Other: Altering Character of Community (P)	7
Other: Sidewalk Crowding	6
Other: Strains on Electrical System	5
Other: overcrowded apartments	2
Other: Pollution	2
Other: More Development 6-8 Aves	1
Other: Lack of Affordable Housing	1

Concerns related to affordable housing

	Total dot votes
Creating new affordable homeownership units	127
Creating new affordable rental units	110
Saving existing affordable housing in rent stabilized buildings (6+ units)	100
Improving poor conditions in existing low-income housing	73
Stopping harassment of tenants by landlords	72
Saving existing affordable housing in small, unregulated buildings (1-5 units)	52
Saving existing affordable housing in the five Section 8 buildings in the district	40
Dealing with foreclosures and predatory lending	30
Other: Increasing housing advocacy organizations	6
Other: Creating more jobs	1
Other: More development on 6th through 8th Avenues	1

Appendix E: Revision of the 421-a Exclusion Zone



ⁱ Population figures are from the NYC Department of City Planning, and are for Brooklyn Community Board 7 as a whole, which includes Windsor Terrace as well as Sunset Park.

ⁱⁱ Ibid, and Trulia.com. It remains to be seen what effect the current foreclosure crisis will have on Sunset Park, where there is meaningful evidence of subprime lending and foreclosures (see maps prepared by the Neighborhood Economic Development Advocacy Project at www.nedap.org).

ⁱⁱⁱ State of NYC's Housing and Neighborhoods 2006, Furman Center for Real Estate at NYU.