

# Healthy Brownsville

A Report for Brooklyn Community Board 16



May 2016



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Mural by Groundswell, Herzel St

# Executive Summary

Brownsville residents have an average life expectancy of 74 years, 11 years shorter than residents of Murray Hill, the Financial District, and the Upper East Side, which have the highest life expectancies in New York City. In fact, of all 59 community districts in New York City, Brownsville's Community District 16 ranks among the top five in premature mortality rate, infant mortality rate, pre-term births, psychiatric hospitalizations, avoidable diabetes hospitalizations, non-fatal assault hospitalizations, and alcohol- and drug-related hospitalizations.

The goal of *Healthy Brownsville* is to improve these poor health outcomes with place-based, physical interventions. To accomplish this, a suite of strategies have been developed to empower Community Board 16 and the residents of Brownsville to advocate for specific projects that build on Brownsville's existing assets and improve community-wide public health outcomes.

The eleven strategies outlined in this report are built around Brownsville's existing assets: a public housing authority that houses 24 percent of Brownsville's residents, an accessible street network and transit system, a strong public and private school network, a wealth of vacant lots prime for activation, and a group of public and private organizations on the ground that are already providing Brownsville with high quality health services. Utilizing these assets, strategies introduced in this report address Brownsville's most pressing public health needs. These needs were identified through outreach to residents, city agencies, nonprofit organizations, and extensive research into the root drivers of public health outcomes.

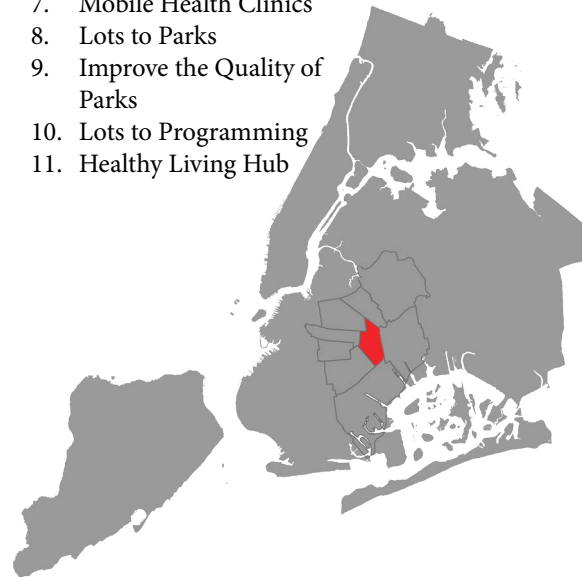


At the core of *Healthy Brownsville* lies seven strategic assumptions:

1. Access to quality parks, cultural programming, and housing stability improves mental health.
2. Access to quality parks and cultural programming reduces crime.
3. Access to quality parks increases physical activity and reduces chronic diseases.
4. Access to quality parks and cultural programming increases social cohesion, which improves public health outcomes.
5. Access to quality primary care improves public health outcomes.
6. Access to quality food improves chronic disease outcomes.
7. Good Indoor Environmental Quality (IEQ) improves chronic disease outcomes.

These assumptions, build on existing assets to address Brownsville's most-pressing needs with the following strategies:

1. NYCHA Strong Place Pathways
2. NYCHA IEQ Program
3. Wayfinding to Local and Regional Parks
4. Bicycle Connections to Regional Parks
5. Traffic Calming to Improve Safety
6. School Based Health Centers
7. Mobile Health Clinics
8. Lots to Parks
9. Improve the Quality of Parks
10. Lots to Programming
11. Healthy Living Hub



Broadway Junction



# Strategies for a Healthy Brownsville

## Asset 1: NYCHA Properties

### NYCHA Strategies:

- NYCHA Strong Place Pathways
- NYCHA IEQ Program



## Asset 2: Street Networks

### Street Network Strategies:

- Wayfinding to Local and Regional Parks
- Bicycle Connections to Regional Parks
- Traffic Calming to Improve Safety



## Asset 3: Schools

### School Strategies:

- School Based Health Centers
- Mobile Health Centers



## Asset 4: Vacant Lots

### Vacant Lots Strategies:

- Lots to Parks
- Lots to Programming
- Quality Parks
- Healthy Living Hub



## Asset 5: Community Networks

### Supporting networks include:

- Brooklyn Community Board 16
- Brownsville Multi-Service Center
- Brownsville Partnership
- Made in Brownsville
- Brownsville Family Justice Center
- HELP USA Brownsville Womens Center

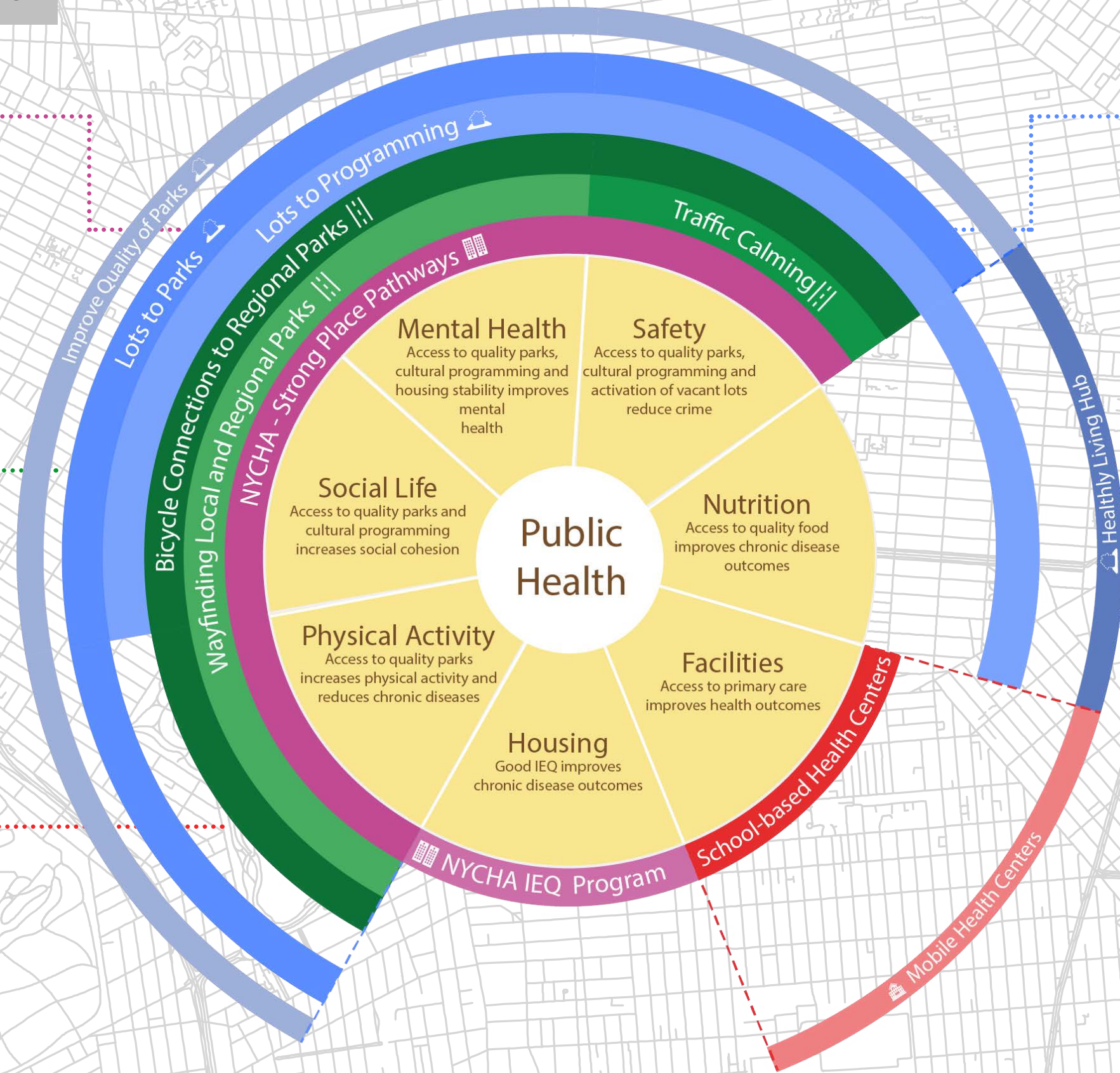


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Mural by Groundswell, Located at 1788 Pitkin Ave

# Introduction

**Our goal** is to provide a suite of strategies to empower Community Board 16 to advocate for specific projects that build on existing assets and target public health outcomes in Brownsville.

### Our vision

*Healthy Brownsville* seeks to comprehensively address Brownsville's most pressing public health needs with targeted, actionable interventions to the physical and social environment based on locally available assets.

### Our Client

Brooklyn Community Board 16 (CB16) represents the Brownsville-Ocean Hill Community District (CD16). CD16 is located in eastern Brooklyn, bordered by Crown Heights and East New York to the West and East and Bushwick and Canarsie to the North and South.

### Our Task

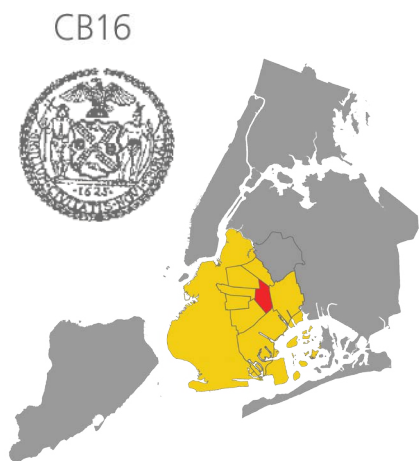
*Healthy Brownsville* is the third in a series of studios completed on behalf of CB16 by students of the Hunter College Urban Policy and Planning program. Previous studios include *Brownsville Works* (2012), an economic development strategic plan, and *At Home in Brownsville* (2014), an examination of New York City Housing Authority properties in Brownsville. As was the case with previous studios, CB16 tasked Hunter College with developing a

scope of work for a community needs assessment. Based on preliminary research and community outreach, the scope of this community needs assessment was refined to focus on public health issues.

### Our Approach

*Healthy Brownsville* introduces eleven strategies. They are built around an existing community asset and address the drivers of adverse public health outcomes. Our research methodology is set within an urban planning framework, focusing on stakeholder interviews, resident questionnaires, spatial analysis, and political considerations while simultaneously engaging core concepts in epidemiology (the branch of medicine that examines causes of health outcomes and diseases in populations). Data and findings about Brownsville were used to explain the social determinants of public health and introduce physical environment interventions to address them. Other communities outside of Brownsville and New York City that suffer from poor health outcomes were also examined to find out what other municipalities and community based organizations have done to make neighborhoods healthier. This report is a synthesis of best practices and our own creative solutions to Brownsville's most pressing public health needs.

Public health can - and should - be addressed at a variety of scales, from national public funding strategies on down to doctor-patient interactions. Using knowledge of the physical, political and social environments, *Healthy Brownsville* provides a comprehensive set of strategies to address the needs that CB16 and the greater Brownsville community have identified as critical.



### Life Expectancy

|                 |            |
|-----------------|------------|
| Canarsie        | 85 years   |
| Upper East Side | 82.1 years |
| East Flatbush   | 81.3 years |
| Brownsville     | 74 years   |

### Poverty

|     |
|-----|
| 18% |
| 7%  |
| 12% |
| 37% |



Pitkin Ave

# Part 1

## Defining Brownsville's Needs and Assets



Betsy Head Park

# Defining Brownsville's Needs and Assets


## Our Approach

To determine Brownsville's needs and existing assets we used a five pronged research approach. The team defined the scope of the project by looking at the area's history and demography and reports by previous studios and city agencies; researched theoretical health frameworks; worked with data and analytics to identify primary public health need areas; engaged the community and collaborated with city agencies and local nonprofit groups to identify gaps in service areas and possibilities of improvements.



**Defining the Scope**

To define the scope of our work we have conducted initial assessment of community needs and studied history and demographics of Brownsville.



**Theoretical health Frameworks**

After identifying public health as a major concern, we studied different theoretical frameworks that defined public health as well as its social and individual determinants.



**Data and Analytics**

Next, we looked at existing data and analytical reports to identify the most pressing public health concerns in Brownsville .



**Community Outreach**

We have conducted 20 structured interviews with Brownsville residents to learn their view of public health needs in the area.



**Agency and Non-Profit Interviews**

We have interviewed several city agencies to gain a better understanding of their priorities and recent projects in the neighborhood.

# Defining Brownsville's Needs and Assets

## Defining the Scope



### History

Historically, Brownsville has been a low-income community with poor public health outcomes. Throughout its history, numerous civic and community organizations with deeply involved local residents have helped to counteract these public health challenges. Some of these organizations, including what is now called Brookdale Medical Center, have stood the transformation of the neighborhood in the 1950s and 1960s, from a white Jewish ghetto to a predominately African American community.

The history of Brownsville, as illustrated in the timeline and map, can be divided into three distinctive time periods: the tenement era from Brownsville's founding until World War II, the urban renewal era from World War II until 1980, and finally, the rebuilding of the neighborhood since the devastations of earlier times.

Important parallels can also be made with government funding. In the tenement era, there was minimal help from outside governmental forces in the community, except for the provision of basic sanitary services like the grading of streets. The urban renewal era was defined by Federal and State monies where tenements were replaced by public housing. However, vastly more units were torn down than were rebuilt during urban renewal, and the fiscal crisis of the 1970s led to massive disinvestment in the community. This left Brownsville with vast tracts of empty land. Starting with the Nehemiah program, this previously empty land has been slowly redeveloped. Other new construction has occurred, primarily in subsidized housing.

There is still plenty of vacant land in Brownsville available for new uses. Understanding this historical timeline and the history of Brownsville helps sets the scope for why this health assessment is so important.

**Brownsville founded** on flooding, low-lying marshland and Brooklyn's largest waste dump.<sup>2</sup> **1858-1861**

**15,000 Inhabitants** living in small wooden tenements with frequent fires.<sup>4</sup> **1890**

Margaret Sanger opens first **Family Planning clinic** outside the Netherlands, serves 150 women on its first day, vice squad closes it in 9 days.<sup>6</sup> **1899**

**Brownsville's population peaks at 300,000 residents**<sup>8</sup> **1904**

A Real Property Inventory of Brownsville shows more than a **quarter of housing units as defective:**

- 25,000 Brownsville residents lived in improperly heated unites
- 15,000 residents lacked hot water
- 3,700 lacked bathing facilities
- 2,000 had to use outdoor toilet facilities<sup>10</sup>

**Brownsville Health Center founded** by the city of New York<sup>12</sup> **1916**

First post World War II census: **156,073** (84% white, 15% black)<sup>14</sup> **1921**

**Jimmerson Houses** open, in the south Brownsville, near white Canarsie, only one of two middle-income developments. White Jewish residents call for a stop to housing projects with public safety concerns. **Brownsville Houses** population down to 30% white, as **White Flight** from the neighborhood to the suburbs begins.<sup>15</sup> **1925**

Population, as the New York City's **fiscal crisis** begins: **124,395** - 25% white, 74% black Residents set fires to protest a lack of city garbage collection, feeling abandoned<sup>17</sup> **1929**

Population, as Brownsville hits rock bottom after the fiscal crisis: **74,649** - 5% white, 85% black<sup>19</sup> **1934**

**Nehemiah Housing Program:** Over 3,000 individual detached housing units are modularly built in the Brooklyn Navy Yard and moved into vacant land left behind by urban renewal projects. These bring more stable, higher income residents to the area.<sup>20</sup> **1938**

**First Synagogue**, Brownsville becomes New York's next Jewish ghetto after the Lower East Side with Jews replacing original Scottish Immigrants.<sup>3</sup> **1945**

**Unpaved streets** and dirt paths finally grated and paved, electric street lights installed.<sup>5</sup> **1948**

Brownsville and East New York Hospital Opens, renamed Beth-El Hospital in 1932, and then **Brookdale Medical Center** in 1963.<sup>7</sup> **1950**

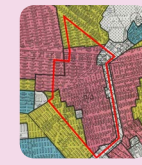
Brownsville Health District had **lowest mortality rate** in NYC at 7.6 deaths per 1,000 residents. 4% of residents are black.<sup>9</sup> **1956**

Federal Home Mortgages Created, priority is homogeneously white neighborhoods with new housing stock, nearly all of Brownsville is **"redlined"** ranked class "D" forth grade.<sup>11</sup> **1967-1968**

**Brownsville Houses** the first housing project opens in Brownsville, 52% of residents white, the first integrated housing project in NYC. The projects were originally seen as progressive ways to reform the neighborhood.<sup>13</sup> **1970**

Nearly half of Brownsville designated as **Urban Renewal** areas: Brownsville I, Marcus Garvey, and Central Brooklyn. **Results:** Slums torn down and housing not rebuilt resulting in vacant lots. **Reasons:** changes in Federal Policy with decreased funding for public housing and lack of a market for middle-income housing.<sup>16</sup> **1979**

HPD Reports nearly **60% of all remaining housing units in Brownsville are under NYC control**. Primary reason is absentee landlords not seeing reasons to pay back taxes on dilapidated units, as the nearly bankrupt city, desperate for tax revenue forecloses on more delinquent units.<sup>18</sup> **1980**



### Building Constructed Years

- 1888 - 1940: Tenement Era
- 1941 - 1980: Urban Renewal Era
- 1981 - 2000: Nehemiah Era
- 2001 - 2015: Modern Construction



"The streets are nothing more than miasmatic mudholes" - Brooklyn Daily Eagle 1899



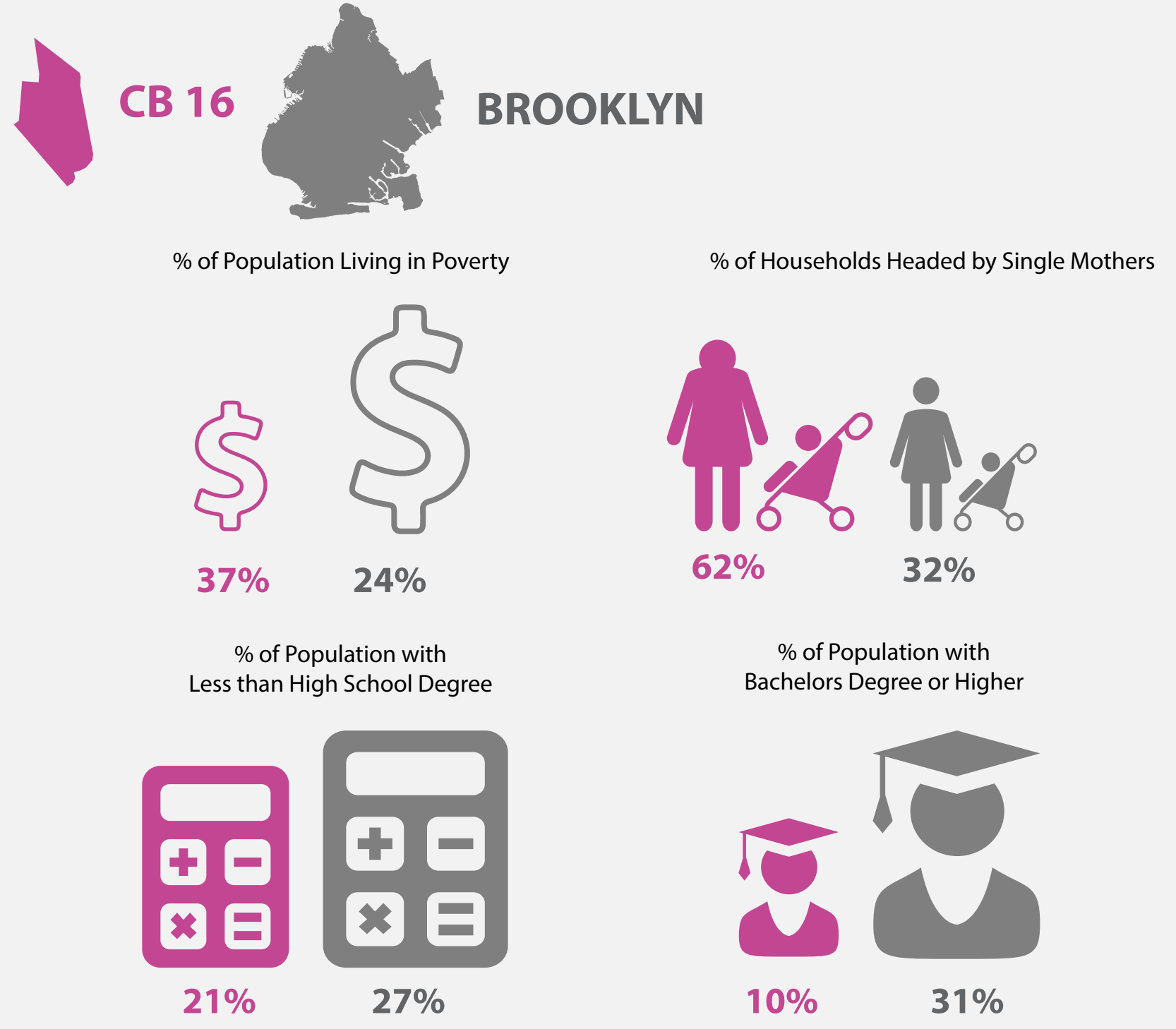
# Defining Brownsville's Needs and Assets

## Defining the Scope



### Who Lives Here?<sup>21</sup>

Brownsville is home to 86,337 residents. The images on this page show a comparison of Brownsville's demographics compared to Brooklyn as a whole. An important takeaway is that Brownsville has the lowest life expectancy in New York City. It has a higher than average population of residents that are under 17 compared to the rest of Brooklyn. The number of children raised by single mothers is significantly higher than the rest of the city. The poverty rate is extremely high, with nearly half of all children growing up in poverty. Another challenge for Brownsville is that it has the second highest rate of individuals in the city currently incarcerated, leading to a high number of 'million dollar blocks.'<sup>22</sup>

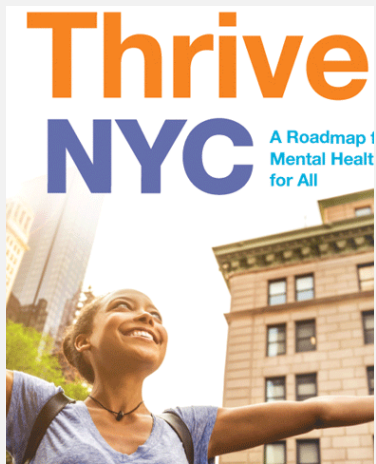


# Defining Brownsville's Needs and Assets



## City and Local Plans

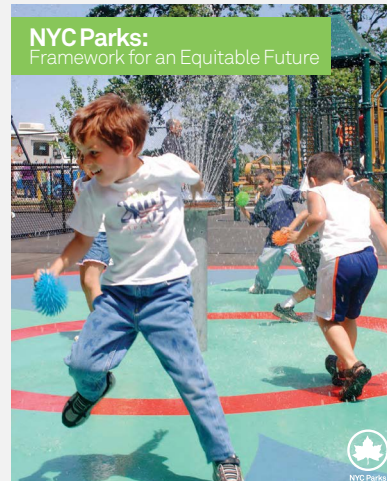
As part of our research, we consulted a variety of relevant reports from City agencies and previous Hunter College Urban Planning studios to further define the scope of our work.



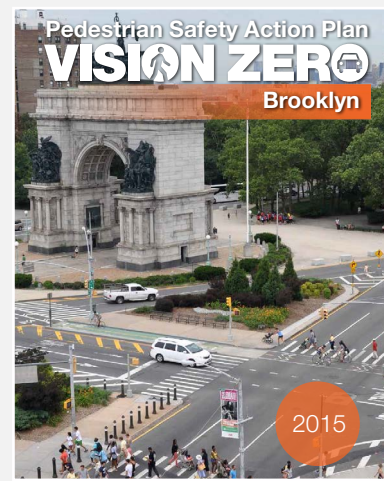
Thrive NYC seeks to guide the city toward a more effective and holistic mental health care system through a culture shift, early intervention, closing treatment gaps through providing equal access to services, and improving data to address gaps and improve programs.<sup>23</sup>



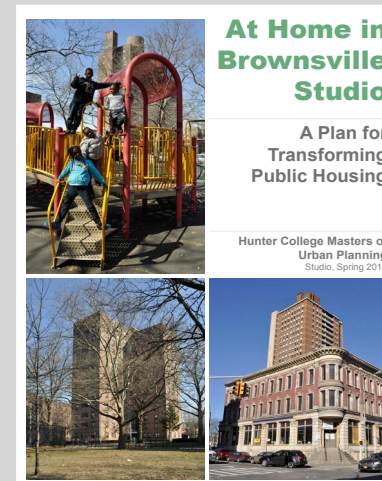
OneNYC, a blueprint for environmental and economic sustainability, establishes bold goals and targets for a strong, sustainable, resilient, and equitable city. Goals include 800,000 people out of poverty by 2025, Zero Waste, and eliminating displacement after future shock events.<sup>24</sup>



This report seeks to increase the accessibility and quality of NYC's parks through a dynamic series of immediate steps and long-term initiatives to support sustainable, equitable park development and implement a targeted level of service improvements across the park system.<sup>25</sup>



In an effort to eliminate deaths from traffic crashes, this borough safety action plan was developed to address challenges to pedestrian safety by identifying corridors, intersections, and areas to prioritize for safety interventions through actions that alter the physical conditions.<sup>26</sup>



This report examined physical conditions related to quality of life in NYCHA public housing. Recommendations focused on neighborhood programs and services for improved public housing management and improvements to the physical structure of public housing developments.<sup>27</sup>



This economic and retail development plan aims to improve conditions for local businesses and residents by establishing an advocacy non-profit to coordinate strategies for economic development workforce, business development, and the implementation of pop-up stores.<sup>28</sup>

# Defining Brownsville's Needs and Assets

## Theoretical Health Frameworks

### Why Public Health?

*Healthy Brownsville* is built on three basic principles. First is the belief that health—like food and shelter—is a basic human right, regardless of age, race, income, or geographic location. The second is the evidence suggesting that residents of Brownsville are less healthy than the rest of New York City.<sup>29</sup> Life expectancy is perhaps the best indicator of this health disparity. In the Upper East Side, life expectancy is 85 years; comparatively, life expectancy in Brownsville is only 74 years. The third principle is that urban planners can help to return those 11 years back to Brownsville residents by addressing the social determinants of health.<sup>30</sup>

“ Social determinants of health are conditions in the environments in which people are born live, learn, work, play, worship, and age that affect a wide range of health functioning, and quality-of-life outcomes and risks.<sup>31</sup> ”

Urban planners help to manage the technical and political processes that affect the built environment. When health is viewed through the lens of social determinants at the neighborhood or city scale, there is considerable overlap between the work of an urban planner and that of a public health professional. Today, public health policies that aim to reduce disease and injury by promoting healthy behaviors and lifestyles are inextricably linked to the physical and social conditions in neighborhoods, and consequently, to urban planning.<sup>32</sup>

Historically, public health has influenced city planners and their predecessors for centuries. The decisions to separate residential from industrial uses, develop sewage infrastructure, and create parks, for instance, all stemmed from the need to keep people physically and mentally healthy.<sup>33</sup> Zoning laws, city policies, and planning practices can all be traced back to public health, in some form or another.

However, policies and social trends in the mid-20th century promoted suburban growth, a healthy living choice that only some were afforded. Those left out of this particular move became the inheritors of

urban decay and a social and physical environment that lends itself to poor health outcomes.<sup>34</sup>

With this in mind, *Healthy Brownsville* aims to infuse public health into the planning of the urban environment—to look at neighborhoods as an epidemiologist would, and hone in on the areas where Community Board 16 can positively impact health outcomes.

The challenge of this approach is identifying social determinants that affect health in a particular region. To narrow this down, the social determinants of health in general, and life expectancy in particular, were closely examined. Of all 59 of New York City's community districts, Brownsville's Community District 16 ranks among the top 5 in premature mortality rate, infant mortality rate, pre-term births, psychiatric hospitalizations, avoidable diabetes hospitalizations, non-fatal assault hospitalizations, and alcohol- and drug-related hospitalizations. Additionally, Brownsville also has high rates of obesity, stroke hospitalizations, asthma, and heart disease.<sup>35</sup> To understand social determinants of health, however, we must also look at social factors in tandem with health indicators. Take poverty, for instance; in Brownsville, 36% of residents live below the Federal poverty line, which, for a family of four, is \$24,300.<sup>36</sup>

A close look at the chronic disease indicators such as diabetes and heart disease reveals that the conditions of Brownsville are not conducive to a healthy diet and active living. Looking at safety indicators such as homicide rate, domestic violence rate, and traffic deaths indicate that the public realm in Brownsville lends itself to unsafe behavior. And, looking at socio-economic variables and behavior related hospitalizations - drug and alcohol abuse, assault - further suggest that a community suffering from poverty is a community suffering from stress. *Healthy Brownsville* looks at these social drivers to propose a set of urban planning solutions.



Betsy Head Park

# Defining Brownsville's Needs and Assets

## Data and Analytics



The data used in the research for *Healthy Brownsville* comes from a variety of federal, state and local sources. While there are many different data sets available that relate to public health, only a handful were determined to be suitable for defining the needs and outlining the assets of Brownsville. The data sources are available in the Appendix.

As with most data, there were certain limitations found with our source material. One of the biggest limitations was that nearly all data used different geographies such as zip code, census tract, and community district. Given that the client was Community Board 16, the study boundaries needed to be set at the scale of the Community District 16 to ensure that our analysis and recommendations were the most relevant for this specific community.

It was the goal of this studio to balance the geographic data constraints against the differing types of analysis required for *Healthy Brownsville*. In order to achieve this goal, the studio used educated judgments for certain types of analysis in order to effectively interpolate the data to the confines of the community district. Whenever there was a need for interpreting datasets throughout the report, the geography type has been defined along with the required level of interpretation.



### ACS 2014 5-Year Estimates

American Community Survey 5-Year Estimates were used for determining population, poverty levels, single female headed households, and race. The data was derived using census tracts that replicated the approximate geographic boundaries of Brownsville. The data was downloaded using Social Explorer.<sup>37</sup>



### Community Health Profile 2015 Brownsville

The Community Health Profile developed by the NYC Department of Health and Mental Hygiene provided a wealth of information necessary for identifying critically pressing health outcomes. Due to the small sample size for certain information in the profile, not all sources were used.<sup>39</sup>



### Living Lots NYC by 596 Acres

The interactive map and dataset created by 596 Acres lists vacant private and public land in NYC. The data provides all basic information on lots and highlights the lots that community organizations are currently working on activating, as well as lots people have access to. It also lists uses like "community gardens" that are frequently listed as "vacant land" in datasets by city agencies. The data was used along with PLUTO and HPD datasets to identify lots recommended for activation.<sup>41</sup>



### City Council District Profiles: 2015 by NYers4Parks

The City Council District Profiles by NYers4Parks are a trusted source of analytical information regularly used by communities and non-profit organizations advocating for better funding and improvements to their parks, playgrounds and open space. They combine detailed and comprehensive information about open space with socioeconomic statistics of the council districts.<sup>43</sup>



### Health Professional Shortage Area

Health Professional Shortage Area (HPSA) data comes from the US Department of Health and Human Services Health Resources and Services Administration. Primary care HPSAs are based on a physician to population ratio of 1:3,500. HPSAs are geographically defined by census tracts. HPSA boundaries, paired with population totals, allowed the studio determine concentrations of need.<sup>45</sup>



### NYC Department of City Planning

NYC Department of City Planning data provides comprehensive information on land uses, street networks and facilities.<sup>38</sup>



### NYC Police Violent Crime Statistics

NYC Police Department data utilized consisted of seven major NYS penal law felonies: murder and nonnegligent manslaughter, rape, robbery, felonious assault, burglary, grand larceny and grand larceny motor vehicle. Crime reports were spatially interpolated to create hotspots within Brownsville and paired with other physical characteristics for analysis.<sup>40</sup>



### Vision Zero Brooklyn Action Plan

The action plan is a culmination of research and analysis of NYC DOT Vision Zero Viewer crash data. The action plan defines priority corridors, intersections and areas based on the density of high pedestrian KSI (killed or seriously injured) values throughout a geographic location. In Brooklyn, there is a high density of priority locations found near and within the CB 16 study area. The studio utilized a combination of KSI and Vision Zero analysis to inform where further traffic improvements should be made.<sup>42</sup>

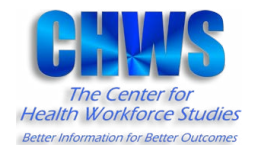


### MapPLUTO 16v1

The NYC Department of City Planning MapPluto database provides extensive land use and geographic data at the tax lot level. The data was used along with Vacant Lots Dataset by 596 Acres database of city owned properties to identify lots recommended for activation. Selected lots were verified via land use survey.<sup>44</sup>

### Hospital Fund Neighborhood, Full-Time Equivalent Primary Care Physicians

Center for Health Workforce Studies, State University of New York at Albany with NYC Health Department Analysis provided data on the number of full-time equivalent primary care physicians for NYC, and an estimate for Brownsville. The geographic boundary of this data is by Hospital Fund Neighborhood.<sup>46</sup>



# Defining Brownsville's Needs and Assets

## Community Outreach



Community outreach was essential to understanding public health outcomes in Brownsville. Data and analytics provided a snapshot of overall health deficiencies, but were missing the complexities of life in Brownsville. For a nuanced understanding, we looked to the residents to bring to life this data through personal accounts. The team developed structured interviews, available in the Appendix, to assess the issues of access to food, primary care and open space, and personal safety in the public realm.

The questions were devised to lead a conversation, but interviewers were encouraged to allow the conversation to follow the interviewee's points of interest to ensure that the results were not limited by the questions.

Rich conversations with residents pointed us to food access and public safety as the two priority needs for improving day-to-day health in Brownsville. These on the ground exchanges with Brownsville's locals validated the relevance of the project scope, and were combined with data, analytics and agency interviews to set the foundation for actionable and targeted public health strategies.

### Why Structured Interviews?

Structured interviews are a powerful tool for capturing resident's perceptions of issues and shedding light on research and data analysis. They provided the team an opportunity to engage with the community and speak to residents.

The technique was also achievable for a small team completing a project over a four month time period. These conversations proved invaluable in defining solutions that would be received well by the community.



NB: People pictured are not the people interviewed

# Defining Brownsville's Needs and Assets

## Agency and Non-Profit Interviews

To further fill any data gaps, and develop a more complete picture of current conditions found within Brownsville, *Healthy Brownsville* conducted several key interviews with government agencies and nonprofits who have strong ties to the community.

The interviews highlighted current projects, utilization of existing programs, and persistent issues found in the neighborhood. Each agency or nonprofit provided a unique insight and proved to be invaluable at helping to define the needs of Brownsville residents.

One common theme that emerged from these interviews that helped guide our strategy approach, was the belief that neighborhoods with strong community networks have the capability to improve health outcomes by utilizing accessible assets found within the community. This theme developed into one of the main pillars for the structure of *Healthy Brownsville*.

### Brooklyn Community Board 16 Board Members

Community Board members provided us with a foundational understanding of previous studio work done in Brownsville and what the perceived needs of the community are. They told us about their desire to better understand what the needs of Brownsville residents are, and for us to identify actionable recommendations that the community can feasibly undertake.

CB16



### New York City Economic Development Corporation

In 2012 EDC launched its first vacant lot activation projects in NYC, which included MJB POPs in Brownsville and ReNew Lots in East NY. In our conversation with representatives of EDC we learned about the challenges of implementing the projects on the ground, including the challenges of short-term leases and obtaining multiple city permits and insurance, as well as the positive impact the projects had on the neighborhood and local businesses.



### New York City Department of Health and Mental Hygiene

DOHMH provided us with statistics and history of DOHMH's work in Brownsville. They told us about their recent work in the neighborhood that included opening a new community health clinic in Brownsville, and also a joint community initiative with DOT in 2012 - 2015 to promote cycling in Brownsville. The representatives identified chronic diseases as the most pressing health issues in the neighborhood, and they stressed that preventative care is the most effective way to combat the issue.



### New York City Department of Transportation

In 2010, NYC DOT collaborated with community members to launch the Brooklyn Active Transportation Community Planning Initiative in Brownsville after a community request for increased bicycle connectivity to regional destinations. After community outreach with NYC DOHMH, the Brownsville Partnership, and CB 16, DOT installed both shared lanes and bicycle lanes to several streets to better organize all road users. Ongoing outreach and development is planned regarding future north-south connections to the region.



### New York City Department of City Planning

During the interview we learned about DCP's plan to improve Broadway Junction and pedestrian safety around the transit hub. We spoke in length about DCP's plans to improve Broadway Junction and pedestrian safety around this transit hub. We also covered developments to correct safety issues along Livonia Avenue and to build infill housing within NYCHA campuses. DCP also highlighted the importance of installing elevators at transit stops along Livonia Avenue, and how this would improve the quality of life of the residents.



### Hunter College Director of Urban Planning, Public Health Advisor

Hunter college professor John Chin discussed how planning for health can be done on a number of different targeted levels. These levels range from public health at a global level such as climate change, municipal regulations for codes, amounts and quality of public housing, building codes and anti-idling procedures. All of these items have effects on urban living conditions. Public health planners must approach health outcomes through physical cycles, such as treating the lack of physical activity for residents in a neighborhood.



### New York City Housing Authority (NYCHA)

NYCHA guided our studio from day one. We met with Directors from the Office of Public Private Partnerships to discuss the innovative collaboration between NYCHA and DOHMH, as well as members of the Operations team to discuss Indoor Environmental Quality and the challenges to keeping their aging buildings as safe as possible to their residents. The NYCHA team also guided us to the most up-to-date data on NYCHA buildings and a thorough overview of the Next Generation NYCHA plan.



### New York City Department of Parks and Recreation

Our interview with representatives of Parks and Recreation was instrumental in understanding the work of the department and challenges they face when managing and acquiring parkland. They described how all neighborhoods vie for limited park funding and how important vocal, coordinated and persistent communication is for securing funding. The interview helped us identify programs best suited for Brownsville and recommended NYCHA unused open space as the most readily available for park conversion.



### New Yorkers for Parks

In our interview with NY4P we learned about efforts the organization has been undertaking to improve parks in the neighborhood. Reports produced by NY4P are widely recognized and regularly used by community organizations, and are a very powerful tool for the community when explaining the needs to city agencies. NY4P identified the lack of centralized community groups focusing on improving parks in the neighborhood as a major issue for improving park space, and told us about their efforts to aid newly founded Friends of Brownsville Parks.



## Our Findings: Brownsville's Needs

Utilizing the established research approach, Healthy Brownsville was able to strategically identify seven major need areas related to improving public health outcomes. Our analysis of available data, resident interviews, city agency collaboration and community-based organizations, lead Healthy Brownsville to target the following major needs. Also, to further highlight the importance of addressing these needs, key indicators identified in the Brownsville Community Health Profile are shown that help shape the full picture that Brownsville residents are currently facing.<sup>1</sup>

**3x** more **psychiatric hospitalizations** than NYC



**13%** **pre-term birth rate** compared to **9% NYC**



**#1** in NYC for **preventable diabetes hospitalizations**



**Mental Health**  
Access to quality parks, cultural programming and housing stability improves mental health

**Safety**  
Access to quality parks, cultural programming and activation of vacant lots reduce crime

**#1** in NYC for **homicide**



**Social Life**  
Access to quality parks and cultural programming increases social cohesion

**Nutrition**  
Access to quality food improves chronic disease outcomes

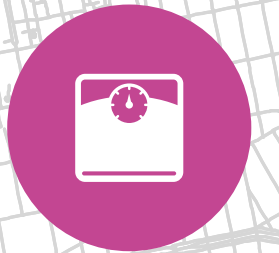
**2x** more **alcohol and drug-related hospitalizations** than NYC



**Physical Activity**  
Access to quality parks increases physical activity and reduces chronic diseases

**Facilities**  
Access to primary care improves health outcomes

**32%** **obesity rate** compared to **24% NYC**

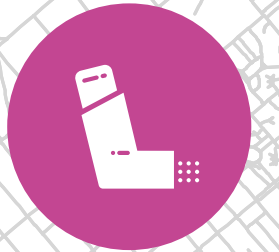


**Housing**  
Good IEQ improves chronic disease outcomes

**#1** in NYC for **non-fatal assault hospitalizations**



**2x** in NYC for **asthma hospitalizations**



**Public Health**

## Our Findings: Brownsville's Assets

### Asset 1: NYCHA Properties

NYCHA is the largest landholder and landlord in Brownsville. Given this role, NYCHA has the unique capability to make great structural change in the community. By defining NYCHA as an asset, positive discourse and relationships can begin to make an impact upon all residents of Brownsville.



Marcus Garvey Houses

### Asset 2: Street Network

The street network in Brownsville is an asset because it connects residents to a variety of destinations through subways, regional commuter rail, bus routes, streets and bicycle lanes. The existing network is robust but can be built upon with needed improvements that can enhance the lives of all residents.



Livonia Ave

### Asset 3: Schools

Schools are an asset in Brownsville because of their physical accessibility to students and their families. Schools serve as an anchor for neighborhoods, and provide a space for the community to gather and strengthen social relationships.



PS/IS 323

### Asset 4: Vacant Lots

The vacant lots in Brownsville are known to many as an eyesore and can be linked to higher rates of violent crime. Healthy Brownsville sees these vacant lots as an untapped resource that can be leveraged as a tool for community revitalization and a catalyst for positive change.



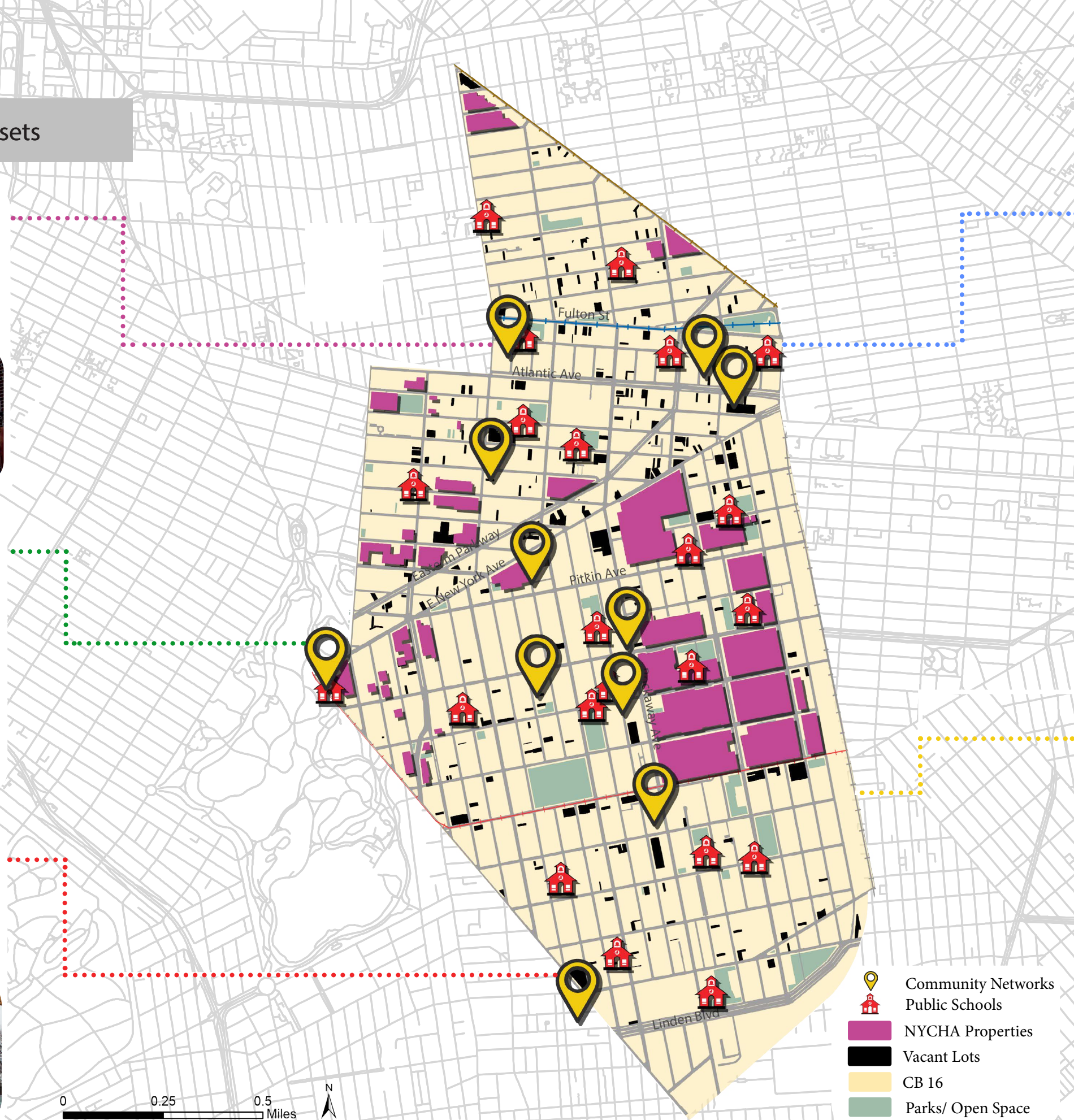
Brownsville Vacant Lot







### Asset 5: Community Networks

Even the most well developed strategy will falter unless there is a strong community network in place that provides leadership. Thankfully, Brownsville has a rich network of community organizations with strong social ties to the neighborhood. The community network in Brownsville is an asset because they have the capability to make a positive impact on the residents of Brownsville by understanding the true needs of the community.



Brownsville Multi-Service Center



-  Community Networks
-  Public Schools
-  NYCHA Properties
-  Vacant Lots
-  CB 16
-  Parks/ Open Space



## Part 2

# Defining Strategies Based on Needs and Assets



Betsy Head Park

# Outline

After analyzing public health needs in Brownsville, strategies were developed to address specific needs by using assets that already exist within the community. The key advantage of this asset-based approach is that it focuses on strategies that are feasible and can be implemented in the short term on a community level.

The wheel to the right serves as a visual representation of Healthy Brownsville's asset-based approach, displaying the intersection of needs, assets, and strategies. Brownsville's seven core public health needs are displayed within the center wedges of the wheel along with the assumptions that form the backbone around which Health Brownsville's strategies were formed.

The 11 asset-based strategies that form the crux of Healthy Brownsville and are located in the outer rings of the wheel, encircling the core public health needs. Brownsville's existing assets include New York City Housing Authority (NYCHA) buildings, the neighborhood Street Network, Schools, Vacant Lots, and Community Networks. Each strategy is displayed in the same color as its corresponding asset. For example, all strategies based on the asset of Vacant Lots are displayed in blue (Healthy Living Hub, Lots to Programming, and Lots to Parks). The placement of each strategy also displays the core public health need that it addresses. For example, Lots to Programming, a strategy based on the asset of Vacant Lots, addresses both Social Life and Mental Health.

Supportive strategies that either currently exist or are in development by various agencies and organizations at the time of this report are highlighted in the outer rings of the wheel, connected by a dotted line to the need that they address. These strategies were included to display a bigger picture of how each strategy fits in with existing efforts while also meets needs not being as heavily addressed. Supportive strategies include Mobile Health Centers and the Healthy Living Hub.



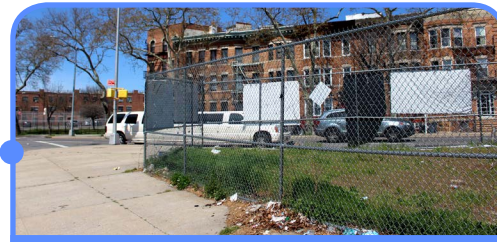
Asset 1: NYCHA Properties



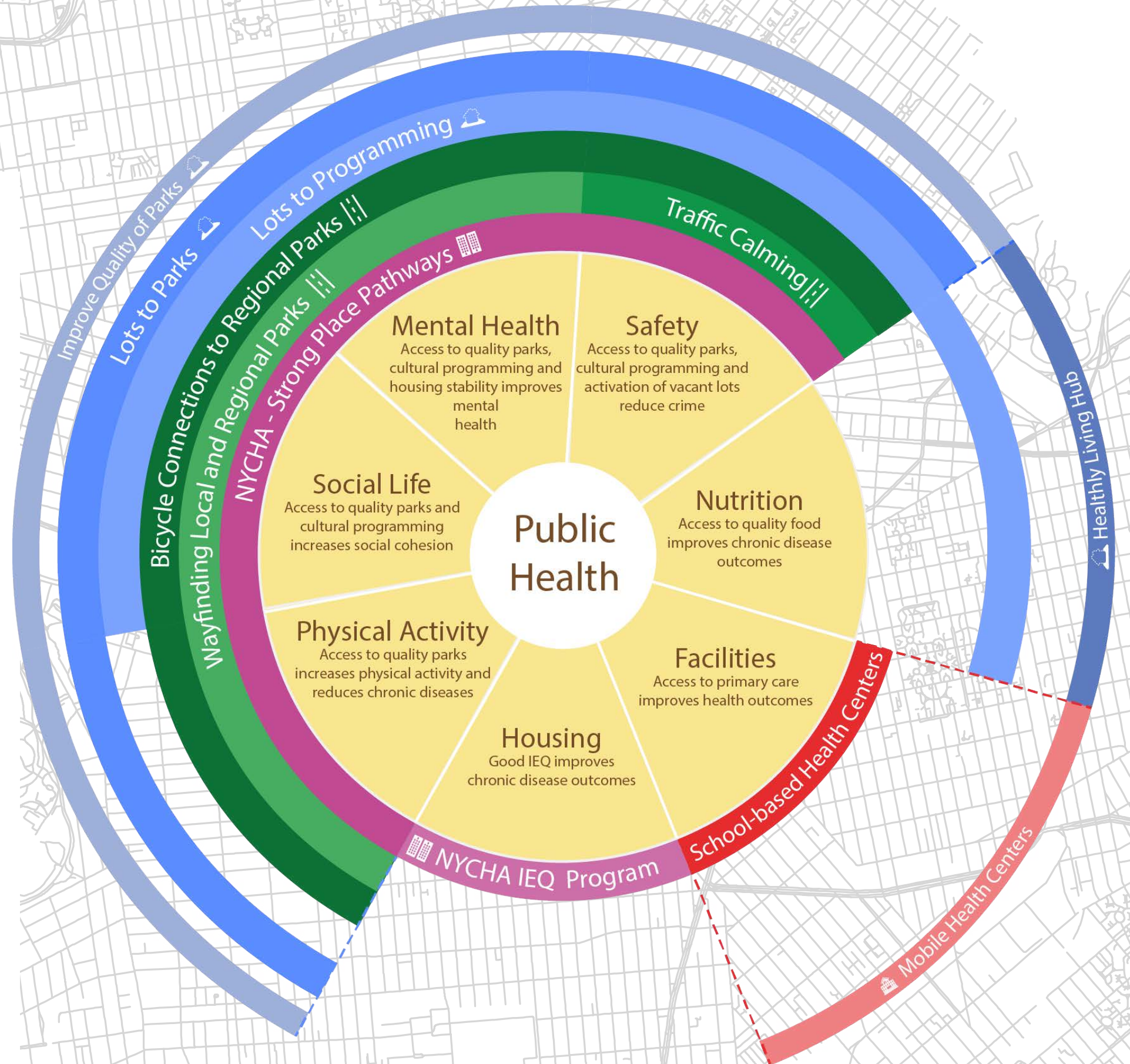
Asset 2: Street Network



Asset 3: Schools



Asset 4: Vacant Lots



# Asset 1 NYCHA Properties



## In Brownsville

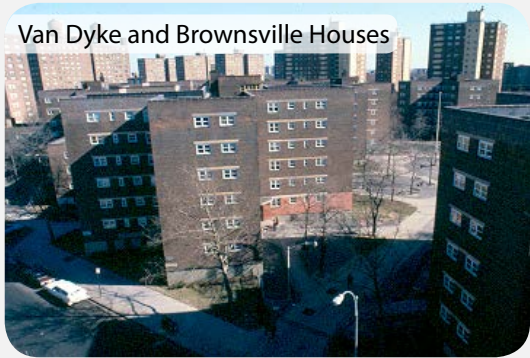
**20,000** residents

**24%** land holder & landlord

## In NYC

**600,000** residents

**7%** of NYC's population



Van Dyke and Brownsville Houses

## Implementation

**Contact**  
 NYCHA Community Director  
 Community@NYCHA.gov

**Funding**  
 Housing Quality Grant: up to \$5000

### NYCHA's Mission

To increase opportunities for low- and moderate-income New Yorkers by providing safe, affordable housing and facilitating access to social and community services.

### About NYCHA

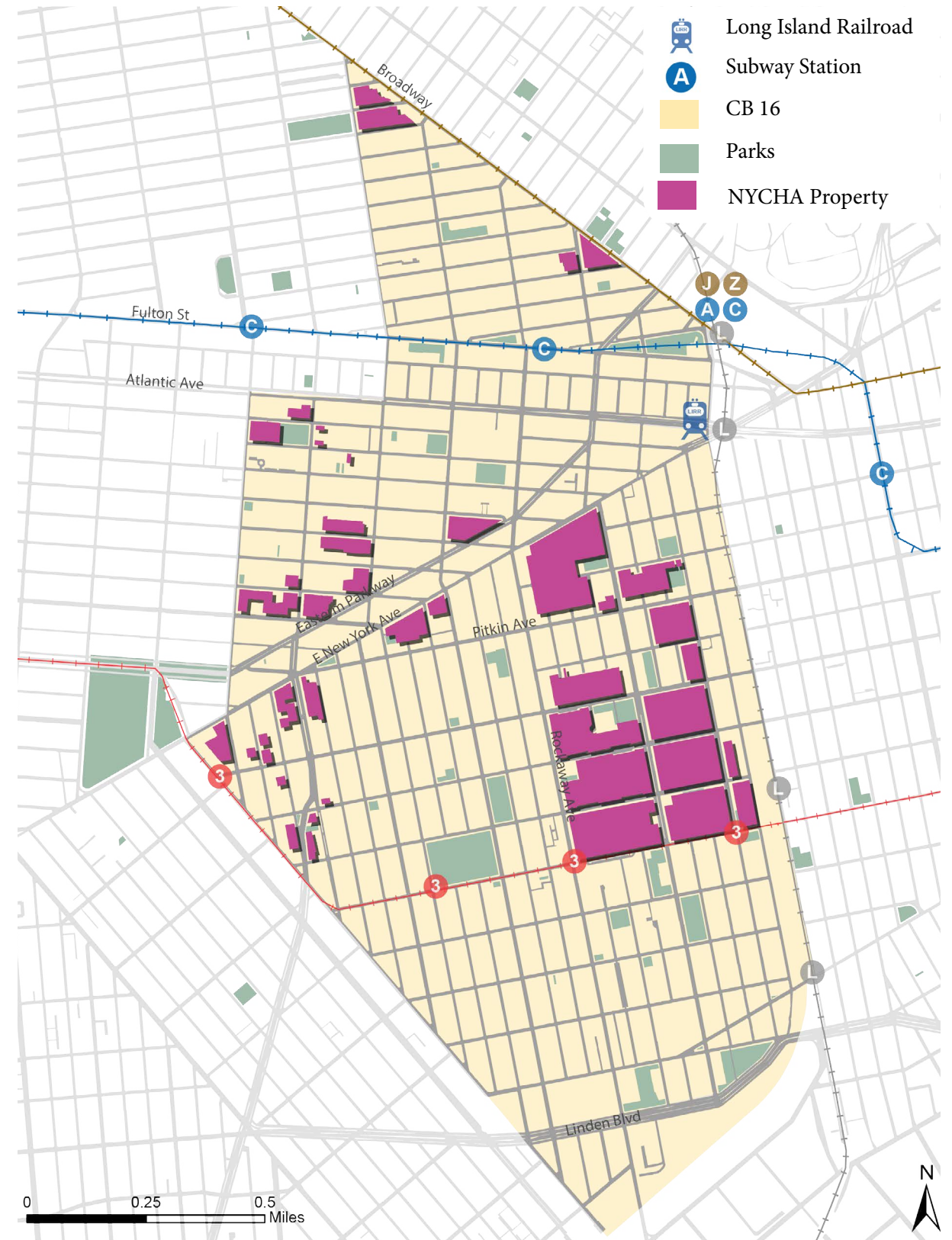
The New York City Housing Authority (NYCHA) manages 2,550 buildings across 328 developments, ranging from single-family homes to residential towers. In total, including Section 8 residents, NYCHA houses 600,000 New Yorkers. With an operating budget of roughly \$3.2 billion per year, NYCHA is both the largest landholder and landlord in New York City. NYCHA is also in a budget crisis. The majority of their buildings are over 50 years old, which when combined with decades of city, state, and federal disinvestment, has resulted in a 10 year capital budget shortfall of \$17 billion.

Despite its dire financial circumstances and tenuous relationship with their residents, NYCHA is a crucial asset for public health, especially in Brownsville. Nearly 24% of Brownsville's population resides in NYCHA-owned housing. This is good for public health for two reasons: (1) NYCHA is well positioned for scaling housing quality initiatives; and (2) NYCHA is in the unique position to be able to directly communicate with a majority of Brownsville's population.

There are 23 NYCHA developments in Brownsville, containing 132 buildings with 20,663 residents. While there are a few atypical developments - the Ocean Hill-Brownsville tenement building built in 1910, for example, or the Howard Avenue Park Place apartments built in 1992 - many of the NYCHA buildings in Brownsville, with their red brick facades and large open spaces, are characteristic of NYCHA's entire portfolio in both typology and malady. In other

words, NYCHA's Brownsville developments are disconnected functionally and aesthetically from the larger Brownsville community and are desperately in need of capital improvements. Built in the 1940s, 50s, and 60s, these buildings still run substandard electrical infrastructure, heating systems, and plumbing. The building circulation systems - elevators, stairwells, and public hallways - are poorly designed in many cases, and as is common in old buildings, the in-unit ventilation is inadequate. Furthermore, the buildings have poor installation, making the apartments prone to leaky walls and ceilings - ideal conditions for mold and pests to foster.<sup>48</sup> Fortunately, these buildings are run by a single landlord, and the right intervention can impact 20,000 residents. Asset-based strategies for NYCHA include the following:

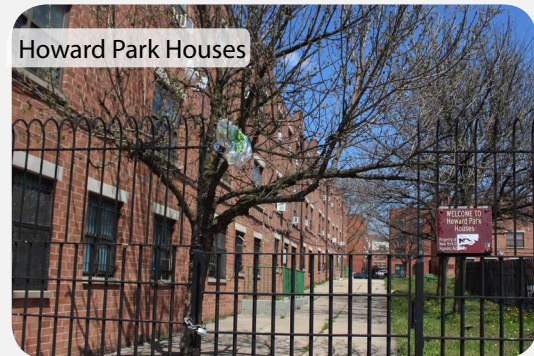
- NYCHA Strong Place Pathways
- NYCHA IEQ Program





23 developments

132 buildings



Implementation

Funding

- City Council Discretionary Funding
- Parks Without Borders
- HUD- Choice Neighborhoods

There is tremendous opportunity in NYCHA to serve as a catalyst of public health in Brownsville. Opening up NYCHA public spaces and improving the quality of life in the developments are key to seizing this potential. Active living requires active spaces that are both safe and easily accessible. As the largest landowner in Brownsville, NYCHA can provide this service to the community. The challenge, however, lies in breaking the psychological and physical barriers that perpetuate these spaces.

NYCHA Strong Place Pathways addresses the physical form of NYCHA land. We propose physical interventions that create a more welcoming atmosphere in NYCHA's public spaces. This includes active programming, wayfinding, street seating, dog parks, bike parking, wayfinding, and even commercial opportunities that encourage Brownsville residents to walk through and not around NYCHA developments. NYCHA Strong Places Pathways highlights and connects "strong places" while improving upon "weak places," encouraging Brownsville residents, NYCHA and non-NYCHA, to utilize this incredible asset. The program can cultivate social cohesion and community development, which in turn promote safer communities and more active healthy living.

We believe that these safer, more active spaces will result in a Brownsville that is less prone to chronic diseases such as heart disease, obesity, and asthma.

Physical installations can create sense of place and serve as a unique pathway or promenade to connect designated strong places in and around NYCHA residences. Installation techniques can include:

- Uniform street furniture
- Culturally relevant foliage and planters
- Uniformly colored or designed fencing
- Culturally relevant trash can design
- Posted branding and signage

Implementation

Key components of implementation include leveraging and building upon past and existing studies and relevant community organizations, and capitalizing on appropriate funding streams. Early stages of planning could include (a) developing a typology of NYCHA public spaces that currently exist and (b) intervening with creative placemaking strategies in those that are considered "weak" places by the residents.

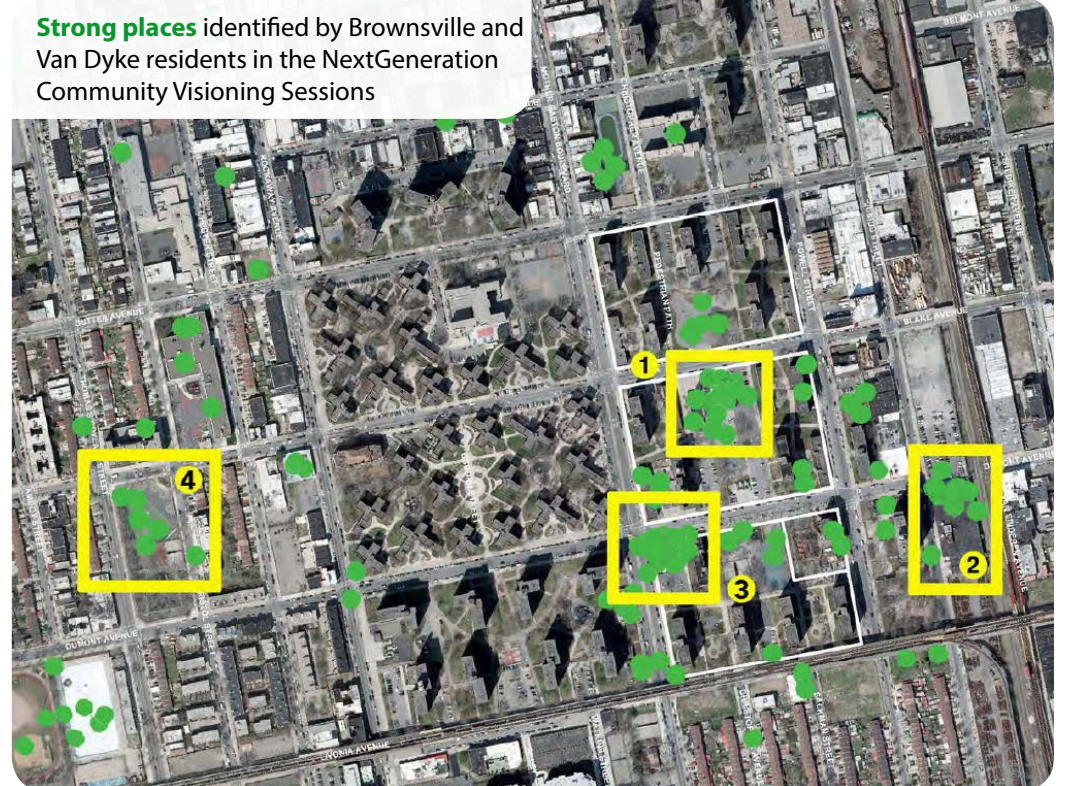
Building Upon Existing Strategies - Next Generation NYCHA & Brownsville Made

Next Generation NYCHA is NYCHA's 10-year plan to preserve and improve public housing for current and future generations of New York City. Part of the plan includes partnering with the city to provide underutilized land for new affordable housing development. Brownsville's Van Dyke Houses are the first to have received this program. A community vision program for the Van Dyke I Houses was conducted in 2014 as a pilot to the NextGen program. The program was facilitated by NYCHA and Gianni Longo Associates, with the support of New York Communities for Change, Robin Hood Foundation's Housing Advisory Board, and Community Voices Heard. Their community engagement strategy captured 186 Van Dyke residents and 18 Brownsville residents in a three visioning sessions that mapped out "strong places" in Brownsville. The results of those sessions are identified to the right.<sup>49</sup>

Brownsville Made is an organization focused on the professional development of disconnected youth in Science, Technology, Engineering, Art, and Math (STEAM) fields. The organization provides neighborhoods with youth lead services in marketing & multimedia, design and community visioning with the guidance of volunteer seasoned professionals.

Funding Sources

- City Council Discretionary Funding
- Parks Without Borders
- HUD- Choice Neighborhoods





**2x** in NYC for **asthma** hospitalizations



**14%** of Brownsville's residents are **smokers**



The National Institute for Occupational Safety and Health defines **Indoor Environmental Quality** as

“ the quality of a building's environment in relation to the health and wellbeing of those who occupy space within it. <sup>50</sup> ”

Asthma related hospitalization rates for children in Brownsville are almost double that of New York City. Asthma is triggered by mold, dust mites, cockroaches, and rodents, all of which are sources of allergens that cause asthma and respiratory illness. NYCHA's aging building stock contributes to these types of environments. Second-hand smoke is also a cause of asthma. To reduce asthma and improve public health, we propose a range of strategies that can improve Indoor Environmental Quality. NYCHA improvements related to indoor environmental quality can be effective in addressing these risks for almost 20,000 Brownsville residents.

Currently, 14% of Brownsville residents are reported smokers, which ranks 4% above East Flatbush, the best performing district in Brooklyn. Smoking indoors particularly puts neighbors and co-dwellers at risk. Children, elderly, and chronically ill, are vulnerable to secondhand smoke as they are more likely to spend more time indoors. In NYCHAs aging, poorly ventilated buildings, second-hand smoke from one apartment can travel to multiple apartments. Therefore, strategies to improve ventilation are critical. Eliminating or controlling the sources of indoor air quality is also important.<sup>51</sup>

NYCHA does not currently have the funding to tackle

the capital need in Brownsville's aging buildings. However, there are a range of small-scale initiatives that can be taken to improve Indoor Environmental Quality.

We propose three specific interventions:

- 1. Window Improvements:** Many of NYCHA owned properties have windows in disrepair, particularly in the ground floor spaces, exposing residents to smoke and other pollutants. Window maintenance and installation will help to insulate the building for all residents. Well-sealed buildings also impede pests and vermin from entering apartments
- 2. Indoor Air Quality Test Kits:** NYCHA does not have the resources to test every single one of its 178,000 apartments. Indoor air quality test kits can be provided to residents to test their own apartments and the data can be shared with NYCHA property management staff.
- 3. Smoke Free Zones:** Campaigns to eliminate indoor smoking have already existing in Brownsville. Organizations like the Brooklyn Smoke-Free Partnership and Cypress Hill Development Corporation have been working to isolate smokers to sidewalks. Campaign of this sort must expand to focus on smoking practices of NYCHA residents in Brownsville.

Between 2012 and 2015, the National Center for Healthy Housing and Stephen Winter Associates studied the impact of improved ventilation at Surfside Gardens in Coney Island. Preliminary findings suggest that improved ventilation reduced observed dampness and mildew or musty odors, as well as adult sinus infections and child multiple ear infections.<sup>52</sup>



photo credit: Steven Winter Associates from NextGen NYCHA Sustainability Agenda

| Pollutant or Pollutant Class                 | Potential Sources in Commercial Buildings   |
|--|---|
| Environmental Tobacco Smoke                  | Lighted cigarettes, cigars, and pipes   |
| Combustion Contaminants                      | Furnaces, generators, gas or kerosene space heaters, tobacco products, outdoor air, and vehicles  |
| Biological Contaminants                      | Wet or damp materials, cooling towers, humidifiers, duct insulation and filters; bird droppings, cockroaches or rodents, and dust mites |
| Volatile Organic Compounds (VOCs)            | Paints, stains, varnishes, pesticides, cleansers, lubricants, air fresheners, fuels, plastics, tobacco products, and perfumes           |
| Formaldehyde                                 | Particle board, plywood, cabinetry, furniture and fabrics   |
| Soil gases (radon, sewer gas, VOCs, methane) | Soil and rock (radon), sewer drain leak, dry drain traps, leaking underground storage tanks, and land fills                             |
| Pesticides                                   | Termiticides, insecticides, rodenticides, fungicides, disinfectants, and herbicides   |
| Particles and Fibers                         | Printing, paper handling, combustion, construction/renovation, vacuuming, and insulation  |

From US Environmental Protection Agency

**Implementation**

Contact  
Next Generation NYCHA  
NextGenNYCHA@nycha.nyc.gov

Funding  
Housing Quality Grant: up to \$5000

# Asset 2 Street Network






-  **8.5 miles**
-  **6 subway lines**
-  **1 LIRR stop**
-  **11 bus routes**

Brownsville's transportation network connects residents to a variety of destinations via subways, regional commuter rail, bus routes, streets and bicycle lanes. Although the street network is clearly an asset for Brownsville residents, it also presents navigational challenges. While much of Brownsville has a consistent street grid, diagonal corridors such as East New York Avenue, Eastern Parkway, and East 98th Street create complex multi-leg intersections that are challenging for pedestrians, cyclists and drivers alike. Additionally, elevated railroad infrastructure reduces visibility.

Brownsville's street network can be improved to make it easier to navigate and safer for all users. *Healthy Brownsville* sees the street network as an

asset that, once improved, can be utilized for better access to parks and to increase active transportation choices such as walking and bicycling, improve health outcomes for local residents. *Healthy Brownsville's* street network strategies seek to increase the use of local and regional parks through improved navigation and street improvements. This plan is comprised of three strategies, each of which help fill a need in Brownsville:

-  Wayfinding to Local and Regional Parks
-  Bicycle Connections to Regional Parks
-  Traffic Calming to Increase Safety

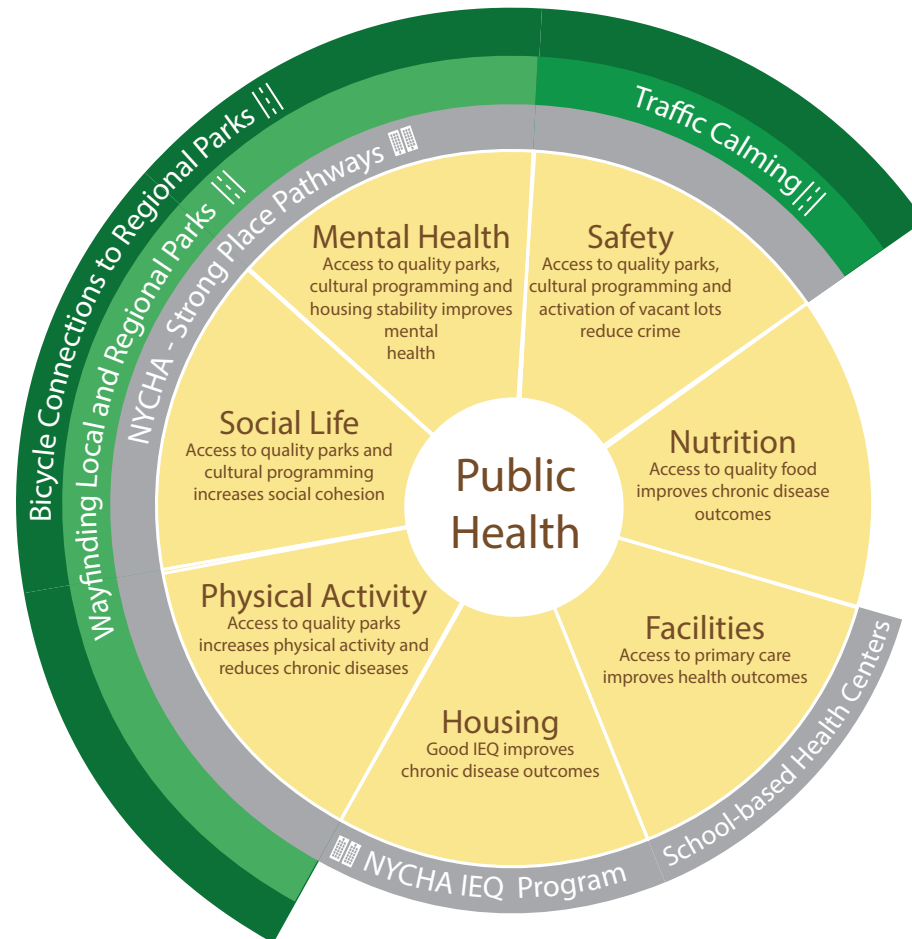


Highland Park Reservoir

## Implementation

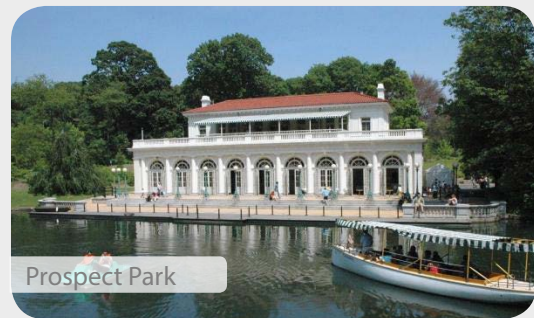
Contact  
 NYC DOT Brooklyn Borough  
 Commissioner, Keith Bray  
 646-892-1350

<http://www.nyc.gov/html/dot/html/contact/contact.shtml>

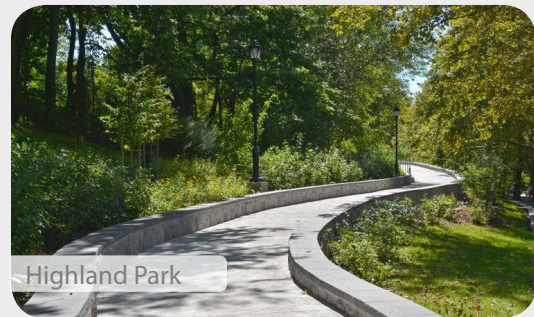




“ In addition to physical activity benefits, parks may promote mental health, social cohesion, and general well-being.<sup>53</sup> ”



Prospect Park



Highland Park



Canarsie Pier

Implementation

Contact NYC DOT to explore potential routes and locations for wayfinding infrastructure (walknyc@dot.nyc.gov)

Research shows that access to quality parks can reduce chronic diseases, increase physical activity, and improve social cohesion and mental health outcomes. Walking in a natural environment has been shown to lower risk factors for mental illness when compared with walking in an urban environment. Specifically, exposure to natural environments has been linked to restorative benefits that improve mental health for both children and adults.<sup>54</sup> Contact with nature has also been associated with “reduced attention deficit hyperactivity disorder (ADHD) symptoms and reduced rates of aggression” in children.<sup>55</sup> Additionally, “Public open space can also contribute to mental health and community well-being, as a setting for social interaction and social gatherings, providing opportunity to build and maintain social networks and reducing social isolation.”<sup>56</sup>

In addition to improving mental health, parks can provide benefits to physical health as well. According to the American Journal of Preventative Medicine, “Health studies have shown that contact with nature—with plants, with animals, with pleasing landscapes, and with wilderness—offers a range of medical benefits. These include lower blood pressure and cholesterol levels, enhanced survival

after a heart attack, more rapid recovery from surgery, fewer minor medical complaints, and lower self-reported stress.”<sup>57</sup>

Brownsville is fortunate in that it has many local parks in the neighborhood and is located between three great parks: Highland Park, Prospect Park and the Jamaica Bay Greenway. Alongside the supporting strategy of *Improve the Quality of Parks*, the *Wayfinding to Local and Regional Parks* strategy seeks to concurrently improve navigation to local and regional parks through enhanced wayfinding signage.

Benefits of Regional Parks

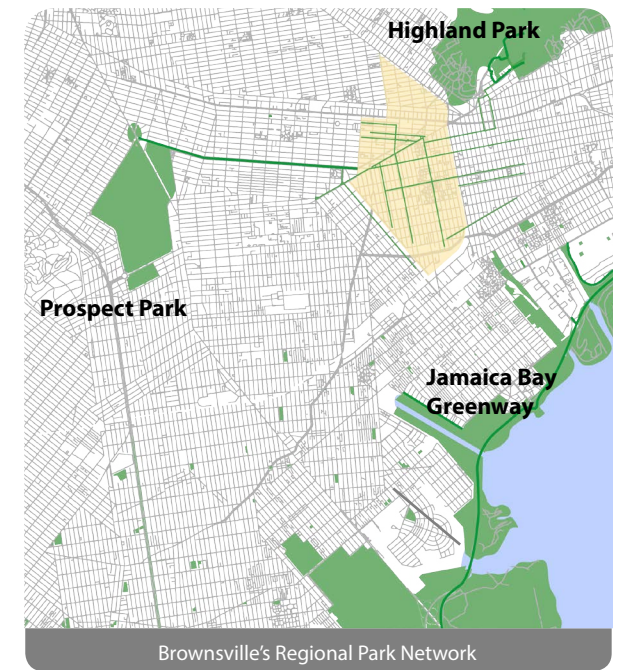
Increasing access to regional parks with different landscapes is important, because of the variety of viewing options provided. For example, “research on recreational activities has shown that savanna-like settings are associated with self-reported feelings of ‘peacefulness,’ ‘tranquility,’ or ‘relaxation,’ leads to decreased fear and anger...[and] is associated with enhanced mental alertness, attention, and cognitive performance...”<sup>58</sup> Prospect Park, Highland Park, and Canarsie Park along the Jamaica Bay Greenway all contain such settings.

The *Wayfinding to Local and Regional Parks* strategy aims to increase the use of parks locally and regionally through the placement of wayfinding kiosks at key locations throughout the neighborhood. Community stakeholder interviews revealed that navigating to resources within and outside of Brownsville can be challenging. A wayfinding system that highlights local and regional parks encourages residents to access recreational resources both within and outside of their community. Additionally, improving navigational options creates an opportunity to bring awareness to local parks, increasing community open space stewardship and highlighting recreational accessibility. The key takeaway for residents to gather from the wayfinding kiosks is that parks are easily accessible by walking, biking, and transit.

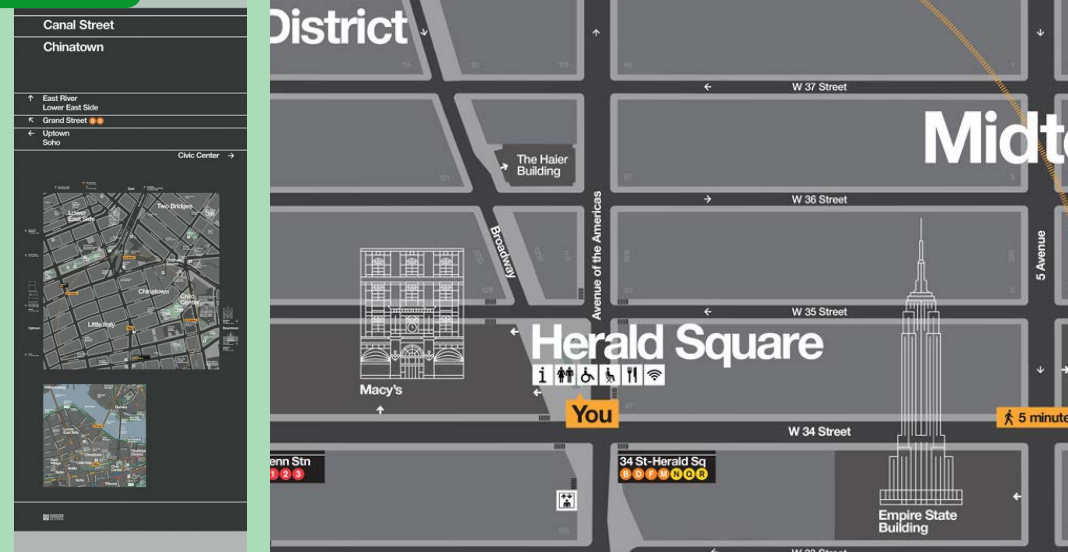
Placing wayfinding signage that provides bus, subway and bicycling directions to regional parks such as Prospect Park, Highland Park, and Jamaica Bay greenway would increase opportunities to use Brooklyn’s regional networks of parks. Regional parks such as Prospect Park, Highland Park, and the Jamaica Bay Greenway help to meet a service gap in Brownsville with regard to existing parks. Additionally, these parks provide unique services

with landscapes and amenities that differ from local parks within Brownsville.

In their work with previous neighborhoods, NYC DOT has coordinated with community partners to identify, research, and observe popular destinations, primary pedestrian routes, and key decision making points. Implementation of this strategy can enhance connections to local and regional parks.



Best Practice



Walk NYC

New York City’s standard for pedestrian wayfinding, Walk NYC, is managed by NYC Department of Transportation (DOT). “WalkNYC provides a clear visual language and graphic standards that can be universally understood, encourages walking and transit usage by providing quality multi-modal information, and provides consistent information across a broad range of environments in the city.”<sup>59</sup> NYC DOT has recently implemented wayfinding infrastructure branded as WalkNYC throughout several Brooklyn neighborhoods, including Park Slope, Prospect Heights, and Crown Heights. These wayfinding kiosks help to remedy the navigation gap.



Making it Happen

- 1 Collaborate with NYC DOT to expand WalkNYC to Brownsville
- 2 Identify ideal sites and routes for wayfinding kiosks in coordination with NYC DOT
- 3 Regular performance assessment to ensure desired results. Adjust locations as necessary



The bicycle network in Brownsville is currently well-connected to its local parks. *Healthy Brownsville* proposes improving bicycle connections to three regional parks by expanding and upgrading the bicycle network. Three proposals (A, B, C) for these connections have been outlined here. All of which build on recent agency initiatives.

### Brooklyn Active Transportation Community Planning Initiative

Beginning in 2010, NYC Department of Transportation (DOT) and NYC Department of Health (DOH) collaborated with community members to launch the Brooklyn Active Transportation Community Planning Initiative in both Brownsville and East New York. DOT and DOH worked together with local stakeholders including the Brownsville Partnership, Brooklyn Community Board 16, and other community members to identify local improvements to the existing street network through a community engagement process. Outcomes of this process so far have included the installation of bicycle lanes, road repairs, installation of several hundred bicycle racks, and the identification of future bicycle and pedestrian projects for the area.<sup>60</sup>

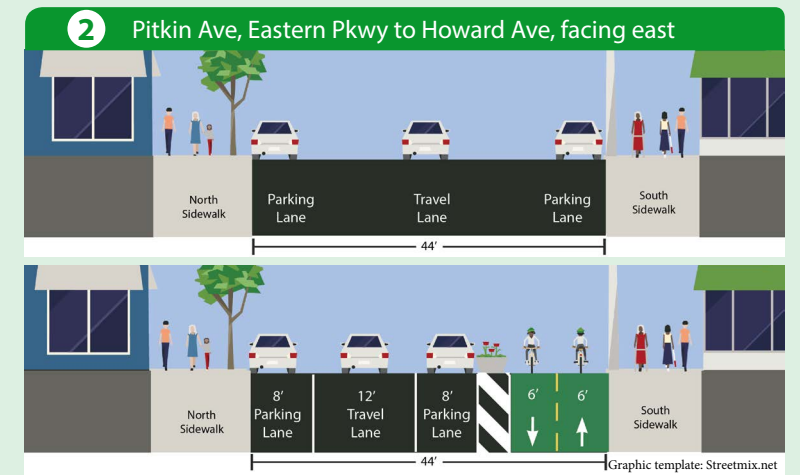
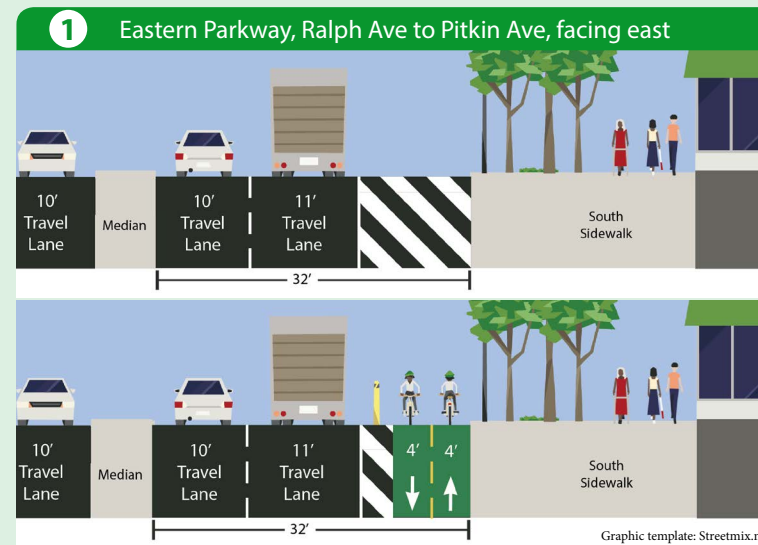
### Jamaica Bay Greenway Implementation Plan

Since 2014, the NYC DOT has worked with communities surrounding the Jamaica Bay waterfront area to identify key bicycle and pedestrian connections to improve access from neighborhoods to the waterfront. The Jamaica Bay waterfront includes several regional parks such as Canarsie Pier, Marine Park, Floyd Bennett Field, and the Jamaica Bay Wildlife Refuge. While the project routes selected in the plan do not reach as far north as Brownsville, future collaboration between CB 16, the DOT, and other surrounding CBs and stakeholders could improve connectivity.<sup>61</sup>

### Implementation

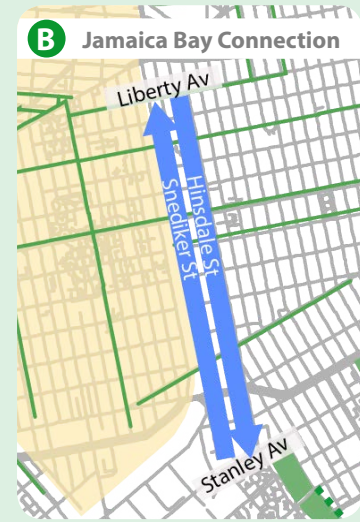
Contact NYC DOT to explore expanding the community bicycle network to regional parks.

**A: Prospect Park Connection:** Eastern Parkway is a direct connection from Brownsville to Prospect Park. Closing a two block gap between Eastern Parkway and existing shared bicycle facilities on Pitkin Avenue will provide a clear, safe connection to encourage both cycling and access to Prospect Park. *Healthy Brownsville* suggests continuing the separated path experience of Eastern Parkway through a two-way protected bicycle path along the south side of Eastern Parkway from Ralph Ave to Pitkin Ave, and on Pitkin Ave from Eastern Pkwy to Howard Ave.

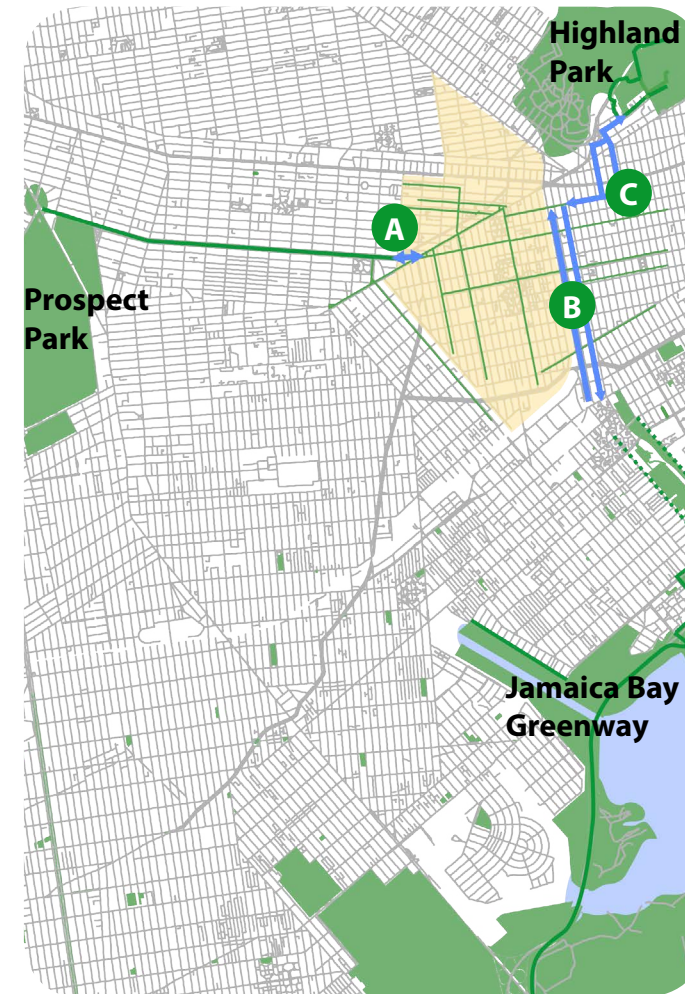
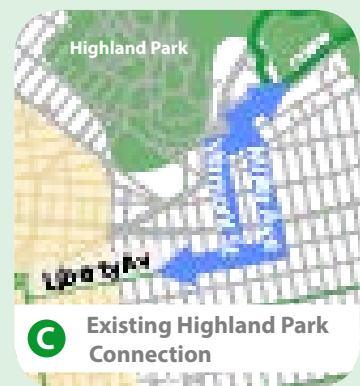


### B: Jamaica Bay Greenway Connection:

Hinsdale St and Snediker St are an ideal north - south pair of streets on which to provide a connection from the Brownsville bicycle network to community selected greenway connections to the south. Both E 108th St and Louisiana Ave were selected as potential routes to connect the neighborhoods of Spring Creek and Canarsie to the Jamaica Bay Greenway. Installing standard bicycle lanes on Hinsdale St and Snediker St will create a clear connection for cyclists to travel south to access the greenway and back north to return home. Although this route is located just outside of CD16 in neighboring CD 5 to the east, it is the most direct route, as other north - south streets within CD16 are interrupted by the L train and freight lines.



**C: Highland Park Connection:** Brownsville's bicycle network connects directly to Highland Park to the east on shared bicycle lanes. Because the most direct streets leading to Highland Park are narrow, any upgrades to standard or protected bicycle lanes would require the consideration of tradeoffs such as removal of parking spaces or travel lanes.



### Making it Happen

- 1 Collaborate with NYC DOT and NYC DOH to expand active transportation projects
- 2 Identify feasible bicycle routes to improve bicycle connections to regional parks as part of bicycle network expansion
- 3 Build upon planned connections to Jamaica Bay Greenway

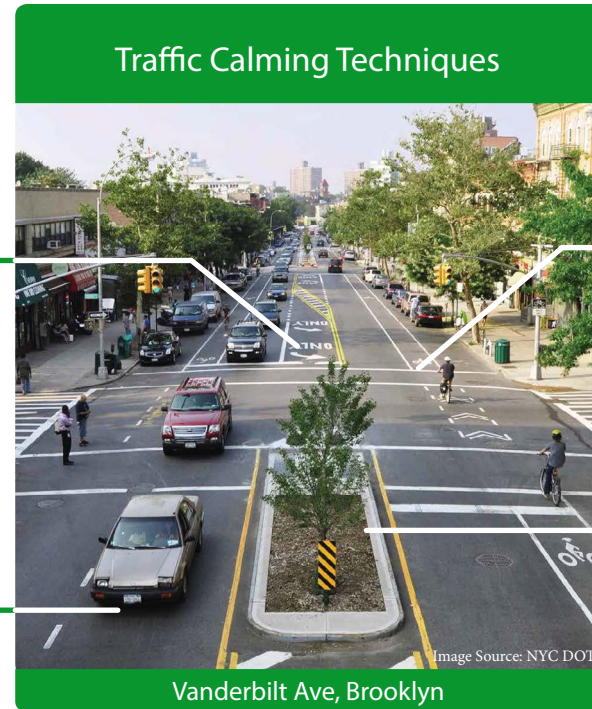




**Traffic Calming for Safety** is a strategy that makes roads safer for all users - pedestrians, cyclists, and drivers - by adopting street designs that prevent off-peak speeding, organize traffic, and dedicate safe space for different users.

**Research** shows that improving traffic safety through traffic calming interventions reduces injuries and deaths from traffic.<sup>62</sup> Secondary to this, if the street network and pedestrian environment is safer, access to local and regional parks is improved for pedestrians, transit riders, and cyclists.

An example of an indicator for identifying this need is crash statistics that quantify the number of people killed or severely injured in crashes. Brownsville had a relatively higher density of pedestrians killed or severely injured between 2009-2013, in comparison to other neighborhoods, as you can see on the Vision Zero Heat Map.<sup>63</sup>



Turn bays give vehicles time to make safer turns.

Dedicated lanes for vehicles and cyclists clarify the roadway.

Standard width travel lanes prevent speeding.

Concrete island provides protected space for pedestrians crossing the street.

Vanderbilt Ave, Brooklyn  
Image Source: NYC DOT

### Local Efforts

#### Brownsville Slow Zone

A Neighborhood Slow Zone was requested by CB 16 and the Brownsville Partnership in May 2013 in conjunction with NYC DOT and implemented in August 2014. Neighborhood Slow Zones, which include a 20 mph limit on select residential streets, have reduced crashes with injuries by 14%. Citywide, they have resulted in a 10-15% decline in speeding on residential streets. In addition to improving safety, slow zones reduce cut-through traffic and traffic noise.<sup>64</sup>

Image Source: NYC DOT

#### School Safety

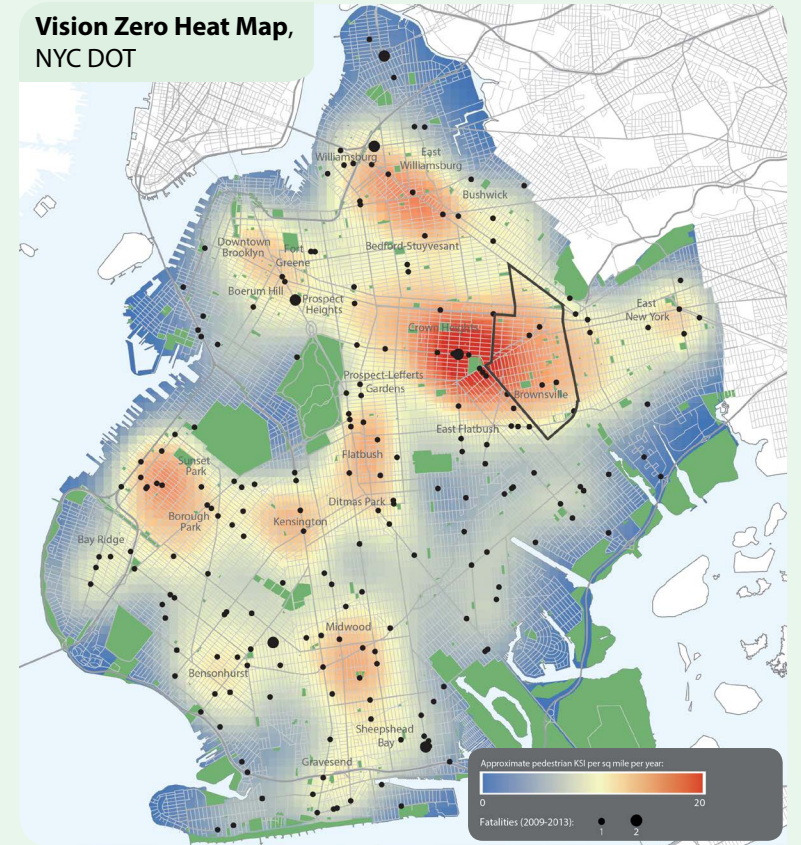
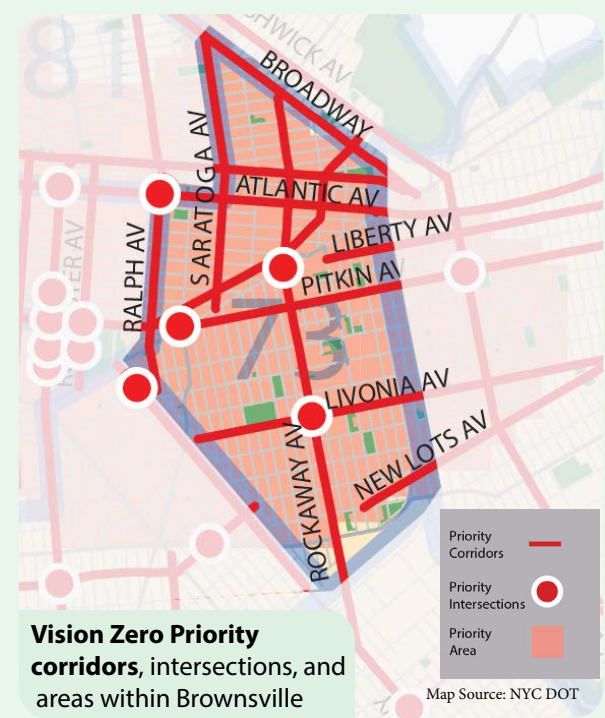
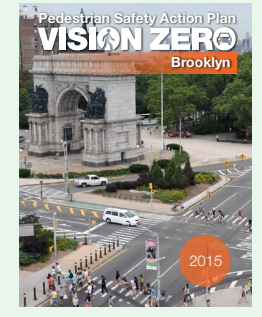
Traffic calming improvements outside of the Brooklyn Ascend Lower Charter School included elements from the NYC DOT traffic calming toolkit such as a new mid-block concrete pedestrian island, high visibility school crosswalks, a traffic signal, a concrete pedestrian island, and a quick curb to deter illegal U-turns on Rockaway Parkway from Winthrop Street to Clarkson Avenue.<sup>65</sup>

Image Source: NYC DOT

## Citywide Plans Vision Zero

Vision Zero is New York City's inter-agency campaign to reduce traffic deaths to zero through design, policy, education, and enforcement interventions. Brownsville is located in the heart of a Vision Zero Priority Area. Brownsville residents deserve safe, walkable streets.

Engineering and planning interventions included in the Brooklyn Vision Zero Pedestrian Safety Action Plan such as speed humps, additional slow zones, expansion of the bicycle network, shortening pedestrian crossings, and increasing walk time on signals, will apply to Vision Zero Priority Corridors, Intersections, and Areas.<sup>66</sup>



**9**  
Vision Zero Priority Corridors in Brownsville

#### Related Studies

**Highland Park East New York Transportation Study (2015)** sought to enhance traffic operation and safety through parking regulation changes, signal timing changes, pedestrian safety and bus circulation enhancements.<sup>67</sup>

**Northern Brownsville Transportation Study (2012)** was initiated by CB 16 to improve traffic operations, relieve congestion, address parking, and improve safety for all street users (motorists, cyclists, pedestrian, and transit).<sup>68</sup>



Several corridors and intersections within Brownsville are classified as Vision Zero priority corridors and intersections. This means that the City will be focusing on safety improvements at these locations. Additionally, traffic safety improvements for Linden Blvd, which crosses the southern portion of Brownsville, are currently undergoing study. These areas are depicted in the map to the right.

Taking this into consideration, we looked at high crash intersections and corridors located outside of Linden Blvd, the Brownsville Slow Zone, study areas covered by the Northern Brownsville Transportation Study, Highland Park East New York Transportation Study, and the areas already designated as Vision Zero priorities. While these locations did not have as high a rate of injury or crash as the Vision Zero locations, they still warrant attention since they had significant crashes. With our new focus area, Healthy Brownsville proposes additional focus on calming traffic along Howard Ave, Blake Ave, and at the Top 10 Intersections on the map to the right.

Conceptual safety improvements of these corridors and intersections are depicted here as example traffic calming methods.

### Healthy Brownsville Priority Corridors

- Blake Ave
- Howard Ave

### Healthy Brownsville Priority Intersections

- Howard Ave & Eastern Parkway
- Powell St & Hegeman Ave
- E 98 St & Kings Hwy
- Sutter Ave & Howard Ave
- Strauss St & Blake Ave
- Saratoga Ave & Newport St
- MacDougal St & Hopkins Ave
- E 98 St & Winthrop St
- Howard Ave & St Johns Place
- Blake Ave & Hopkinson Ave

### A: Traffic Calming on Howard Ave

Howard Ave contained a few of the high crash locations. The street layout is characterized by six travel lanes, two parking lanes, and wide crossing distances for pedestrians despite a location near schools. With a road diet removing a travel lane in each direction, potential streetscape improvements could include curb extensions to provide additional pedestrian space, and additional sidewalk furnishing space for amenities such as seating, street trees, and wayfinding kiosks. Additionally, projects such as high visibility crosswalks and installing a concrete pedestrian island at the south side of Howard Ave and Sutter Ave to match the island on the north side, could shorten pedestrian crossing distances and calm traffic.

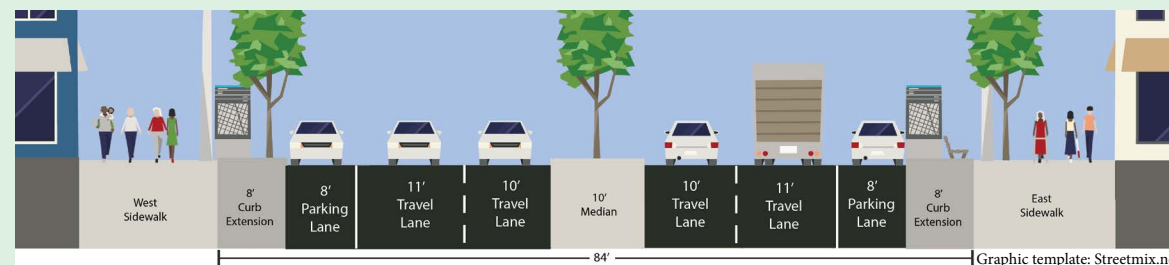
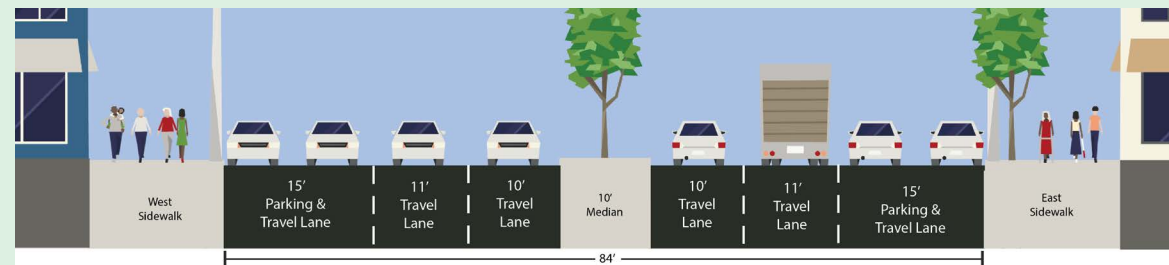


Howard Ave at Sutter Ave, facing north



Example of traffic calming: Fourth Avenue, Brooklyn

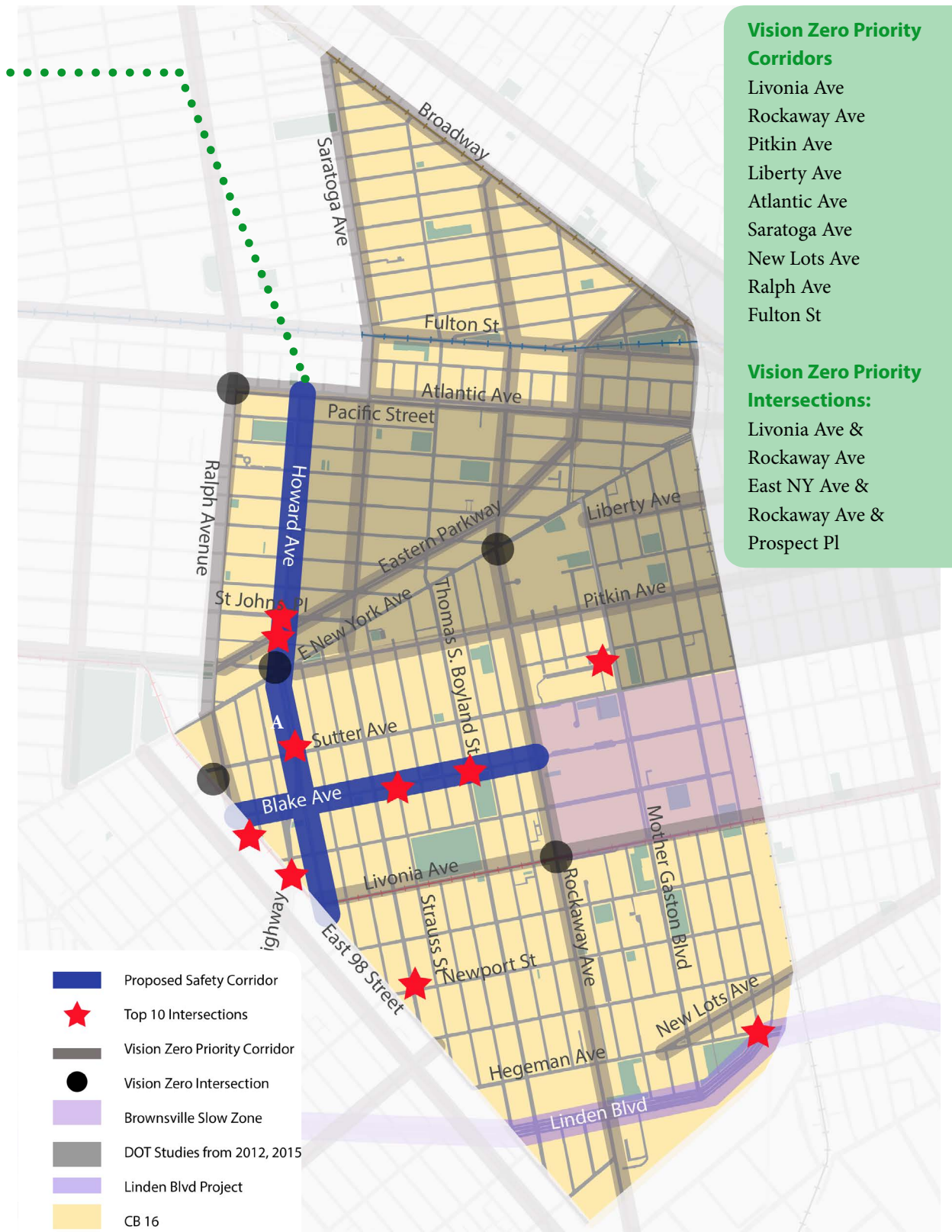
### A Traffic Calming Road Diet on Howard Ave



Graphic template: Streetmix.net

### Making it Happen

- 1 Collaborate with NYC DOT and NYC DOH to identify future traffic calming projects
- 2 Solicit community feedback in evaluating traffic calming projects to prioritize
- 3 Build upon planned Vision Zero safety improvement projects



### Vision Zero Priority Corridors

- Livonia Ave
- Rockaway Ave
- Pitkin Ave
- Liberty Ave
- Atlantic Ave
- Saratoga Ave
- New Lots Ave
- Ralph Ave
- Fulton St

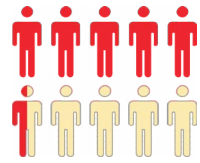
### Vision Zero Priority Intersections:

- Livonia Ave & Rockaway Ave
- East NY Ave & Rockaway Ave & Prospect Pl

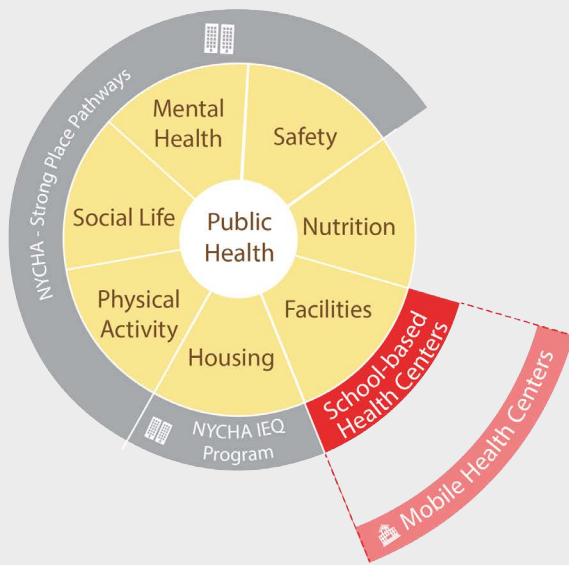
# Asset 3 Schools

**11** Schools within Health Professional Shortage Area

**57%** of the population living in Health Professional Shortage Area<sup>69</sup>



**#1** in NYC for diabetes hospitalizations CHP<sup>70</sup>



## Defining the Need

When looking at the medical facility needs of Brownsville, it is important to understand the existing quality and access of primary care facilities in the community. The importance of primary care cannot be underestimated due to the critical role these facilities play in preventing and treating serious chronic disease and thus improving public health.<sup>71</sup> As communities assess long term strategies to improve health outcomes, the current academic research strongly suggests that a strong primary care network will cut medical costs, lower wait times at emergency and urgent care, and provide residents with a better understanding of personal health and well-being.<sup>72</sup>

Brownsville is fortunate to have several health service facilities located either within the community or within close proximity. One facility that serves Brownsville is Brookdale Hospital. Brookdale Hospital is a large campus style hospital facility that provides many different types of services relating to emergency care and the treatment of ailments. Primary care services are limited at the main Brookdale Hospital campus, but some are provided at smaller satellite centers located close by. The other major medical facility for the community is the Brownsville Multi-Service Family Health Center (BMS). BMS provides a crucial service for residents looking for preventative care or medical treatments. BMS also has the added benefit of being centrally located within Brownsville, which makes it accessible for most residents and establishes itself as a community anchor.

Both Brookdale Hospital and BMS provide a much needed service for residents of Brownsville and NYC. What these facilities are lacking is the capability to meet the primary care needs for all of the residents looking for health services. With over 85,000 residents, these facilities alone cannot possibly provide the more intimate and timely care required for quality primary care service.<sup>73</sup>

## Contributing Factors



As highlighted in the map to the right, approximately 57% of Brownsville's population is located within a Health Professional Shortage Area (HPSA). A HPSA is a census tract that is defined by the federal Health Resources and Services Administration as having a shortage of primary medical care providers.<sup>74</sup>

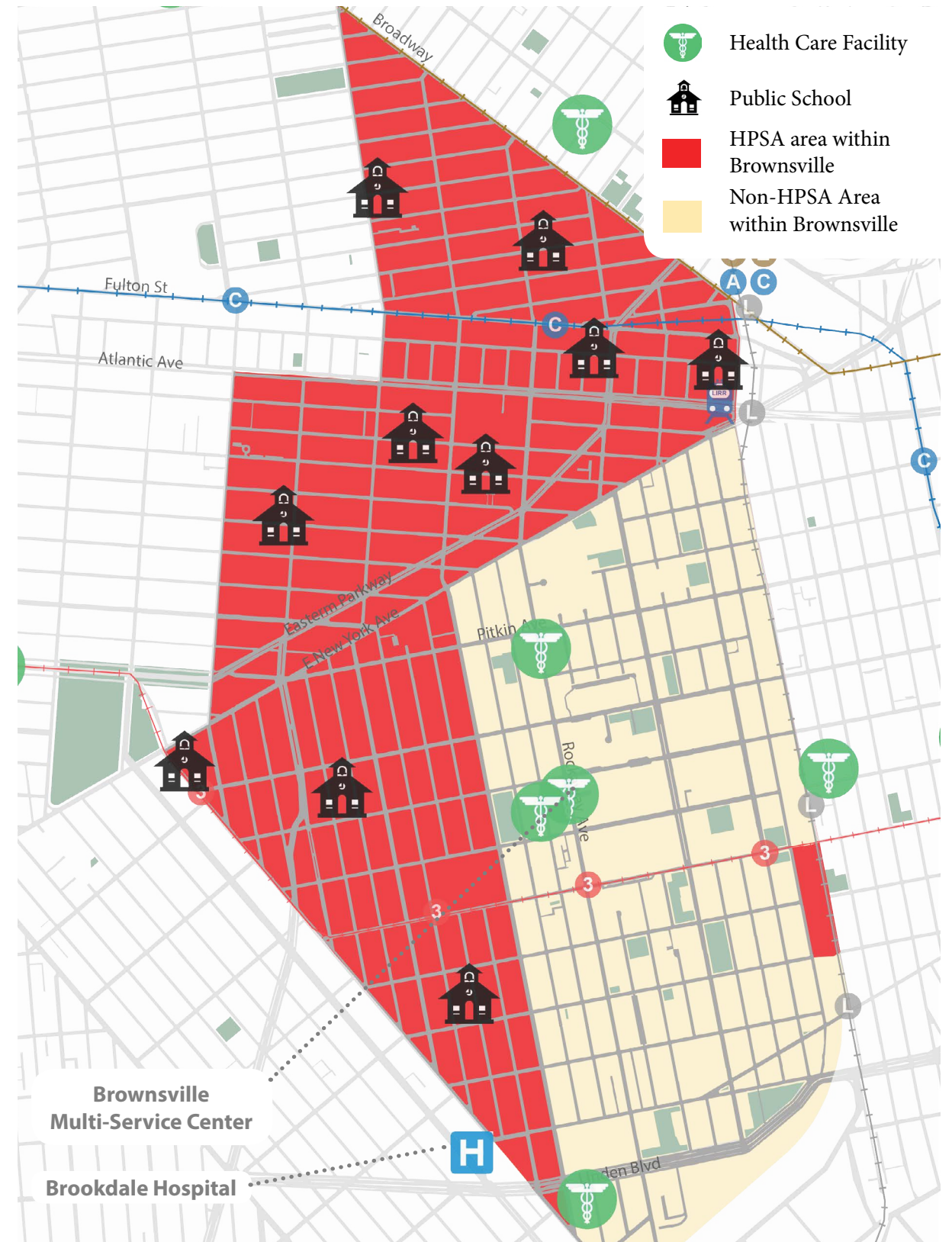
In addition to the HPSA designation, a study done in 2011 by the New York City Department of Health and Mental Hygiene further illustrates the need for additional health care professionals in Brownsville.<sup>75</sup> As seen in the map, Brownsville can be found in one of the lowest primary care providers per 100,000 cohort in the city.

Given the current level of low income and at-risk residents in Brownsville, these statistics paint a very grim picture for residents in need of medical facilities and the primary care services provided. The residents of Brownsville need easily accessible primary care services so that they can prevent and successfully manage chronic diseases. By doing this, Brownsville residents will be less likely to use emergency room services for preventable hospitalizations.

## Schools are an asset

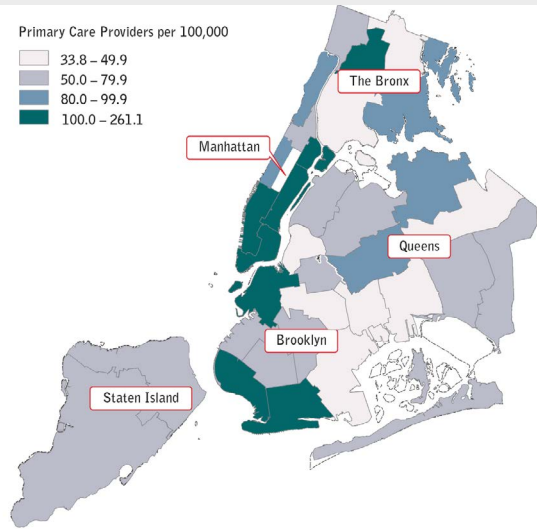
Schools serve as a community anchor for all neighborhoods across NYC. Brownsville has many public schools located throughout the community. Brownsville schools are locations where students and families come together and strengthen social relationships. The public schools in Brownsville and their accessibility to students and their families makes these schools strong assets to utilize for place based public health improvements.

-  School-based Health Centers
-  Mobile Health Clinics





SBHC students are **3x** less likely to miss school<sup>76</sup>



**Strategy**

Our strategy for improving health outcomes builds upon the identified need for improved facilities and utilizes Brownsville’s public schools as the community based asset. The strategy we recommend is to build upon the precedent set by Brownsville Multi-Service Family Health Center (BMS) at Jefferson and create additional SBHCs in locations where there are HPSAs. To improve health outcomes, Brownsville should expand and promote the school based health center program into locations where there are HPSAs. By doing this, a portion of the 57% of residents that now reside within a shortage area, will potentially have access to quality primary care services and facilities.

**City Wide Plans that Support SBHC**

There are several city wide plans that are in place to address the lack of primary care facilities and providers. Two plans that relate the most to Brownsville are OneNYC and One New York: Health Care for our Neighborhoods. The strength of these plans is that they recognize and promote the idea that targets health care towards a preventative model and not towards the traditional reactive model when it comes to addressing health outcomes.

**Need for Supporting Strategy**

If Brownsville hopes to improve health outcomes comprehensively, then community leaders will need to utilize SBHCs as part of a multi-faceted approach. SBHCs will only meet the needs for students and their immediate families. SBHCs would make significant strides towards improving the health of residents with school age children, but an additional strategy will be required to meet the primary care needs of all residents. Given this understanding, a supporting strategy of mobile health clinics has been developed to meet the unmet need of residents without access to service facilities.



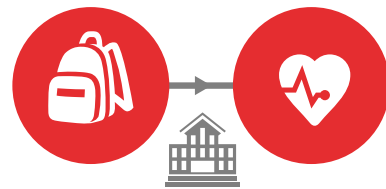
**Making it Happen**

- 1 Collaborate with DOHMH, DOE, community leaders and local health service providers (BMS)
- 2 Identify schools capable of meeting the structural and staffing requirements set forth by NYS Department of Health for SBHCs<sup>78</sup>
- 3 Develop health service partnership that will provide primary care physicians and expertise to the schools. (BMS @ Jefferson Model)

OneNYC understands the important role community-based primary care facilities play in improving health outcomes and has several initiatives aimed directly at improving the accessibility and promotion of primary care. A major supporting initiative that could directly benefit Brownsville is the creation of health access points embedded in communities rather than hospital campuses.<sup>79</sup> With the City showing its support towards improving community primary care access, Brownsville will be in a position to open up a dialogue and build upon these initiative.

In One New York, the plan looks to outline a way forward for health care services of Health and Hospitals Corporation. The plan stresses the importance of quality primary care and the important role it plays in preventing long term chronic disease and unnecessary hospital visits. The way One New York hopes to address this concern is to “expand community-based services with integrated supports that address the social determinants of health.”<sup>80</sup> If Health and Hospitals are able to achieve this goal, Brownsville would see health outcomes improve.

**One New York**



**Implementation**



Contact NYC School Health:  
Director, Office of Health Service  
ServiceGkrigsman@schools.nyc.gov

SBHC Application:  
School Health Program  
Bureau of Child Health  
New York State Department of Health  
Room 878, Corning Tower Building  
Empire State Plaza Albany, NY  
12237-0618(518) 474-1961

**Best Practice**

**BMS @ Jefferson** An example of schools being successfully utilized to improve health outcomes is the Brownsville Multi-Service Family Health Center at Jefferson (BMS @ Jefferson). BMS @ Jefferson is a School Based Health Center (SBHC) found just outside of CB 16 in the neighborhood of East New York. This center provides essential primary care services for both students and their families. This is unique in the world of SBHCs because under standard conditions, a SBHC only provides primary care services to the students of the school.<sup>81</sup> In the example of BMS @ Jefferson, both students and their families are allowed primary care services at the school.

The benefits of SBHCs are dramatic. One of the major benefits of an SBHC, is that students are now far less likely to miss school because of an appointment.<sup>82</sup> Students are able to easily attend school and make the necessary physician appointments. Not missing valuable school time is an important factor towards improving health outcomes. Studies have shown that high absenteeism is directly related to child poverty.<sup>83</sup>

This is important to note, because Brownsville has an already high rate of absenteeism.<sup>84</sup> An additional benefit of not having to pull students out of class, is that parents or guardians are not required to miss or take time off of work. Given the high percentage of single mother headed households with children in Brownsville, having the opportunity for your child to access primary care at school would be highly beneficial. For a low income family in Brownsville, a few hours of missed work can be devastating. With these conditions, the likelihood of regularly bringing a child to a primary care doctor outside of school is low.





Best Practice

Community Healthcare Network

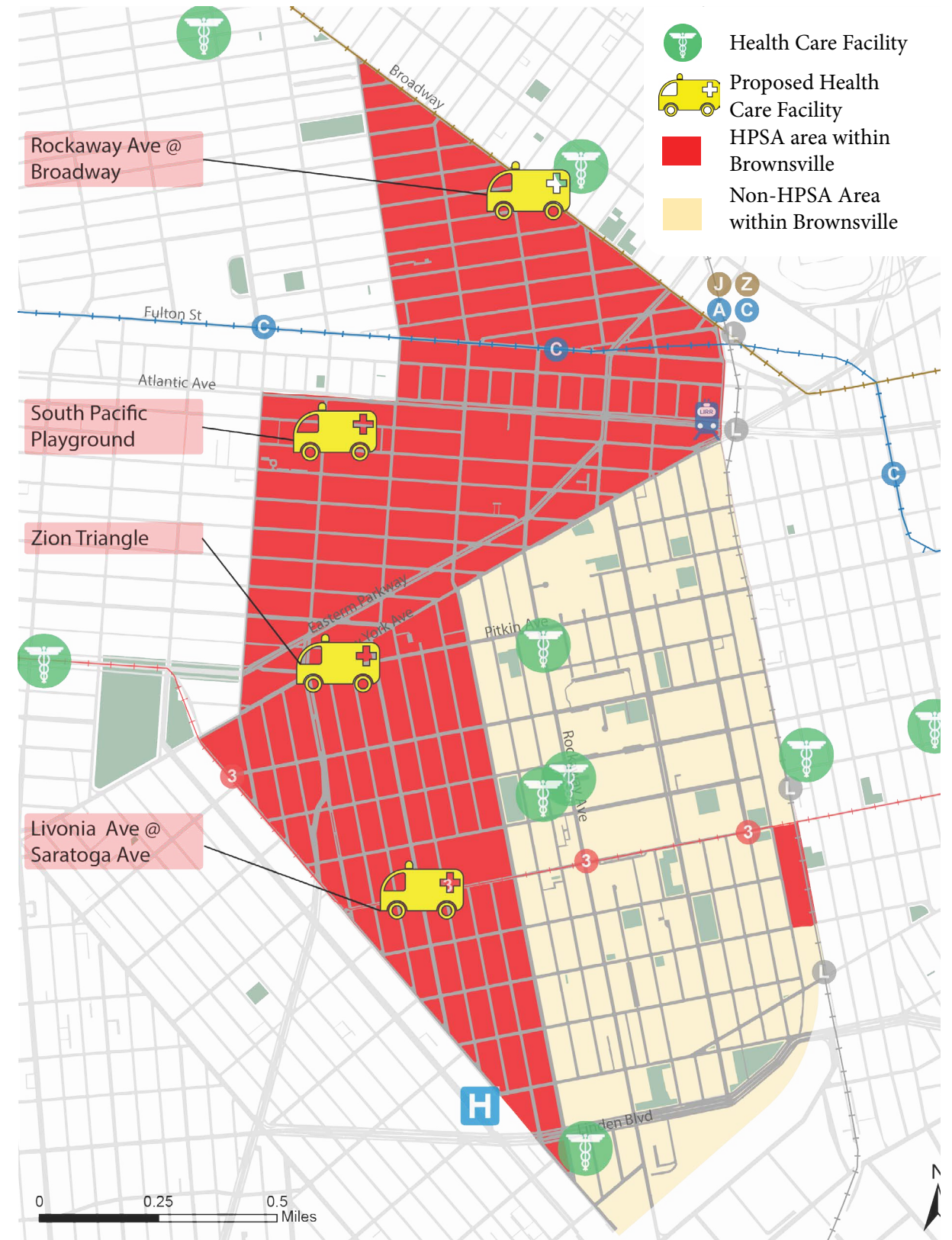
There are several opportunities to study local best practices when it comes to mobile health clinics in NYC.

One successful example of a mobile health clinic program is the New York Presbyterian affiliated Community Healthcare Network (CHN). CHN's mobile vans provide a variety of medical services such as primary care, HIV testing and treatment, prenatal and mental health care to communities with limited access to primary care.

Another example of a successful mobile health clinic that Brownsville could potentially emulate is the NYC Health and Hospital's Health Connections Mobile Medical Office on Staten Island. This program features a rotating schedule of health clinic trucks that provide primary care to communities with limited access.

In order to properly address the need for primary care facilities in Brownsville, an additional strategy will be required to complement the School-Based Health Centers (SBHCs). As a temporary solution, until additional primary care facilities can be built, mobile health centers (MHCs) could serve as a vital link to primary care where primary care physicians are sorely needed. Mobile health clinics are found outside of the asset-based strategies, given the mobile nature of the service. The mobile clinics would serve a tremendous role within the communities that need them most, and are therefore being recommended as a supporting strategy to SBHCs.

MHCs excel at bringing care to underserved communities rather than waiting for patients to seek care.<sup>85</sup> Compared to brick and mortar clinics that are expensive and slow to build, MHCs are easily deployable. MHCs have the capability to thrive where there are distressed residents in need. If MHCs are easily accessible and utilized by the population, they have been shown to reduce emergency room visits. High volumes of emergency room visits are plaguing Brownsville in almost all health indicators.<sup>86</sup> MHCs could bring much needed relief to Brookdale and other urgent care facilities.



Making it Happen

- 1 Collaborate with NYC Department of Health & Mental Hygiene (DOHMH), community leaders and local health service providers (BMS) to ensure stewardship of project
- 2 Seek funding from New York Health Resources and Service Administration (HRSA). Dedicated funding streams exist for HPSAs<sup>87</sup>
- 3 Develop location strategy for mobile clinics to ensure targeted primary care services
- 4 Regular performance assessment to ensure desired results. Adjust locations and services as necessary

Implementation



Contact  
Brownsville Multi-Service Center  
718-345-5000

Funding  
HRSA Expanded Services Grant: up to \$500,000

# Asset 4 Vacant Lots







**200**  
Publicly Owned Lots

**12**  
Acres  
Publicly Owned Vacant Land

Brownsville contains a vast amount of vacant land. Vacant lots are not only eyesores but have also been linked to higher rates of violent crime and lower property values in the surrounding area. Numerous theories have been proposed to explain this connection, ranging from the argument that abandoned land provides safe haven for criminal activity to the theory that vacant lots “promote weak social ties among residents and encourage crimes, ranging from harassment to homicide.”<sup>90</sup> Because of the close association with crime, vacant lots are often seen as hazardous to community health.<sup>91</sup> Although research points to the potentially harmful effects of abandoned vacant lots, Healthy Brownsville sees Brownsville’s vacant land as an untapped resource and tool for neighborhood revitalization. Healthy Brownsville’s vacant lots strategies call for the transformation of vacant

land into vital community assets that help improve the health and wellbeing of Brownsville residents. The creative reuse of vacant land will help improve Brownsville’s appearance while enhancing community connectivity and addressing key public health issues. This plan is comprised of four strategies, each of which helps fill an existing need in Brownsville:

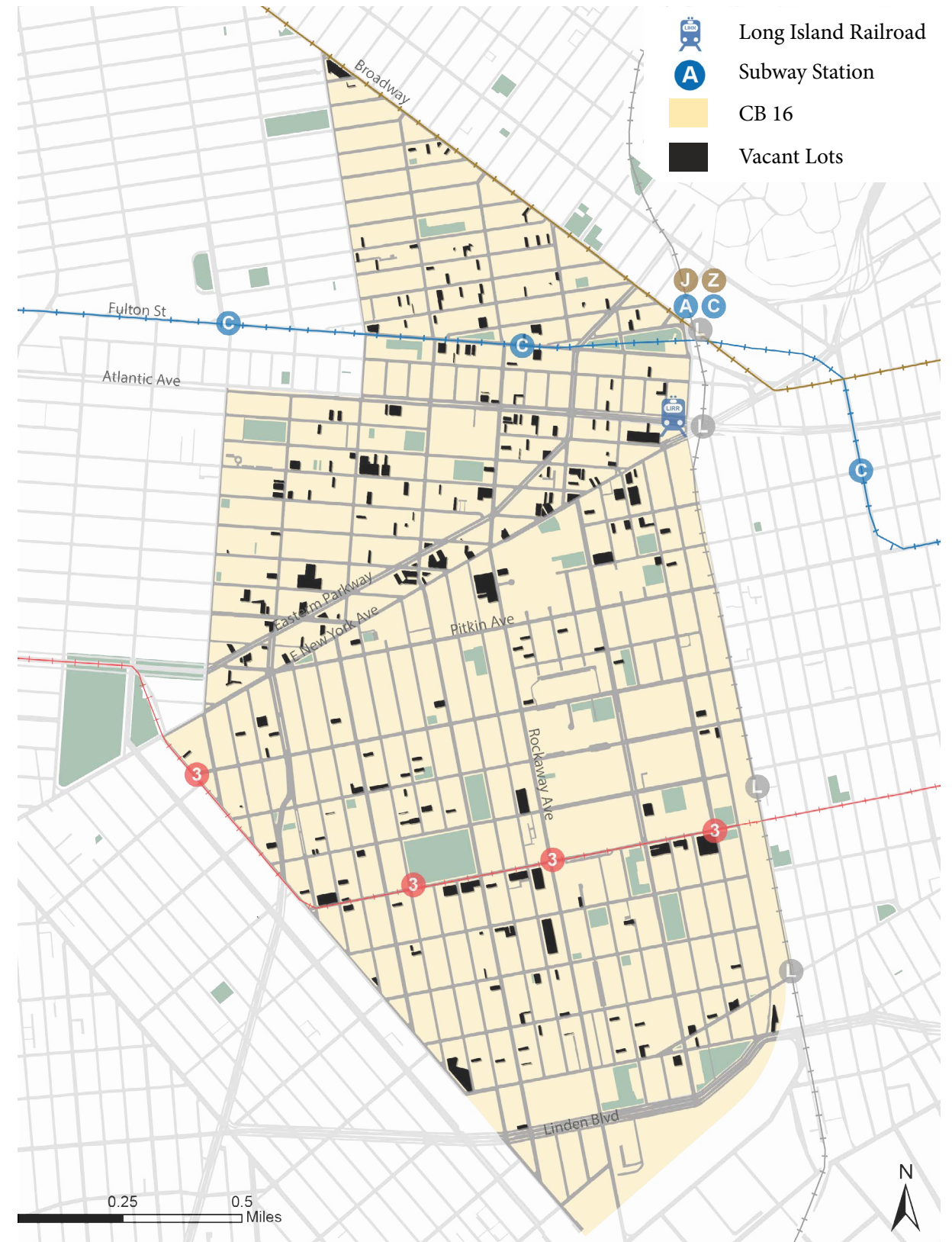
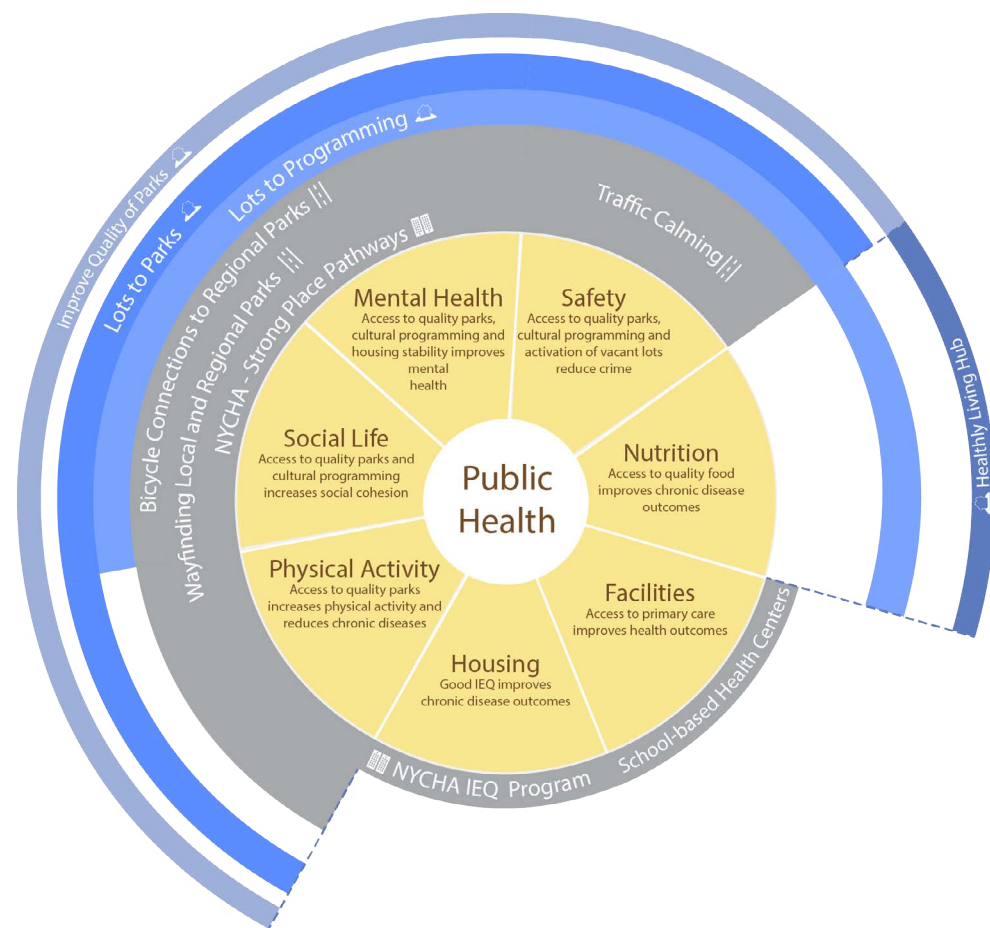
-  Lots to Parks
-  Improve the Quality of Parks
-  Lots to Programming
-  Healthy Living Hub



Vacant Lot in Brownsville

### Implementation

Contact  
HPD Commissioner  
Vicki Been  
<http://www.nyc.gov/html/mail/html/mailhpd.html>



## Asset 4 Vacant Lots

## Strategy 1 Lots to Parks



**32%** obesity rate compared to **24%** NYC



**2x** in NYC for **asthma** hospitalizations



**#1** in NYC for **preventable diabetes** hospitalizations

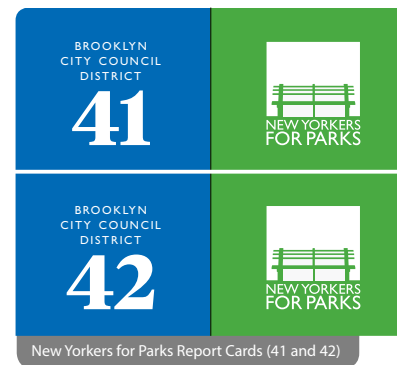


Brownsville Community Health Profile

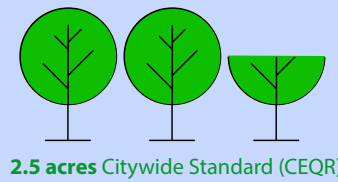
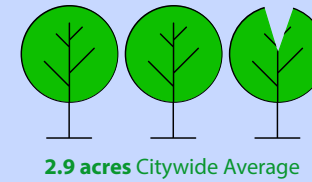
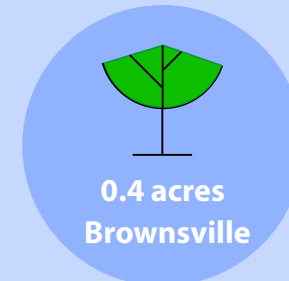
Brownsville has some of the highest chronic disease rates in the city. Child obesity prevention is widely accepted as one of the key measures to improving chronic disease rates among population. DOH recommends that children have at least one hour of physical activity per day.<sup>92</sup> DOHMH representatives we interviewed identified lack of safe and comfortable spaces for children to exercise within a walking distance from schools as one of the major obstacles to combating childhood obesity in the neighborhood. They also listed lack of safe and inviting places for grownups to exercise, rest and socialize as having major negative impact on the level of stress and multiple health outcomes. Residents we interviewed showed low levels of satisfaction with the amount of neighborhood parks and playgrounds, as well as the condition they are in. This clearly identified need led us to the analysis of quality and quantity of parks in the neighborhood. Indeed, According to NYrs4Parks Report Cards for Brooklyn Council Districts 41 and 42, Brownsville

has less open space per 1000 residents than NYC average<sup>93</sup> or what is found acceptable by CEQR Standards<sup>94</sup>. 29% of Brownsville residents are under 18 compared to the citywide numbers - 22%, yet the number of park and playground acres per 1000 children is way below city average: 1.3 acres versus 13.3 acres.<sup>95</sup>

The shortage of park space is even more prevalent now that the adjacent neighborhood of East NY is going through a major upzoning that would bring



### Amount of open space per 1000



additional residents to share already scarce open space resources. Residents also have to fight to keep some of existing park space: there are currently four existing community gardens on land controlled by HPD that are slated to be converted to housing development.<sup>96</sup>

Addressing the need for publicly available open active and passive space can potentially significantly improve health outcomes for the neighborhood residents both short and long term. Through our research we identified that the need can be addressed by using four different assets in the neighborhood:

- Activation of unused open NYCHA space for children to play
- Conversion of currently vacant publicly land to temporary and/or permanent park use
- Quality improvements in existing parks in the neighborhood
- Creation of safe routes from schools to existing parks and playgrounds



### Best Practices



**Imagination Playground** opened in Brownsville in spring 2015 on previously asphalt-filled site. The playground is a pro-bono project by Rockwell group in collaboration with Department of Parks and Recreation.

The goal of the playground is to encourage children's creativity and imagination. The playground is very different from typical Brooklyn playgrounds: it offers multi-level interactive space with water, sand, and loose blue blocks of various sizes that can be used to construct different objects and give children a chance to build their own environment. The blocks are stored on site, and there is part time worker on site to open and close the playground, get play equipment out of storage closet, and provide kids with help and instructions if necessary. The cost of building the playground of was \$3.92 million (\$3.1 million from capital allocations of Council Member Mealy, \$750,000 from former borough president Marty Markowitz, and \$71,000 from former mayor Michael Bloomberg.<sup>99</sup>

Even though the cost of this particular playground is pretty high, simple loose colorful blocks that can be used for play allow for low cost and quick assemblage for the sites in our proposal. Unicef has brought 40 of the pop-up versions to Bangladesh and Haiti.<sup>100</sup>



**Soujourner Playground** is a playground created on a local vacant lot full of debris using only volunteers from community and church groups, recycled and donated materials (wood, paint, tires) and pro-bono work of an architecture and design firm. The total cost of the project is \$35 000. The playground is maintained by the supportive housing that is right next to it.<sup>98</sup>



A local initiative in Pittsburgh centered on clean up and conversion of vacant lots into **community lawns**. Local teenagers are awarded a scholarship to clean up vacant lots and to turn them into lawns with help of a Partner Organization. They learn how to make their own game equipment through a local partner. The games are low impact lawn games. The equipment is stored and locked on site.<sup>97</sup>

## Asset 4 Vacant Lots

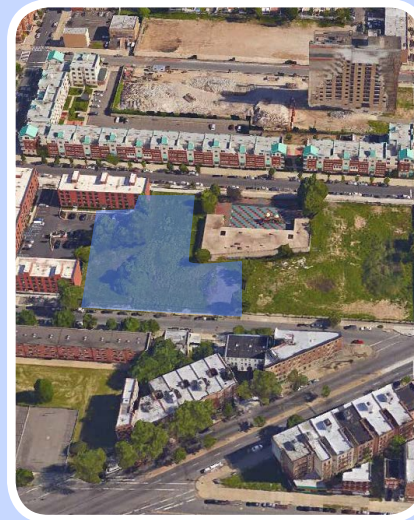
## Strategy 1 Lots to Parks



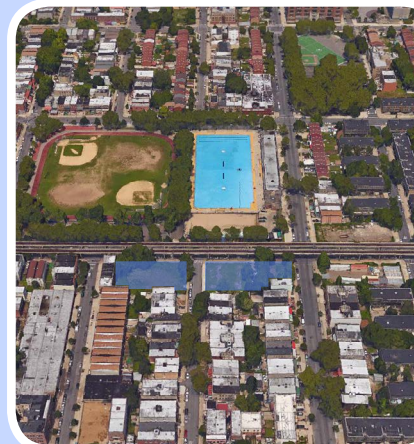
### Proposed Lots

*Healthy Brownsville* believes that vacant land in Brownsville is an untapped resource that can be used by the community. We have chosen to focus on 1) the conversion of vacant lots to temporary or permanent park spaces, and 2) improving the quality of existing parks. These strategies would address a lack of publicly accessible open space, both active and passive. We have identified several publicly owned vacant lots that, if converted to temporary park use and playground use, would improve park access and provide public space for exercise and play. After evaluating the success of projects, the community can request that the City consider transferring the ownership of the property to the NYC Department of Parks and Recreation (DPR), who could theoretically convert the temporary park uses into permanent park. We list our top three selections here. We have also identified several other publicly owned vacant lots that can be temporarily leased from the city for public use. The detailed information on all of the lots, including size, ownership, and existing zoning is available in the appendix section of this report.

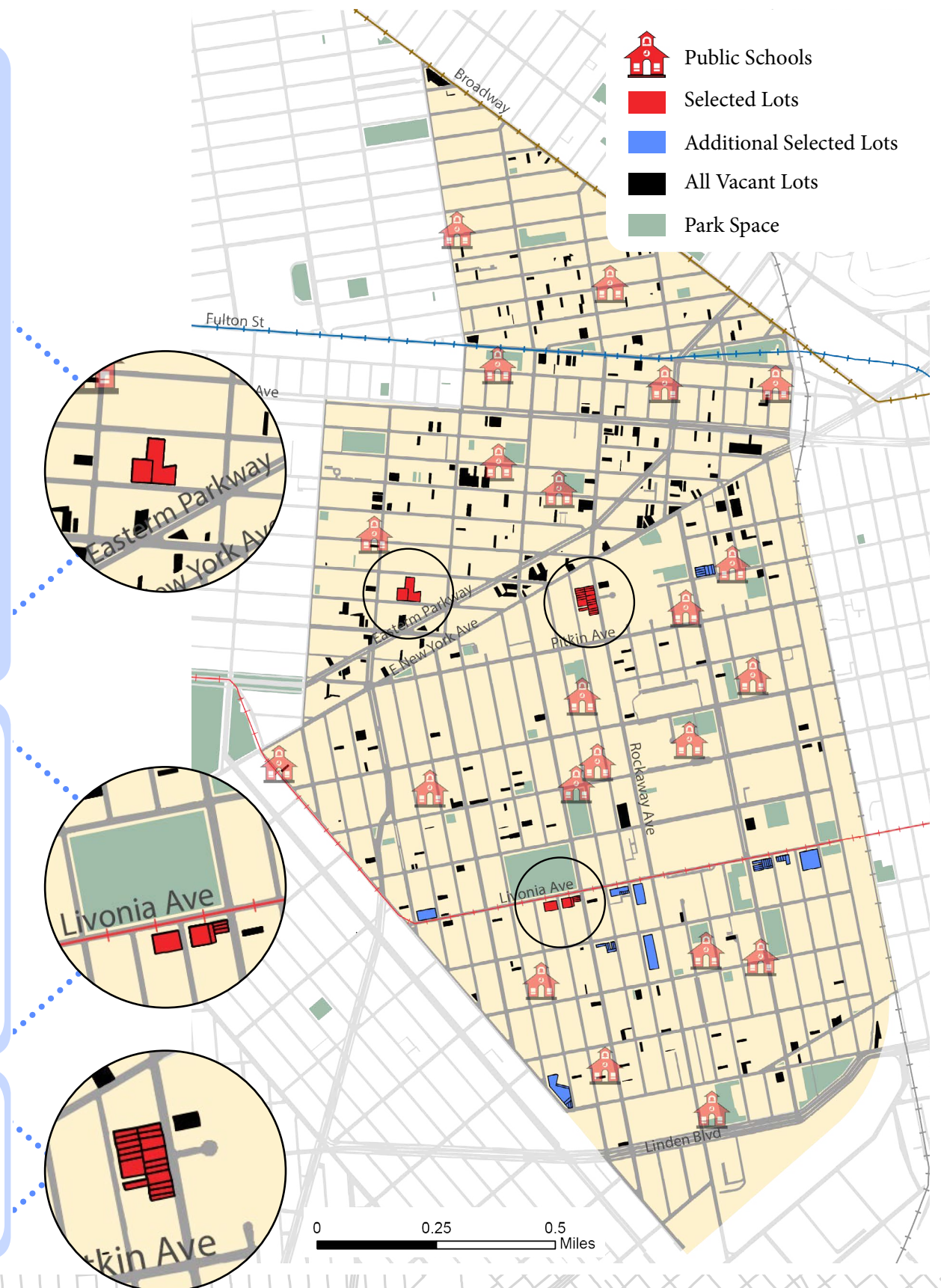
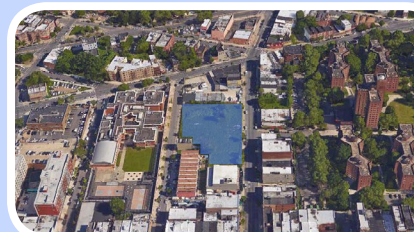
**Howard Avenue** Lot 22 is located in Ocean Hill. It has been vacant at least since 1994.<sup>101</sup> The lot is adjacent to a lot that used to house the NYCHA Prospect Plaza tower before it was deemed beyond repair and demolished in 2005.<sup>102</sup> NYCHA is currently in the process of redevelopment of Lot 35 to affordable housing as part of Revitalization Plan of Prospect Plaza. NYCHA created a Community Plan, adopted in 2010, and residents identified this publicly owned land as an ideal location for a pocket park while also accommodating a new housing complex. There is an existing playground that lies between the new construction and our proposed lot that would perfectly compliment proposed park space.<sup>103</sup> During the land use survey we conducted, we learned that the new development is currently under construction and is scheduled for completion in 2018. However, Lot 22 has remained vacant and untouched since the creation of the NYCHA Community Plan, and is still under NYC Housing Preservation and Development (HPD) ownership.<sup>104</sup> *Healthy Brownsville* recommends that the community contact their elected officials and NYCHA to ensure that the HPD-owned land is indeed transferred to the ownership of NYC DPR. After that, the process of converting the lot to a community park space can begin. If completed, this affordable housing project together with the proposed park will be an important demonstration of the beneficial planning processes NYCHA can bring to the neighborhood.<sup>105</sup>



**Livonia Ave** We propose that a combination of multiple lots - Lot 29 (Block 3585), Lot 26, Lot 40, Lot 41, Lot 42, and Lot 43 (Block 3586) - on Livonia Avenue are converted into an extension of Betsy Head Park. All the lots are publicly owned and are not a part of an active urban renewal plan.<sup>106</sup> Betsy Park is a historic flagship neighborhood park currently in need of several repairs. It is one of the key locations in the neighborhood and a very important community asset. Improvements to its quality and safety, along with new play and social space created on the proposed lots, can enhance Betsy Head Park's role as one of the neighborhood destinations. The lots are divided from Betsy Head Park by both Livonia Avenue and the elevated rail. While the elevated rail and the street are a barrier, the NYC Department of Transportation (DOT) has recently issued requests for proposal for the activation of Livonia Avenue under the elevated rail. They are in the process of reviewing the proposals.<sup>107</sup> Once completed, the space under the elevated rail can transition from a barrier into a welcoming and crucial connecting point between the new and old sections of Betsy Head Park. Three of the proposed lots are already owned by the NYC Department of Parks and Recreation. Once combined, the proposed lots will provide the community with 31,033 sf of new play and social space.<sup>108</sup>



**Rockaway Ave** The selected lots are located on Rockaway Avenue, one of the two major commercial strips in Brownsville, and only a couple of blocks away from Pitkin Avenue, neighborhood's main commercial corridor. The lots are a part of expired Marcus Garvey Urban Renewal Plan and were intended for residential, commercial, public, semi-public, open space and alternate use.<sup>109</sup> All the lots are publicly owned and have been vacant at least since 1994.<sup>110</sup> They are right across the street from NYCHA, and next to private row houses. Activating this space will provide residents with new open space and improve safety and attractiveness of Rockaway Avenue. The total amount of added park space for the community would equal 54,526 sf.<sup>111</sup>







The key concept of the proposal is the relatively quick and simple conversion of vacant lots into parks. These spaces can range from new green spaces to playground spaces with simple and inexpensive equipment for activities such as lawn games and programmed exercise. An additional benefit of this process is the involvement of local youth during the site cleanup, site conversion, and installation of play equipment in the vacant lots.

To encourage youth to participate in the project, scholarships can be awarded through eligible community organizations, similar to the example of the Community Lawns initiative in Pittsburgh. An additional benefit for youth is the attainment of practical skills when making the game equipment and participating in the site cleanup. We propose that the equipment is stored on site, and that staff members or volunteers take responsibility for daily tasks such as opening and closing the space. Another staff or volunteer task is to monitor playground, similar to the management of the Imagination Playground, a new playground space in Brownsville. Examples of lawn games to build include cornhole, horseshoes, cornhole, bocce, ladder toss, kubb, molkky, giant jenga, and table tennis.<sup>112</sup>

### Highlights<sup>113</sup>

- Green lawn
- Game equipment: self-made and locked on site
- Inexpensive materials
- Low impact lawn games: cornhole, horseshoes, cornhole, bocce, ladder toss, kubb, molkky, giant jenga, table tennis
- Partnership with local businesses and community organizations
- Person present on site - similar to the Imagination Playground
- Scholarship to clean out the vacant lots for local teenagers
- Partnership to teach them to use tools to build game equipment

### Making it Happen

#### 1 How would the community like a lot to be developed?

Develop the proposal (what exactly does community envision happening on the lot?)

#### 2 Where would the park be located?

Identify publicly owned vacant lots that are suitable for the proposal. *Healthy Brownsville* recommends looking at publicly owned lots since a majority of the lots in the neighborhood are owned by NYC Department of Citywide Administrative Services and NYC Housing Preservation and Development, with a few lots owned by NYCHA, the NYC Department of Transportation, and developers of affordable housing. Less than a fourth of the vacant lots in Brownsville are privately owned.

#### 3 Who can help?

Develop partnerships with community and non-profit organizations to get support and funding.

Potential Partners

- |                                 |   |
|---------------------------------|---|
| • KaBOOM                        | <a href="https://kaboom.org/about_kaboom">https://kaboom.org/about_kaboom</a>                                 |
| • NYRP                          | <a href="https://www.nyrp.org/about/where-we-work/parks/">https://www.nyrp.org/about/where-we-work/parks/</a> |
| • Grow to Learn                 | <a href="http://www.growtolearn.org/">http://www.growtolearn.org/</a>   |
| • Citizens Committee for NYC    | <a href="http://www.citizensnyc.org/">http://www.citizensnyc.org/</a>   |
| • IOBY (In Our Backyards)       | <a href="https://www.ioby.org/">https://www.ioby.org/</a>   |
| • Change by Us                  | <a href="http://newyork.thecityatlas.org/change/">http://newyork.thecityatlas.org/change/</a>                 |
| • Build it Green! NYC           | <a href="http://www.bigreuse.org/">http://www.bigreuse.org/</a>   |
| • 596 Acres                     | <a href="http://596acres.org/">http://596acres.org/</a>   |
| • Brooklyn Community Foundation | <a href="http://www.brooklyncommunityfoundation.org/">http://www.brooklyncommunityfoundation.org/</a>         |
| • Girls on the Run              | <a href="http://www.gotrnyc.org/newsite/">http://www.gotrnyc.org/newsite/</a>                                 |
| • Made in Brownsville           | <a href="http://madeinbrownsville.org/">http://madeinbrownsville.org/</a>                                     |

#### 4 Start the process of leasing or transferring the ownership of land

*Healthy Brownsville* recommends that the Brownsville community works with 596 Acres throughout all stages of transferring land ownership. 596 Acres is a community organization that, together with NYC residents, has succeeded in converting multiple vacant lots into community gardens throughout NYC and Brownsville. They possess invaluable practical experience and legal expertise, and have succeeded in assisting communities to activate neglected land throughout the city. Their information can be accessed at <http://livinglotsnyc.org/resources/pathways/>

#### 5 Obtain required permits and insurance

#### 6 Start building the park

### Challenges

- Navigating City Permits
- Securing a long term lease with the city (at least 5 years)
- Managing Insurance
- **Funding**

### Need for Supporting Strategy

Community involvement and funding are essential to fixing the existing parks and maintaining the new parkland. The experts we've interviewed identified finding money for maintenance of parks as a bigger challenge than persuading the city to lease the land and/or to transfer the ownership of to the parks department if the temporary project is a success. Getting funding is impossible without active community involvement.



Phoenix Community Garden, Brownsville

## Asset 4 Vacant Lots

## Supportive Strategy Improve the Quality of Parks



Through research and fieldwork, we've established that parks in Brownsville need capital improvements, from maintenance and safety to activation of unused and neglected parts of park space. This can be done by removing unnecessary fencing, making the spaces more inviting, and introducing events and programming. Such projects require financing. On average, Brownsville parks receive 16.5 times less funding than citywide average. However, the number of parks in "acceptable" condition is 9% lower than citywide average, and the number of parks acceptable for cleanliness is 8% less than citywide average. The condition of Brownsville's parks is not unique to NYC. Brownsville is among several neighborhoods across the city that have felt the effects of decades-long shortages in funding for their parks.<sup>114</sup> The NYC Department of Parks and Recreation (DPR) has been operating on strained budget for decades.

DPR manages 14% of land in NYC, but receives only 0.5% of the City's budget. Although the past two administrations have increased funding for DPR, funding for maintenance and operation has decreased from 1.5% to 0.56% since the 1970s.<sup>115</sup> Catch up on the decades-long backlog of necessary repairs and investments results in neighborhoods competing with each other for limited park funding. DPR's recent initiative "Parks Without Borders" aims to remove excessive fencing and barriers installed in NYC parks when crime

rates were high and the parks were perceived as unsafe. The new understanding is that the fences have become excessive and uninviting barriers that prevent people from using parks. The City has allocated \$40 million to remove and redesign fencing in parks to make them more open and inviting to the public.<sup>116</sup> Nearly half of NYC's parks have applied for the program, but only 8 parks were chosen. Community activism was a contributing factor when DPR was making its choice. Two Brooklyn Parks were chosen: Prospect Park and Fort Greene Park.<sup>117</sup> There are two things that are very important to point out: a) Fort Greene and Prospect Park are arguably in better condition and have less excessive fencing than many of Brownsville Parks; b) both parks have very strong and influential Conservancies and Community Boards loudly advocating on their behalf.<sup>118</sup>

The experts that we interviewed pointed out that currently there are two effective ways to get park funding from NYC government: 1) strong advocacy to local elected officials and 2) a non-profit "Friends of Parks" style organization to serve as a liaison and an advocate between the community and the DPR.

Park Conservancies, Friends of Parks, and similar community organizations have been appearing throughout NYC and the rest of the country, in reaction to strained public parks budgets. Such organizations fulfill three very important functions: they "friend"-raise, fundraise, and advocate.

"Friend-raising" refers to recruiting supporters and volunteers, and building long-term partnerships with other advocacy and community organizations. Fund-raising entails obtaining funds through membership, donations, and grants. Advocacy implies that the community organization will serve as a liaison on the parks' behalf between the community and the local government.<sup>119</sup>

A community organization, "Friends of Brownsville Parks", was formed during the time we were conducting our research. We believe that the organization can fill the void of parks advocacy and successfully advocate on behalf of the neighborhood. We feel that the existence of this organization is essential in order for the community to win funding for future systematic improvements to Brownsville's parks. We recommend prioritizing the following needs when advocating for improvements in Betsy Head Park:



Betsy Head Park

### Recommendations for "Friends of Brownsville Parks"

#### Taking part in the next round of two major NYC Department of Parks and Recreation programs

**1** Community Parks Initiative and Parks without Borders are two major programs organized by DPR to improve the state of neighborhood parks.<sup>120</sup> We believe that Brownsville's parks qualify for both programs. Application and participation in the second rounds of these programs would be the fastest way to receive funding and improvements.

#### Concentrating fundraising and advocacy efforts on an overhaul of Betsy Head Park to turn it into a flagship neighborhood park

**2** The largest neighborhood park is often neighborhood's focal point and vital center. If the park is successful, it becomes a magnet for the neighborhood residents and visitors. It fulfills a very important social function of connecting residents and creates a healthy, relaxed, and safe atmosphere in the neighborhood. It is also directly connected to rising surrounding property values, and desire of businesses to locate in the neighborhood.<sup>121</sup> Betsy Head Park is poised to become the flagship park of Brownsville. We recommend prioritizing a redesign of the park space for current uses, increased staffing, and the creation of more inviting entrances and exterior areas

#### Advocating for funding to employ more full time uniformed staff to improve perception of safety in Brownsville Parks

**3** Low perceptions of safety are a major issue for the neighborhood. We recommend advocating for increased amount of park enforcement patrol officers and maintenance staff in Brownsville parks.

#### Long Term Goal: Working with the Parks Department to develop a Parks of Brownsville Master Plan

**4** One of the long term priorities for many successful parks conservancies is the creation of a master plan - a centralized document created by DPR with the input of residents and advocacy groups. Such a plan analyzes the existing conditions, and identifies short and long term goals for systematic improvements and development of parks in the neighborhood. It can take a long time to develop a masterplan, but once created, such a plan is an invaluable resource and a bargaining chip for the community. Some of the best examples of park master plans recently adopted by DPR include Northern Manhattan Parks Master Plan<sup>122</sup> and Van Cortlandt Park Master Plan.<sup>123</sup>

#### We suggest fostering partnerships with the following organizations for fundraising efforts, events, workshops, support equipment and materials:

1) *Partnerships for Parks by City Parks Foundation*

Partnerships for Parks is the public-private program that supports and champions a growing network of leaders caring and advocating for neighborhood parks and green spaces.

**5** 2) *NYRP -- New York Restoration Project*

NYRP is a powerful non-profit organization with strong network of sponsors. They list Central Brooklyn as one of their priority areas and are already doing work with some of Brownsville's community gardens.

## Asset 4 Vacant Lots

## Strategy 2 Lots to Programming

6 Arts Programs



5 Performance Spaces



4 Sit-Down Restaurants



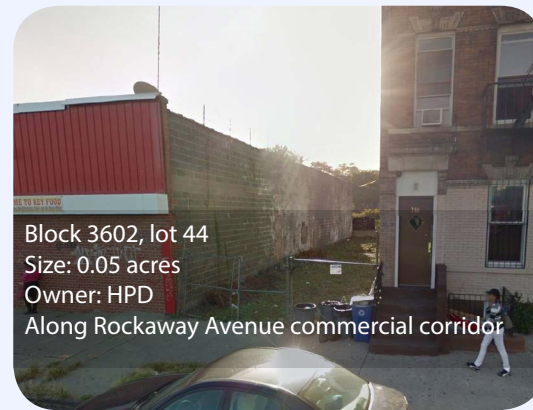
1 Bar/Lounge



Brownsville contains very few community gathering spaces. Community gathering spaces are a key component of healthy communities, as they create opportunities to bring residents together and get to know each other, creating a greater sense of collective community pride and mutual trust. The absence of community space can in turn build mistrust and increase social isolation, conditions linked to depression and mental illness. When coupled with the early closing hours of most businesses in Brownsville, the lack of community gathering space also creates an inactive street environment that provides fewer “eyes on the street” and increases the likelihood of opportunistic criminal activity.

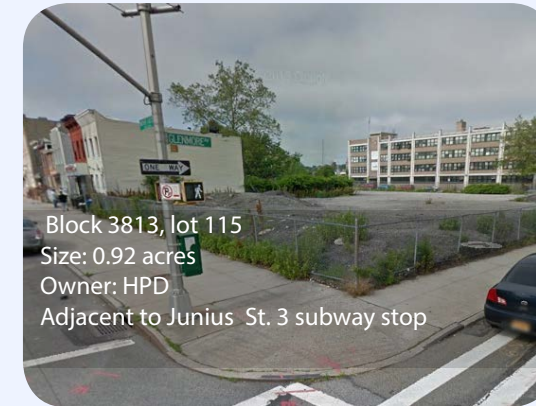
The **Lots to Programming** strategy aims to counteract the detrimental effects of vacant land and improve Brownsville’s cultural and entertainment climate by creating new food, retail, arts and nightlife opportunities through a series of temporary placemaking events. Building upon the success of

similar initiatives like the MGB Pops pop-up retail market in Brownsville and the reNew Lots pop-up market and artist incubator in East New York, this strategy will produce community spaces that bring Brownsville’s residents together while at the same time generating employment and economic development opportunities for local entrepreneurs and residents. Additionally, potential programmatic uses have the potential to enhance nutrition and food access in Brownsville.

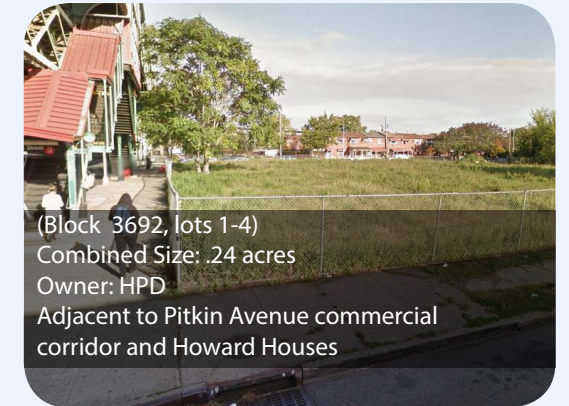


Block 3602, lot 44  
Size: 0.05 acres  
Owner: HPD  
Along Rockaway Avenue commercial corridor

### Potential Sites<sup>126</sup>



Block 3813, lot 115  
Size: 0.92 acres  
Owner: HPD  
Adjacent to Junius St. 3 subway stop



(Block 3692, lots 1-4)  
Combined Size: .24 acres  
Owner: HPD  
Adjacent to Pitkin Avenue commercial corridor and Howard Houses

Combined Lots  
Mother Gaston Blvd

Livona Ave

792 Rockaway Ave

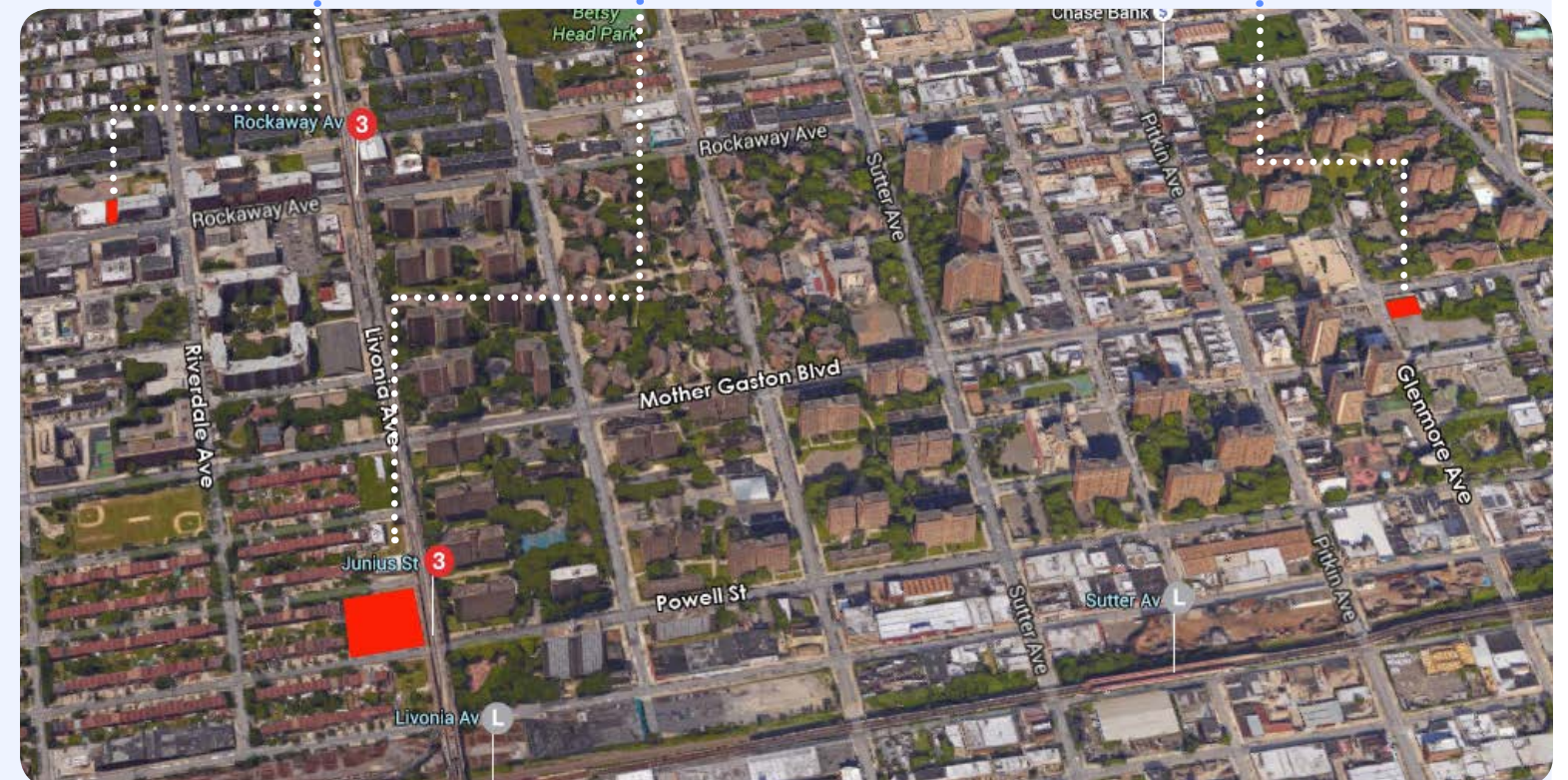
### Best Practices



**MGB Pops** is a seasonal pop-up market located on a small city-owned vacant lot on Mother Gaston Boulevard. Creation of MGB Pops was driven by requests from Brownsville residents for more community space and a more diverse array of local food and retail options. Opening in 2014, MGB Pops features low-cost rental space for local small businesses and entrepreneurs as well as business support services and community event space. MGB Pops is a collaborative effort between the New York City Economic Development Corporation (NYCEDC), Made in Brownsville, Brownsville Partnership, Ocean Hill Brownsville Neighborhood Improvement Association, Brownsville Community Justice Center, and ORE Design + Tech.<sup>124</sup>



**reNew Lots** is a seasonal pop-up market and artist incubator, featuring below-market storefront rental space local entrepreneurs, professional development services and training for participating vendors, performance and exhibition space for four local artists, and a young artist apprenticeship and mural arts program. The space features used shipping containers converted into vendor booths and artist studios, an example of how cost-effective design can quickly transform underutilized land into a vital community asset.<sup>125</sup>





Beer Garden<sup>127</sup>



Farmer's Market<sup>128</sup>

### Making it Happen

Implementation of the Lots to Programming strategy entails a five step process guided by community participation

- 1 Site Identification:** CB 16 select an appropriate lot and contacts the owner to seek permission to use it for programming.
- 2 Community Engagement Workshops:** CB 16 organizes community workshops to brainstorm ideas and decide what the vacant lot will be used for. Potential programming ideas can be found on the previous page.
- 3 Partnerships & Funding:** CB 16 identifies funding sources and develops strategic partnerships with organizations and agencies equipped to carry out the chosen programming.
- 4 Planning & Design:** Partner organizations plan and design the programming.
- 5 Activation:** Programming begins with a kick-off event.

### Potential Funding Sources



- Art Place America National Creative Placemaking Fund
- Avenue NYC Commercial Revitalization Grants
- Brooklyn Community Foundation Grants
- Corporate Sponsorship
- Dream Big Entrepreneur Initiative
- Kresge Foundation Grants
- Melting Pot Foundation
- Stella and Charles Guttman Foundation

### Potential Parters

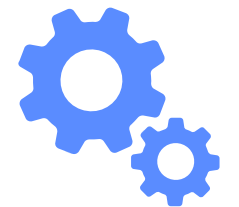


- Brownsville Partnership / Community Solutions
- Brownsville Community Justice Center
- Made in Brownsville
- NYC Department of Cultural Affairs
- New York City Economic Development Corporation
- Ocean Hill-Brownsville Neighborhood Improvement Association
- Pitkin Avenue Business Improvement District
- 596 Acres
- ORE Design

### Challenges



- Funding
- Navigating City Permits
- Securing a long term lease with the city (at least 1 year)
- Developing public-private partnerships
- Managing Event Insurance



Outdoor Cinema<sup>129</sup>



Live Music<sup>131</sup>



Event Space<sup>133</sup>



Food Trucks<sup>135</sup>



Pop-up Restaurant<sup>137</sup>



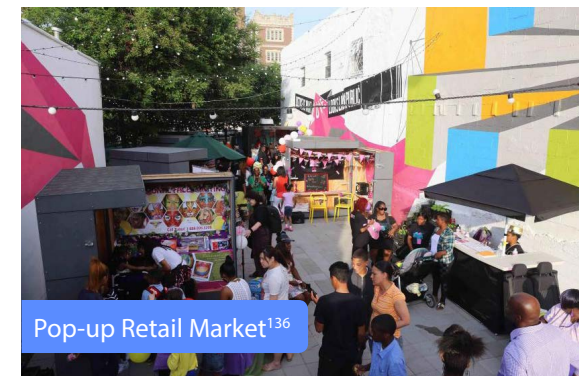
Community Dining Room<sup>130</sup>



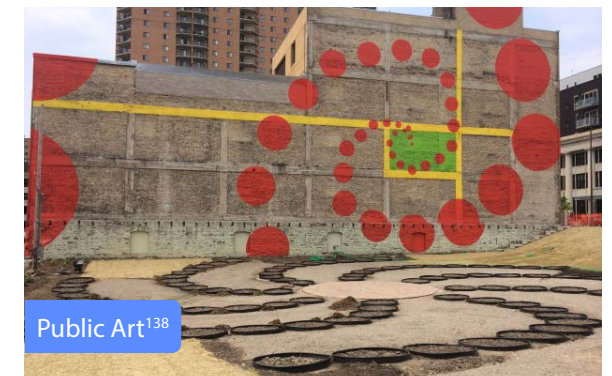
Game Garden<sup>132</sup>



Mini Golf<sup>134</sup>



Pop-up Retail Market<sup>136</sup>



Public Art<sup>138</sup>

## Asset: Vacant Lots

## Supporting Strategy Healthy Living Hub

**32%** obesity rate compared to **24% NYC**



**#1** in NYC for preventable diabetes hospitalizations



Brownsville Community Health Profile

Among New York City's 59 Community Districts, Brownsville ranks 11th for obesity rates, and ranks 6th for percentage of residents suffering from diabetes.<sup>139</sup> Utilizing a vacant space located within a busy transit hub, *Healthy Brownsville* seeks to improve health outcomes related to physical health and nutrition.

The Healthy Living Hub is a proposed programmed space that reimagines the vacant Long Island Railroad Substation, along with the vacant rail platform and tracks at the nearby Atlantic Ave L train station. The Substation, identified as LIRR Substation #2, consists of more than 10,000 square feet of interior space. In addition to close proximity to the Atlantic L train station, these spaces are located adjacent to the East New York stop on the LIRR line. These spaces have the potential to be transformed from unused space into a vital community asset. This project is in line with the Department Of City Planning's initiative to enhance the immediate area surrounding Broadway Junction for the benefit of local residents.<sup>140</sup>

*Healthy Brownsville* proposes that the Healthy Living Hub should house amenities and services that encourage a nutritious lifestyle, including a supermarket, community gardening facilities, and a cooking school. This will enable a direct "farm-to-table" style of programming to allow community members to grow, shop for, and prepare healthy meals.

### Existing Efforts and Plans

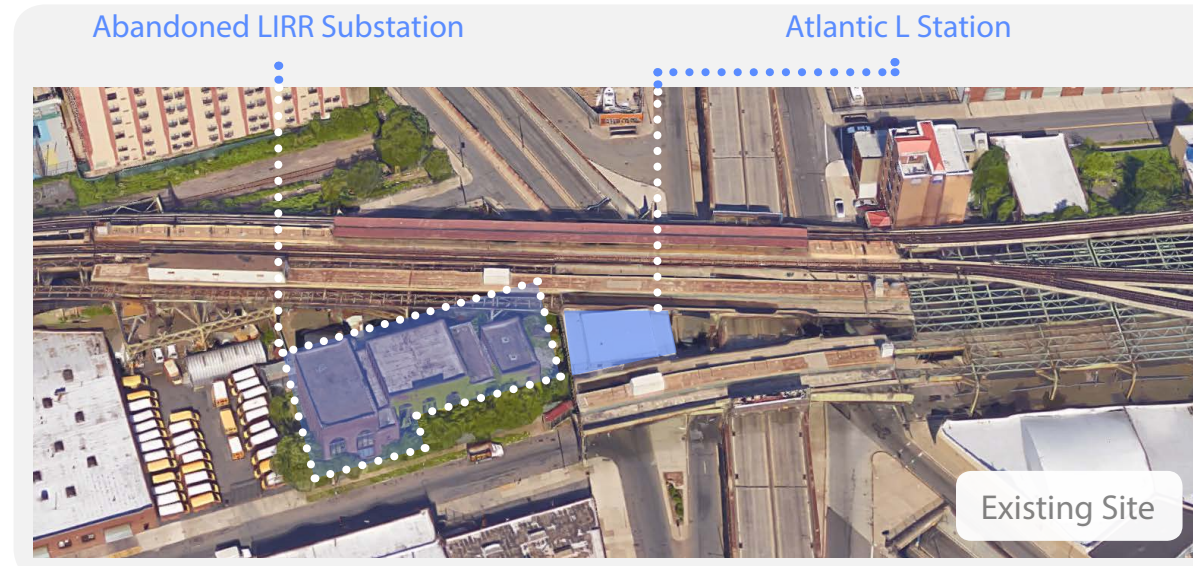
The citywide FRESH program offers zoning incentives for building supermarkets.<sup>141</sup>

A local program, the Melting Pot, provides culinary training for Brownsville residents.<sup>142</sup>

As part of their 'Sustainable Communities: East New York' Plan, the NYC Department of City Planning issued a request for proposals for the abandoned LIRR Substation #2, in 2014.<sup>143</sup>

### Best Practices

The Emory Urban Health Initiative organized a community teaching garden in the parking lot of a Super Giant Foods grocery store in Northwest Atlanta's Bankhead neighborhood. At this site, the Emory



Urban Health Initiative organized classes on gardening, cooking, nutrition, and provided fresh healthy food options for the community. Due to the success of the program, the community garden is being relocated to a larger space.<sup>144</sup>

### Implementation

This project can be funded through the Federal Transit Administration's Pilot Program for Transit-Oriented Development Planning in conjunction with their Capital Investment Grant Program.<sup>145</sup> The Healthy Living Hub is a response to the Department of City Planning's proposed plan for the vacant LIRR Substation #2.

Their plan conceives of the re-use of this building as an employment and job creation hub.<sup>146</sup> *Healthy Brownsville's* plan would instead re-envision the vacant station as a green market and cooking school. Abandoned tracks along the L subway line can be reused as a community garden. Produce can be sold in the green market, and cooking classes can enhance community members' cooking skills with recipes to provide healthier meals for their families. The Healthy Living Hub would be a vital contribution to improving the nutrition and health of Brownsville's residents.



- CB 16
- Grocery Stores
- Healthy Living Hub

### Location

The Healthy Living Hub will be located at the abandoned LIRR Substation #2, at the intersection of the L subway line and the Long Island Rail Road light rail line. The map above shows the location of supermarkets in the area and demonstrates that the site is in an area under-served by grocery options.

### Implementation



#### Contact







Kerensa Wood, Department of City Planning

kwood@planning.nyc.gov

# Asset 5 Community Networks



Brownsville's community networks are an asset because they enhance services to the residents. Key organizations within Community District 16 (CD16) include:

-  Brooklyn Community Board 16
-  Brownsville Partnership
-  Brownsville Multi Service Center
-  Made in Brownsville
-  Brownsville Community Justice Center
-  HELP USA Brownsville Women's Center

Another major supporting community asset is:

-  CAMBA

Brownsville has been a pioneer in community networks since its foundation. A major component of theory about the importance of community networks is network theory, which incorporates the idea of connections of nodes within the network. Strong connections of nodes are called hubs and are important for the strength of the network.<sup>147</sup> This translates to community networks by creating the idea of strands of nodes of people who strengthen the community. Community Networks help to establish and maintain communication channels, exchange resources, and help coordinate collaboration among residents living within the networks.<sup>148</sup>

Another component important to community networks are public private partnerships (PPP). PPPs are important because they can add an infusion of money from the private sector to the public at lower costs through competition. PPPs can help deliver programs at a faster rate than the public sector would have been able to alone. Lastly there is a sharing of knowledge between the public and private sectors that can help foster new ideas.<sup>149</sup>



Brownsville Multi Service Center



Brownsville Community Justice Center



Brownsville Partnership



Made in Brownsville



Phoenix Community Garden



**Brownsville Partnership**

Brownsville Partnership is a network of residents and organizations working together to help address issues in Brownsville. Brownsville Partnership provides job placement assistance, facilitates resident-led improvements to public housing and community spaces, and works to improve public safety. In addition to these services, Brownsville Partnership helps spearhead MGB Pops, a seasonal entrepreneur market located in a vacant lot in Brownsville.<sup>150</sup>



**Brooklyn Community Board 16**

Brooklyn Community Board 16 (CB 16) is responsible for overseeing Community District 16, comprised of the Ocean Hill-Brownsville community. The Board consists of 50 members and 12 committees. CB 16's roles include evaluating land use, and the quality and quantity of services in the district. In addition, CB 16 makes recommendations for priorities on behalf of the community for the city's capital and expense budgets, and develops community improvement plans.



**Brownsville Multi-Service Center**

Brownsville Multi-Service Center (BMS) operates several low- and no-cost medical service facilities in Brownsville. BMS provides cardiology, dentistry, gastroenterology, infectious disease, OB/GYN, and pediatric services. In addition to these medical services BMS also operates a farmer's market, programs for HIV/AIDS management and a food program for low-income women and their children.<sup>154</sup>



**Made In Brownsville**

Made in Brownsville is a nonprofit that helps introduce and connect Brownsville youth to jobs in the science, technology, engineering, arts, and mathematics professions. Made in Brownsville offers studios in urban, landscape, and architectural design, printmaking, murals, 3D modeling and fabrication, photography, web design, graphic design and video production. In addition to youth studios, Made in Brownsville has been involved in MGB Pops and several vacant lot activation projects.<sup>151</sup>



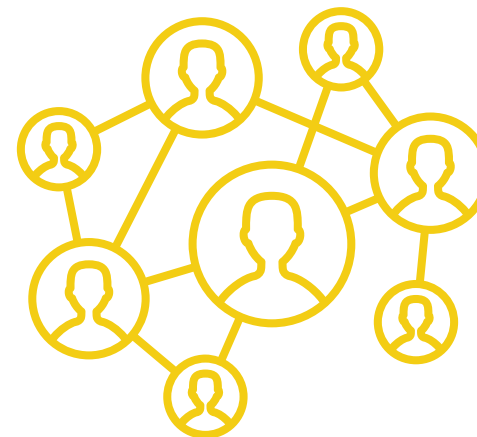
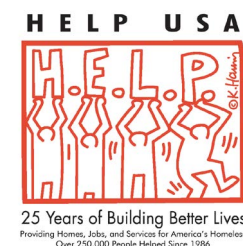
**Brownsville Community Justice Center**

Brownsville Community Justice Center (BCJC) manages programs for local youth involved with the criminal justice system. In particular, BCJC is involved in providing alternatives to incarceration for youth offenders in Brooklyn. BCJC is also involved in local efforts to redesign distressed public spaces in order to promote public safety, and community service programs that enlist youths to clean-up Brownsville and help maintain several local community gardens.<sup>155</sup>



**HELP USA**

HELP USA is an organization working to end homelessness by providing dormitory-style transitional housing. HELP USA manages Brownsville Women's Center, a homeless shelter for single women that provides medical services, mental health services, daily meals, and housing placement and employment assistance.<sup>152</sup>



**CAMBA**

CAMBA provides several different programs and housing to the community of Brownsville, including family support, health services, housing, and youth educational programs. In Brownsville, CAMBA operates two supportive housing buildings, two violence prevention centers, two homeless shelters, two after school programs, and one student support program.<sup>156</sup>



# Part 3

## Making it Happen



Phoenix Community Garden, Brownsville



# Wellness District

Ideas are nothing without good implementation. There are two major challenges to implementing the strategies outlined in this report are: (1) finding synergies, defined as the cooperation of two or more organizations to produce combined effects greater than their separate efforts, and (2) attracting public and private funding. As a solution to both of these problems, *Healthy Brownsville* proposes that CB16 take the lead on launching the Brownsville Wellness District.

A **Wellness District** is a group of community-based organizations, local businesses, and city and state agencies who coordinate on key initiatives to improve the mental and physical health of residents within a geographical region.

This is not a new concept, and countless examples exist of neighborhoods that have launched similar cooperatives to implement health strategies. The governance and management structure of a wellness district can go a lot of different ways, and much of CB16's responsibility will be to develop a business plan that meets the needs of the community. It is recommended that CB16 look to the Vita Health & Wellness District as a model.

The Vita Health & Wellness District began in Stamford, Connecticut in 2010 as an innovative land swap between Charter Oak Communities, Stamford's public housing authority, and Stamford Hospital. In exchange for a residential parcel to build mixed-income and supportive housing, Charter Oak Communities gave Stamford Hospital an obsolete public housing project to redevelop into a hospital expansion. This arrangement stabilized a neighborhood suffering from disinvestment and helped to elevate the collaboration to a 15-member partnership between public and private institutions that work together to improve health outcomes in Stamford.

The Vita Health & Wellness District improves health through urban agriculture and nutrition education, parks connectivity, streetscape improvements for safety and walkability, workforce development geared around health and wellness, and community connections.

Since 2010 the district has received national acclaim. In 2011, the Department of Housing and Urban Development provided Vita with the Sustainable Communities Challenge grant to underwrite the Vita strategic plan. The following year, Vita was selected by the U.S. Environmental Protection Agency for the Building Blocks Equitable Development technical assistance program.<sup>157</sup>

## Goals of the Brownsville Wellness District

- 1 Build community partnerships with government agencies, community based organizations, and local businesses
- 2 Attract funding from public and private, local and national institutions to support new and existing health initiatives

### Public Partners

- ✱ Brooklyn Community Board 16
- ✱ Elected Officials
- ✱ State and Federal Agencies
- ✱ DOHMH
- ✱ DHS/HRA
- ✱ DYCD
- ✱ DOT
- ✱ DOE
- ✱ MOCJ
- ✱ NYCHA
- ✱ DFTA
- ✱ DOT
- ✱ DCP
- ✱ SBS
- ✱ OCDV

### Private Partners

- ✱ Brookdale Hospital
- ✱ New Yorkers for Parks
- ✱ Brownsville Partnership
- ✱ Brownsville Multi Service Center
- ✱ Made in Brownsville
- ✱ Brownsville Community Justice Center
- ✱ HELP USA
- ✱ CAMBA
- ✱ Pitkin Avenue BID



Mural by Groundswell, Located at 1788 Pitkin Ave

## Examples of Successful Wellness Districts



Healthy Eating Active Living (HEAL) Zones  
 Activate Anaheim is one of 10 HEAL Zones developed by Kaiser Permanente to “support healthy behaviors and reduce obesity through clinical practice and sustained community-level change.”<sup>158</sup>



The El Camino Healthcare District  
 Formed in the mid-1950s by a group of physicals and citizens to establish, maintain, or provide assistance to health facilities, the ECHD is a government entity that oversees revenue from a local EHCD tax.<sup>159</sup>



The Bryan, Texas Health and Area Wellness Plan  
 Still in the community engagement stages, the Bryan, Texas Health and Area Wellness Plan is just as much about attracting world-class employers and employees as it is about promoting healthy, active lifestyles.<sup>160</sup>

# Funding Sources

All of the strategies identified in *Healthy Brownsville* have been specifically developed to be actionable and attainable by Brownsville’s robust community network. These funding sources are specifically outlined to help community leaders better achieve improved health outcomes for Brownsville residents. The strategies found in the tables below are categorized by name of funding source, the agency or organization providing the funding, application deadlines and the amounts typically available to grantees.

## Wellness District \$

|  |   |                         |                                |  |   |
|--|---|-------------------------|--------------------------------|--|---|
| ReCAST Program   | Substance Abuse and Mental Health Services Administration | June 7, 2016 (Annually) | Up to \$1,000,000 over 5 years | Implementing evidence-based, violence prevention, and community engagement programs, as well as linkages to trauma informed behavior health services                                     | <a href="http://www.samhsa.gov/grants/grant-announcements/sm-16-012">http://www.samhsa.gov/grants/grant-announcements/sm-16-012</a> |
| Cooperative Agreements to Benefit Homeless Individuals | Substance Abuse and Mental Health Services Administration | March 15, 2016 (Annual) | Up to \$1,500,000 over 3 years | Funds to help increase capacity to provide accessible, effective, comprehensive, coordinated, integrated and evidence-based treatment services for serious mentally ill homeless people. | <a href="http://www.samhsa.gov/grants/grant-announcements/sm-16-007">http://www.samhsa.gov/grants/grant-announcements/sm-16-007</a> |
| Healthy Tomorrows Partnership for Children Program     | Health Resources and Services Administration              | August 2, 2016          | Up to \$50,000                 | Program promotes access to health care for children, youths and their families.  | <a href="http://www.grants.gov/web/grants/search-grants.html">http://www.grants.gov/web/grants/search-grants.html</a>               |

## NYCHA Strong Place Pathways \$

|                                    |                           |                                   |                 |   |   |
|------------------------------------|---------------------------|-----------------------------------|-----------------|---|---|
| City Council Discretionary Funding | The New York City Council | Annual Application. FY2017 closed | Varies          | Discretionary funding is a duly-appropriated sum of money in the City’s expense budget allocated to an eligible not-for-profit organization by the Council or a Member of the Council under section 1-02(e) of the rules of the Procurement Policy Board.   | <a href="http://council.nyc.gov/html/budget/application-faq.shtml">http://council.nyc.gov/html/budget/application-faq.shtml</a>       |
| Healthy Housing and Neighborhood   | The Kresge Foundation     | Ongoing                           | Up to \$500,000 | This is an open grant opportunity for organizations working to address: Policies, systems change and communication to connect health and housing; Policies that promote healthy housing and mitigate the impacts of substandard housing; innovative investments that connect community development, health and housing. | <a href="http://kresge.org/programs/health/developing-healthy-places">http://kresge.org/programs/health/developing-healthy-places</a> |

## NYCHA IEQ Program \$

|                                   |                       |         |                 |  |   |
|-----------------------------------|-----------------------|---------|-----------------|--|---|
| Equitable Transportation and Land | The Kresge Foundation | Ongoing | Up to \$500,000 | Funds urban and transit planning to improve public health. | <a href="http://kresge.org/programs/health/developing-healthy-places">http://kresge.org/programs/health/developing-healthy-places</a> |
|-----------------------------------|-----------------------|---------|-----------------|--|---|

## Wayfinding to Local and Regional Parks \$

Funded through New York City Department of Transportation

## Bicycle Connections to Regional Parks \$

Funded through New York City Department of Transportation

## Traffic Calming to Improve Safety \$

Funded through New York City Department of Transportation

# Funding Sources

## Lots to Parks



|   |   |                                  |                 |   |   |
|---|---|----------------------------------|-----------------|---|---|
| Let's Play Community Construction Grants                                  | KaBoom  | July 1, 2016 ; September 9, 2016 | up to \$15,000  | Funding toward new playground equipment   | <a href="https://kaboom.org/grants/build_it_yourself">https://kaboom.org/grants/build_it_yourself</a>   |
| Environmental Protection Fund Grants for Parks, Preservation and Heritage | Office of Parks, Recreation & Historic Preservation | July 29, 2016 (Annually)         | up to \$500,000 | Funding for the acquisition, development and planning of parks or restoration or preservation of parks. | <a href="https://www.ny.gov/sites/ny.gov/files/atoms/files/2016ResourcesAvailableGuideFINALV4.pdf">https://www.ny.gov/sites/ny.gov/files/atoms/files/2016ResourcesAvailableGuideFINALV4.pdf</a> |

## Improve the Quality of Parks



|                     |   |                         |               |   |   |
|---------------------|---|-------------------------|---------------|---|---|
| Capacity Fund Grant | Partnerships for Parks -- City Parks Foundation | June 1, 2016; October 1 | Up to \$5,000 | Partnerships for Parks makes small grants of up to \$5,000 to strengthen the outreach, membership, and program-planning capacity of community groups who care for their neighborhood parks in all five boroughs of New York City. This initiative is made possible by City Parks Foundation thanks to the Parks Equity Initiative of the New York City Council under the leadership of Speaker Melissa Mark-Viverito. | <a href="http://www.cityparksfoundation.org/partnerships-for-parks/grantsresources/">http://www.cityparksfoundation.org/partnerships-for-parks/grantsresources/</a> |
|---------------------|---|-------------------------|---------------|---|---|

## Lots to Programming



|   |   |                  |  |  |   |
|---|---|------------------|--|--|---|
| Native Creative Placemaking Fund        | Art Place America                         | March (Annually) | Varies (\$10.5 Million in total funding available) | Funds projects that work with artists and arts organizations to help build stronger, healthier communities. Funding is available for projects related to agriculture/food; economic development; education/youth; environment/energy; health; housing, immigration; public safety; transportation; or workforce development.                                     | <a href="http://www.artplaceamerica.org/our-work/national-creative-placemaking-fund/introduct">http://www.artplaceamerica.org/our-work/national-creative-placemaking-fund/introduct</a> |
| Avenue NYC Grant Programming            | NYC SBS Neighborhood Development Division | Varies           | Varies   | Provides funding for projects in low or moderate-income to implement commercial revitalization activities that benefit businesses and local residents.   | <a href="http://www.nyc.gov/html/sbs/html/neighborhood_development/avenue_nyc.shtml">http://www.nyc.gov/html/sbs/html/neighborhood_development/avenue_nyc.shtml</a>                     |
| Invest in Youth Grant Program           | Brooklyn Community Foundation             | June (Annually)  | \$20,000-\$40,000                                  | Funding available for nonprofits working to improve social and economic opportunities and outcomes for 16- to 24-year-olds, particularly young people of color living in Brooklyn.   | <a href="http://www.brooklyncommunityfoundation.org/apply/youth">http://www.brooklyncommunityfoundation.org/apply/youth</a>   |
| Brownsville Entrepreneurship Initiative | Dream Big Foundation                      | Ongoing          | Varies   | Provides training, mentorship, and capital to help local entrepreneurs make their business a reality. Funding available specifically for Brownsville residents.  | <a href="http://www.thedreambig.org/brownsville/">http://www.thedreambig.org/brownsville/</a>   |
| Infiltrating New Sectors                | Kresge Foundation                         | Ongoing          | Varies   | Provides funding for nonprofits to carry out initiatives that embed arts and culture in larger community revitalizations efforts. Emphasis on funding for initiatives in low-income neighborhoods.   | <a href="http://kresge.org/programs/arts-culture/pioneering-new-approaches">http://kresge.org/programs/arts-culture/pioneering-new-approaches</a>                                       |
| Trailblazers                            | Kresge Foundation                         | Ongoing          | Varies   | Funding available for nonprofits to carry out creative placemaking efforts that use arts and culture for community revitalization. Emphasis on funding in low-income areas that lack traditional investors.  | <a href="http://kresge.org/programs/arts-culture/harvesting-leading-practices">http://kresge.org/programs/arts-culture/harvesting-leading-practices</a>                                 |
| Corporate Sponsorship                   | Various                                   | N/A              | Varies   | Corporate sponsorship served as valuable source of revenue for ReNew Lots initiative in East New York, and could serve the same purpose for Lots to Programming initiatives in Brownsville. Corporate sponsors for ReNew included: Barclays Center, Con Edison, NYC Dept. of Cultural Affairs, A Blade of Grass, Macquesten, Dunn Development Corp., and Square. |   |

# Funding Sources

## Healthy Living Hub



|                                  |   |                 |                         |  |   |
|----------------------------------|---|-----------------|-------------------------|--|---|
| Capital Investment Grant Program | Capital Investment Grant Program                        | Ongoing         | Varies                  | The Federal Transit Administration has an ongoing Capital Investment Grant Program that can be used for transit improvements.  | <a href="https://www.transit.dot.gov/funding/grant-programs/capital-investments/capital-investment-grant-program">https://www.transit.dot.gov/funding/grant-programs/capital-investments/capital-investment-grant-program</a> |
| Federal Transit Administration   | Pilot Program for Transit Oriented Development Planning | June 13th, 2016 | \$250,000 - \$2 Million | Municipalities seeking funding through the Federal Transit Administration's Capital Investment Grant Program are also eligible for funding under the Pilot Program for Transit-Oriented Development (TOD) Planning | <a href="https://www.transit.dot.gov/TODPilot">https://www.transit.dot.gov/TODPilot</a>   |

## Mobile Health Centers



|   |  |  |                       |   |   |
|---|--|--|-----------------------|---|---|
| New Access Points   | Department of Health and Human Services Health Resources and Services Administration | June 16, 2016<br>(Potential for grant funding next year) | Average \$650,000     | The purpose of this Health Center Program grant is to support New Access Points for the delivery of comprehensive primary health care services to underserved and vulnerable populations. New Access Points will increase access to comprehensive, culturally competent, quality primary health care services and improve the health status of underserved and vulnerable populations in the area to be served. | <a href="http://bphc.hrsa.gov/programopportunities/fundingopportunities/NAP/index.html">http://bphc.hrsa.gov/programopportunities/fundingopportunities/NAP/index.html</a>     |
| Health Center Expanded Services Supplemental Funding Technical Assistance | Department of Health and Human Services Health Resources and Services Administration | July 15, 2015<br>(Potential for grant funding next year) | \$200,000 - \$600,000 | Expanded Services (ES) supplemental funds support increased access to preventive and primary health care services at existing Health Center Program grantee sites.  | <a href="http://bphc.hrsa.gov/programopportunities/fundingopportunities/ExpandedServices">http://bphc.hrsa.gov/programopportunities/fundingopportunities/ExpandedServices</a> |



Construction at Prospect Plaza of a mixed-use development

# Funding Sources

## School Based Health Centers \$

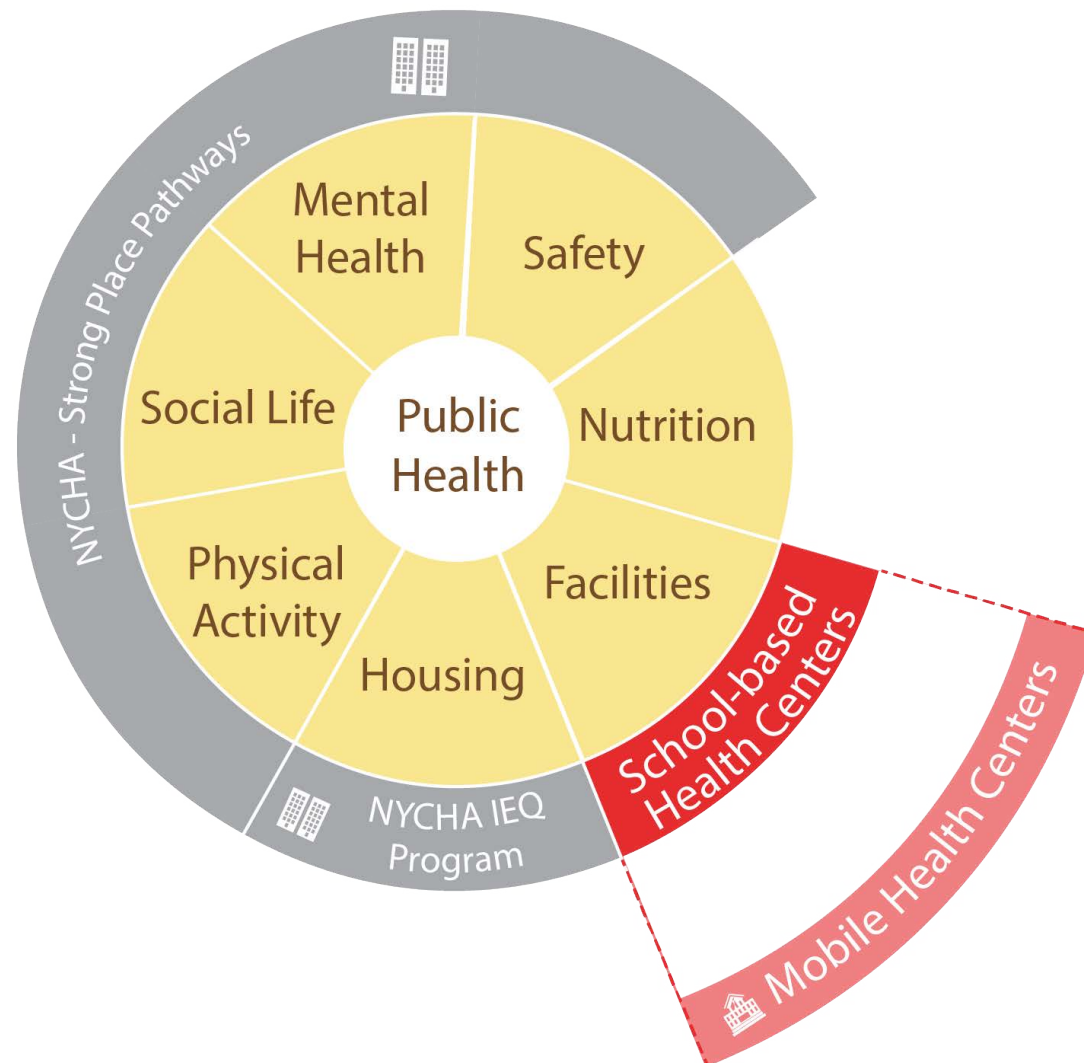
Creating a School Based Health Center requires close collaboration between specific stakeholders and the acquisition of many funding sources to become a reality. Due to this complexity, and the numerous steps involved in successfully creating a SBHC, this page is solely dedicated to its development.

### School Based Health Centers

School principals should contact the NYC Office of School Health to begin the conversation for establishing School Based Health Centers (SBHC).

#### General Requirements:

- 1 Commitment from the school or campus principal
- 2 A minimum school/campus enrollment of 1,200 students
- 3 A large population of students receiving free lunch
- 4 Campus located in an area with limited health care resources
- 5 Campus has adequate space for the SBHC facility
- 6 Must find health care service provider to create a partnership



Public School 396, Brooklyn

All new SBHCs will need to identify a source of funding for construction or renovation of the medical suite. This can be addressed by either public or private grants, City Council appropriations or other private sources. The average cost of a new facility is \$1.5 million dollars. Several funding sources are available to fill remaining gaps.

#### State Grant Opportunities:

- **Maternal and Child Health (MCH) Block Grant** [https://www.health.ny.gov/community/infants\\_children/maternal\\_and\\_child\\_health\\_services/](https://www.health.ny.gov/community/infants_children/maternal_and_child_health_services/)
- **Social Services Block Grant** <http://www.acf.hhs.gov/programs/ocs/programs/ssbg>

#### In-kind support:

Many SBHCs receive in-kind services from their sponsoring agencies, as well as from their host schools. School in-kind support usually takes the form of a health aide or school aide who works within the SBHC.

#### Federal Sources:

The healthy schools / healthy communities grant program  
 Department of Health and Human Services' Bureau of Primary Health Care  
 These grants have rolling application schedules, and amounts vary depending on the year.

An application package can be obtained by contacting:

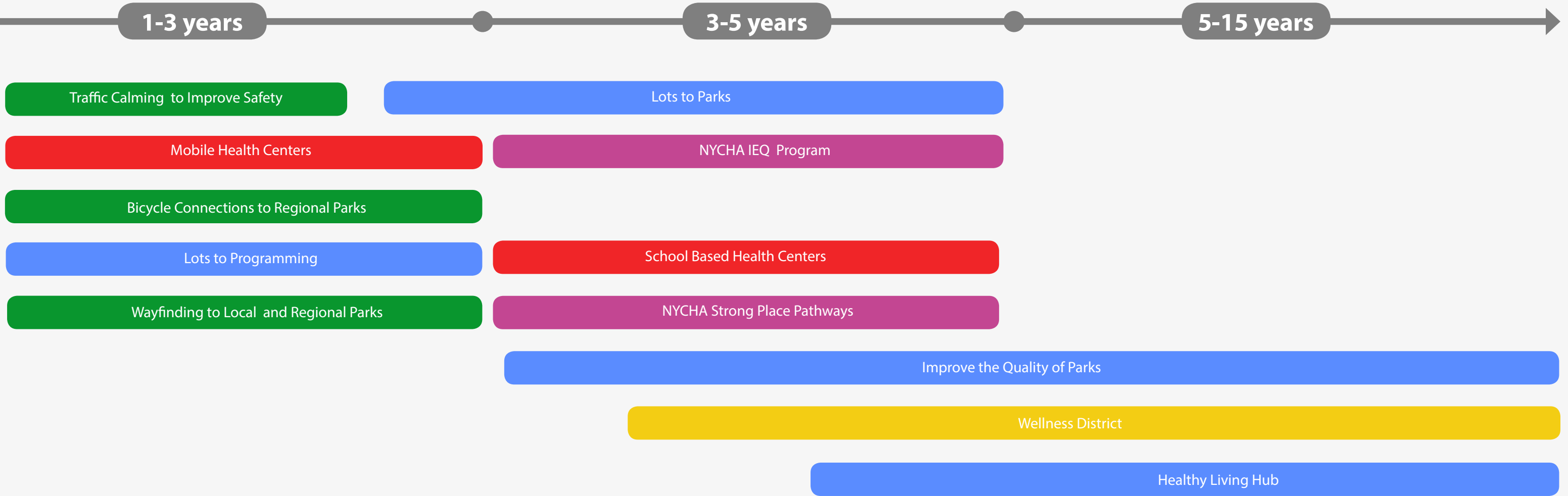
School Health Program  
 Bureau of Child Health  
 New York State Department of Health  
 Room 878, Corning Tower Building  
 Empire State Plaza  
 Albany, NY 12237-0618  
 (518) 474-1961

More information:

- <http://schools.nyc.gov/Offices/Health/SBHC/SBHC.htm>
- <http://www.hrsa.gov/ourstories/schoolhealthcenters/>

# Timeline

The timeline displays implementation periods of strategies proposed in this report. The strategies range from short-term to long term. All of the assigned times are indicative only, to give the Community Board an indication of the time horizon for each strategy.



## Conclusion

7 Needs

5 Assets ...for a Healthy Brownsville

11 Strategies

The eleven strategies outlined in *Healthy Brownsville* - designed with existing assets in mind - will improve public health and increase life expectancy in Brownsville. These strategies address neighborhood social determinants of public health, which we've identified through an extensive community outreach and research process. Our findings have led us to develop seven strategic assumptions that link social and physical conditions in Brownsville to specific mental health, public safety, and chronic disease outcomes.

Our strategies include measures to create better public spaces, improve housing, encourage active living, provide health services, improve safety, and connect Brownsville to the surrounding neighborhoods. We also propose comprehensive neighborhood partnerships, which can be developed by CB16 with a Wellness District, a geographic region within which public and private organizations can identify synergies and attract funding. In combination with the work that's already being done today, the strategies of *Healthy Brownsville* can make a difference in Brownsville.

CB16



Mural by Groundswell, Herzel St

# Appendix

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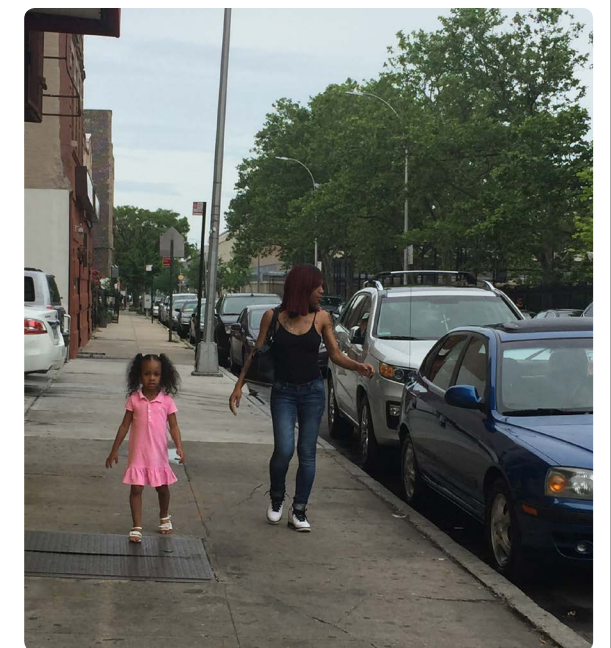
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## Community Outreach - Structured Interview Questions



1. Are you a Brownsville Resident?
2. Where do you get the majority of your food from?
3. What other kind of food options would you like to see in Brownsville, if any?
4. Is your primary health provider in your neighborhood?
5. What health services do you find most difficult to obtain?
6. What causes the most stress in your daily life?
7. Do you use your local parks?
8. What are some problems with your parks?
9. How safe do you feel walking in Brownsville alone at night?
10. How safe do you feel walking in Brownsville during the day?
11. Are there any streets in particular that you feel unsafe walking down?
12. Do you have easy access to the Internet?
13. What is your gender?
14. What is your age?
15. What do you like best about Brownsville?
16. What do you like least about Brownsville?



# Appendix

## Recommended Publicly Owned-Vacant Lots

| BBL                                     | Borough | Borough Code | Block | Lot | Address                | Zip Code | Owner Name                           | Lot Area | Zoning  | Max FAR | Neighborhood | Council District | Zoning Map | Located in BID | IDA | NMTC           | FRESH Incentive Program | HUBZone              | ICIP                                      |
|---|---------|--------------|-------|-----|------------------------|----------|--------------------------------------|----------|---------|---------|--------------|------------------|------------|----------------|-----|----------------|-------------------------|----------------------|---|
| <b>Proposed Site 1: Howard Avenue</b>   |         |              |       |     |                        |          |                                      |          |         |         |              |                  |            |                |     |                |                         |                      |   |
| 3014670022                              | BK      | 3            | 1467  | 22  | HOWARD AVENUE          | 11233    | HOUSING PRESERVATION                 | 6920     | R6      | 2.43    | Ocean Hill   | 41               | 17b        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| <b>Proposed Site 2: Livonia Ave</b>     |         |              |       |     |                        |          |                                      |          |         |         |              |                  |            |                |     |                |                         |                      |   |
| 3035850029                              | BK      | 3            | 3585  | 29  | LIVONIA AVENUE         | 11212    | DEPT OF GENERAL SERVI                | 14000    | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 2   |                | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3035860026                              | BK      | 3            | 3586  | 26  | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 10017    | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 2   |                | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3035860040                              | BK      | 3            | 3586  | 40  | 166 LIVONIA AVENUE     | 11212    | HUD                                  | 2504     | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 2   |                | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3035860041                              | BK      | 3            | 3586  | 41  | 754 HOPKINSON AVENUE   | 11212    | PARKS AND RECREATION                 | 1488     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 2   |                | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3035860042                              | BK      | 3            | 3586  | 42  | 756 HOPKINSON AVENUE   | 11212    | PARKS AND RECREATION                 | 1524     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 2   |                | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| <b>Proposed Site 3: Rockaway Avenue</b> |         |              |       |     |                        |          |                                      |          |         |         |              |                  |            |                |     |                |                         |                      |   |
| 3034990046                              | BK      | 3            | 3499  | 46  | 356 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990047                              | BK      | 3            | 3499  | 47  | 354 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990048                              | BK      | 3            | 3499  | 48  | ROCKAWAY AVENUE        | 11212    | DCAS                                 | 5000     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990050                              | BK      | 3            | 3499  | 50  | 376 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 5000     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990052                              | BK      | 3            | 3499  | 52  | 380 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990053                              | BK      | 3            | 3499  | 53  | 382 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2500     | C4-3    | 3.4     | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990054                              | BK      | 3            | 3499  | 54  | 384 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 5000     | C4-3    | 3.4     | Brownsville  | 41               | 17d        | Pitkin Avenue  | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990056                              | BK      | 3            | 3499  | 56  | 388 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2500     | C4-3    | 3.4     | Brownsville  | 41               | 17d        | Pitkin Avenue  | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990057                              | BK      | 3            | 3499  | 57  | 390 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2500     | C4-3    | 3.4     | Brownsville  | 41               | 17d        | Pitkin Avenue  | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990058                              | BK      | 3            | 3499  | 58  | 392 ROCKAWAY AVENUE    | 11212    | DCAS                                 | 2000     | C4-3    | 3.4     | Brownsville  | 41               | 17d        | Pitkin Avenue  | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990020                              | BK      | 3            | 3499  | 20  | 31 CHESTER STREET      | 11212    | HOUSING PRESERVATION                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990021                              | BK      | 3            | 3499  | 21  | 29 CHESTER STREET      | 11212    | HOUSING PRESERVATION                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990022                              | BK      | 3            | 3499  | 22  | 27 CHESTER STREET      | 11212    | HOUSING PRESERVATION                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990023                              | BK      | 3            | 3499  | 23  | CHESTER STREET         | 11212    | DCAS                                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990024                              | BK      | 3            | 3499  | 24  | CHESTER STREET         | 11212    | DCAS                                 | 2500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990017                              | BK      | 3            | 3499  | 17  | CHESTER STREET         | 11212    | HOUSING PRESERVATION                 | 7500     | C2-3/R6 | 2.43    | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3034990015                              | BK      | 3            | 3499  | 15  | 47 CHESTER STREET      | 11212    | HOUSING PRESERVATION                 | 2526     | C4-3    | 3.4     | Brownsville  | 41               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| <b>Additional Sites to Consider</b>     |         |              |       |     |                        |          |                                      |          |         |         |              |                  |            |                |     |                |                         |                      |   |
| 3038130115                              | BK      | 3            | 3813  | 115 | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 40000    | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036000029                              | BK      | 3            | 3600  | 29  | 156 RIVERDALE AVENUE   | 11212    | HOUSING PRESERVATION                 | 2000     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036000031                              | BK      | 3            | 3600  | 31  | 158 RIVERDALE AVENUE   | 11212    | HOUSING PRESERVATION                 | 1500     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036000032                              | BK      | 3            | 3600  | 32  | 160 RIVERDALE AVENUE   | 11212    | HOUSING PRESERVATION                 | 1500     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036000134                              | BK      | 3            | 3600  | 134 | RIVERDALE AVENUE       | 11212    | HOUSING PRESERVATION                 | 1500     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036000034                              | BK      | 3            | 3600  | 34  | 166 RIVERDALE AVENUE   | 11212    | HOUSING PRESERVATION                 | 1500     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036000035                              | BK      | 3            | 3600  | 35  | BRISTOL STREET         | 11212    | HOUSING PRESERVATION                 | 2500     | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110017                              | BK      | 3            | 3811  | 17  | 651 MOTHER GASTON BLVD | 11212    | HOUSING PRESERVATION                 | 2000     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110018                              | BK      | 3            | 3811  | 18  | 649 MOTHER GASTON BLVD | 11212    | HOUSING PRESERVATION                 | 2000     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110019                              | BK      | 3            | 3811  | 19  | 647 MOTHER GASTON BLVD | 11212    | HOUSING PRESERVATION                 | 2000     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110021                              | BK      | 3            | 3811  | 21  | 643 MOTHER GASTON BLVD | 11212    | HOUSING PRESERVATION                 | 2500     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110023                              | BK      | 3            | 3811  | 23  | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 1600     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110024                              | BK      | 3            | 3811  | 24  | 352 LIVONIA AVENUE     | 11212    | HOUSING PRESERVATION                 | 1600     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110026                              | BK      | 3            | 3811  | 26  | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 1600     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110027                              | BK      | 3            | 3811  | 27  | CHRISTOPHER AVENUE     | 11212    | HOUSING PRESERVATION                 | 2000     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3038110124                              | BK      | 3            | 3811  | 124 | 354 LIVONIA AVENUE     | 11212    | HOUSING PRESERVATION                 | 1600     | C2-4/R6 | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036200001                              | BK      | 3            | 3620  | 1   | HEGEMAN AVENUE         | 11212    | BROOKDALE HOSPITAL CE                | 1460     | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3036200101                              | BK      | 3            | 3620  | 101 | HEGEMAN AVENUE         | 11212    | THE BROOKDALE HOSPITA                | 1291     | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3036200002                              | BK      | 3            | 3620  | 2   | HEGEMAN AVENUE         | 11212    | BROOKDALE HOSPITAL ME                | 1267     | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3036200003                              | BK      | 3            | 3620  | 3   | HEGEMAN AVENUE         | 11212    | BROOKDALE HOSPITAL CE                | 2760     | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3036200005                              | BK      | 3            | 3620  | 5   | EAST 98 STREET         | 11212    | BROOKDALE HOSPITAL CE                | 33000    | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3036200052                              | BK      | 3            | 3620  | 52  | HERZL STREET           | 11212    | THE BROOKDALE HOSPITA                | 267      | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3036200075                              | BK      | 3            | 3620  | 75  | HERZL STREET           | 11212    | BROOKDALE HOSPITAL ME                | 2742     | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                |                      | Eligible for ICAP Benefits - Check zoning |
| 3035660006                              | BK      | 3            | 3566  | 6   | LIVONIA AVE.           | 11212    | HOUSING PRESERVATION                 | 20000    | R6      | 2.43    | Brownsville  | 42               | 17b        |                | 1   | Eligible       | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3035890021                              | BK      | 3            | 3589  | 21  | 401 CHESTER STREET     | 11212    | MARCUS GARVEY BROWNSTONE HOUSES, INC | 22025    | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920001                              | BK      | 3            | 3692  | 1   | MOTHER GASTON BLVD     | 11212    | HOUSING PRESERVATION                 | 2500     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920002                              | BK      | 3            | 3692  | 2   | MOTHER GASTON BLVD     | 11212    | HOUSING PRESERVATION                 | 2500     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920003                              | BK      | 3            | 3692  | 3   | MOTHER GASTON BLVD     | 11212    | HOUSING PRESERVATION                 | 2500     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920004                              | BK      | 3            | 3692  | 4   | MOTHER GASTON BLVD     | 11212    | HOUSING PRESERVATION                 | 2500     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920034                              | BK      | 3            | 3692  | 34  | 117 GLENMORE AVENUE    | 11212    | HOUSING PRESERVATION                 | 2500     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920035                              | BK      | 3            | 3692  | 35  | GLENMORE AVENUE        | 11212    | HOUSING PRESERVATION                 | 3750     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3036920037                              | BK      | 3            | 3692  | 37  | GLENMORE AVENUE        | 11212    | HOUSING PRESERVATION                 | 3750     | R6      | 2.43    | Brownsville  | 37               | 17c        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3035880027                              | BK      | 3            | 3588  | 27  | LIVONIA AVENUE         | 11212    | MARCUS GARVEY BROWNSTONE HOUSES, INC | 12000    | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3035880034                              | BK      | 3            | 3588  | 34  | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 600      | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3035880036                              | BK      | 3            | 3588  | 36  | CHESTER STREET         | 11212    | HOUSING PRESERVATION                 | 600      | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3035880035                              | BK      | 3            | 3588  | 35  | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 600      | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible Tract | Eligible                | Qualified as HUBZone | Eligible for ICAP Benefits - Check zoning |
| 3035880032                              | BK      | 3            | 3588  | 32  | LIVONIA AVENUE         | 11212    | HOUSING PRESERVATION                 | 600      | R6      | 2.43    | Brownsville  | 42               | 17d        |                | 1   | Eligible Tract |                         |                      |   |