



777 Rutland Rd.





Co-Developer Partner:



Project: 777 Rutland Rd.

**Prepared for:
Brooklyn Community Board 9 – ULURP Board**



Agenda

- I. Team Introduction**
- II. NHPF Capabilities as a Non-Profit Co-Developer**
- III. Partnership Goals and Objectives**
- IV. Community Board 9 Statistics**
- V. 777 Rutland Road Development**
- VI. Project Status**
- VII. Comments/Next Steps**



NHPF Capabilities and Co-Developer Faith Gospel Church

- We are a ***team of accomplished*** development professionals experienced in New York City and National housing programs and rental markets. Our current portfolio of 10,000 affordable units is located in 16 States and the District of Columbia.
- NHPF is a 50%/50% JV partner ***with owner, and longtime staple of the community, Faith Gospel Assembly Baptist Church*** leadership to co-develop the 777 Rutland Rd. site as a new church sanctuary and a 183-unit affordable housing development.
- Extensive experience with developing and re-positioning ***affordable rental developments.***





Partnership Goals and Objectives

- Comprehensive Community Development
 - ✓ Housing and other desirable community amenities
- Affordable/Workforce Housing Creation
 - ✓ Identified in neighborhood studies
- Genuine Community Engagement and Outreach
 - ✓ A necessary pre-requisite for project success
- Entrepreneurial Development
 - ✓ Brooklyn resident jobs
 - ✓ Brooklyn contractor jobs
 - ✓ Meaningful MWBE project participation

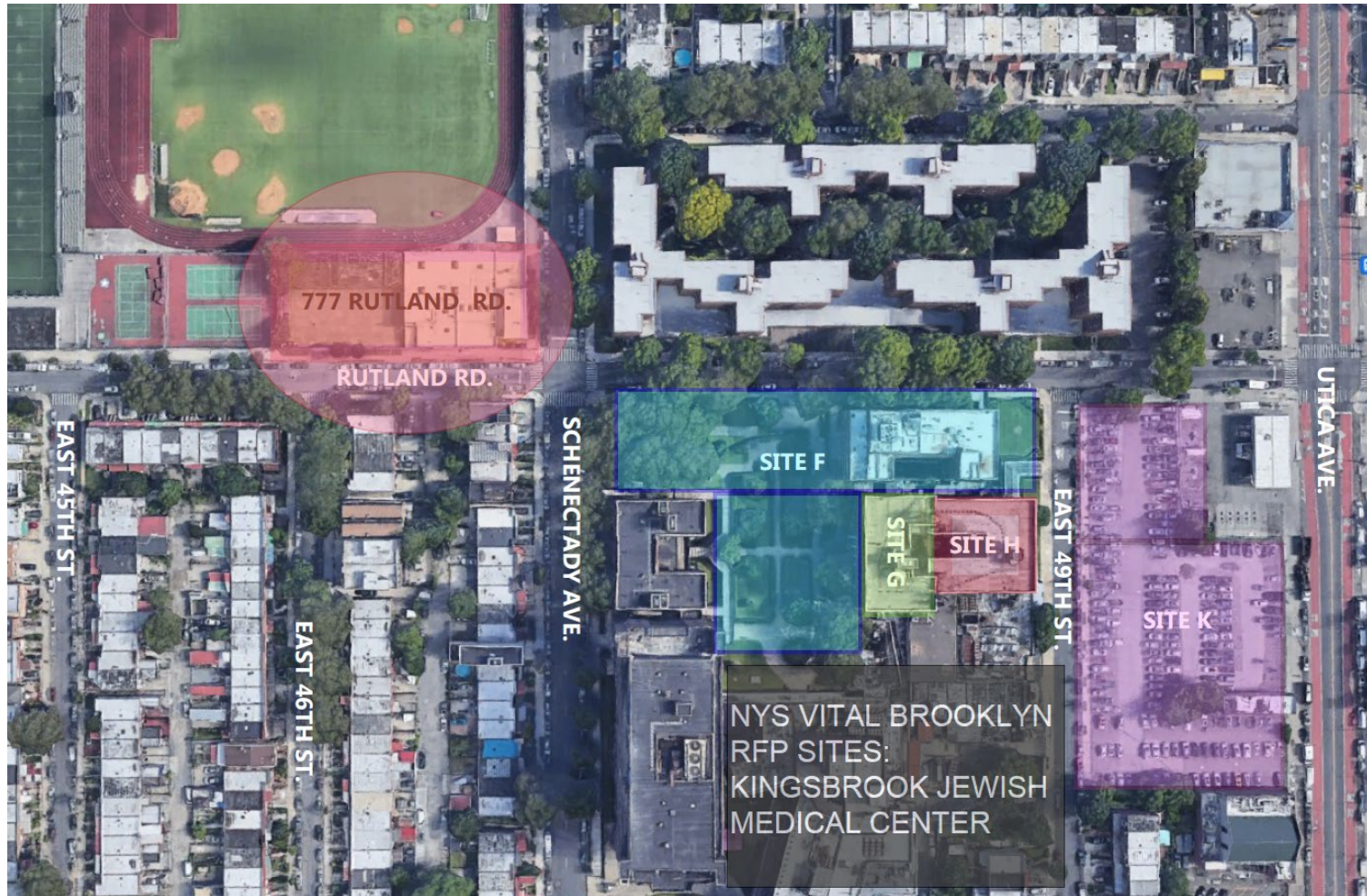


Brooklyn Community Board 9 Statistics

- **Population:** 106,950 +/- (DCP)
- **Affordable Housing** (Last 5 years):
 - Since FY 2018, there have been total of 197 affordable rental units created (Open Source, 2022) = .18% of Total Population
 - 49.6% Rent Burdened or 53,047 residents (ANHD.org, 2021)
 - 943 units may be lost in CD 41(ICPH, 2017)
- **Overcrowding** – 3.6% of BK CB 9 is severely overcrowded, close to top 20 (ANHD.org, 2021)



777 Rutland Road – Site Location (Red○):





777 Rutland Road – Current Plans (Subject to Change)

- Proposed Zoning: Change from R6 to R7X
- Deed Modification: Change from CF to Residential
- 100% Affordable 186,500 SF Project. Highlights:
 - 141,600 SF Residential
 - 13,000 SF Community and/or Commercial Space
 - 23,400 SF Church
 - 3,444 SF Church Parking
- Unit Distribution:

Unit Distribution	Total Units	Unit Dist %
Studio	52	28.57%
1 Bedroom	72	39.56%
2 Bedroom	58	31.87%
3 Bedroom	0	0.00%
Subtotal	182	
Super's Unit (1-BR)	1	N/A
Total	183	100.00%



777 Rutland Road – Current Plans (Subject to Change)

- HPD Program: Extremely Low & Low-Income Affordability (ELLA) Program Term Sheet
- Unit Affordability Mix:

	Homeless - 15/15	27% AMI	47% AMI	57% AMI	67% AMI	77% AMI	TOTAL	% OF TOTAL
Studio	8	15	10	0	9	10	52	29%
1 Bedroom	12	12	12	0	11	25	72	40%
2 Bedroom	<u>10</u>	<u>15</u>	<u>5</u>	<u>0</u>	<u>9</u>	<u>19</u>	<u>58</u>	<u>32%</u>
Total	30	42	27	0	29	54	182	100.0%
% OF TOTAL	16%	23%	15%	0%	16%	30%	100%	

- 30 Homeless units – Supportive Housing (15/15 and/or ESSHI Services & Rental Assistance)



Project Status

- In conversations with:
 - DCAS
 - HPD
 - DCP
 - Brooklyn Borough President's Office
- ULURP/EO 17 Support:
 - DCAS
 - HPD (approves of R7X Zoning)
 - DCP (approves of R7X Zoning)
 - Brooklyn Borough President's Office (approves of R7X zoning)



Comments/Next Steps

