

2020-2021

People-Focused Research:

# HEALTH & HOUSING

in Bedford-Stuyvesant  
Brownsville  
& East New York



COMMUNITY CARE  
OF  
BROOKLYN



MIT CoLab  
COMMUNITY INNOVATORS LAB



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# About Us

People-Focused Research: Health & Housing in Bedford-Stuyvesant, Brownsville & East New York is part of a series of reports carried out under the banner of Wellness Empowerment for Brooklyn (WEB) funded by Community Care of Brooklyn, a Performing Provider System under the New York State Delivery System Incentive Payment Program (DSRIP). WEB is the participatory action research (PAR) collective that centers neighborhood residents in determining what types of changes they believe will improve health and wellbeing in their communities. WEB teams conduct research using a social determinants of health (SDOH) framework and, based on findings, develop recommendations for improving health and building wealth. Project sponsors then collaborate to implement the recommendations.

The WEB team would like to acknowledge the critical contributions of our sponsors and community partners who were instrumental in informing our research objectives. We pay a special thanks to members of the Brooklyn Worker Council who, during the peak of the pandemic, took time out of their busy schedules to engage with us. Those acknowledged below continue to do the on-the-ground work helping make the communities of Central and East Brooklyn safe, healthy and joyous places to live.

## Research Team

### MIT Community Innovators Lab (CoLab)

Lawrence Haseley, MCRP, Project Lead  
April Hurley, Project Intern  
Gretchen Susi, Ph.D., Research Design; Project Manager

### Wellness Empowerment for Brooklyn (WEB) Research Team

Kei Yeung Chan, Student Resarcher (The City College of New York)  
Crystal Gilbert, Student Researcher (Brooklyn College)  
Mila Mirzakandova, Student Researcher (Brooklyn College)  
Jeffannie O'Garro, Student Researcher (Medgar Evers College)

### Brooklyn Workers Council, 1199SEIU

Paulette Forbes, Co-Chair  
Michelle Ned, Co-Chair

## Project Sponsors

### Community Care of Brooklyn /

### Community Action and Advocacy Workgroup

Emmanuella Chevalier, Program Coordinator, Community Engagement  
David I. Cohen, MD, MSc., Executive Vice President, Population Health and Academic Affairs  
Roger Green, CUNY Law  
Okenfe Lebarty, Senior Manager, Community Engagement  
Maurice Reid, Alliance for Healthy Communities  
Bruce Richard, Senior Consultant for Community Health, 1199SEIU  
Shari Suchoff, Vice President, Policy & Strategy

### Brooklyn Communités Collaborative

### The Coalition to Transform Interfaith Medical Center

### The East Brooklyn Call to Action

# Introduction

Bedford-Stuyvesant, Brownsville, and East New York are communities filled with culture, exciting foods and fashion, and residents who possess a strong pride for where they live and call home. Despite being in one of the wealthiest metropolitan regions in the country, the residents of these communities, who are predominantly, black and brown and of low-income, face high rates of poverty, chronic diseases such as heart disease and diabetes, and are in a constant struggle of finding adequate housing that is safe, affordable, and sustains wellness.

New York State and New York City have been investing billions of dollars in addressing these challenges, from the Delivery System Reform Incentive Payment Program (DSRIP) and Governor Cuomo's Vital Brooklyn, to the New York City Department of Health and Mental Hygiene's Neighborhood Health Action Centers.

In Brooklyn, many of these investments have been made by Maimonides Medical Center, Brooklyn's premier specialty care teaching hospital and the designated leader for one of the Performing Provider System (PPS) in the NYS DSRIP program. Known as Community Care of Brooklyn (CCB), the PPS is a network of health care providers and social service organizations working together to achieve targeted improvements in population health and the reduction in avoidable hospital use by Medicaid beneficiaries in Brooklyn. CCB integrates hospitals, Federally Qualified Health Centers, ambulatory care centers, Health Homes and their associated provider networks, long term care providers, as well as both hospital-based and community physicians. CCB has been the leading sponsor of WEB since its inception, convening community stakeholders, providing resources—both financial and human—to PAR community research efforts, and supporting the implementation of the recommendations that have been derived from the PAR studies to date.

An initiative like WEB is an important aspect of these investments because it builds on the leadership, knowledge, and civic infrastructure that are crucial to

its success. Like WEB, these investments are united in their mission to reshape a health care system to address not just physical health—but the economic, social, and cultural factors that so strongly influence the well-being of Brooklynites of all genders, ages, and



Source: WEB

Between 2016 and 2019, PAR teams of 40 to 50 student researchers hit the streets in the neighborhoods of Central, East, and Southwest Brooklyn, with surveys in hand, to learn what their fellow-community members believed would make the biggest difference in improving health and wellness. A consistent finding of each PAR study was the multi-faceted challenge of housing. These findings were further backed up in the Fall of 2019, when health and housing was ranked as the number one priority in a ballot distributed to Brownsville and East New York residents by the East Brooklyn Call to Action (EBC2A) alliance. Finding affordable, safe, and healthy housing in Brooklyn has increasingly become a challenge for communities where residents are of low to moderate income and have poorer access to resources.



In a divergence from previous PAR projects where a large emphasis was placed on identifying and analyzing a wide range of issues in neighborhoods, the 2020 PAR focused solely on issues of housing and the built environment's impact on health. In 2020 we returned to Bedford-Stuyvesant, Brownsville, and East New York to dig deeper into the recommendations that emerged from PAR conducted in these neighborhoods in 2016 and 2017. The focus on housing was also informed by the work of the East Brooklyn Call to Action (EBC2A) - an alliance of community leaders, healthcare and education institutions, unions, elected officials, and others--that came together in 2018 to ensure that PAR recommendations would be implemented. In the summer of 2019, members of the EBC2A created a ballot [Figure 1] which was filled out by more than 2,000 community members from Brownsville and East New York about their top priorities: Health and Housing ranked highest, with Food & Fitness coming in second.

Figure 1. - EBC2A Ballot

The 2020 PAR team translated these results into an overarching research question:

## **What are the most effective ways to improve housing conditions, especially those that most affect health in Bedford-Stuyvesant, Brownsville, and East New York?**

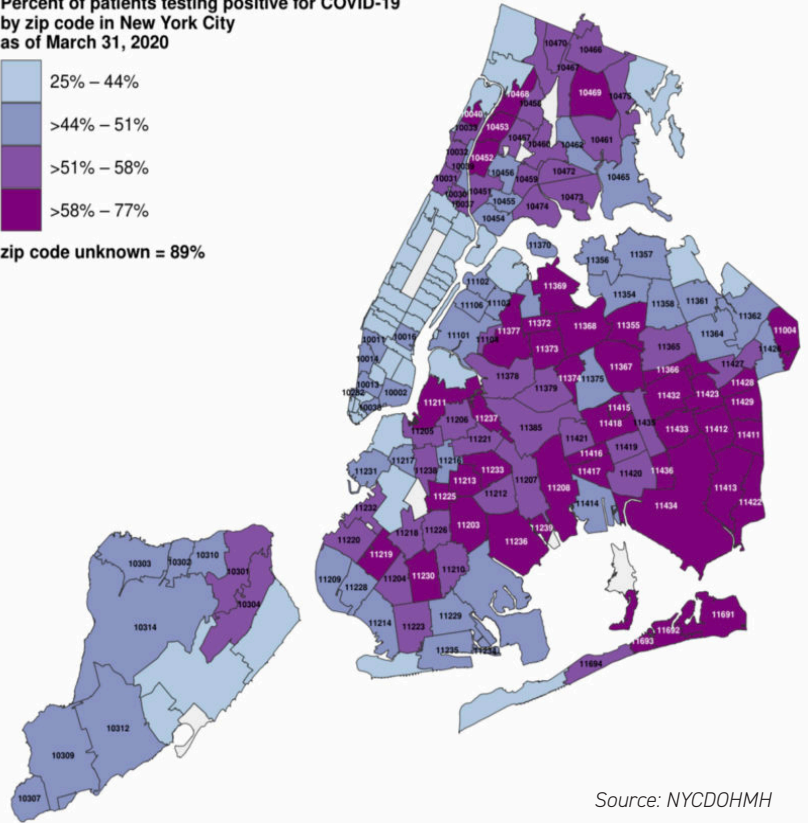
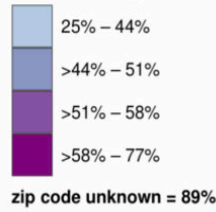
The following sub-questions were also developed to help to answer the research question.

- 1 What are the most effective methods for addressing unhealthy indoor housing conditions? How can they be amplified?
- 2 What are the most effective methods for increasing instances and opportunities for health and wellness in neighborhood environments?
- 3 What is currently in place in the Vital Brooklyn development designs and management plans to promote health and to address the social determinants of health?
- 4 What do community residents and stakeholders believe will need to be in place for a Community Land Trust to be successful?
- 5 What is in place to support health and healthy housing in New York City Housing Authority (NYCHA) developments? What do those carrying out this work believe can amplify their efforts?

# The Implications of COVID

Unknown to the 2020 Health & Housing PAR team, the project would begin the formation of its team and conduct preliminary research in March 2020, just as the COVID-19 pandemic took hold of New York City, and work, school, and travel would shut down in response to this emerging global health emergency. The neighborhoods of Bedford-Stuyvesant, Brownsville, and East New York, which were the focus of the 2020 PAR, were especially hard-hit by COVID-19, having, early in pandemic, some of the highest rates of cases and death. Healthcare institutions were stretched beyond capacity, community-based organizations were scrambling to gather and coordinate resources to fulfill the elevated needs for at-risk community members, and as a whole community residents and stakeholders were tasked with making drastic adjustments to their family, professional, and social lives.

Percent of patients testing positive for COVID-19 by zip code in New York City as of March 31, 2020



Source: NYCDOHMH

As the year progressed and the impact of COVID-19 deepened its impact on all aspects of life, unsurprisingly it became increasingly difficult to engage with community stakeholders to conduct a large number of interviews, focus groups, and other qualitative research methods that have been used in previous PAR projects.

## Our Research Method & Objectives

Adjusting to the new reality of COVID-19, the 2020 PAR team focused more of its research on getting a baseline understanding of issues related to health and housing. The research collected is intended to better support the advocacy, organizing, and planning efforts of organizations and groups on the ground working towards improving health and housing in Central Brooklyn.

**Each focus area was also examined from the point of view of the following questions:**

- 1 How and by whom are issues and opportunities currently being addressed?
- 2 What are related areas for community- and worker- owned wellness based-development (economic)?
- 3 What are related areas for community- and worker- owned wellness based-development (civic infrastructure)?
- 4 What bodies, organizations or individuals have the most influence over this area? What are the decision-making processes?
- 5 What are the key Policies, Practices, and Representations?



# BACKGROUND



# The Roots of Wellness Empowerment for Brooklyn and the Central Brooklyn PARs

The Coalition to Save Interfaith was catalyzed in 2013 when long-running underfunding, cuts to Medicaid and Medicare, and changing market conditions threatened to close Bedford-Stuyvesant's Interfaith Medical Center.<sup>12</sup> The Coalition is an alliance of health care workers, labor and community leaders, educators, clergy, business leaders, and elected officials working toward a new model of care for Central Brooklyn. Although the Coalition was formed to save IMC in particular, its efforts were directly relevant to neighboring hospitals like Brookdale University Hospital Medical Center (BUHMC) and Kingsbrook Jewish Medical Center (KJMC) that face the same realities and threats that threatened IMC. All three of these hospitals are safety net hospitals, or hospitals that serve low-income communities, "with high rates of chronic disease and poverty and low levels of commercial insurance".<sup>3</sup> These three hospitals have since begun the process of integrating as One Brooklyn Health, Inc., "a new unified health care system to transform the health care system and increase access to quality care throughout Central Brooklyn".<sup>4</sup>

## Preserving and Transforming Health and Hospitals in Central Brooklyn

When a safety net hospital closes, it means a loss of access to healthcare, hospital jobs and anchor institutions in some of the poorest and most densely populated parts of the city and state. The Coalition and its partners aimed not only to preserve these assets and keep Interfaith open, but to transform it as both a hospital and as an actor and asset in the community, by leveraging the opportunities presented by state and local health care restructuring to develop the community wealth necessary for improving well-being and health outcomes.<sup>5</sup> The Coalition's community-driven, asset-based approach to saving and sustaining Interfaith (IMC) was developed through a three-year, highly participatory effort among an organized group of

African-American community leaders, labor leaders, elected officials, businesses and academic institutions. The resultant model included:

- Strengthening coordination across systems
- Increasing the supply of family-supporting, wealth-creating jobs
- Building a robust community-owned entrepreneurial ecosystem
- Addressing multi-generational poverty
- Creating equitable development policies and practices, and;
- Countering gentrification and related dynamics that displace longtime residents.

In 2014, Governor Cuomo announced the DSRIP program—a multi-year \$6.42 billion reinvestment of Medicaid dollars in New York State with the "primary goal of reducing avoidable hospital use by 25% over 5 years."<sup>6</sup> DSRIP provided a multifaceted opportunity for the Coalition and its partners to work together in new ways. CCB is one of the PPS responsible for leading Brooklyn's DSRIP process. DSRIP funds are significant not just in the amount of funding allocated, but where it is allocated, with millions dedicated to collaborations between hospitals, health care providers, and community based organizations that are known to affect health but exist "beyond hospital walls," in the neighborhoods of the residents they serve.

To learn more about how Interfaith Medical Center was saved, visit <https://www.interfaithcasestudy.org/>

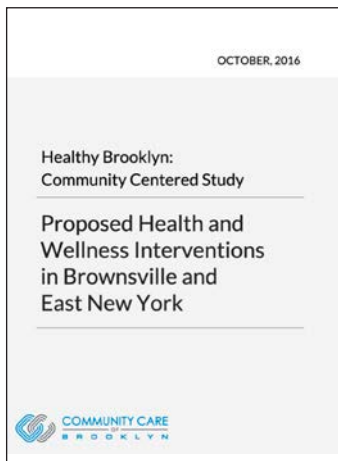


# The Brooklyn PAR Projects

In this context of the urgency of threatened hospital closure, overall health system restructuring, and increasing evidence that community involvement is crucial to improving community health outcomes, Brooklyn healthcare and community stakeholders decided to invest a portion of Brooklyn’s DSRIP dollars in a participatory action research study designed to:

- Build knowledge about the neighborhoods at stake
- Develop neighborhood-based leadership and capacity
- Engage increased numbers of community members across generations to improve health outcomes and increase overall wellbeing in Central Brooklyn, and
- Facilitate cross-sector and cross-system collaboration

This collaboration led to PARs 1, 2, 3, & 4 which are described below, and eventually the Health & Housing PAR. PAR, or participatory action research, is a “framework for creating knowledge that is rooted in the belief that those most impacted by research should take the lead in framing the questions, design, methods and analysis and determining what products and actions might be the most useful in effecting change” (Torre, 2009). PAR is a collaborative and dynamic approach to research that equitably involves community members, neighborhood stakeholders, and researchers in all aspects of the research project—from generating the questions asked, to analyzing and publishing the data.<sup>7</sup>



## PAR I

**When:** 2016

**Where:** Brownsville, East New York

**Focus of Recommendations:** Food justice; Nutrition; Physical activity



## PAR II

**When:** 2017

**Where:** Bedford-Stuyvesant, Crown Heights, and East Flatbush

**Focus of Recommendations:** Housing affordability through equitable development strategies; Individual income and community wealth; Local organizing capacity; Hospitals as economic and community anchors; Health care workers in community leadership roles

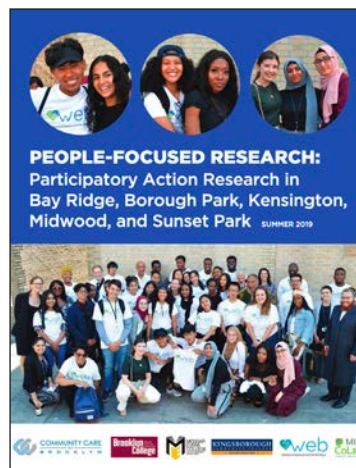


## CFF PAR

**When:** 2018

**Where:** Canarsie, Flatlands, and Flatbush

**Focus of Recommendations:** Increasing awareness, communication, and programming around health and mental health; Enhancing existing systems, institutions, and organizations; Building relationships among community stakeholders



## SWB PAR

**When:** 2019

**Where:** Bay Ridge, Borough Park, Kensington, Midwood, and Sunset Park

**Focus of Recommendations:** Physical and mental health; housing affordability and access; immigrant advocacy and support; access to resources; community engagement; physical environment



## The Impact of the Central Brooklyn PARs to Date

In March 2017, Governor Cuomo announced Vital Brooklyn, a \$1.4 billion initiative designed to be “a model for community development and wellness,” stating:

*“For far too long, chronic disparities in healthcare have contributed to systemic poverty in Central Brooklyn, and Vital Brooklyn is a national model for tackling those challenges and addressing every facet of community wellness. This holistic investment creates a sustainable, unified health care system to empower historically underserved communities, support health and wellness and ensure a brighter future for the people of Brooklyn”.*<sup>8</sup>

The PAR projects directly informed Vital Brooklyn's explicit focus on the social determinants of health, its participatory approach to stakeholder coordination, and its commitment to building a wellness-based community-owned entrepreneurial ecosystem. The partners and sponsors of the Central Brooklyn PARs are proud to have contributed to Vital Brooklyn's necessary departure from approaches that seek to increase access and cut costs without addressing the contexts in which community members are living. The Brooklyn PARs have helped to catalyze other important investments in Central Brooklyn, particularly by informing the eight areas of Vital Brooklyn's focus.

The Coalition to Save Interfaith and the research of the Brooklyn PARs have amplified the voices of Central Brooklyn community members, trained a growing cadre of high school and college students from Central Brooklyn in the social determinants of health and participatory action research, and developed young community health leaders.



# The Brooklyn PAR Approach: Health Equity and the Social Determinants of Health

The Central Brooklyn PARs have taken two complementary approaches to improving individual and community health: (1) health equity and (2) the social determinants of health (SDOH). Health equity, as adapted from the Bedford-Stuyvesant, Crown Heights, and East Flatbush PAR report, refers to the notion that “everyone has a just and fair opportunity to be healthier”.<sup>9</sup> Braveman and Gottlieb (2014) have also defined health equity as “social justice in health (i.e. no one is denied the possibility to be healthy for belonging to a group that has historically been economically/socially disadvantaged).” Opportunities for health and wellness are largely determined by the social, environmental, and economic conditions of the places in which we live, work, play, and learn—the social determinants of health.<sup>10</sup>

Research demonstrates that factors such as physical environment, food insecurity, housing instability, unemployment, poverty, and lack of wealth are associated with increased risk of poor health, more health care utilization, and higher health care costs. In New York City, this reality contributes to neighborhood-level differences in life expectancy by as much as ten years.<sup>11</sup> Addressing non-medical needs can significantly improve individual and population health, often more decisively than improvements in medical care.<sup>12</sup> Structural inequities also have significant effects on communities, driving disparities in health outcomes. For example, a person’s zip code affects their access to quality education, housing options, rent levels, exposure to violence, crime, and toxins, as well as levels of social capital—all of which are key determinants of health. Risks for smoking, low levels of physical activity, and obesity also have been shown to be associated with place, even after taking into account the individual characteristics of residents.<sup>13</sup>

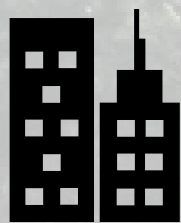
In sum, the SDOH approach is helpful in identifying the relationship between: a) the underlying causes of poor health; b) the role of community-based interventions; and c) ways to promote health equity. Figure 1 is an example of the dynamic relationship between all of these factors, as well as the need to consider multi-scalar (e.g. individual, community, city, state, etc.) and multi-sector interventions for improving the social determinants of health in Brooklyn neighborhoods and produce wide-ranging health benefits.



Source: Center for Disease Control (CDC)

# The Social Determinants of Health

The following section articulates the SDOH that were considered in the Health and Housing PAR, along with short descriptions of how each determinant affects health and well-being. These determinants are also closely related to the indicators examined in the Neighborhood Profiles section of this report.



## Housing

Housing plays a key role in health, from its quality and condition to its cost. Poor quality housing can cause illnesses, for example respiratory illness caused by exposure to moldy housing. The cost of housing can also affect health, introducing additional stress when housing costs are unaffordable.<sup>13</sup>



## Food

“A good diet and adequate food supply are central for promoting health and well-being. A shortage of food and lack of variety cause malnutrition and deficiency diseases. Excess intake . . . contributes to cardiovascular diseases, diabetes, cancer, degenerative eye diseases, obesity and tooth decay.”<sup>16</sup>



## Poverty

“Poverty [has] a major impact on health and premature death, and the challenges of living in poverty are loaded heaving against some social groups.”<sup>14</sup>



## Racial or Ethnic Group

Racial or ethnic differences in health can be explained in part by socioeconomic disadvantages that are the persistent legacy of discrimination. Chronic stress related to experiences of racial bias may also contribute to ill health—even without overt incidents of discrimination, and even among affluent and highly educated people of color.<sup>15</sup>



# The Social Determinants of Health



## Unemployment

“Job security increases health, wellbeing and job satisfaction. Higher rates of unemployment cause more illness and premature death.”<sup>17</sup>



## Education

“There are strong links between health and education, including longer life, lower rates of infant mortality, obesity rates, diabetes rates and heart disease.”<sup>15</sup>



## Income & Wealth

“More income increases access to nutritious food and other health-promoting goods and services, and can reduce stress by making it easier to cope with daily challenges. More income can buy the ability to live in a safe neighborhood with good public schools or send children to private schools. This can affect a child’s ultimate educational attainment, which in turns shapes job prospects and thus income levels in adulthood.”<sup>15</sup>



## Neighborhood Environment

“Health and health-related behaviors have been linked with a range of neighborhood features, including: the concentration of poverty; the density of convenience stores, liquor stores, and fast-food restaurants relative to grocery stores selling fresh foods; access to transportation; the condition of buildings; and the presence of sidewalks and places to play or exercise.”<sup>15</sup>

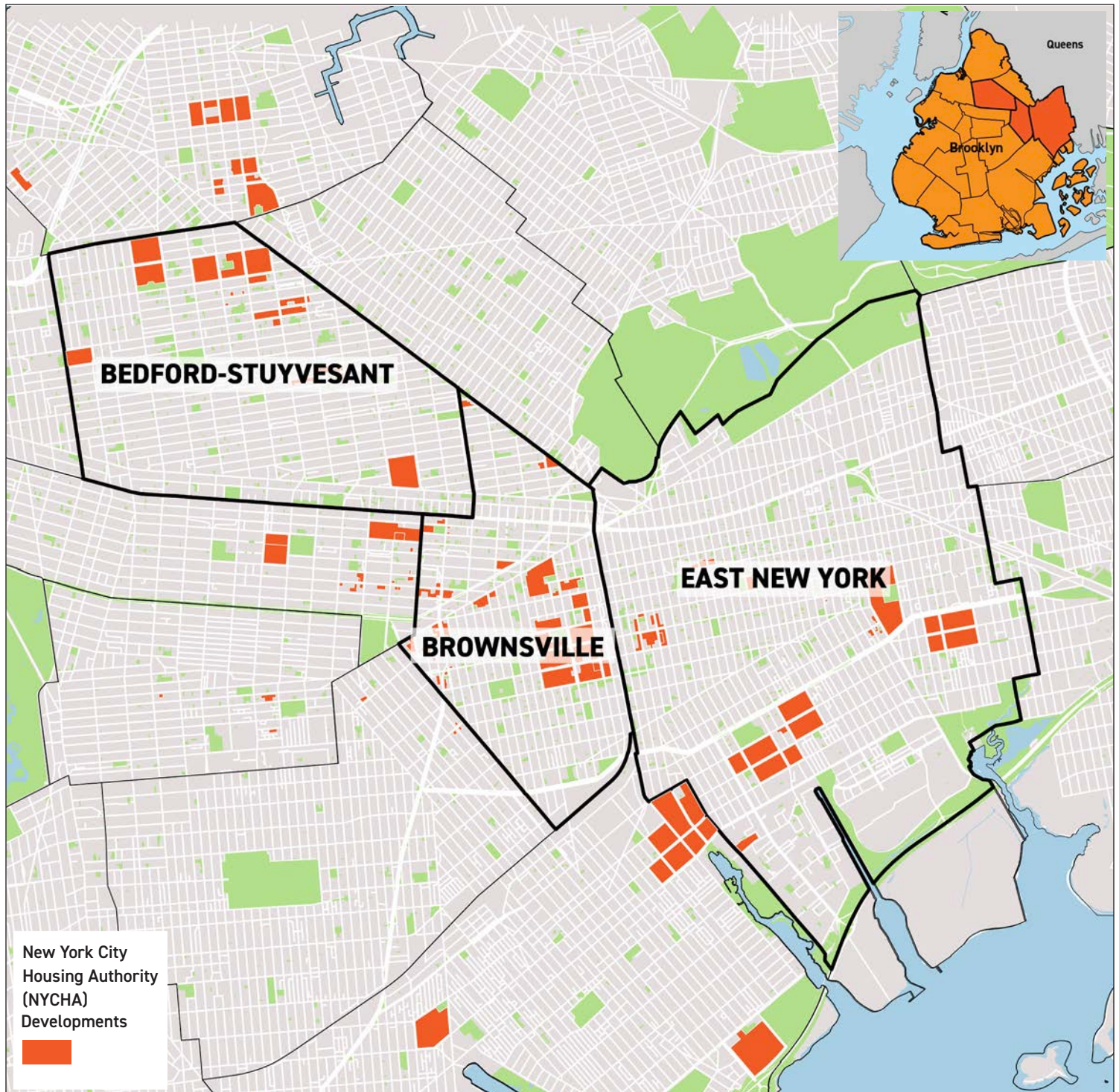
# NEIGHBORHOOD PROFILES





# Neighborhood Overview

The 2020 Health+Housing PAR project focuses on the following Central and East Brooklyn neighborhoods: Bedford-Stuyvesant, Brownsville, and East New York





# Bedford-Stuyvesant - Biography



Bedford-Stuyvesant is considered to be one of the premiere centers of black culture and expression in the United States. The history of the neighborhood and the people that have migrated and settled there is representative of the struggles black people in the United States have dealt with since the early 20th century. As the Bedford-Stuyvesant community board describes in its Statement of District Needs report<sup>18</sup>: “By the 1930’s the combined neighborhood known as Bedford-Stuyvesant had become the city’s second largest black community. During the mid-century, as white immigrant families left central Brooklyn for eastern Queens and Long Island, many blacks migrating from the American South and others emigrating from the Caribbean found community in the neighborhood. Despite redlining, disinvestment, poverty and other types of discrimination faced by residents, ‘Bed-Stuy’ quickly became a center for black business, cultural expression and production, homeownership, innovation, activism, and political power.” In recent years however, Bedford-Stuyvesant has seen a dramatic decline in the black population as white high-income professionals move into the neighborhood searching for cheaper housing that’s relatively close to get to Lower and Midtown Manhattan. Bedford-Stuyvesant has increasingly become a neighborhood that represents ‘a tale of two cities’ where there is a growing white affluent population that occupies the same space as a black low-income population that face increased threats of displacement and high rates of chronic health diseases.



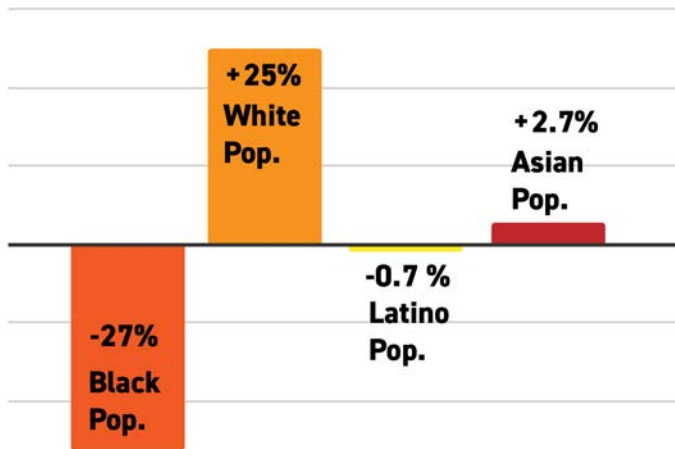
# Bedford-Stuyvesant - General Statistics

 Total Population  
**149,313**

The population has increased by 25% in just the past 15 years, more than 3x faster than the citywide rate.

 Race & Ethnicity

Change in Bed-Stuy Population: 2000 - 2019



 Median Household Income  
**\$55,910**

 Poverty Rate  
**27%**

The share of households living in poverty has hovered at about 30 percent since the end of the recession, significantly higher than the citywide poverty rate (19%).

 Unemployment Rate  
**5.7%**

Bedford-Stuyvesant has an unemployment rate higher than the city average of 4.4%

 Education Attainment  
**14.7%**

percentage of residents age 25 years and over without a high school diploma, the citywide average is 17.3%

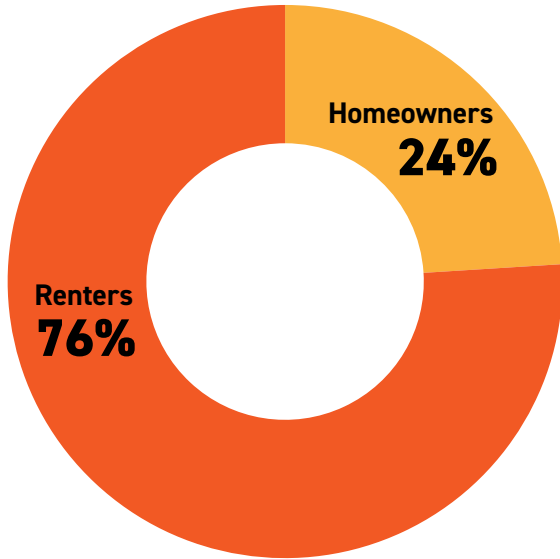
 Most Common Occupations held by residents and the accompanying average salary (ranked)

	Occupation	Average Salary
1.	Secretaries and Administrative Assistants*	\$41,648
2.	Janitors, Builders, and Cleaners	\$28,234
3.	Retail Salespersons	\$24,505
4.	Home Health Aides	\$22,425
5.	Elementary & Middle School Teachers	\$62,043
6.	Cashiers	\$18,517
7.	Nursing Assistants	\$26,534
8.	Firstline supervisors of retail sales workers	\$63,934
9.	Childcare Workers	\$24,734
10.	Customer Service Representatives	\$33,261

# Bedford-Stuyvesant - Housing Profile

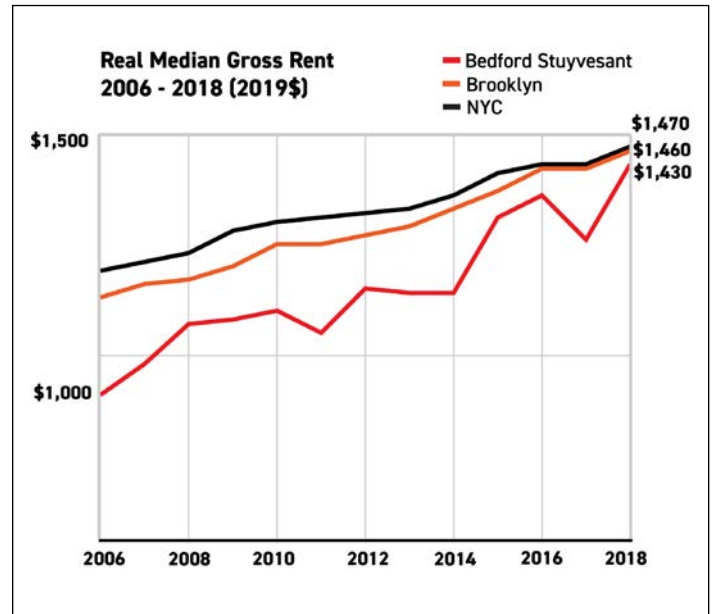


## Housing Type by Population



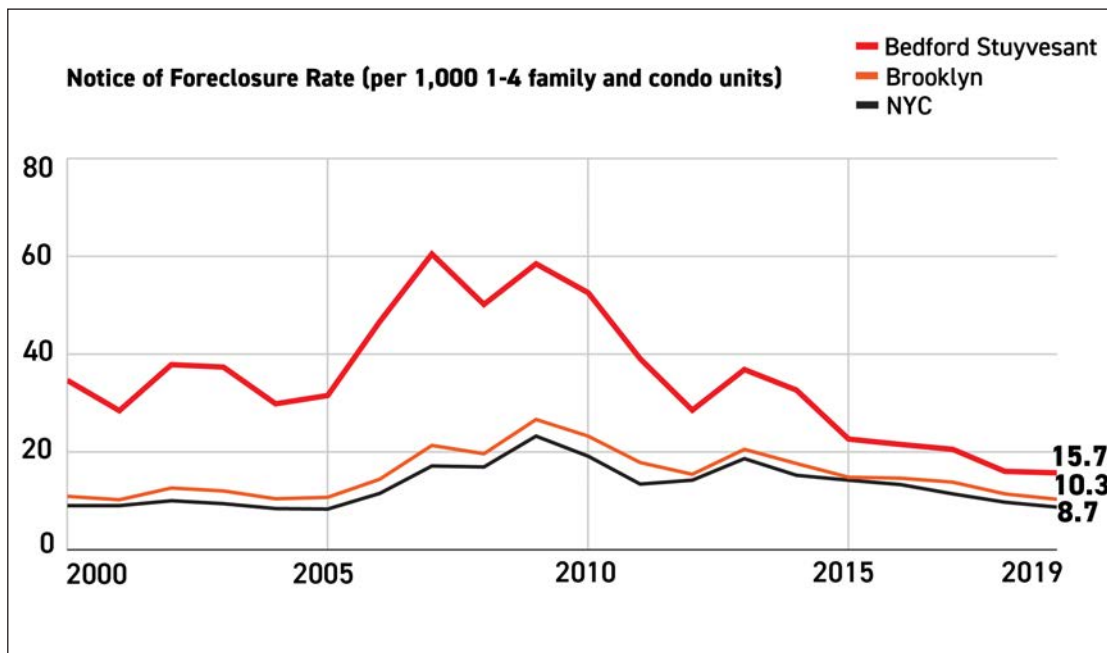
The homeownership rate is 24.0%, lower than the citywide share of 32.8%. The homeownership rate in the neighborhood has increased by 3.6% since 2010.

## Real Median Gross Rent



## Homeowners

### Foreclosure



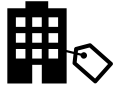
Rates of foreclosure in Bedford-Stuyvesant were more than double those of Brooklyn and the city during the subprime mortgage crisis.

Bedford-Stuyvesant ranks within the top ten for city council districts with the most complaints of deed theft across NYC.

Source: NYU Furman Center - State of Housing 2019 - Bedford-Stuyvesant Neighborhood Profile



# Bedford-Stuyvesant - Housing Profile



## Renters

Median Household Income (renters)



**\$46,660**



Median Gross Rent

**\$1,430**



Rent Burden

**29.4%**

% of households that spend 35% or more of their income on rent



Severe Crowding

**3.9%**

## Key Facts

- Bedford-Stuyvesant has been an epicenter of deed scams in Brooklyn, targeting seniors and owners in foreclosure
- 25% of homes are in buildings that are government-assisted with regulated rents, including 13% NYCHA
- The building stock is aging, with nearly two-thirds of all homes (65%) in buildings built before 1947
- Bedford-Stuyvesant is second highest city-wide in price



## Subsidized Housing

NYCHA Housing - 6,990 units

Mitchell-Lama - 815 units

421-a Tax Exemption - 3,356 units

420-c Tax Exemption - 2,646 units

Low Income Housing Tax Credit - 3,338 units

HUD Project-based Rental Assistance Program - 2,131 units

# Brownsville - Biography



Brownsville, located in East Brooklyn, is known as one of the most socially and economically challenged neighborhoods in New York City. Brownsville has staggeringly low rates of educational attainment, high rates of unemployment, and periodically one of the highest rates of injury assault and incarceration in the city. Many of these challenges faced by residents, who are predominately black and brown, have developed over the past century as racist policies and urban planning practices shaped the neighborhood. Brownsville was once made up of a predominantly Jewish working class population, but that would begin to change in the 1940s when a series of urban renewal policies from the city resulted in a large migration of black families forced out of their neighborhoods in Manhattan coming to Brownsville.<sup>19</sup> The city's urban renewal vision included the development of large public housing towers in Brownsville to replace the low-scale wood frame homes that were in disrepair. The city constructed these public towers over the next two decades in the 1950s and 1960s. As NYCHA faced decades of budget shortfalls, maintenance failures and repair backlogs became the status quo, intensifying long-running poverty and lack of resources in Brownsville.<sup>20</sup>

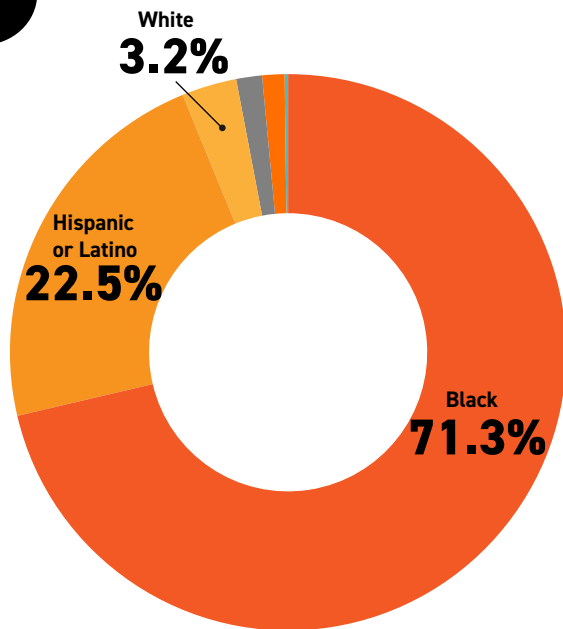
# Brownsville - General Statistics

 Total Population  
**125,747**

 Median Household Income  
**\$32,980**

Brownsville's Median Household Income is almost half that of the citywide

 Race & Ethnicity



 Poverty Rate  
**27.8%**

The share of households living in poverty has hovered at about 30 percent since the end of the recession, significantly higher than the citywide poverty rate (19%).

 Unemployment Rate  
**6.38%**

Brownsville has an unemployment rate higher than the city average of 4.4%

 Education Attainment  
**22.2%**

percentage of residents age 25 years and over without a high school diploma, the citywide average is 17.3%

 Most Common Occupations held by residents and the accompanying average salary (ranked)

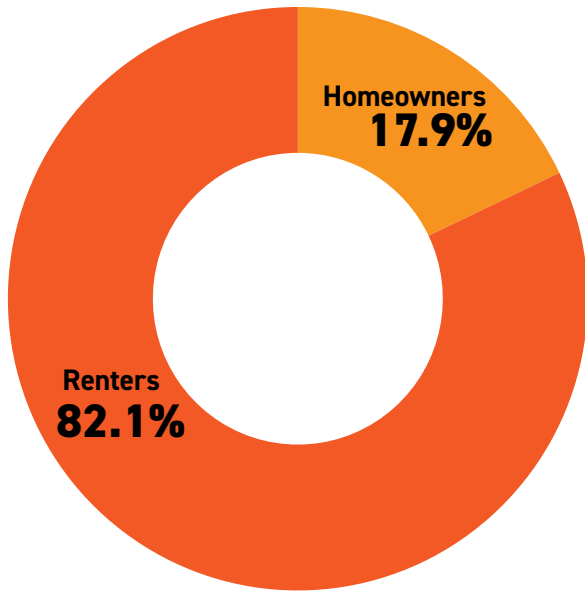
Occupation	Average Salary
1. Nursing Assistants	\$26,534
2. Janitors, Builders, and Cleaners	\$28,234
3. Home Health Aides	\$22,425
4. Security Guards	\$41,589
5. Cashiers	\$18,517
6. Retail Salespersons	\$24,505
7. Personal Care Aides	\$26,952
8. Childcare Workers	\$24,734
9. Customer Service Representatives	\$33,261
10. Teaching Assistants	\$36,150



# Brownsville - Housing Profile

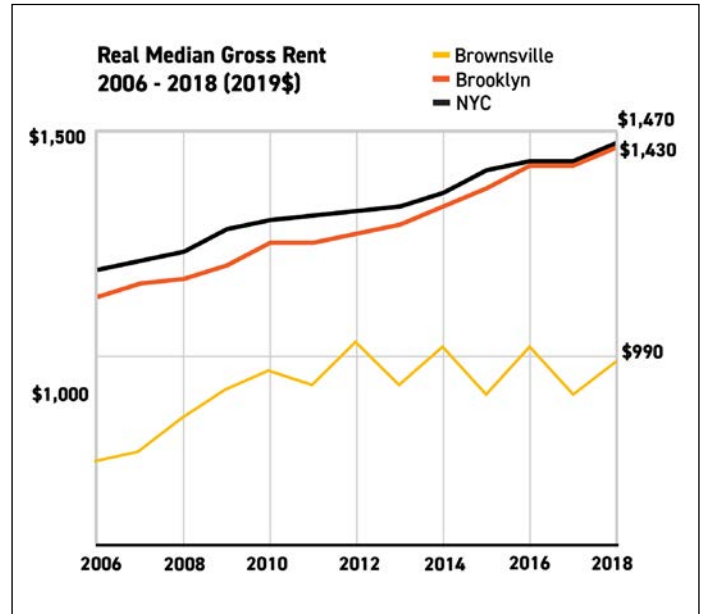


## Housing Type by Population



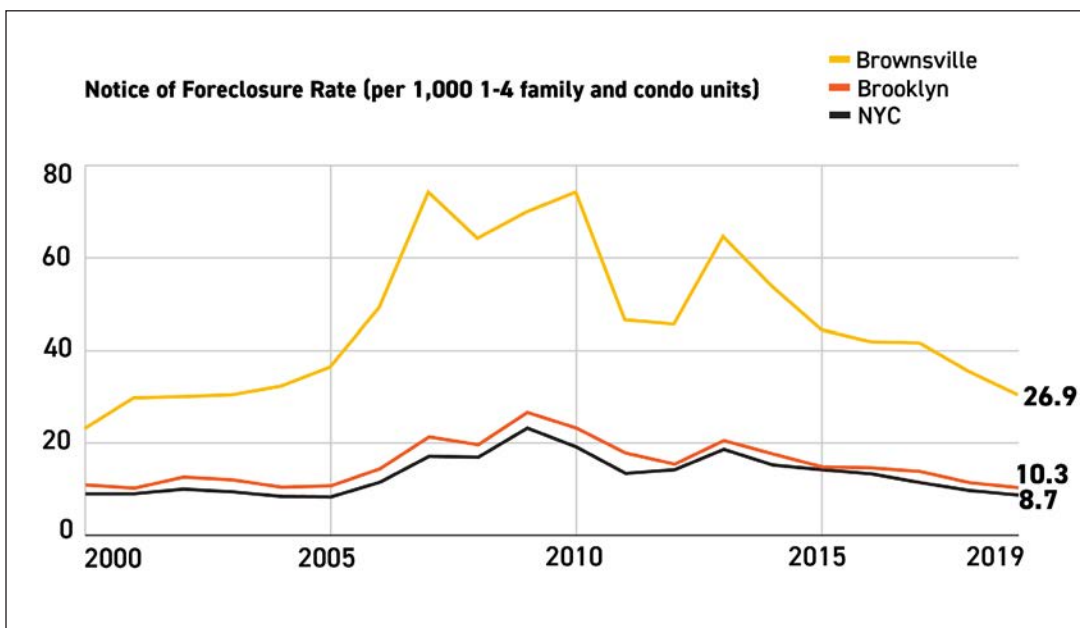
The homeownership rate is 17.9%, lower than the citywide share of 32.8%. The homeownership rate in the neighborhood has increased by 1.1 percent since 2010.

## Real Median Gross Rent



## Homeowners

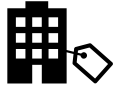
### Foreclosure



Similar to Bedford-Stuyvesant, rates of foreclosure in Brownsville were more than double those of Brooklyn and the city during the subprime mortgage crisis.

Source: NYU Furman Center - State of Housing 2019 - Brownsville Neighborhood Profile

# Brownsville - Housing Profile



## Renters

Median Household Income (renters)



**\$29,070**



Median Gross Rent

**\$990**



Rent Burden

**38.5%**

% of households that spend 35% or more of their income on rent



Severe Crowding

**1.7%**

## Key Facts

- Around 1 in 4 housing units are in NYCHA developments
- Families in Brownsville entered shelter at more than two times the rate of Brooklyn and New York City (8.5, 3.6, and 3.8 per 1,000 households, respectively)



## Subsidized Housing

NYCHA Housing - 9,619 units

Mitchell-Lama - 1,486 units

421-a Tax Exemption - 239 units

420-c Tax Exemption - 2,441 units

Low Income Housing Tax Credit - 2,927 units

HUD Project-based Rental Assistance Program - 1,228 units

# East New York - Biography



East New York, which borders Cypress Hills to the north, Brownsville to the west, and Jamaica Bay to the South, is the eastern most neighborhood in Brooklyn. It's considered by the city and developers as the last frontier in terms of housing and economic development. The neighborhood is predominately made up of black and brown residents, largely due to the mass migration of African-Americans from the South in the first half of the 20th century, and Caribbeans from Jamaica, Haiti, and others migrating to the area in the second half of the 20th century. In the 1960s, East New York was home to a large number of factories and laborers and was targeted by speculators who were known as 'blockbusters'. These blockbusters would "circulate rumors of black infiltration among working-class white homeowners, inciting panic sales of properties that could then be resold or rented at exorbitant prices to minorities, who had limited housing options."<sup>21</sup> In the 1980s, after a period of white flight and a sustained period of disinvestment from the public and private sector, East New York had lost a third of its population and half of its housing stock to desertion, vandalism, and arson. Unemployment, drug abuse and crime became commonplace in East New York, and its notorious reputation unfortunately lingers today. In recent years, East New York has begun to experience a rebirth. Vacant lots have been transformed into community gardens; well-maintained homes have helped to revitalize blocks; desolate sections under the elevated train tracks now exhibit vibrant murals; and diverse groups are working to enhance the neighborhood.<sup>20</sup>



# East New York - General Statistics

 Total Population  
**161,273**

 Median Household Income  
**\$42,060**

 Race & Ethnicity

 Poverty Rate  
**21.7%**

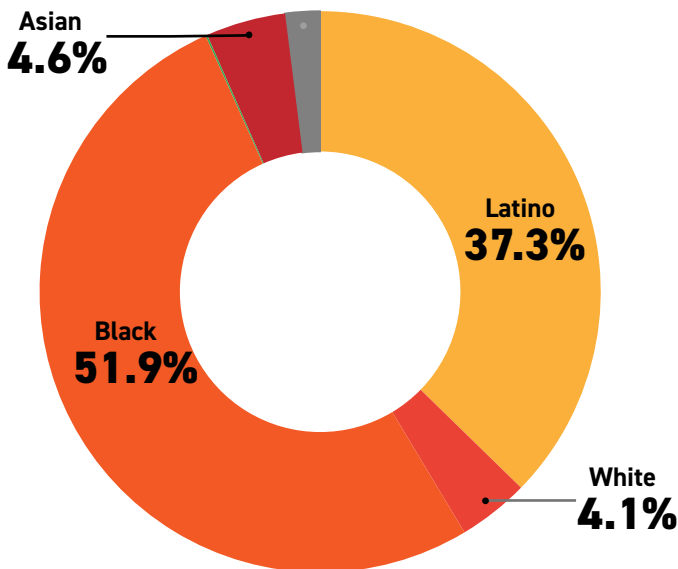
The share of households living in poverty has hovered at about 30 percent since the end of the recession, significantly higher than the citywide poverty rate (19%).

 Unemployment Rate  
**5.62%**

East New York has an unemployment rate higher than the city average of 4.4%

 Education Attainment  
**17.6%**

percentage of residents age 25 years and over without a high school diploma, the citywide average is 17.3%



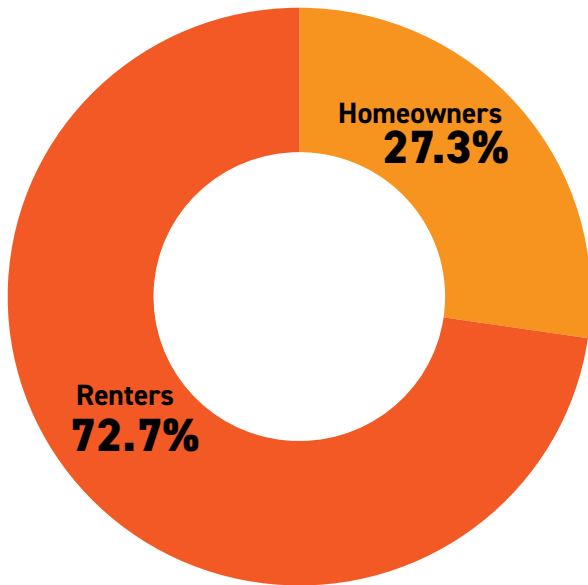
 Most Common Occupations held by residents and the accompanying average salary (ranked)

	Occupation	Average Salary
1.	Nursing Assistants	\$26,534
2.	Home Health Aides	\$22,425
3.	Retail Salespersons	\$24,505
4.	Janitors and Building Cleaners	\$28,234
5.	Security Guards	\$41,589
6.	Construction Laborers	\$49,583
7.	Cashiers	\$18,517
8.	Driver/Sales Workers & Truck Drivers	\$31,259
9.	Maids and housekeeping cleaners	\$30,827
10.	Childcare Workers	\$24,734

# East New York - Housing Profile

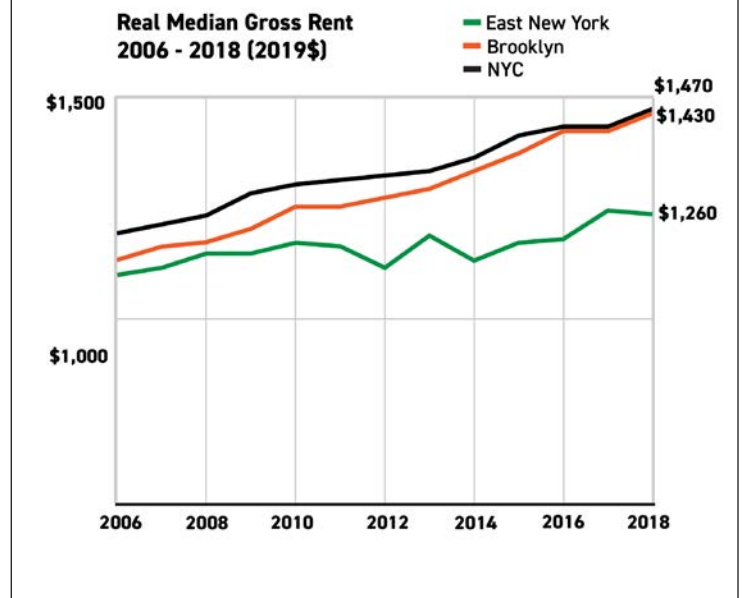


## Housing Type by Population



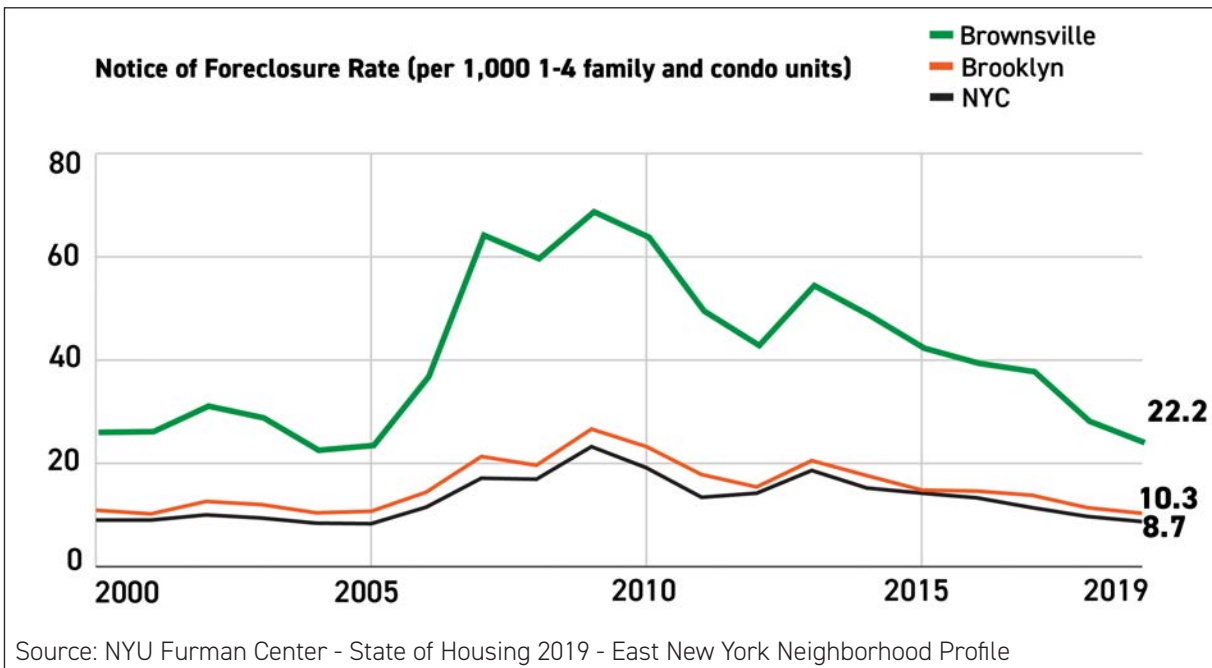
The homeownership rate is 27.3%, lower than the citywide share of 32.8%. The homeownership rate in the neighborhood has increased by 2.9% since 2010.

## Real Median Gross Rent



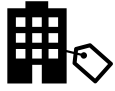
## Homeowners

### Foreclosure



Source: NYU Furman Center - State of Housing 2019 - East New York Neighborhood Profile

# East New York - Housing Profile



## Renters

Median Household Income (renters)



**\$34,980**



Median Gross Rent

**\$1,260**



Rent Burden

**32.9%**

% of households that spend 35% or more of their income on rent



Severe Crowding

**5.1%**

## Key Facts

- East New York ranked #1 in Brooklyn for investors flipping homes at higher rates and for higher profit margins



## Subsidized Housing

NYCHA Housing - 7,723 units

Mitchell-Lama -6,077 units

421-a Tax Exemption -484 units

420-c Tax Exemption -3,077 units

Low Income Housing Tax Credit - 3,508 units

HUD Project-based Rental Assistance Program - 8,347 units



# RESEARCH FINDINGS





# INDOOR HOUSING CONDITIONS

A photograph of a dilapidated bathroom. The walls are heavily damaged, with large areas of peeling paint and exposed plaster. A white sink is mounted on a wall, with a red bucket underneath it. To the left, a white bathtub is visible, and a shower curtain with a yellow and brown pattern hangs in front of it. A white toilet is partially visible in the bottom right corner. The floor is covered in small, square tiles. The overall lighting is dim, and the scene conveys a sense of neglect and poor living conditions.

What are the most effective methods for addressing existing unhealthy indoor housing conditions in Bedford-Stuyvesant, Brownsville, and East New York, and how can they be amplified?



## Introduction

On average, Americans spend approximately 90 percent of their time indoors, with over 70 percent of that time being spent in the home.<sup>22</sup> For residents in Bedford-Stuyvesant, Brownsville, and East New York who have poor indoor housing conditions and are exposed to things like mold that create poor indoor air quality and lead-based paint which have a detrimental impact on young children, the home promotes sickness instead of a place to rejuvenate and maintain health. Poor housing conditions have been shown to develop and intensify chronic diseases as well as negatively impact mental health. In this section we will break down what poor housing conditions exist in each neighborhood, what the associated health impacts are, and share what government and community based organizations are doing to address it, as well as lay out opportunities we see to tackle these issues with the community.

## Indoor Housing Conditions as a Social Determinant of Health

Indoor housing conditions are closely associated with various health outcomes. Children are particularly vulnerable to poor housing conditions as they are more consequential for development to asthma, lead poisoning, and environmental-related mental conditions. Indoor housing conditions are dictated by how the home is designed, constructed, and maintained. Old buildings, in particular, are more likely to be built with hazardous materials such as lead and asbestos. Allergens produced by pests and mold are also more prominent in older homes due to poor moisture control and ventilation designs. In Bedford-Stuyvesant, Brownsville, and East New York there are a large percentage of households with poor housing conditions due to decades of housing management neglect and an intentional effort by management to keep housing conditions poor as an attempt to push out long-standing tenants. The following is a breakdown of poor housing conditions and its association with poor health outcomes:



# Exposures & Outcomes - Mold

## Mold is a fungus that can grow in moist, poorly ventilated spaces

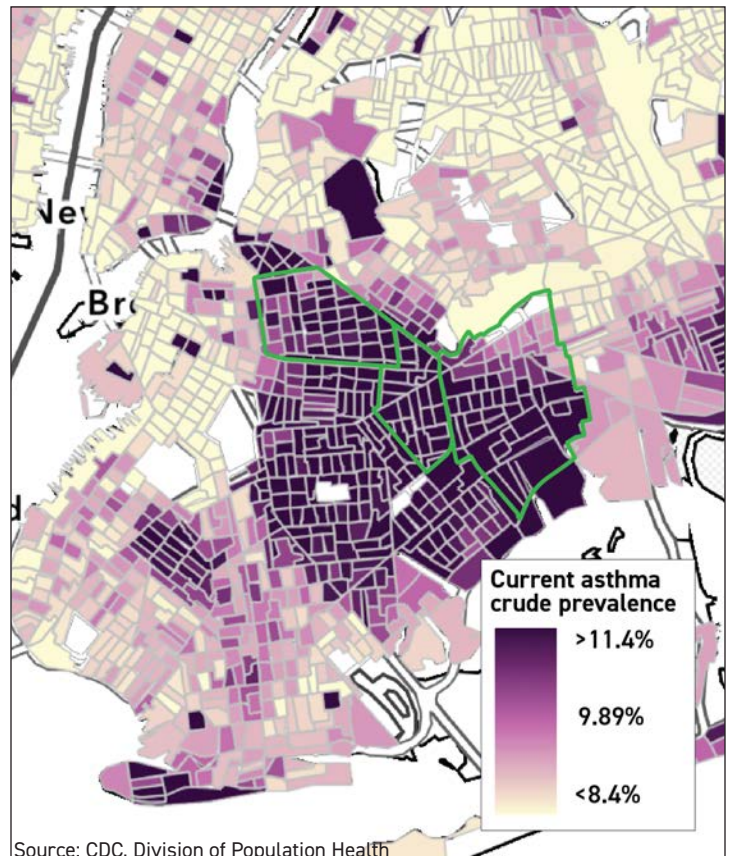


Mold is a fungus that thrives on moisture and travels through the air in spores. When spores land on a surface and still has access to moisture it may begin to grow.<sup>23</sup> Mold has the ability to destroy the surfaces it grows on by digesting the material. It has the ability to rot wood, drywall, and other common materials found indoors, giving it the potential to cause or contribute to building structural problems such as roof leaks, faulty plumbing, and degrading drywalls. For households that have kitchen and bathroom water leaks, ceiling leaks, and other conditions that create moisture in an enclosed space, mold is more likely to develop and can be detrimental to a person's health.

## Mold has harmful impacts on our respiratory systems.

Living in an environment with mold can impact people in two ways: allergenic and mycotoxic. When mold is present in large quantities, it can **aggravate asthma** as a person breathes in the spores and it reaches the lungs, it can also **irritate the skin** when a person makes contact with it (i.e. touch a wall with mold), and can cause allergic reactions to those who are immune compromised. For people who have weakened lungs or sinus conditions, such as fibromyalgia, emphysema, or asthma, mold can aggravate and contribute to the development of those conditions. For children in particular, mold is especially detrimental to health as it's been shown that **children exposed to mold at an early age are more susceptible to developing asthma.**<sup>24</sup>

## Asthma prevalence (number of cases) amongst adults is high in Central & East Brooklyn



# Exposures & Outcomes - Pests

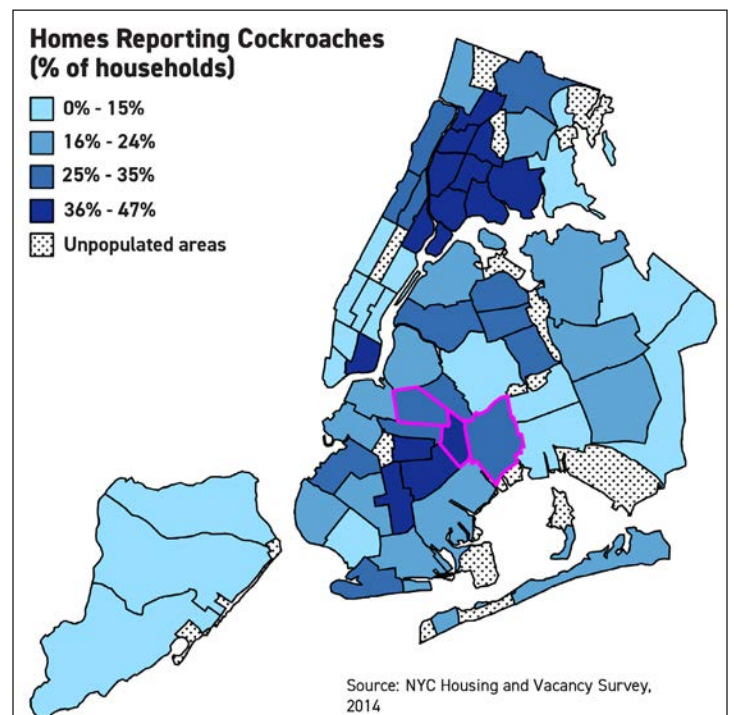
## Cracks, gaps, and leaks can be an entry way for pests to enter the home



The presence of pests like cockroaches and mice in a person's home has been shown to have a significant impact on a person's health. In homes that have been poorly maintained, structural defects like cracks and holes between walls, floors, and ceilings, as well as leaky pipes in bathrooms and kitchens have made it an ideal environment for pests and rodents to thrive. The cracks and holes allow pests and rodents to travel between apartment living spaces and hide and create habitats in shared walls, making them hard to eliminate. When there are leaky pipes in the bathroom and/or kitchen, pests and rodents have access to a source of water to drink. Pests and rodents are particularly hard for a person in an individual apartment or dwelling to eliminate, because the actions they take are limited to the space they control.<sup>25</sup> Many building management companies routinely offer pest management services to their tenants, but their services are often limited to applying bait and spraying pesticides in living areas to kill the pests and rodents, which does not get to the root problem.

## The presence and habitation of pests in homes can lead to a number of health conditions

Cockroaches are considered an allergen and **asthma trigger for residents** and is a known carrier of various bacteria such as *Salmonella typhimurium* and *Entamoeba histolytica*, and the poliomyelitis virus.<sup>26</sup> They are also known to produce a repulsive odor in infested areas, impacting people who have **sinus issues**. Being that cockroaches are unsightly, carry bacteria, and contribute to creating a dirty environment, to no surprise they are associated with causing **psychological or emotional distress** in some people. When a person takes it upon themselves to rid their living space of pests they often use strong pesticides inappropriately, creating an unintentional effect where they are inhaling or in physical contact with the pesticide. Exposure to these pesticides can result in **eye, nose, and throat irritation, headaches, dizziness, muscular weakness and nausea**. Health professionals have linked long term exposure to pesticides with damage to the central nervous system, endocrine system, kidneys, and even an increased risk of some cancers.<sup>27</sup>



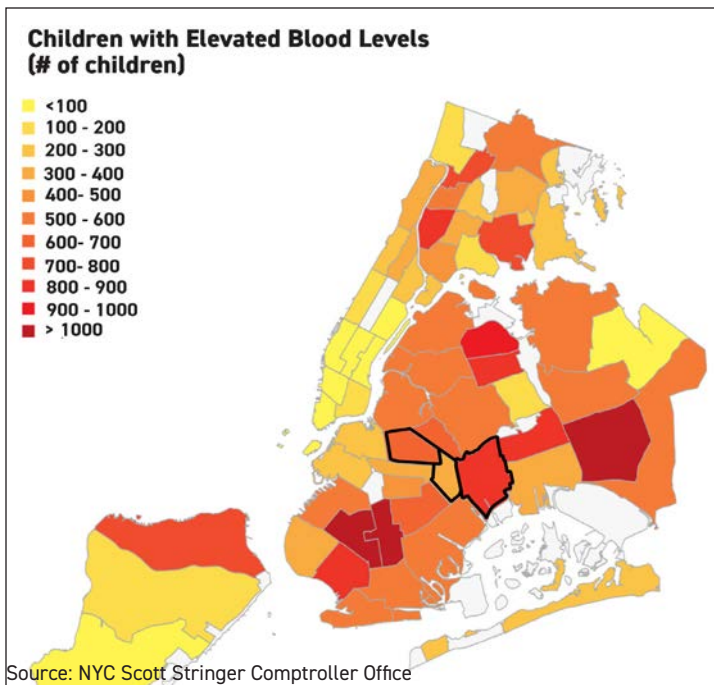


# Exposures & Outcomes - Lead

## Peeling lead paint and dust in older homes is still a problem



Lead is a naturally occurring element that acts a neurotoxin to humans. Most people commonly come into contact with lead from lead-based paint and dust. Lead-based paint was commonly used in the early 20th century, but as its negative impact on human health became more apparent, NYC government banned its use in 1960. Although lead-based paint is banned it still exists in many older multifamily buildings and most people are exposed when the paint chips and/or the paint breaks down to fine particles that turn into dust, circulating in the enclosed air.



## The absorption of lead has life long impacts, especially for children

Exposure to lead-based paint and dust through inhalation or ingestion has a very negative impact on the body. According to the NYS Comptroller's Office, blood lead levels over 25  $\mu\text{g}/\text{dL}$  can lead to anemia, kidney malfunction, osteoporosis, hypertension, and lead encephalopathy (disruption of normal brain functioning). Extremely elevated lead levels (70  $\mu\text{g}/\text{dL}$  and higher) can cause brain swelling, convulsions, and even death. Exposure to lead has different adverse effects on the body depending on age and overall health, but it is particularly harmful for children and infants. When lead enters the body it makes its way to the main organs such as the liver, kidney, lungs, brain, and the heart.

The impacts on health for an adult vs a child differ greatly. When lead is absorbed into an adult body, about 99 percent exits the body within a couple of weeks through natural excretion. For a child however, only about a third of the lead leaves the body and the remaining amount is instead stored into the bones and teeth where it can remain for decades. Children with elevated blood lead levels and lead poisoning have been linked with a wide range of secondary impacts affecting their social and economic wellbeing. Studies show that for every incremental increase of 0  $\mu\text{g}/\text{dL}$  of lead in the blood, IQ scores decline between 2.5 and 3.0 points. Because IQ is lower for children who have been exposed to lead, it is likely that they will complete lower levels of education and have lower paying jobs. Scientific research has also shown that lead-exposed children and adolescents are more likely to have behavioral problems which may require special education. Because children develop behavioral problems in places like schools or public spaces, they are at increased risk of engaging with the police and criminal justice system at large.



# Exposures & Outcomes - Crowding

## Crowding is common in NYC households

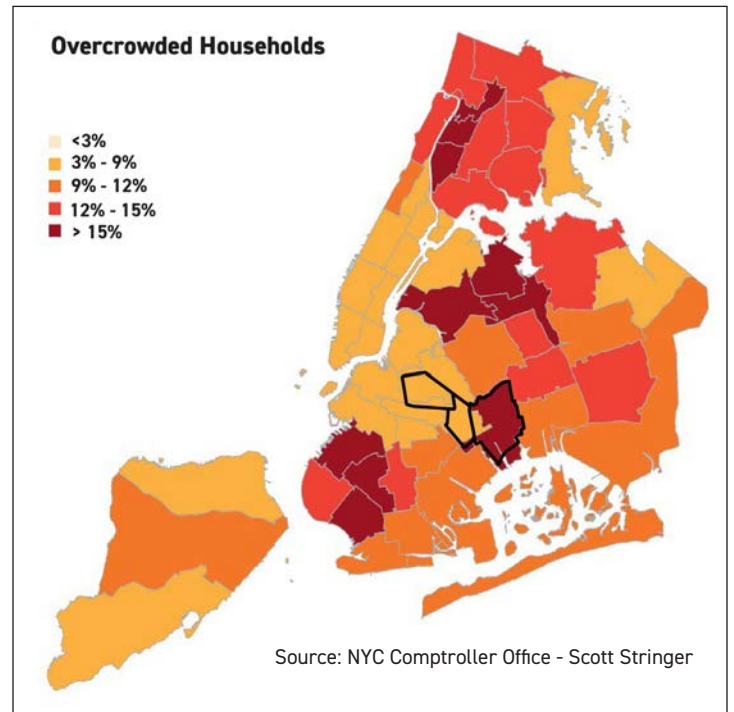


The New York City Department of Housing Preservation and Development (HPD) defines 'crowded' as dwelling units that have more than one person per room and severely crowded as dwelling units that have more than one and a half persons per room. Four common household types are typically found in crowded housing situations: multigenerational households, subfamily households, secondary individual households and doubled-up households.<sup>28</sup>

- A multigenerational household is defined as one with more than two generations living under the same roof.
- A sub-family household contains the primary householder and that householder's family plus one or more additional families consisting of at least one parent and at least one child or a couple with or without children.
- Secondary individual households contain unrelated tenants or roommates that live with a householder and that householder's family, if applicable.
- Finally, a situation where a dwelling unit is shared by a householder and his/her family plus at least one sub-family or at least one secondary individual is referred to as a doubled-up household.

## Living in a crowded household is associated with a number of health outcomes

Crowded dwellings have been linked to the increased spread of infectious diseases, sleep disturbance and increased mental and psychological distress. Crowded housing environments have been shown to negatively affect children's development, academic performance, and to be related to increases in behavioral problems, which can have lasting impacts into adulthood.



# Key Policies & Practices from Government

## NYC HPD Division of Code Enforcement - Procedures

As mandated by the New York City Charter, HPD has the responsibility to enforce the Housing Maintenance Code. The New York City Housing Maintenance Code provides the minimum standards of habitability for residences in New York City. The Housing Maintenance Code classifies housing violations in three classes, A, B or C. Class C violations are considered “immediately hazardous” and consist of violations, such as lack of heat/hot water, lead paint, broken windows, and buckling ceilings. These violations must be corrected within 24 hours. Class B violations are deemed “hazardous” consisting of more basic repairs, such as leaks, holes, the infestation of vermin and rodents, and must be corrected within 30 days. Class A violations are considered “nonhazardous,” and must be repaired within 90 days.<sup>29</sup>

HPD's Division of Code Enforcement takes primary responsibility for the investigation of noncompliance with the Housing Maintenance Code.

### **HPD's code enforcement is mainly in response to tenant complaints. Here is what the process looks like below:<sup>28</sup>**

A. Tenants make complaints about housing conditions using 311 via phone call or the 311 app.

B. Once a tenant calls 311 with complaints a housing complaint they are then routed to an HPD specialist who files the complaint and sends it to Borough Code Enforcement Office (BCEO).

C. The BCEO sends out an inspector to inspect emergency conditions and issue violations to the landlord if violations are found, directing the landlord to perform the repair within a timeframe specified by law.

D. During each inspection visit, apart from the condition(s) stated in the complaint, inspectors are required to check the apartment for five conditions affecting tenant health and safety: illegal locking window gates or obstruction of fire escape window; child-proof window guards on non-egress windows; double cylinder locks requiring a key to unlock the door from the inside; lead-based paint hazards; and smoke detectors.<sup>70</sup> Once a violation is placed, the notice of violation is then sent to building owners.

E. If the complaint is not an emergency, the landlord must respond to the NOV by informing HPD of the corrected remedy. HPD may choose to reinspect the building within 70 days of being notified that the viola-

tion was corrected. If it does reinspect and finds that the landlord falsely certified the correction, a penalty is issued. If HPD does not reinspect within 70 days, the violation is deemed corrected.

F. If the landlord does not correct this condition, the tenant may initiate an action against the landlord in Housing Court. The court has the authority to order the landlord to correct the condition and can assess serious penalties for failure to comply.

G. In addition, HPD, through its Housing Litigation Division (HLD), may sue to enforce compliance of the Housing Maintenance Code by obtaining Orders to Correct, fines and Contempt Sanctions. If the building owner does not correct violation conditions, tenants may also initiate legal action against the landlord in Housing Court.

H. Once a violation is placed, the owner must correct the condition within the required timeframe and must notify HPD that the violation has been corrected. If the owner fails to make the necessary repairs in a timely manner, HPD's Emergency Repair Program (ERP) may repair the condition. If HPD's ERP repairs the emergency condition, HPD, through the Department of Finance, will bill the owner for the cost of repairs. If the owner fails to pay the bill within 60 days, a lien is placed on the property.



# Key Policies & Practices from Government

## NYC HPD Division of Code Enforcement - Several Gaps in Implementation

A report by Association for Neighborhood and Housing Development (ANHD) outlined a number of gaps in HPD's code enforcement procedures. The following are a brief description of the problems identified:<sup>28</sup>

1. HPD does not have a cohesive, comprehensive code enforcement procedure in place for communities that currently have sub-standard housing and are most at risk for worsening housing conditions.

i.e. HPD inspectors conduct only visual inspections of mold growth and not the proper and comprehensive sampling assessments prescribed in the The New York City Department of Health and Mental Hygiene (DOHMH) Guidelines. Remediation conducted through HPD's Emergency Repair Program, like the remediation conducted by landlords, is not subject to the remediation Guidelines issued by DOHMH.

2. By relying primarily on tenant complaints, the current inspection process is inefficient, resulting in a process that is primarily used to address emergencies rather than overall housing conditions.

3. Tenants are often not provided with sufficient notice for housing inspections.

4. HPD does not provide accurate documentation or monitoring of the code enforcement process, including the removal of code violations, and the necessary follow-up.

5. HPD does not adequately follow up on initial inspections.

6. Penalties for false certification are too modest and do not provide an incentive to halt the practice.

7. HPD does not have an efficient fine collection policy.



# Community Response to Poor Indoor Housing Conditions

**IMPACCT Brooklyn** based in Bedford-Stuyvesant helps tenants in Central Brooklyn stand up for their rights and fight landlord harassment, unsafe and unhealthy living conditions, and unfair evictions. IMPACCT Brooklyn makes sure tenants know their rights, and helps them advocate for themselves to improve their living conditions and save their homes. Services include:

- One-on-one counseling
- Free legal help in our legal clinics
- Tenants rights workshops
- Lead testing and related services
- Eviction prevention
- Landlord/tenant issues

**IMPACCT Brooklyn can help you with your landlord issues. Contact one of their Housing Organizers by filling out this [online form](#) or calling 718-522-2613 x010.**

*<https://impacctbrooklyn.org/community-and-tenant-organizing/>*

## **UHAB - Urban Homesteading Association Board**

Since 2018, UHAB has been organizing tenants in Brooklyn's East Flatbush, Brownsville and East New York neighborhoods. UHAB helps tenants organize in their buildings to fight for repairs and respect from their landlords. In November 2019, UHAB launched HOPE (Housing Organizers for People Empowerment), a member-led tenant group based in Brownsville. HOPE fights for better building conditions and stronger tenant protections. They have organized over 20 tenant associations in East Brooklyn and have helped tenants win repairs, refunds from rent overcharges, rent discounts and other accommodations during elevator work, and more. HOPE member leaders facilitate monthly community meetings and set the priorities and direction for the group.

**If you would like to learn more about the HOPE program and/or get involved contact: Samantha Kattan via email at [kattan@uhab.org](mailto:kattan@uhab.org) or phone at**

**212-479-3389.**

**CAMBA Housing Services**, which has locations all over Central Brooklyn, provides anti-eviction legal services to tenants, including legal advice and representation in non-payment proceedings, holdovers, HP Actions for Repairs, HCR overcharge complaints, administrative hearings (NYCHA and HPD), Article 78s and other related proceedings.

**To access these services, you can contact CAMBA by phone at (718) 287-0010**

**JustFix.nyc** is a non-profit that co-creates digital tools with tenants, organizers, and legal advocates to fight displacement and achieve stable, healthy housing for all, leveraging the power of data and technology to support individual and collective action for housing justice. JustFix.nyc has a number of digital tools to make formal complaints and legal actions easier against landlords. Their Letter of Complaint tool creates and sends a formal letter via USPS Certified Mail® to your landlord for free, requesting repairs in your apartment. They also have The Emergency HP Action tool which walks tenants through the steps to sue their landlord in Housing Court to demand repairs and/or stop harassment. It files a resident's case online automatically. JustFix.nyc partners with a number of housing justice groups on the ground, including IMPACCT Brooklyn and UHAB to make their tools better for residents.

**For the tools listed above visit Just Fix NYC's website at <https://www.justfix.nyc/en/#products>**

# Recommendations & Wellness-Based Development Opportunities

**Invite NYC agencies, CBOs, enterprises and other community leaders with their community knowledge and expertise to join the East Brooklyn Call to Action for Health and Economic Justice and the Brooklyn Communities Collaborative's Community Action and Advocacy Workgroup (CAAW).**

**Support residents organizing around issues of health and housing. This includes providing education for tenants and owners, tenant rights advocacy tools, and making connections between local businesses that do remediation and building construction with buildings in these neighborhoods that require services.**

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## Case Study

**The Bronx Healthy Buildings Program by the Northwest Bronx Clergy Coalition**

The Bronx Healthy Buildings Program is a cross-sector initiative that promotes holistic community health by addressing the upstream causes of asthma-related emergency department visits, hospitalizations, and missed school or work days. Landlords were helped to get grants or borrow money to upgrade their buildings. Once in the building, the goal was to work with them to make other improvements, like adopting integrated pest management, green cleaning, and other healthy management practices. Part of the aim is to show that upstream investments can produce returns of better health and lower health care costs.<sup>30</sup>

The program provides physical repairs and upgrades to multifamily buildings in the North and Central Bronx. The program works with tenants to identify needed upgrades, offer a variety of training and education opportunities, and provide home-based asthma intervention support through Community Health Workers. The holistic approach of the program eliminates asthma triggers and poor conditions in the home, reduces energy costs and greenhouse gases.

The Program is a collaborative partnership led by the Northwest Bronx Community and Clergy Coalition (NWBCCC). Other members of the partnership are Montefiore Medical Center, New York City Department of Health & Mental Hygiene, Emerald Cities Collaborative, New York Lawyers for the Public Interest, Ritchie Torres, New York City Council Member, Bronx Cooperative Development Initiative, and MIT Community Innovators Lab.<sup>31</sup>



**HEALTHY BUILDINGS**

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# THE NEIGHBORHOOD ENVIRONMENT



## Part I: Food Insecurity

What are the most effective methods for increasing instances and opportunities for health and wellness in neighborhood environments?



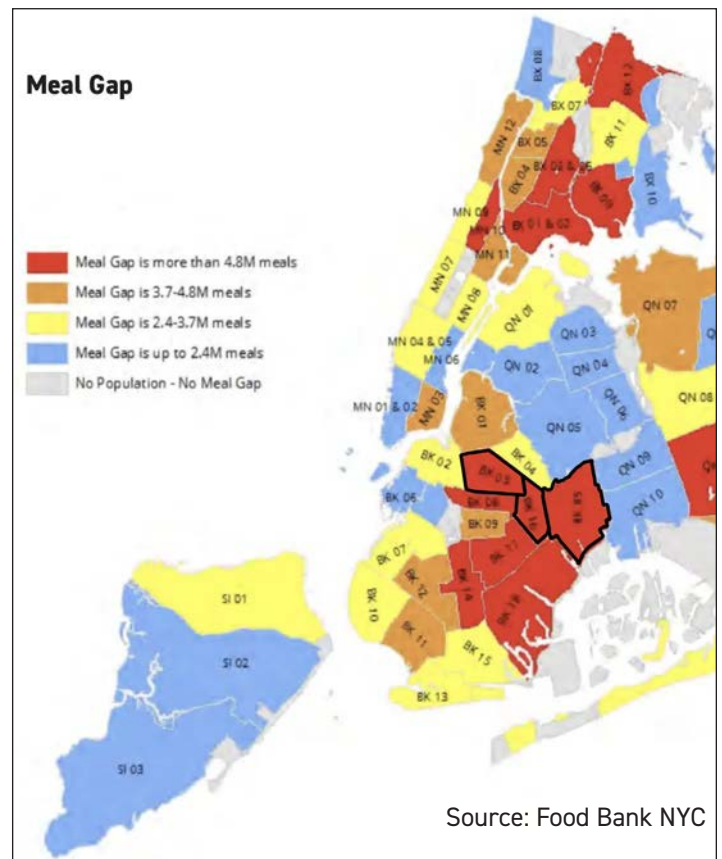
# Introduction

The impact of the built environment on an individual's health has steadily become more commonplace in discussions of how to address poor health outcomes in underserved communities. More professionals in healthcare, education, government, and others are making the linkages between the built environment and health. Increasingly, holistic approaches are therefore emerging that explicitly account for the effects of the intersection of access to fresh food, air quality, safety and other factors on health. In Bedford-Stuyvesant, Brownsville, and East New York, where there is a legacy of disinvestment, the built environment has played an enormous role in shaping health outcomes for the low-income, predominantly Black, Indigenous, and People of Color (BIPOC) communities that live there. In this section we focus on two aspects of the built environment: the local food system and its contribution to food insecurity, as well as heat vulnerability and its impact on mental well-being and premature mortality. As will be described in more detail below, these three neighborhoods have some of the highest rates of food insecurity in New York City and have the highest heat vulnerability index ranking in New York City.

## Food Insecurity and Poor Access to Healthy, Affordable Foods

In 2020, COVID-19 brought to light the number of families and households in New York City who experience food insecurity, as food pantries and soup kitchens across the city struggled to keep up inventory and regularly ran out of food. Food insecurity is defined as having a lack of consistent access to enough food for every person in a household to live an active, healthy life. Some of the underlying factors of becoming food insecure are low income, being under- or unemployed, high housing costs, and disability. Even before COVID-19, food insecurity was considered a large issue, with over a little over 15 percent of NYC residents being food insecure. Food insecurity is

particularly high in Central Brooklyn neighborhoods. Around one in four residents in Bedford-Stuyvesant are food insecure (25.7%), followed by one in five residents in East New York (21.8%). In Brownsville, almost 32 percent of residents are food insecure, over double the citywide average.<sup>32</sup> The Food Bank of NYC and Feed America measures food insecurity by identifying the meal gap, which is the number of meals missing from the homes of families and individuals struggling with food insecurity, that is, when household food budgets fall too short to secure adequate, nutritious food year-round. Brooklyn was ranked the number one county in New York State in terms of the meal gap. In particular, Bedford-Stuyvesant, Brownsville, and East New York each had some of the highest meal gaps in the borough (see map).



# Food Deserts

In addition to a high percentage of Bedford-Stuyvesant, Brownsville, and East New York residents being food insecure, each neighborhood is also considered to be a food desert. Food deserts are defined as geographic areas where residents have poor access to affordable, healthy food options, in particular fresh fruits and vegetables. Food vendors are primarily available from convenience stores and small food markets that often sell fresh fruits, vegetables, and other healthy items at a more expensive price, compared to supermarkets and large grocery stores, which are more commonly found in higher income neighborhoods in Brooklyn and other parts of the city. In most convenience stores, common fruits like bananas and apples are sold individually at a high cost, in contrast to being able to buy a bundle at a lower cost from a supermarket. Residents may also find it challenging to find foods that fit their dietary needs such as gluten-free cereals and snacks or dairy alternative milks, and when they are available the prices are marked up tremendously. The NYC Dept of City Planning did an analysis of each neighborhoods supermarket to bodega (convenience store) ratio, with one supermarket for every three bodegas being the healthiest environment for healthy options. As seen below, each neighborhood had poor supermarket to bodega ratios, with Bedford-Stuyvesant being the worst with 57 bodegas for every 1 supermarket. In 2018, researchers from the Hunter College Food Policy Center conducted a study and found residents from low-income poverty neighborhoods searching for healthier affordable food options had to travel to wealthier moderate to high-income neighborhoods for more affordably priced meats, eggs, fruits, and vegetables.<sup>33</sup> Brownsville and East New York are also characterized as food swamps, which are defined as areas that has a large number of readily available unhealthy foods like fast food and junk food, in comparison to readily available healthy food options. East New York has the largest food swamp in New York City, with over 27 fast-food chains in the 11207 zip code and additional 14 in the 11208 zip code.<sup>34</sup> The 11212 zip code which makes up the majority of Brownsville, had a total of 21 fast-food chain businesses.

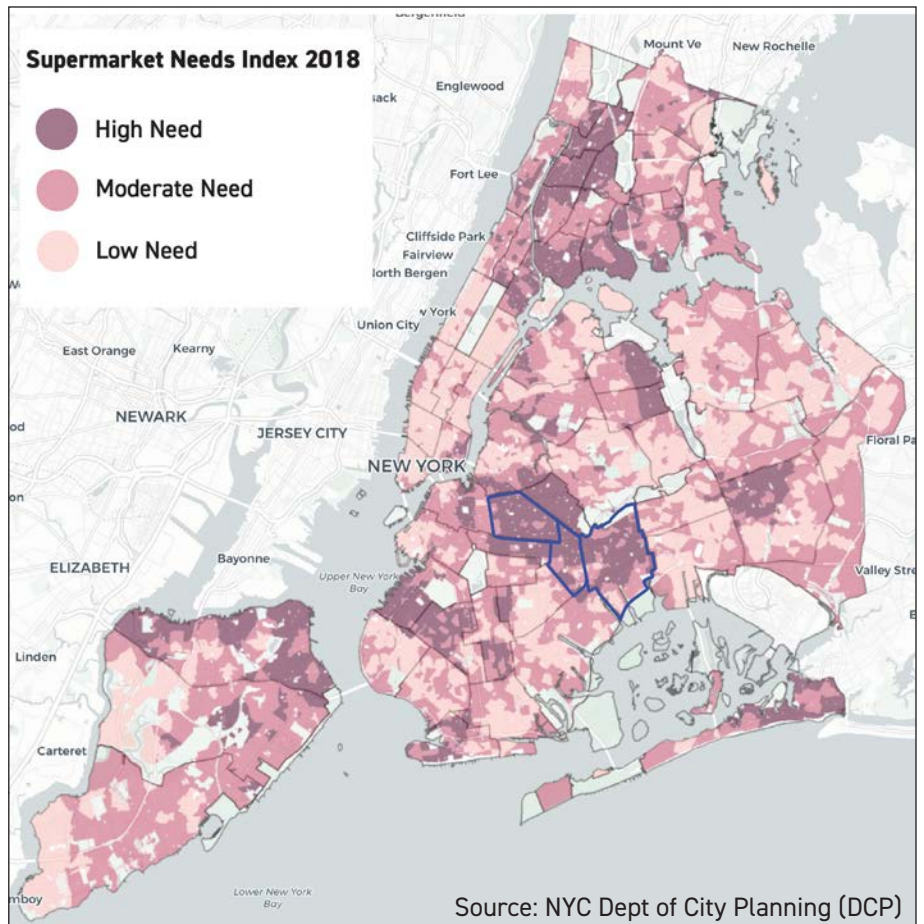
## The Supermarkets Need Index

The number of bodegas per supermarket:

1 supermarket in Brownsville to 15 bodegas

1 supermarket in East New York to 13 bodegas

1 supermarket in Bedford-Stuyvesant to 57 bodegas



# Chronic Illnesses Associated with Poor Food Environments

Poor access to affordable healthy food options, coupled with an oversaturated supply of unhealthy food choices from fast food chains and junk food, has contributed to the higher rates of obesity, diabetes, and other chronic illnesses faced by residents in Bedford-Stuyvesant, Brownsville, and East New York. The easy access to inexpensive, high calorie, processed foods, in contrast to pricer, healthier foods that often require transportation to obtain, has led some residents to developing unhealthy eating patterns. Health researchers have also make a direct link between food insecurity and mental health issues, where people have shown to have higher levels of anxiety and depression.

## Obesity

Citywide Average - 24%  
 Brooklyn - 27%  
 Bedford-Stuyesant - 29%  
 Brownsville - 41%  
 East New York - 35%

## Childhood Obesity (percent of public school children in grades K through 8)

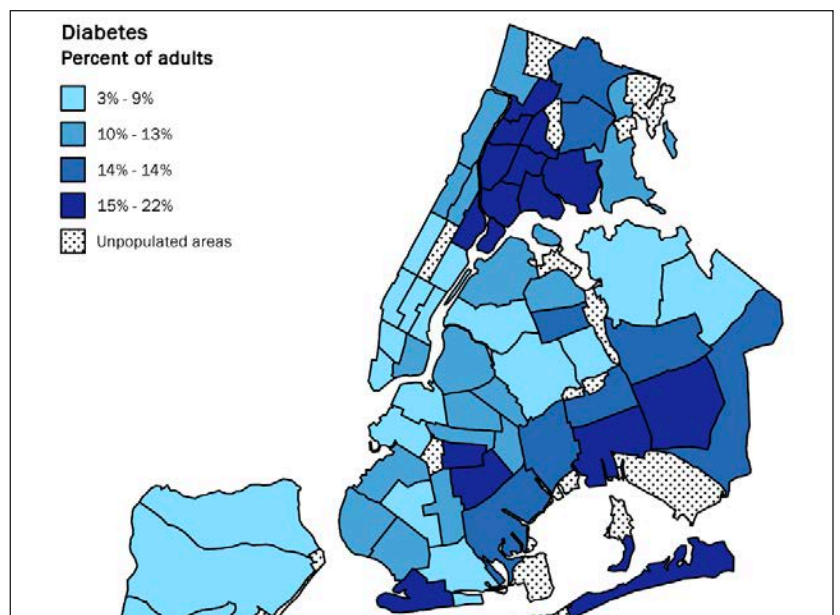
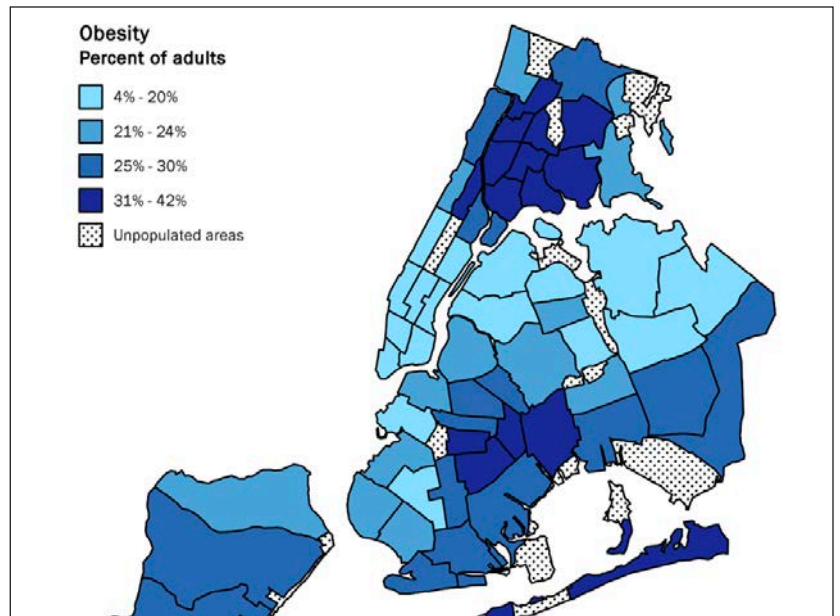
Citywide Average - 20%  
 Brooklyn -  
 Bedford-Stuyvesant - 22%  
 Brownsville - 23%  
 East New York - 25%

## Diabetes

Citywide Average - 11%  
 Brooklyn - 12%  
 Bedford-Stuyvesant - 13%  
 Brownsville - 13%  
 East New York - 14%

## Hypertension

Citywide Average - 28%  
 Brooklyn - 29%  
 Bedford-Stuyvesant - 34%  
 Brownsville - 33%  
 East New York - 34%



Source: NYCDOHMH Community Health Profiles 2018

Source: NYCDOHMH Community Health Atlas 2018



# Key Policies & Practices from Government

Food insecurity and the lack of access to affordable healthy foods have been long standing issues in Bedford-Stuyvesant, Brownsville, and East New York. To tackle these issues the city and federal government have initiated a number of programs:

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## **Food Retail Expansion to Support Health (FRESH) Program**

In 2009, the Food Retail Expansion to Support Health (FRESH) program was created to help have more full-service grocery stores in low-income communities across New York City. To attract grocery stores to food insecure communities, the program created incentives for lowering the costs of owning, leasing, developing and renovating supermarket retail space. The FRESH program was an interagency effort created between the NYC Department Mental Health and Hygiene (DOHMH), the NYC Economic Development Corporation (NYCEDC), the NYC Department of City Planning, and the Office of the Deputy Mayor for Health and Human Services. To date there have been two supermarkets in Bedford-Stuyvesant that were opened through the FRESH program, one supermarket in Brownsville, and one in East New York.<sup>35</sup>

## **Shop Healthy NYC! Program**

In 2012, the Shop Healthy NYC! Program was launched to increase accessibility of healthy foods in neighborhoods with high rates of obesity. The program works with food retailers such as convenience stores and small grocers to increase the inventory of healthy food and to develop marketing strategies that raise awareness of the healthy food options to customers. In Brooklyn, the program is only available in Bedford-Stuyvesant, Brownsville, and East New York.<sup>36</sup>

## **The Supplemental Nutrition Assistance Program (SNAP)**

For decades, SNAP has helped low-income families, seniors, and individuals with disabilities to purchase groceries by providing them a benefits card that can be used at retail food stores to purchase eligible foods. SNAP is a federally funded program that is administered by each state. The benefits card can be used to purchase grocery items like breads and cereals, fruits and vegetables, and meats, fish, and poultry. It cannot be used to purchase hot prepared foods, alcohol

or tobacco, or non-food items like household cleaning products.<sup>37</sup>

## **Health Bucks**

SNAP recipients also have the opportunity to get Health Bucks, which are coupons that can be used to purchase fruits and vegetables from farmers markets. For every \$5 dollars of SNAP benefits used at a farmers market, recipients receive a \$2 Health Buck to purchase fruits and vegetables from the farmers market.<sup>36</sup>

## **Special Supplemental Nutrition Program for Women, Infants and Children (WIC)**

The WIC program provides funds to low-income pregnant, breastfeeding, and postpartum women, as well as infants and children up to the age of five who are at risk of malnutrition. Recipients receive funds in the form of checks or vouchers to purchase food. In addition to food, recipients have access to health screenings, nutrition and breastfeeding counseling, and immunization screenings among others. The WIC program is funded by the federal government and administered by the state.<sup>38</sup>



# Who's doing what in these neighborhoods

In response to high levels of food insecurity, poverty, and the associated poor health outcomes in each neighborhood, a large number of community based-organizations and groups have formed or created programs to directly address the poor food systems in their communities.

Poverty and food insecurity are not inherent issues, but are the legacies of exclusionary zoning, redlining, urban renewal, planned shrinkage, and other policies rooted in structural racism. The term food desert has been used by government bodies like the NYC Department of City Planning (DCP) and the United States Department of Agriculture (USDA) to describe geographic areas with poor access to healthy foods, but this term has increasingly become more scrutinized as it fails to acknowledge the inequities low-income, BIPOC communities have faced.

*"Oftentimes, people use the words "food desert" to describe low-income communities who have limited access to food. In fact, we do have access to food—cheap, subsidized, processed food. The word "desert" also makes us think of an empty, absolutely desolate place. But there is so much life, vibrancy, and potential in these communities. I coined the term "food apartheid" to ask us to look at the root causes of inequity in our food system on the basis of race, class, and geography. Let's face it: healthy, fresh food is accessible in wealthy neighborhoods while unhealthy food abounds in poor neighborhoods. "Food apartheid" underscores that this is the result of decades of discriminatory planning and policy decisions. It begs the question: What are the social inequities that you see, and what are you doing to address them?"*  
- Karen Washington

Community groups in each neighborhood have adopted a food justice framework for how to address food apartheid and transform the poor local food systems of their communities into more sustainable and community-driven food systems. Food justice is the idea that no one should be unable to access the adequate amount of food they and their families need because of economic constraints or social inequalities. Also critical to a food justice framework is the belief that authentic solutions are designed and led by community and lead to increased self-reliance and determination for those most impacted. Below is a select set of groups in Bedford-Stuyvesant, Brownsville, and East New York working at different points of the food system to build a more sustainable community-led food system:

## Building a Community-Led Food System



Source: USDA



# Food Production

## The Hattie Carthan Herban Farm in Bedford-Stuyvesant

The Hattie Carthan Herban Farm is an educational herb community farm located at 363-365 Clinton Place, which is across the street from the Herbert Von King Park in Bedford-Stuyvesant. The farm, which opened in 2009, was started by Yonette Fleming, a long term food justice advocate who has organized to create over 13 community gardens in Brooklyn. The farm grows herbs, has a greenhouse, apothecary, and is designed to be a healing space for community members to come together and engage in workshops and programming that supports wellbeing and regeneration.

*If you are interested in visiting and/or volunteering at the farm contact them via email at: [hattiecarthan-garden@yahoo.com](mailto:hattiecarthan-garden@yahoo.com)*



## Universe City - Aquaponics Farm in East New York

Universe City is a business incubator and aquaponic and urban farm located in East New York. The mission of Universe City is to build food sovereignty in the neighborhoods of Brownsville and East New York by using sustainable agriculture practices, uplifting social enterprise, and creating a healing space for the community. To address food insecurity, Universe City chose to develop an aquaponics farm compared to a traditional soil-based farm because of its high yield and using the least amount of water for vegetables production. Their Commercial Ebbe & Flow Aquapon-

ic System produces catfish, organic vegetables, fruit, and microgreens, and is intended to be used for local food sourcing and to support local job creation.

*To learn more about Universe City visit their website at: <https://www.universecity.nyc/>*



## Green City Force - Multiple Locations in Brooklyn

Green City Force is a non-profit organization based in Brooklyn that aims to support the development of young people in marginalized communities to be leaders in the green economy. Through a number of different programs, Green City Force works with young adult residents from NYCHA developments. Through their Clean Energy Corps program, Green City Forces teaches young adults how to construct and maintain urban farms, improve energy efficiency in low-income housing, and how to engage with residents on sustainable practices. Through their AmeriCorps Program, The Love Where You Live Corps, and the Urban Farm Corps they work with young adults who face challenges in the job market to gain professional certifications, build their communication and leadership skills, and provide wraparound supportive services which include things like career counseling and access to social workers. Members of the programs also receive stipends and metrocards.

Green City Force has a number of urban farms across Brooklyn where they carry out their programs,

specifically having one at Howard Houses in Brownsville and another at Bay View Houses in neighboring Canarsie.

To apply to one of their programs fill out their form online here: <https://greencityforce.org/apply/>

Or contact them via email - [info@greencityforce.org](mailto:info@greencityforce.org)

Or contact them via phone - 646.681.4700



## Distribution & Processing

### Brooklyn Packers in East New York

Brooklyn Packers is a POC led and worker-owned cooperative based in East New York. They source, pack, and distribute food for small food delivery companies and organizations. They also own and operate a farm share and juice bar under their umbrella brand - Brooklyn Supported Agriculture. As a worker-owned cooperative, Brooklyn Packers workers take equal share in the profits produced and each has equal say in the decisions that influence and shape the business.

If you're interested in joining Brooklyn Packer's CSA visit their website at: <https://www.brooklynsupportedagriculture.com/what-is-bsa> or email them at [bsa@brooklynpackers.com](mailto:bsa@brooklynpackers.com)

## Sourcing & Purchasing

### Brooklyn Movement Center - Central Brooklyn Food Coop in Bedford-Stuyvesant

Central Brooklyn Food Coop (CBFC) is a black-led food cooperative based in Bedford-Stuyvesant. The mission of CBFC is rooted in self-determination and to have

governance and control of the local food systems in Central Brooklyn. A food coop is a neighborhood grocery store that is owned and operated by members of the community. The aim of CBFC is to not only provide affordable, healthy foods for the community, but to have cooking demos and classes that center healthy eating and living. CBFC also connects its local mission of addressing food insecurity in Central Brooklyn with larger regional food justice efforts by building relationships with local, Black and Brown growers and food suppliers. As Mark Winston Griffith, the Executive Director of Brooklyn Movement Center explains "We want to create a whole ecosystem of food. It's not just about consumption but it's also about supporting other people who are in the food economy and making sure black folks are at the center of it." The CBFC is currently looking for a retail space to open its first grocery store location in Central Brooklyn and hopes to open in 2021.

If you're interested in becoming a member of CBFC visit their site at <http://cbfood.org/index.php/become-a-member/> or contact them via phone at (718) 771-7000

## Preparation, Consumption, Education

The Brownsville Community Culinary Center (BCCC) is a community wellness hub and culinary vocational center in Brownsville. BCCC's mission is to provide 'free, world-class culinary vocational training to Brownsville residents'. In a typical year, BCCC trains 48 Brownsville residents in its culinary training program where they learn fundamental skills in the kitchen like non-verbal communication between kitchen staff to knife skills, working alongside seasoned culinary professionals to help them land jobs in NYC's top restaurants. BCCC offers a space where Brownsville residents can have access to fresh, healthy, affordable, and culturally relevant foods that are prepared by participants in the culinary training program. Acting as a neighborhood restaurant, BCCC provides SNAP recipients a 50 percent discount for meals. In 2021, BCCC will be launching their Diabetes Wellness Program (DWP), which aims to support Brownsville residents to build and maintain healthy eating habits. The program will have a meal program, social services, and provide support with medical care and education sessions about diabetes.

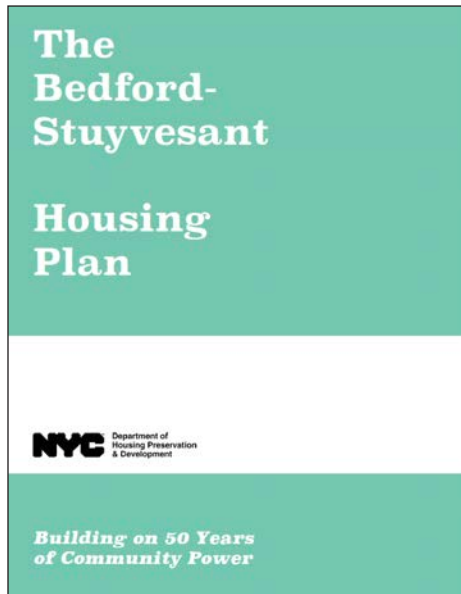


# What has been proposed in Neighborhood Plans



## **Brownsville Plan**

In 2017, the NYC Dept of Housing Preservation & Development in partnership with community stakeholders from Brownsville developed the Brownsville Plan. The goal of the plan was to identify the needs, create strategies to address local challenges, and find resources to support the needs of the Brownsville community. New development on city-owned land would be used to address community goals around safety, economic development, health, and the advancement of arts & culture. The Brownsville Plan will result in the creation of over 2,500 new affordable homes, representing more than \$1 billion of investment in housing in the neighborhood. One of the goals outlined in the Brownsville Plan was to improve the local food system by increasing the number of gardening and healthy food stores, sit-down restaurants, services and community spaces that promote health, and building design that promotes healthy living.



## **Bedford-Stuyvesant Housing Plan**

In 2020, the NYC Dept of Housing Preservation & Development, in partnership with community stakeholders, released the Bedford-Stuyvesant Housing Plan. The plan which would see two publicly-owned lots developed, required the developments to align with the needs of the community laid out in the Bedford-Stuyvesant Community Wealth and Wellness Request for Proposals (RFPs). For the Fulton-Saratoga site, community wellness and healing was identified as a central focus of the new development. Proposals for this site were urged to focus on community wellness, healing, and building food sovereignty. Some of the suggested building uses were: fresh and healthy food access and education, an all purpose community center, and a space for affordable healing services.



# Recommendations & Wellness-Based Development Opportunities

**Advocate for more mixed-use buildings to use ground floor/street level spaces for grocery stores and community kitchen education spaces.**

**Create spaces for housing developers and community leaders doing urban agriculture to convene and discuss pathways to have more lot-space dedicated for urban agricultural use to be stewarded by tenants of the buildings and residents of the surrounding community.**

**Support and expand workforce development programs in culinary training and urban agriculture.**

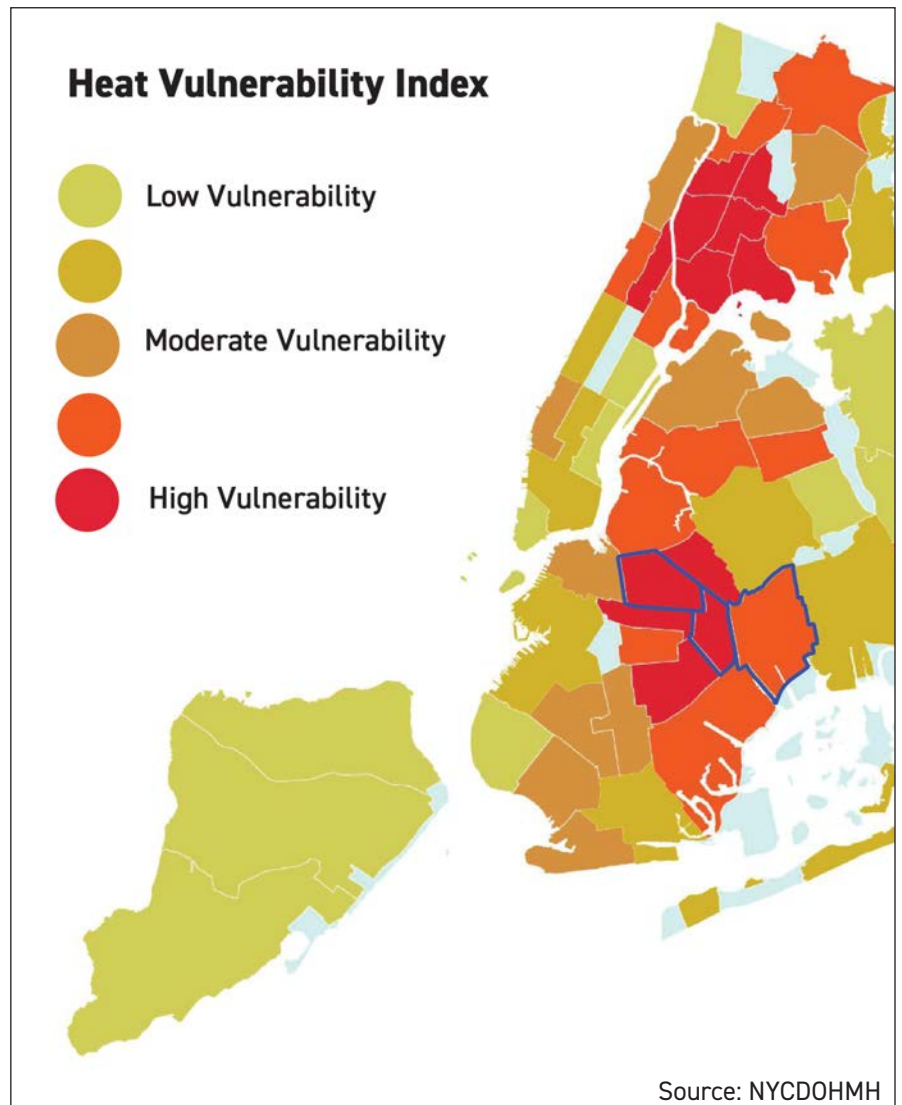
# **THE NEIGHBORHOOD ENVIRONMENT**

## **Part II: Heat Vulnerability**

**What are the most effective methods for increasing instances and opportunities for health and wellness in neighborhood environments?**

# Introduction

Climate change is having a catastrophic impact on communities around the world, in BIPOC communities and in New York City it's no different. Due to climate change, NYC has been steadily experiencing summer seasons that are hotter and heat waves that last longer. For NYC, increasing temperatures are intensified by the urban heat island effect (UHI), which leads to increased heat absorption by common materials in the city such as concrete and roads which because of its dark and non-reflective surface absorbs a high percentage of incoming solar radiation. Current climate modeling projects that by the 2080s up to 75 days of the year could reach a temperature of 90 degrees Fahrenheit.<sup>39</sup> For BIPOC communities, increased heat exacerbates health disparities. According to a study done by the NYC Mayor's Office of Resiliency in 2017, Bedford-Stuyvesant, Brownsville, and East New York are considered to be some of the most heat vulnerable neighborhoods in the city. On the heat vulnerability index (HVI) ranging from 1 to 5, where 1 equals the lowest level of vulnerability and 5 equals the highest, all three neighborhoods are ranked at level 5.



## Health Impacts of Extreme Heat

A high heat vulnerability index rating is associated with increased risk of heat related illness or death. For Bedford-Stuyvesant, Brownsville, and East New York, where residents already face high rates of chronic illness, rising temperatures further compound the alarming health disparities. For people who face cardiovascular and respiratory diseases, increased heat makes them more susceptible to heat stress, which occurs when the body is unable to get rid of excessive heat. When the body is unable to bring down its temperature it may lead to increased heart rate, a loss of concentration, becoming irritable or sick, and even losing the desire to drink, which in dire situations may lead to fainting or premature death.<sup>40</sup> Elderly people are considered to be especially at risk due to having higher rates of underlying conditions and increased isolation, while young children who have asthma are considered to be at high risk as they commonly spend

more time indoors and have few opportunities to cool down.

Despite Black/African Americans making up less than 25 percent of the city's population, a study showed that between 2000 and 2012, they accounted for nearly half of the city's heat-related fatalities.<sup>41</sup> On average, the city reports 13 heat-stroke deaths, 115 excess heat-related deaths, and 150 heat-related hospitalizations and 450 heat-related emergency department visits annually. However, based on an analysis from the New York City Environmental Justice Alliance (NYC-EJA), there is an underestimation of how many people in the city die from extreme heat. Heat-stroke deaths are only officially counted as deaths where heat is recognized as the leading cause and doesn't take into account how an individual's preexisting conditions like a respiratory or cardiovascular illness may have exac-





# Key Policies & Practices from Government

## **NYC Dept of Buildings, NYC Mayor's Office of Resiliency, & NYC Small Business Services**

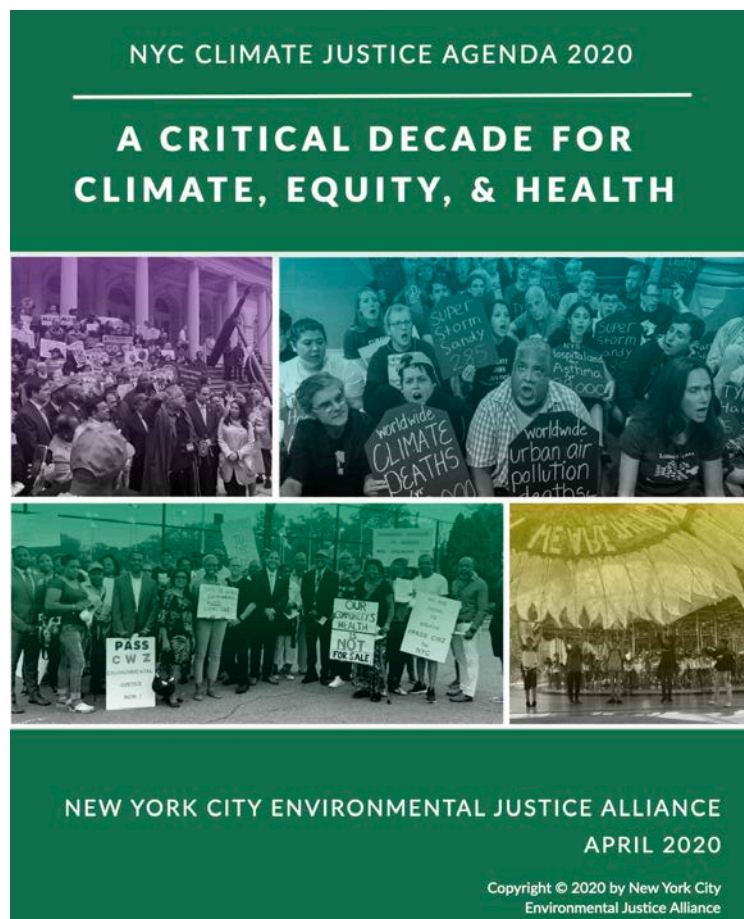
From 2009 - 2014, the NYC Department of Buildings with funding from the city and corporate sponsorship, launched the Cool Roofs program. The Cool Roofs program had volunteers coat roofs with a white reflective material to significantly reduce the level of heat absorption that was taking place on a conventional roof surface, commonly coated in a darker color. Starting in 2015, the Cool Roofs Program transitioned from a volunteer-based program to a full funded program from the city, where the NYC Small Business Services worked with Workforce Development providers to support local job seekers through a paid and transitional work-based learning experience to install the cool roofs.

In 2017, the Mayor's Office of Resiliency launched Cool Neighborhoods NYC, a \$100 million plan to address the public health impacts of extreme heat in vulnerable neighborhoods. The plan lays out a number of strategies centered around green infrastructure such as planting more street trees and converting more roofs to cool roofs.<sup>43</sup> The plan also has strategies on what to do in case of an extreme heat emergency such as: creating communication plans with vulnerable residents, expanding and making cool assistance programs better, and overall improving the City's cooling center program. In the summer of 2020, Mayor Bill deBlasio announced the city would distribute 74,000 air conditioners to low-income seniors. Of the total amount - 22,000 of the air conditioners went to NYCHA residents. To help pay for the increased electricity cost of running the air conditioners, the city committed \$70 million to support 450,000 families pay their electricity bill of up to \$140 from June to October.

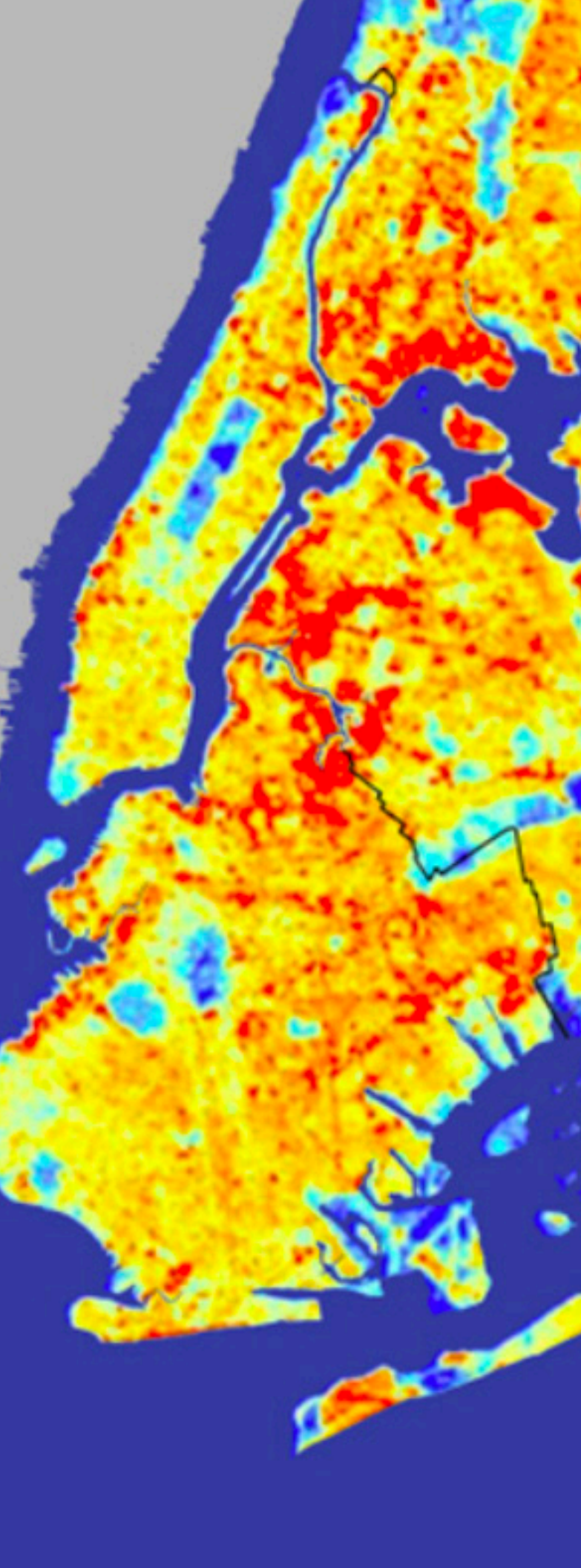
# Who's doing what in the neighborhoods

In 2019, **Brooklyn Community Services** with support from the NYC DOHMH launched the 'Be a Buddy' Program, a community-led preparedness program aimed to strengthen the Brownsville community's resilience and reduce heat vulnerability in times of extreme heat weather events. The program has initiated a number of approaches to improve social cohesion such as creating a network of resident volunteers to check-in with at risk residents living in Seth Low NYCHA developments, organizing & facilitating large community meetings that educated residents on what to do in times of excessive heat, and preparing relatable guides and information for residents on how climate change impacts their community.<sup>44</sup>

In 2018, the **New York City Environmental Justice Alliance (NYC-EJA)**, a BIPOC led non-profit organization that has citywide member organizations such as Brooklyn Movement Center, El Puente, and UPROSE released their climate justice agenda - "Midway To 2030: Building Resiliency And Equity For A Just Transition". NYC EJA's report listed extreme heat & community preparedness as their number one priority, and called for the city to do more to address extreme heat, more specifically for: (1) the DOHMH to make daily-level mortality data more readily available to better inform the researchers, policy makers, and community members of how heat vulnerability may impact at-risk communities and to direct more resources towards heat mortality data; (2) to increase the reliability of cooling centers by having more consistent hours of service for all cooling centers and better communication of services with the public; (3) to invest and center community more in temperature monitoring strategies, where the city actively seeks community input, and is transparent in the data collection process by sharing the timeline, number of monitors, and locations of monitors<sup>41</sup> and (4) to better support the NYCHA Tenant Associations by providing resources to help them build their own excessive heat emergency preparedness plans.







# Recommendations & Wellness-Based Opportunities

**Install shade structures in heat-vulnerable neighborhoods. While not a new idea, shade structures are simple and effective. The city could lead design competitions for low-cost shade structures that can be disassembled in the offseason. Additional recommendations include increasing partnerships with community-based organizations to design pop-up shade installations during heat events, as well as public art-work with shade components.**

**EBC2A can initiate conversations around climate emergency preparedness plans for each neighborhood, specifically looking at how to expand the Be a Buddy Program to support vulnerable residents in times of emergency.**

**Advocate for policies that reduce extreme temperatures indoors. As NYC-EJA states in its report, the city should “set a maximum allowable indoor temperature in the summer, similar to how the city mandates a minimum indoor temperature in the winter.”**

**Engage with housing developers and property owners to install green roofs and green walls to lower the temperatures of buildings and surrounding areas.**



# COMMUNITY LAND TRUSTS

A photograph of a multi-story brick building with several fire escapes. The building has a classic architectural style with arched windows and a central entrance. A dark car is parked in the foreground on the right side. The sky is a clear, deep blue.

What do community residents and stakeholders believe will need to be in place for a Community Land Trust to be successful?

# Introduction

Decades of disinvestment, redlining, predatory real estate practices, and flawed affordable housing plans from numerous NYC mayoral administrations have left black and brown residents in Central and East Brooklyn with lower access to safe and affordable housing, as well as limited their ability to build wealth. Unsurprisingly, COVID-19's disproportionate health impact on black and brown residents in these neighborhoods has also translated to greater risk of housing instability and displacement. Since COVID-19, Black and brown communities face nearly four times the number of eviction cases.

*“The pandemic is likely to exacerbate the predatory real estate activity as private financial actors look to take advantage of the real estate down cycle and residents’ increased economic vulnerability”*

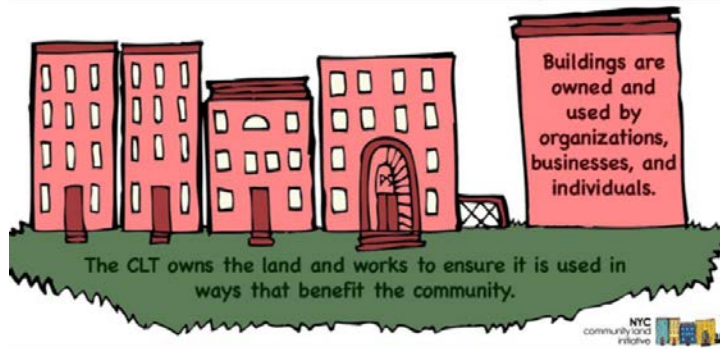
- Debra Ack, a board member of Brooklyn’s new East New York Community Land Trust, said at a City Council hearing in January 2019

In recent years, community residents of predominantly black and brown communities have been forming Community Land Trust initiatives in an effort to change the housing and land development trajectories of where they live and work. Brownsville and East New York residents have respectively come together and formed their own Community Land Trust initiatives, but have yet to acquire land and still face challenges around awareness of what a CLT is and how it helps build community wealth. The aim of this chapter is to breakdown what a Community Land Trust is, what its objectives are, and how its ultimate goal is to generate and sustain individual and community wealth.



# What is a Community Land Trust (CLT) ?

Community Land Trusts (CLTs) are non-profit organizations that treat land as a public good



Source: NYC Community Land Initiative

A Community Land Trust (CLT) is a non-profit organization that owns and oversees land on behalf of a community. CLTs emphasize collective community ownership of resources, meaningful community decision making, and governance.

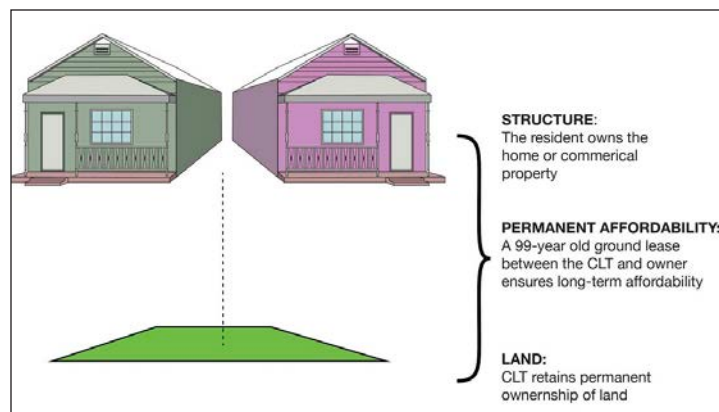
In the CLT model, ownership is shared - a nonprofit organization governed by a board of local residents takes title to land, with the mission of ensuring that the community benefits. Buildings on the land--which can include housing as well as small businesses, community gardens, community centers, etc.--are individually owned or rented. This split ownership accomplishes two things: It takes land out of the speculative market and helps stabilize neighborhoods, and also removes the cost of land for individual residents, which helps achieve affordability for their housing.<sup>45</sup>

## How does a Community Land Trust (CLT) work ?

A qualifying individual (typically a moderately low-income person with a decent credit history) can purchase a CLT house at a price significantly below market value. The homebuyer gets a special mortgage for the house minus the land, and they pay a small lease fee to use the land under their house as if it were their own. The CLT stewards the property long-term, making sure that it stays in good condition--though the homeowner is responsible for most maintenance and repairs--and that the next homeowner qualifies

for and understands the terms of CLT housing.<sup>46</sup> When the homeowner is ready to sell to the next qualifying buyer, they get the equity they put in plus a portion (typically about 30 percent) of the increase in the value of the home. CLTs, therefore, allow homeowners to build some equity while keeping property permanently affordable, according to the resale formula, which is enforced by the ground lease.

As a result, no developer can snatch up a plot of land once it is part of a CLT portfolio. No real estate giant can develop that corner into luxury condos. The neighborhood around a CLT parcel may become pricey, and gentrified, but the CLT-held land will remain more affordable and accessible especially for native residents at risk of displacement.<sup>47</sup>



Source: Miami Housing Solutions Lab



# General Management Structure of CLTs

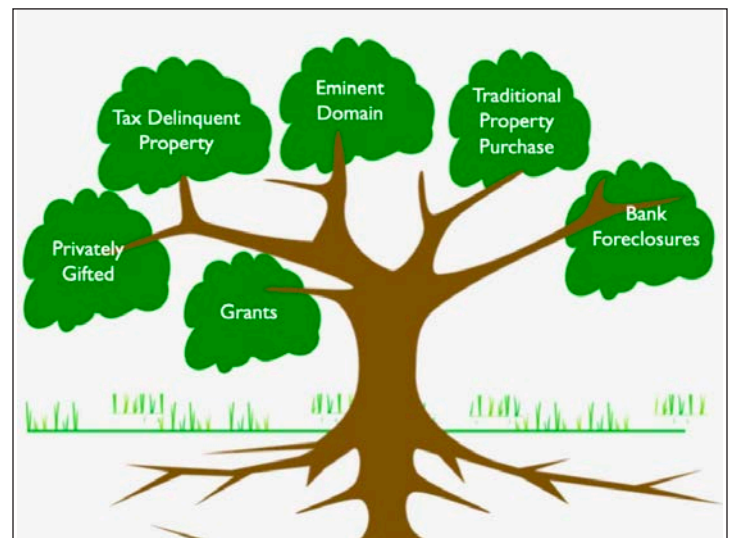


The management structure for a Community Land Trust may have different variations in the distribution of its governance. However, management structure generally consists of three equal thirds. This structure is usually referred to as a tripartite board that controls the governance and decision making in the same manner as all non-profit organizations. The above structure displays the distribution of each section of the CLT model: the first 1/3 are the CLT residents, the second 1/3 are the members of the surrounding community and the final 1/3 are experts & stakeholders.

It is important to note that most CLT boards are unique because they typically seek a balance of representation from people who live and work on the CLT, people in the immediate community, and the broader public. This board structure is intended to guarantee accountability to community priorities and balance different interests. In a nutshell: CLTs are governed by a three-part board and are proven to be flexible based on a community's needs whether they be housing, commercial, or related to public space. In the end, a crucial determinant of CLT's long term success is ongoing community organizing and partnerships.<sup>45</sup>

# How CLTs Acquire Land

Although the process of land acquisition is oftentimes difficult, CLTs can acquire land through a variety of avenues. Over the past decade, the price of private land has grown significantly in most metropolitan areas in North America while the stock of public land that CLTs may acquire shrinks as governments sell to private developers. Additionally, the CLT model is not widely known among New York City residents or stakeholders, making it that much more difficult for CLTs to gain visibility and subsequent land acquisition opportunities. Although land acquisition may be difficult it is not impossible. The following image shows some ways in which land can be obtained:<sup>45</sup>



# What are some of the benefits?

Housing affordability is one of the main driving forces and benefits of CLTs, particularly in urban areas where the cost of living far exceeds the average wage. Additionally, the benefit of community ownership and governance is key because it instills in residents a strong sense of control, especially over the changes that take place in their community. For many residents, especially in low-income neighborhoods, this would be the first instance where they have control in the decision making processes that affect their neighborhood. In addition, because profit is no longer the motive, native community residents are no longer at risk of displacement and the CLT land is safe from gentrification.

## What are some of the challenges and risks?

While the CLT model has many proven benefits, it also comes with challenges and risks. For instance, land acquisition is challenging in urban areas where costs are high. Given that many CLT efforts are led by, or on behalf of, low-income residents, accessing capital for down payments can be difficult or next to impossible.

In addition to this, there is also the challenge of grant funding that impacts CLT resources and priorities. CLTs that lack financial resources often over-rely on grants, which may take a significant amount of time and additional resources. Grants usually come from a mix of federal and state funds. When grants become the primary source of funds for a CLT organization it has to spend a significant portion of its resources on grant writing and reporting. The CLT organizations with limited resources are often juggling their capacity between meeting the goals of their funders and doing bureaucratic work and continuing to do community organizing work and building a grassroots movement that builds community awareness and importance around CLT development.

Another challenge to consider is that building a CLT is time-consuming. It is challenging to organize a CLT that centers on community building and engagement. CLT organizations tend to struggle with outreach and involvement, as many community members have limited time and resources to sustain involvement. For the vast majority of people who work full-time jobs, in their leisure time they may be responsible for child-care, taking care of elders, and may have a second job or work overtime, leaving them with very little to no time to attend CLT planning meetings in the evening or weekends. This can create a lack of devotion from residents into CLT work which may further halt the organization's progression.<sup>48</sup>



# History of Transformative Community Land Trust Organizations

When we look at the history of how land was used and owned communally, we can highlight the precolonial understanding of shared land use amongst the indigenous population of the Americas as well as mutual aid in Africa. Mutual aid was a tool used by African communities, and free blacks in the Americas, to offer insurance, burial provision, and other vital resources for their members. The 1886 Colored Farmers National Alliance Cooperative Union stressed mutual aid in an effort to establish a thriving community for free blacks, although these efforts were violently and strategically undermined.

Such ideologies later gave way to Cooper Square CLT and Dudley Street Neighborhood CLT which rose to prominence in the mid and late 20th century as a means of addressing housing affordability and the racial wealth gap. CLT progress also occurred in 2002 when 69 community gardens were saved from ruin and saved as public space through community organizing efforts and land rezoning. Most recently, in 2017 NYC allocated \$1.65 million in grant money through the Community Land Trust Initiative to support the formation and expansion of CLTs, two of which are in our target neighborhood of East New York and Brownsville.<sup>49</sup>

Pre-Colonial	1886	1959	1984	2002	2017
<b>Roots Indigenous &amp; African culture</b>	<b>Colored Farmers National Alliance and Cooperative Union</b>	<b>Cooper Square, Lower Manhattan</b>	<b>Dudley Street Neighborhood Roxbury, MA</b>	<b>Land Trusts Rescues Community Gardens from Ruin</b>	<b>NYC Allocates Funding &amp; Land for CLT's</b>
Pre-colonial understanding of shared land use amongst indigenous people.  Mutual Aid in Africa: Sou Sou and Family structures	Union stressed mutual aid—sharing farming techniques and coordinating planting—as well as political participation  Strategically and violently undermined.	1st time city followed Community Base Plan  Created a CLT and Housing Coops.	Addressed racial wealth gap, focused explicitly on low income residents	Trust for Public Land and NY Restoration Project saved 69 gardens as permanent space through land rezoning	Community Land Trust Initiative funded \$1.65 million in grant money to support formation and expansion of CLT's



# What does a successful CLT look like? Cooper Square in Lower Manhattan is a primary example

One of the oldest and most successful CLTs in New York City is the Cooper Square CLT which sits on the lower east side of Manhattan. It was created in 1991 with roots dating back to 1959. It was created in order to combat displacement and increase affordable housing. A key component of Cooper Squares' success has been government support. They have been funded by New York State's Community Land Trusts Capacity Building Initiative and NYC Council. Some of the most notable accomplishments of Cooper Square CLT made possible through prior years of tenant advocacy are the creation of multi-family and commercial units, the establishment of a strong sense of community through community ownership, and the generation of stabilized and affordable rent.<sup>50</sup>





# Key Policies & Practices from Government

Since the formation of Cooper Square Community Land Trust, there has been a recent emergence of more than 12 CLTs across all five boroughs in New York City. A huge influence on the success of CLTs is support from the government. The government has supported these CLTs through different initiatives that have aided in their development and advancement. Some of these initiatives include: CLT Learning Exchange created in 2017, NYC Council funding: \$870,000 to incubate & expand CLTs in Fiscal Year 2020, and Mayor de Blasio's commitment to expanding CLTs in the "Blueprint to Save Our City" report.<sup>51</sup>

Furthermore, collaboration among CLT's, affordable housing developers, lenders, and co-ops have been beneficial in the attempt to grow CLTs. In 2017, \$3 Million was earmarked by New York Attorney General, Letitia James to support the formation of six CLTs in the state. NYC received \$1.65 Million, designating 1.1 Mil to interboro CLT and \$150,000 for Copper Square CLT. Most of the funds for NYC went to three CLTs - Cooper Square, East Harlem El Barrio, and Interboro. A smaller amount was awarded to New Economy Project to coordinate, on behalf of NYC Community Land Initiative (NYCCLI), a two-year capacity-building initiative for nine CBOs at the early stages of CLT formation and creation of the CLT Learning Exchange.

The Learning Exchange provides training, peer exchange of skills and knowledge, and community education support. Their monthly intensive workshops cater to 30+ people. Groups have thoroughly studied CLT models, the history of the movement, and workshopped structuring plans. These workshops allow participants to collaborate on outreach and policy analysis. Ultimately, they have begun working toward citywide coordination to reach a sustainable scale.<sup>45</sup>

## INTERBORO COMMUNITY LAND TRUST



Source: Interboro CLT



Source: New Economy Project

# Who's doing what in the neighborhoods

## East New York CLT Initiative

Since the 2008 recession, East New York has experienced some of the highest rates of foreclosure in Brooklyn and New York City followed by Bedford-Stuyvesant and Brownsville/Ocean Hill. This has made them vulnerable to predatory investors and financial scammers seeking to profit off their misfortune. In 2017 alone, 35% of 1-4 family homes sold in East New York went to financial investors. Of the ninety-five homes sold in ENY from January to March 2020, 60% went to real estate LLCs. Many East New York homeowners are also drowning in tax and water debt and are in desperate need of home repairs. But renters also need solace. Over a third of ENY residents are severely rent-burdened and spend over 50% of their income on rent. A median household income of only \$35,000 in a neighborhood at risk of gentrification has placed ENY renters in a precarious position.<sup>52</sup>

The ENY CLT Initiative addresses these issues by expanding access to affordable housing and supporting locally owned businesses and green spaces. Their key strategy is to ensure that the voice of the community is heard by placing residents in a position to better advocate for themselves. The ENY CLT also emphasizes financial education and community leadership.

Currently, ENY CLT is petitioning for an end to the Annual Tax Lien Sale which impacts New York's black communities the hardest. As ENY homeowners are weighed down with tax and water debt, this tax lien sale will affect them the most and contribute to the displacement of native residents

To learn more about the East New York Community Land Trust Initiative or to become a member of this effort email them directly at [staff@eastnewyorkclt.org](mailto:staff@eastnewyorkclt.org).



Source: East New York CLT



# Who's doing what in the neighborhoods

## Brownsville CLT Initiative

As of 2018, the median household income for Brownsville renters is just \$29,000. Coupled with high rates of serious housing code violations and the most elevated rates of poverty and unemployment throughout our target neighborhoods, it's not difficult to see why Brownsville is in dire need of housing support.

The Brownsville Neighborhood Empowerment Network within the Brownsville Partnership is implementing a community-led vision for the development of Brownsville through the creation of a new Community Land Trust. This budding CLT will develop and nurture permanently affordable housing for low-income households and assure that residents have the power to shape the future of their neighborhood.<sup>53</sup>



"I'm a third-generation resident of Brownsville, organizing community members to lead the Brownsville CLT, which will guarantee permanent affordability and allow multiple generations of families to stay in their homes. City Council funding will support our CLT as it gets off the ground and prepares to acquire its first property."

**TAUREAN LEWIS**  
Brownsville Partnership

Source: Brownsville Partnership

## Recommendations & Wellness-Based Development Opportunities

Pilot the CLT toolkit, prepared by the 2020 Health + Housing PAR Research Team, with Brooklyn Worker Council members to grow a 'train-the-trainers' model.

Continue conversations with advocates and decision-makers regarding acquiring CLT designation for Vital Brooklyn developments.

An aerial photograph of a residential development in Brooklyn. The image shows several multi-story brick buildings with flat roofs, arranged around a central courtyard area. The courtyard features green lawns, trees, and paved walkways. The overall scene is captured from a high angle, providing a clear view of the building layout and surrounding greenery.

# VITAL BROOKLYN HOUSING DEVELOPMENTS

What is currently in place in the Vital Brooklyn development designs and management plans to promote health and to address the social determinants of health?

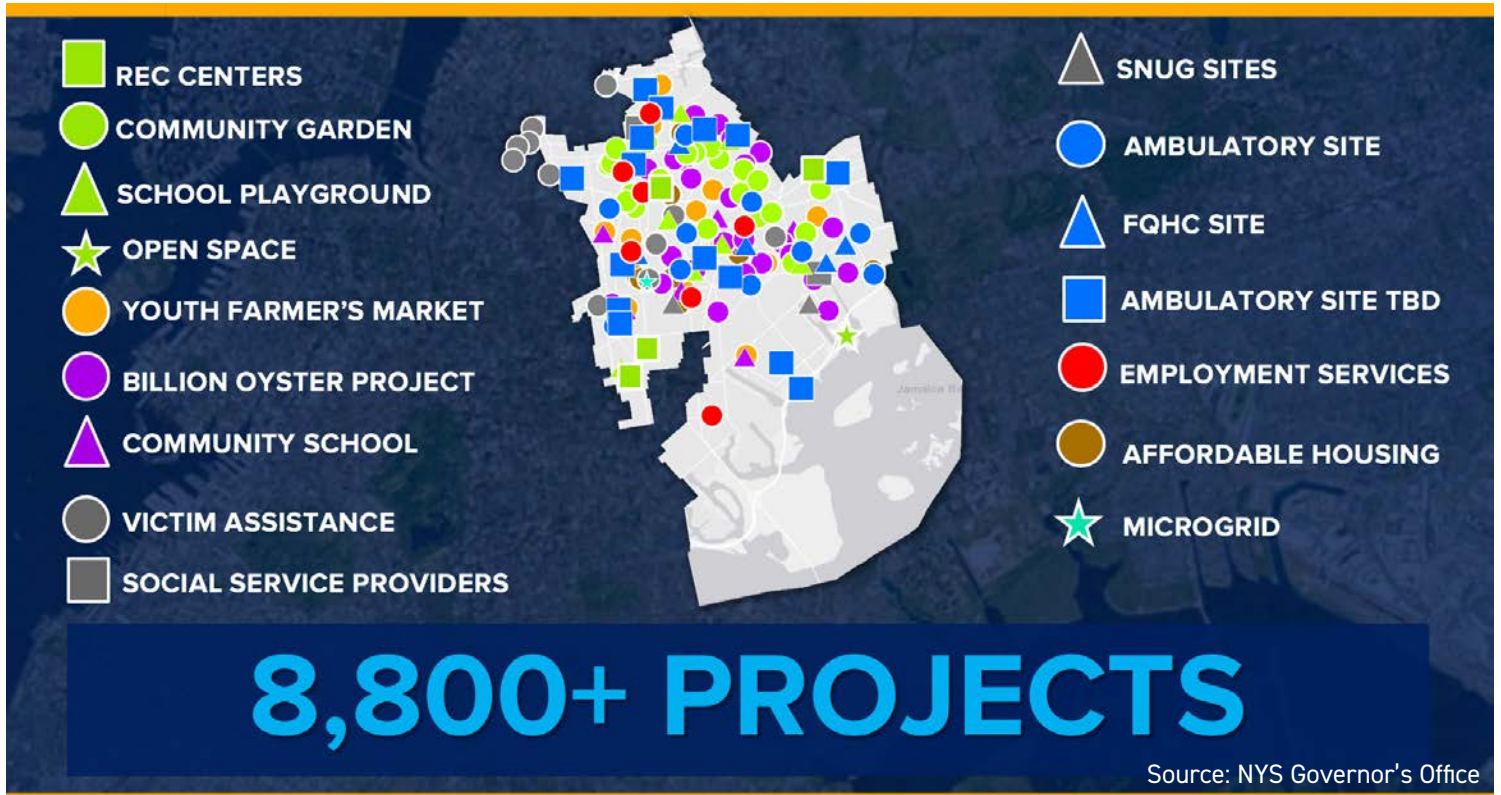
## Background on Vital Brooklyn Initiative

On March 9, 2017 at Medgar Evers College in Central Brooklyn, Governor Andrew Cuomo announced Vital Brooklyn, a \$1.4 billion investment in the health--and more specifically the social determinants of health--in East Brooklyn.

Vital Brooklyn is “a model for community development and wellness that is breaking down barriers to health and wellbeing through eight integrated program areas: 1) open space and recreation, 2) healthy food, 3) community-based health care, 4) comprehensive education and youth development, 5) economic empowerment and job creation, 6) community-based violence prevention, 7) affordable housing, and 8) resilience. Vital Brooklyn also allocated resources for improvements to buildings and facilities in safety net hospitals, including Interfaith.<sup>54 55</sup>

The Vital Brooklyn Initiative will invest \$1.4 Billion to advance community development and wellness in Central Brooklyn: Community-Based Health Care – \$700 million capital investment; Affordable Housing – \$563 million; and Open Space and Other Programming - \$140 million

The Vital Brooklyn investment is of interest to our effort not only because of the ways in which it is already affecting the built environment and access to fresh food and fitness opportunities (with Shirley Chisholm Park for example), but especially because the first PAR study in 2016, and its roots with the Coalition to Transform Interfaith Medical Center and Community Care of Brooklyn, influenced the orientation and structure of the overall Vital Brooklyn investment. The December report back to the community on the PAR I/Brownsville/East New York findings was attended by residents, community stakeholders, and local and state elected officials, including staff from the Governor’s office who, inspired by the student research team, the PAR SDOH approach, and widespread community support, brought the WEB PAR recommendations back to the state capital in Albany where they played a key role in catalyzing the Vital Brooklyn program.



Central Brooklyn includes: Bedford-Stuyvesant; Brownsville; Bushwick; Canarsie; Crown Heights; Cypress Hills/Ocean Hill; East Flatbush; East New York; Prospect Heights; and Prospect Lefferts Gardens



## Vital Brooklyn Housing Developments

The affordable housing development component of Vital Brooklyn in particular has been important to our research for at least 4 key reasons: 1) stable housing is the foundation for physical and mental health; 2) affordable housing in New York City is in high demand, with years-long waiting lists and [high rates of displacement and risk of displacement]; 3) health care workers are unable to live close to the hospitals in which they work, resulting in long-commute times; 4) healthcare workers are unable to afford the high cost of housing, with some living out of their lockers, their cars, and others living in buildings with conditions that are both stressful and dangerous.



Site	Neighborhood	Address	Total # of Units
<b>A - Interfaith Herkimer</b>	Bedford-Stuyvesant	483 Herkimer St., 11213	121
<b>B - Brookdale Hospital</b>	Brownsville	E. 98th St., 11203	152
<b>C - Interfaith Broadway</b>	Bedford-Stuyvesant	1038 Broadway, 11221	57
<b>D - Interfaith Bishop</b>	Crown Heights	528 Prospect Place, 11238	N/A
<b>E-H - Leviton Rehabilitation</b>	East Flatbush	86 East 49 St., 11203	266
<b>I - OBHS Bishop Walker</b>	Crown Heights	528 Prospect Place, 11238	N/A
<b>J - East New York Avenue [The Rise]</b>	Brownsville	1366 East New York Ave., 11212	N/A
<b>K - Utica Crescent</b>	East Flatbush	832 Rutland Rd., 11203	322
<b>L - SUNY Clarkson Estate</b>	Flatbush	329 Clarkson Ave., 11226	291
<b>M - Spring Creek Landing</b>	East New York	888 Fountain Ave., 11208	2,400

# Vital Brooklyn Housing Development - Site Breakdown

In order to bring the full picture of Vital Brooklyn developments into focus, we began consolidating all known information about each site. Below is a breakdown of select sites and what is being proposed and who is involved, from the housing developer to the supportive services provider. For a full list of details turn to page 95 in the Appendix.

## BEDFORD-STUYVESANT

### Site A - Herkimer Gardens 483 Herkimer Street, Brooklyn, 11213



**Total Number of Units:** 121

**Expected Date of Completion:** April 2022

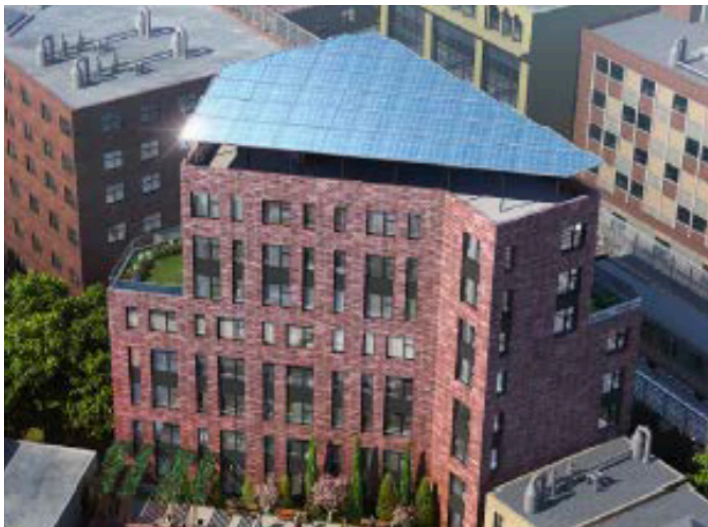
**Communities Served:** Seniors & Elders who need on site support services

**AMI Range:** 30% - 90%

**Amenities:**

- Food Assistance Center
- Wellness & Physical Therapy Center
- Urban Garden
- Parking Spaces
- Reading Room

### Site C - Interfaith Broadway 1038 Broadway, Brooklyn, 11221



**Total Number of Units:** 57

**Expected Date of Completion:** April 2022

**Communities Served:** Seniors & Chronically Homeless Families

**AMI Range:** 60%, 80%

**Management company:** Arco

**Amenities:**

- Community and Fitness Rooms
- On Site Services: financial literacy, job-readiness, healthy living, and support for substance abuse
- 5,000sf co-located primary care center and mental health outpatient program



# Vital Brooklyn Housing Development - Site Breakdown

## BROWNSVILLE

### Site J - The Rise 1366 East New York Avenue, Brooklyn 11212



**Total Number of Units:** 68

**Expected Date of Completion:** 2026

**Communities Served:** Formerly incarcerated individuals  
**AMI Range:** 30%, 60%

**Amenities:**

- Free Wi-Fi for Residents and Visitors
- Services: case management, job-readiness and job placement, legal assistance, and support groups for re-entry
- Fitness Classes for youth, adults, and seniors
- 10,000 sqft of green space - including a rooftop farm and greenhouse (managed by Project EATS)

**Organizations on site:** Women's Prison Association, Osborne Association, Man Up! Inc., Community Capacity Development, Inc.

### Site B - Brookdale Hospital Site East 98th Street, Brooklyn, NY 11203 (btwn Hegeman and Lott Ave)



**Total Number of Units:** 152

**Expected Date of Completion:** November 2026

**Communities Served:** Developmentally disabled residents, Individuals aging out of the foster care  
**AMI Range:** 50%, 60%, 80%

**Amenities:**

- Community Foods Program with a Greenhouse and an Education and Job Training Center
- Services: Meal planning and nutrition, socialization assistance, and computer use training, kitchen for cooking classes
- 18,000 sqft ambulatory care center on the ground level
- Outdoor space on the ground, second and fifth floors, along with a community garden, outdoor seating, playground, and a dog run

**Organizations on site:** New York Foundling



# Vital Brooklyn Housing Development - Site Breakdown

## EAST NEW YORK

### Site M - Spring Creek Landing 888 Fountain Ave, Brooklyn, NY 11208



**Total Number of Units:** 2,400

**Expected Date of Completion:** November 2026

**Communities Served:** Formerly homeless, Seniors, People with Developmental Disabilities

**AMI Range:** 30% - 80%

**Amenities:**

- 30,000 SF of healthcare space for One Brooklyn Health
- Services: Job Training and Entrepreneurship Programs
- Fitness Classes for youth, adults, and seniors
- Meals on Wheels Service

**Organizations on site:** Services for the Underserved (S:US)

## EAST FLATBUSH

### Site K - Utica Crescent 832 Rutland Road, Brooklyn, NY 11203



**Total Number of Units:** 322

**Expected Date of Completion:** November 2026

**Communities Served:** Seniors, Disabled Veterans

**AMI Range:** 30%, 60%, 90%

**Amenities:**

- Multi-purpose community facilities
- Services: Job Training and Entrepreneurship Programs
- Large Grocery Store on ground level
- Interior courtyard with bleacher seating, walking paths, outdoor recreation - games, walking, sitting and picnicking

**Organizations on site:** Brooklyn Community Housing & Services, Catholic Charities Brooklyn & Queens, One Brooklyn Health System (OBHS)

# Recommendations & Wellness-Based Development Opportunities

Proposed efforts to complement Vital Brooklyn include:

**1. Work with the continuum of stakeholders to maximize the new developments for community health and wealth. Given that the success of these developments depends on community stakeholder buy-in and long term stewardship, and that neighborhood and housing investment presents multiple opportunities for local employment and enterprise development. The approach should encompass the overall development process, from conceptualization to construction to marketing to management and maintenance.**

**2. Establish permanent affordability for Vital Brooklyn developments through community land trust (CLT) designation. Next steps to increase visibility and support for CLTs throughout Brooklyn include piloting the CLT learning toolkit with Brooklyn Workers Council members (as above), and coordinating efforts with existing CLT-focused organizations, especially those that are Brooklyn-based.**

**3. Secure affordable housing for Brooklyn healthcare workers in the Vital Brooklyn developments. With housing costs out of reach, many healthcare workers end up living out of their work lockers, sleeping in their cars, or on the sofas of friends or family. Exorbitant costs also force workers to live far from the health care facilities in which they work, in some cases resulting in commute times of hours each way and significantly contributing to burnout and worker turnover.**





# **AREA MEDIAN INCOME**

How is the Area Median Income used in regards to affordable housing development and eligibility?



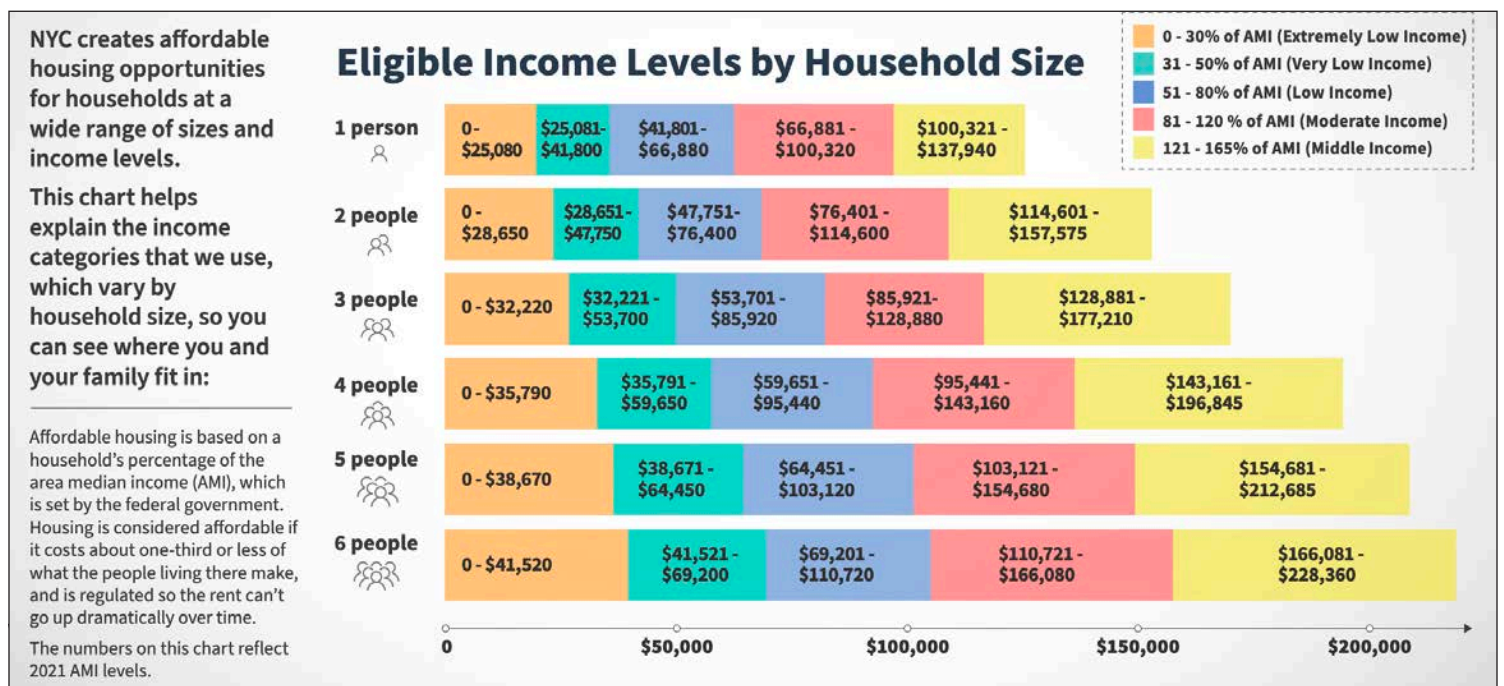
# Background

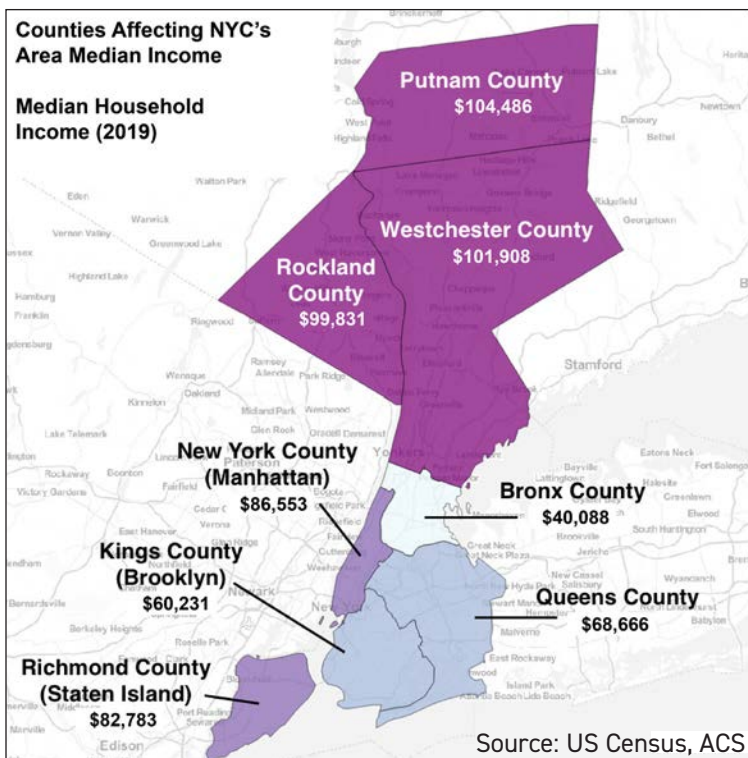
The Vital Brooklyn Housing Developments are intended to support community wellness and health. Developments have dedicated space for urban agriculture, community centers, computer rooms, and other amenities. They also include designated units for special needs populations such as the disabled or people who have aged out of foster care. While these spaces and services were generally popular in from the Central Brooklyn neighborhoods in which their development was planned, a familiar narrative unfolded amongst long standing residents and local workers as details emerged of what affordable housing units would cost and how many would be available. Despite offering a number of amenities and services identified as needs for the community, many of the community residents who needed them would be unable to afford the units even though they were designated as affordable. The few units that would be affordable were seen as too little. To better understand the issues around affordable housing, the PAR team sought to investigate Area Median Income, which plays a large role in what affordable housing is developed and how affordable housing units are priced.

## What is Area Median Income (AMI) and how is it calculated?

AMI is the midpoint of a region's income distribution, meaning that half of households in a region earn more than the median and half earn less than the median. If you were to line up each household in the NYC region from the poorest to the wealthiest, the household in the middle would be the median household. The Area Median Income not only looks at the income of households in the Bronx, Brooklyn, Manhattan, and Queens, but also includes the income of households in Westchester, Putnam and Rockland counties. The AMI is calculated each year by the US Department of Housing and Urban Development (HUD). It calculates the median income by looking at data from the US Census.<sup>56</sup>

AMI is used to help determine eligibility for affordable housing programs in New York City. The NYC Department of Housing Preservation and Development (HPD) uses AMI to determine income requirements for affordable units and what rents landlords can charge for those units. AMI is used to determine the amount of subsidies a building developer can get in exchange for affordable units, the rent that a landlord can charge for those units, and the income requirements that New Yorkers who want to get into affordable units must meet. Households less than 80% of the AMI are considered low-income households, households earning less than 50% of the AMI are considered to be very low-income, and households earning less than 30% of AMI are considered to be extremely low-income households.<sup>57</sup>





## Criticisms of AMI Calculations

New York City's AMI is inflated by the inclusion of income data from affluent suburbs, meaning what the city may designate as affordable housing may not be affordable for many city residents—and especially not for the residents of the neighborhood itself. The region's AMI includes the median income from Westchester, Rockland and Putnam counties, which all have higher median incomes than the five boroughs. According to the U.S. Census, Putnam County's median household income from 2019 was \$104,486 while Manhattan, the borough with the highest median income, had one of \$86,553. Because New York's AMI is inflated, units that may be designated as affordable may not actually be affordable to most renters from the community.<sup>58</sup>

In an interview with Gotham Gazette, ANHD's Executive Director, Barika Williams spelled out the issue around AMI stating “there's a mismatch between housing supply and the city's population, noting that half of New Yorkers fall under the income band of 80% of area median income (AMI). New York City's AMI is about \$113,700 for a family of four. Households making up to 60% of AMI qualify for low- and extremely-low income housing.” Barika Williams continued to point out “the need to specifically supply housing for people at the bottom end of the housing market, noting that new housing construction that isn't supported by city subsidies is largely aimed at the higher end.”<sup>59</sup>

**AMI for New York City is up to 3 times higher than the incomes of people living in Brownsville and East New York. The higher the AMI the fewer affordable housing units available for residents of Bedford-Stuyvesant, Brownsville, and East New York.**

## What has been proposed?

In 2019, Congresswoman Yvette Clarke unveiled the **Affordable Housing and Area Median Income Fairness Act**, which seeks to overhaul the affordable housing development processes and cut rents by more than a third for subsidized housing in New York City. Clarke's bill seeks to reformulate the AMI set by the Department of Housing and Urban Development (HUD). Drawing on a popular criticism of NYC's AMI calculation, Clarke's bill would see the subtraction of those suburban counties north of NYC from the AMI calculation, reducing the figure.

Congresswoman Clarke made it clear that:

*“Affordable housing has become out of reach for so many New Yorkers and in urban areas across America. When I'm home in Brooklyn, constituents have shared concerns with me about being ‘priced out’ of their neighborhoods. As cities grow and evolve, the ability to afford having a roof over someone's head should not be a luxury only provided to those whose income is considered upper class.”<sup>60</sup>*

In a statement to the Crain's New York media outlet,

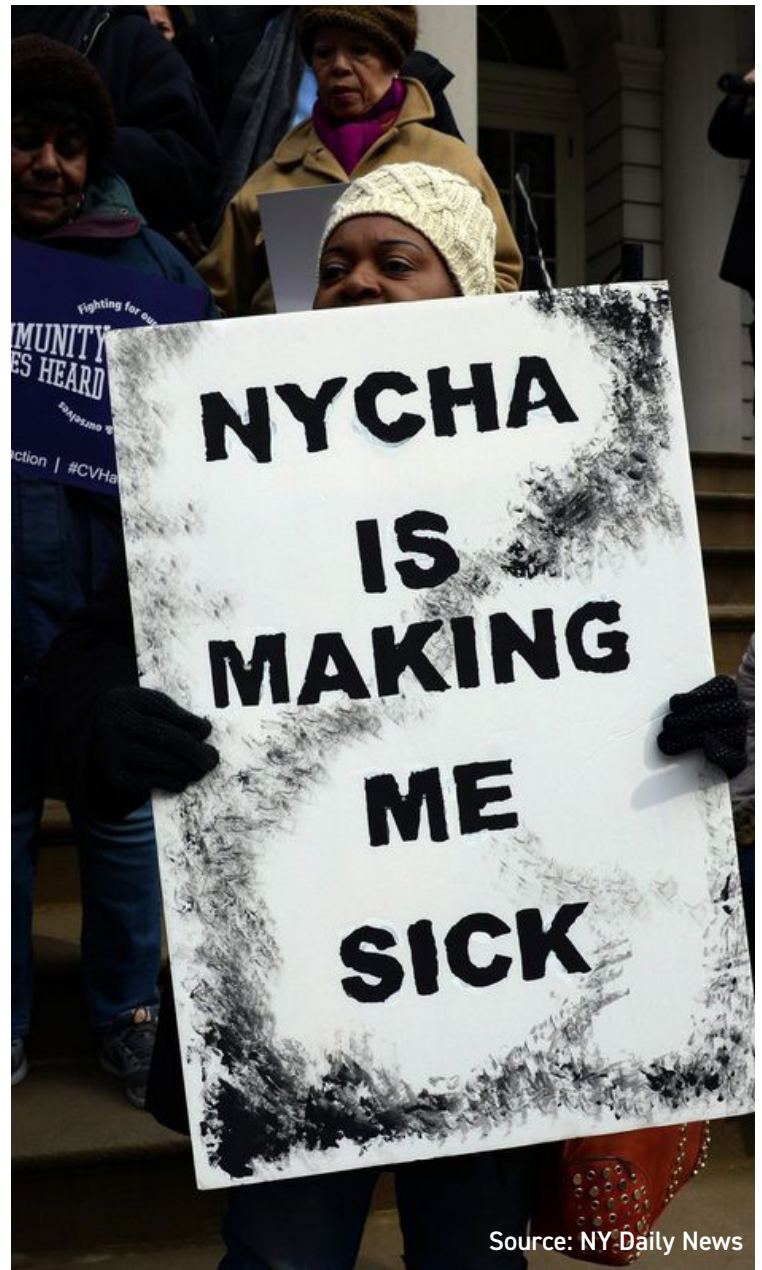
# NYCHA DEVELOPMENTS

An aerial photograph of a dense urban area, likely in New York City, showing a grid of brick apartment buildings interspersed with trees. The buildings are multi-story and have a reddish-brown facade. The trees are mostly bare, suggesting a late autumn or winter setting. The overall scene is a high-angle view of a city block.



## Introduction

The New York City Housing Authority (which is commonly referred to as NYCHA) is currently home to 1 in 15 New York City residents. Of the roughly half a million people that live in NYCHA citywide, Brooklyn has the largest population of NYCHA residents with approximately 120,000 residents across approximately 55,000 apartments.<sup>61</sup> Bedford-Stuyvesant, Brownsville, and East New York represent nearly 50% of Brooklyn's total number of residents living in NYCHA with a little over 56,000 residents across 24,000 apartments. In particular, Brownsville has the largest concentration of public housing in the country. Over the last 30 years NYCHA housing developments have seen a steady decline in housing safety & quality, and as a result has had an immense impact on the health of its tenants, of whom are predominantly black and brown, low-income people. While steps are being taken to address the deterioration of NYCHA housing developments, there is universal agreement among community housing organizations, health professionals, and local elected officials, and among others that there simply is not enough being done to support the wellbeing of residents. In this section, we lay out some general facts about NYCHA developments in Bedford-Stuyvesant, Brownsville, and East New York as well as what steps NYCHA is taking to address housing conditions, what resources are available to NYCHA tenants, and what is happening on the ground to push for more support for NYCHA tenants to restore adequate, safe, and affordable public housing.



Source: NY Daily News

# NYCHA Developments in Central and East Brooklyn

## NYCHA Developments at Large

### Bedford-Stuyvesant

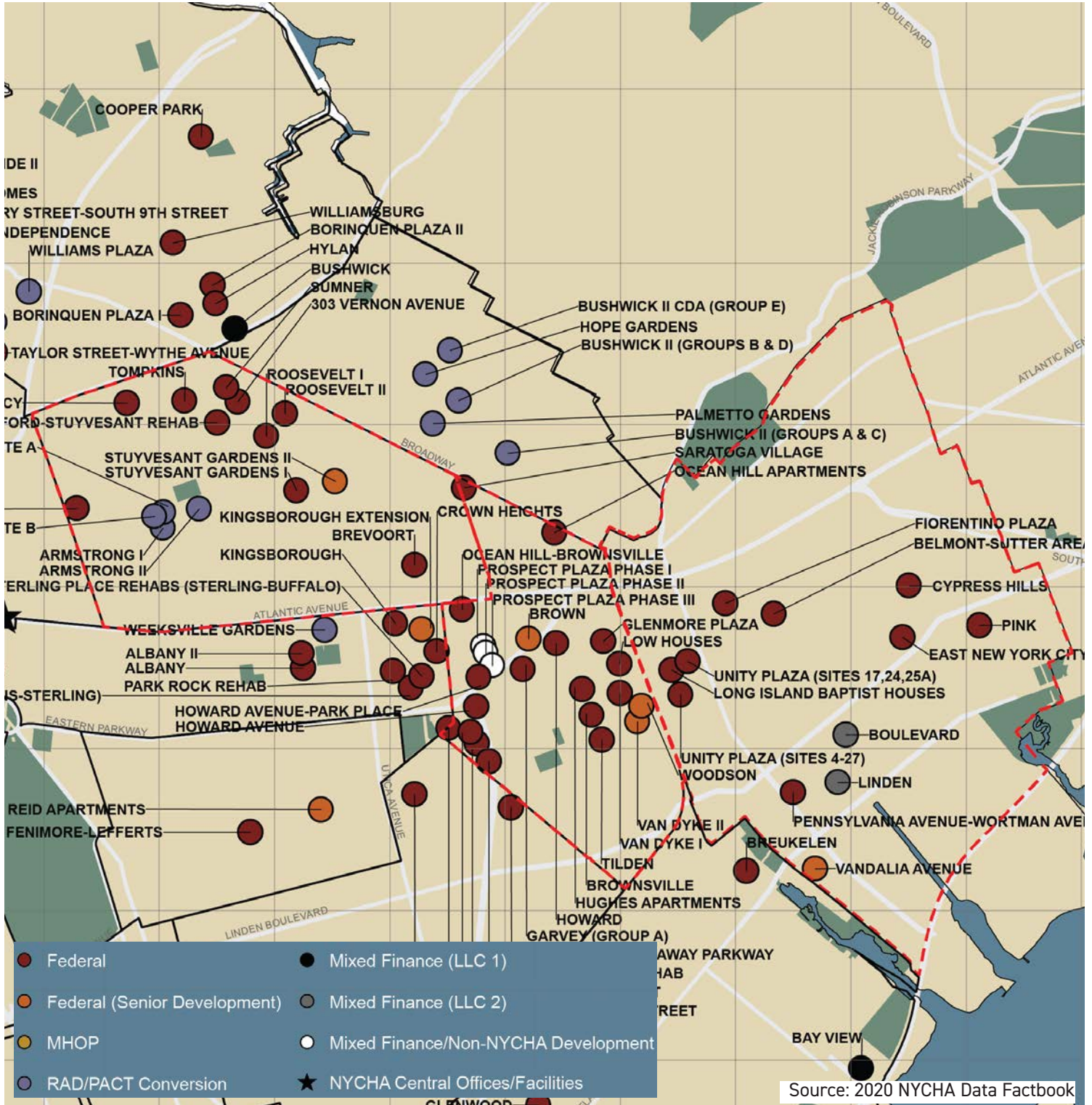
Total # of Developments: 11  
 Total # of Housing Units: 6,990  
 Total Population: 17,613

### Brownsville

Total # of Developments: 21  
 Total # of Housing Units: 9,619  
 Total Population: 21,740

### East New York

Total # of Developments: 12  
 Total # of Housing Units: 7,723  
 Total Population: 16,768



Source: 2020 NYCHA Data Factbook



# NYCHA's Worsening Conditions

Every three years, the US Census Bureau in partnership with HPD conducts a survey to take a comprehensive look at the state of housing in New York City. The most recent survey in 2017 found an overall improvement of housing conditions since the previous survey, except for NYCHA developments where housing conditions continue to deteriorate.<sup>62</sup> The survey found the most common issues reported were peeling paint/broken plaster, water leaks, holes in floors, cracks in ceilings and walls, and heating breakdowns. In 2018, the federal government sued NYCHA in an effort to stop the seemingly never ending downward trend of NYCHA's housing development deterioration. However, in 2019 the federal lawsuit was dropped after Mayor Bill de Blasio intervened and agreed to have NYCHA overseen by a federal monitor who would hold NYCHA accountable to set milestones and have a role in overhauling the management, organizational, and workforce structure of the authority. NYC also agreed to invest an additional \$1 billion between 2018 and 2022 and \$200 million after that. According to the Citizens Budget Commission, 90% of NYCHA's housing units would no longer be cost-effective to repair if dramatic change didn't take place.<sup>63</sup>



Source: Community Voices Heard

**In 2018, NYCHA estimated the total costs for repairs and replacement would cost \$31.8 billion<sup>61</sup>, but stated they only had about a third of the money needed. Below is a list of some of the major issues that need to be addressed to make NYCHA housing a more a safe and healthy environment:**

## **Elevator Outages**

Elevators on average can be out for 22 hours at a time before being repaired. From 2012-2018, elevator outages increased by 16 percent, translating to around 121 outages per day. In 2018 it was reported that there were only 193 mechanics available to make repairs on NYCHA's 3,200 elevators.

## **Poor Pest Control**

In 2019 the federal monitor assigned to oversee NYCHA set out a goal for the authority to have a 50% reduction of its rat population and 40% reduction in mice and roaches system wide by Jan 2022, but as of 2020 there is low confidence this goal will be met. Plans to check every garbage area and dispose of trash every 24 hours has failed, efforts to seal off compactor rooms from rats has failed, and on top of that, compactors inside many buildings are sometimes shut down for weeks or months at a time waiting for repair, creating a buffet for rats. Despite having a pest management strategy, the work has been often been done incorrectly such as improperly installing door sweeps to prevent rats from traveling under doors or improperly spraying bait to ward off pests.

## **Lead Paint Exposure**

In 2017 NYCHA authorities admitted to not inspecting thousands of apartments for lead from at least 2012 to 2016. The NYC DOHMH revealed that in that time range 820 children across six housing developments had tested positive for elevated levels of lead in their blood. Some of these children were in Van Dyke Houses in Brownsville and Linden Houses in East New York.

## **Mold Exposure**

Mold has been a consistent issue plaguing NYCHA tenants for years, most notably in 2013 when the Metro Industrial Areas Foundation sued NYCHA for violating the Americans with Disabilities Act for not removing mold from apartments where tenants were suffering from asthma. The lawsuit was settled on the basis that mold remediation work orders would be done between seven and 15 days depending on the severity, but failed to meet that standard. In 2018, the issue reemerged and NYCHA has since revised its mold reduction procedures and protocols, but are still failing to meet demand. In 2020, the NYC City Council passed a bill to help tenants understand their rights to mold removal in their apartments in an effort to accelerate repairs.



# NYCHA's Plan to Address Conditions? Privatization

At the end of 2018, NYCHA launched a plan entitled NYCHA 2.0 to tackle its multi-billion dollar budget gap to make needed repairs. The plan focused on the transfer of 62,000 housing units (which represent over a third of the NYCHA housing stock) to private ownership and management through the Permanent Affordability Commitment Together (PACT) program, which gave units much needed renovations, residents access to employment opportunities associated with the renovations, and more on-site social services. The PACT program essentially transferred these housing units to Project-Based Section 8, which allowed these units to now receive federal funds from the Rental Assistance Demonstration program. This transfer was estimated to generate between \$10 to \$12 billion for the major capital repairs needed. In an effort to raise more funds the plan also called for selling air rights over NYCHA property, which allowed for new private housing developments to be built on NYCHA open spaces like courtyards.<sup>64</sup>

For the remaining 110,000 housing units in NYCHA's portfolio, they would be transferred to a proposed Public Housing Preservation Trust where the funding for repairs would switch from a Section 9 subsidy to a Section 8 subsidy, which provides a Tenant Protection Voucher for each unit, amount to around \$650 more in subsidy each month. NYCHA intends to use the money to raise funds through bonds and loans to pay for large renovations. As of 2021, the plan has yet to pass and needs state and federal approval. NYCHA residents and public housing advocates remain divided on the plan, with some fearing that NYCHA property could eventually be privatized through debt agreements with private investors.<sup>65</sup> There are also fears around protections and transparency. Once a housing development is converted to PACT/RAD the oversight by the federal housing monitor and the court to address things like toxic mold is terminated.<sup>66</sup>

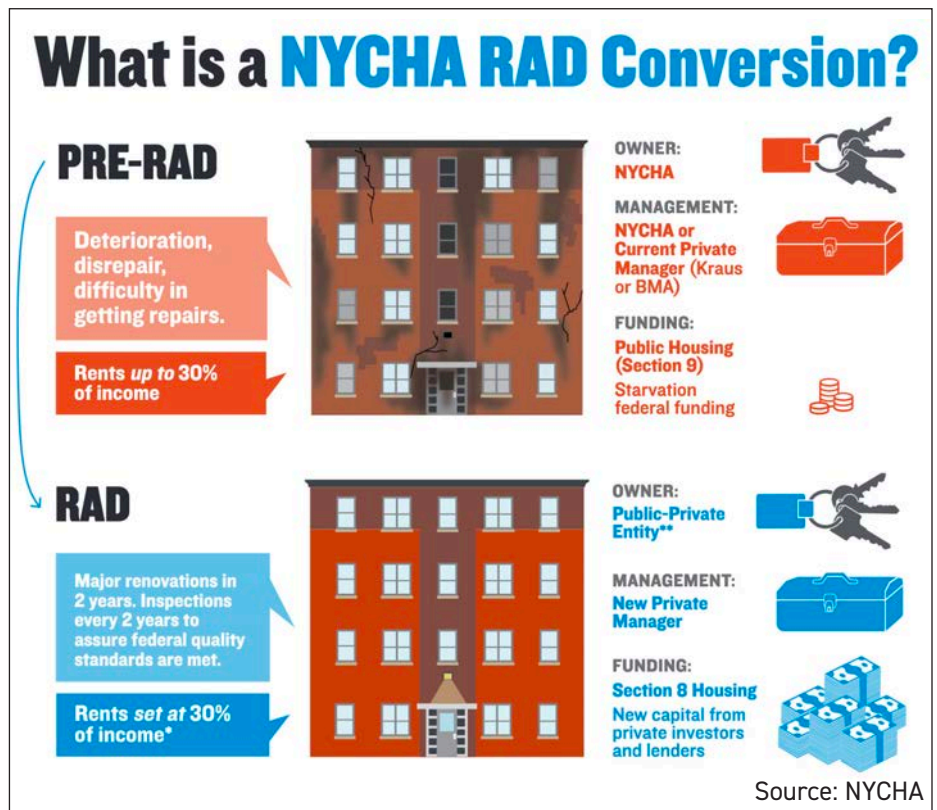
As of Feb 2020 there are 33 housing developments citywide that have been converted to PACT / RAD developments, of which four are located in Bedford-Stuyvesant two in East New York.

## Bedford-Stuyvesant

- Armstrong I - 371 apartments
- Armstrong II - 248 apartments
- Marcy Avenue - Site A - 48 apartments
- Marcy Avenue - Site B - 30 apartments

## East New York

- Boulevard - 1441 apartments
- Linden - 1,586 apartments



# Organization Spotlight: Community Voices Heard



Government officials, media and society at-large routinely stereotyped and criticized public housing residents for not caring about their communities, when the reality was quite different. Residents wanted to improve their living conditions but the systems meant to facilitate their engagement and participation were broken and regularly undermined by conflicting policies and lack of enforcement.

Community Voices Heard (CVH) staff approached NYCHA in 2010 and proposed that public housing residents, who would be the most affected by budget decisions, be included in those decisions via participatory budgeting. The outcomes, CVH emphasized, would not only be more effective community advocacy but also a lighter decision-making burden on NYCHA. Ultimately, this process would bring more understanding within the community about the trade-offs that NYCHA had to deal with, given limited resources and massive need. Though CVH conducted a series of meetings and panel discussions about participatory budgeting with NYCHA officials, the agency was averse to trying something that had not been widely implemented or proven in the U.S. The risk seemed too high and NYCHA turned CVH down.

In August, CVH and the Regional Plan Association released the report, "The Impacts of Living in NYCHA", which is based on surveys that our Rockaway members collected from six developments in 2019.<sup>67</sup> The report documents the pervasive state of disrepair of NYCHA developments, including mold, lead, and other environmental factors that contribute to persistent health problems among residents. CVH also focused on developing new hubs of members living in public housing in the Bronx and Brooklyn. While base building among public housing residents, CVH also conducted Census outreach and in-person voter engagement tabling during the elections. CVH's partnership with Mt. Pisgah Baptist Church in Bedford-Stuyvesant in our public housing work also continues.



Source: Community Voices Heard



Source: Community Voices Heard



# Recommendations & Wellness-Based Development Opportunities

BCC aims to partner with the DOHMH, NYCHA residents and administration, and other interested stakeholders to build on the successful PAR model that BCC and partners have developed. Participation would prepare youth in NYCHA developments to be active agents in shaping the housing and built environment, for example as leaders of a proposed community-designed and owned contracting enterprise specializing in repairs, rehabilitation and retrofitting in NYCHA buildings, anchor institution properties and beyond.



## Resources for Tenants - On Site

### **CAMBA Cornerstone Programs**

Cornerstones operate in public housing developments maintained by the New York City Housing Authority (NYCHA) and operate year-round during non-school hours, on weekdays, weekends and in the summer. Services offered include academic enhancement, afterschool programs and summer camps, career awareness/school-to-work transition, civic engagement/community building, community events, culture and arts, leadership/mentorship programs, life skills development, recreation/health and fitness, and snacks, lunch and evening meals on weekdays.

**Boulevard Cornerstone**  
at Boulevard Houses Community Center  
726 Stanley Avenue  
Brooklyn, NY 11207  
T: (718) 272-0050

**Howard Cornerstone**  
at Howard Houses Community Center  
90 Watkins Street  
Brooklyn, NY 11212  
T: (718) 495-5079

**Cypress Hills Cornerstone**  
at Cypress Hills Houses Community Center  
475 Fountain Avenue  
Brooklyn, NY 11208  
T: (718) 277-6641

**Pink Houses Cornerstone**  
at Pink Houses Community Center  
2702 Linden Blvd  
Brooklyn, NY 11208  
T: (718) 647-4800

**Brevoort Cornerstone**  
At Brevoort Houses Community Center  
280 Ralph Avenue  
Brooklyn, NY 11233  
T: (718) 493-3917

**Stuyvesant Gardens I Cornerstone**  
at Stuyvesant Gardens I Houses Community Center  
214 Stuyvesant Avenue  
Brooklyn, NY 11221  
T: (718) 455-3069



# Resources for Tenants - Off Site

New York City Housing Authority's **Office of Resident Economic Empowerment & Sustainability (REES)** supports residents to increase their income and assets through programs, policies, and collaborations in four key areas: Employment and Career Advancement; Adult Education and Vocational Training; Financial Empowerment; Resident Business Development.

REES evolved from NYCHA's Office of Resident Employment Services (RES) in 2009. REES offers a wide array of services through partnerships and collaborations with local organizations to include financial empowerment and resident business development, along with existing employment, adult education, and training programs. REES is committed to connecting residents to high quality programs in neighborhoods throughout New York City.

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**Below are services available to all NYCHA residents:**

## **Brooklyn Educational Opportunity Center (BEOC)** **Adult Education and Vocational Training**

BEOC provides tuition-free programs that support tenants to get a high school equivalency diploma, improve English proficiency, or prepare for college

*Learn more about all their current program here:  
<https://www.sunybeoc.org/programs/>*

## **Neighborhood Assistance Corporation of America (NACA)**

### **Homeownership/ Financial Literacy**

NACA provides mortgage and homeownership workshop with topics on understanding the mortgage process, credit, down payment/closing cost assistance, etc

*Learn more at <http://opportunitynycha.org/programs-near-me/bedford-stuyvesant/>*

## **Non Traditional Employment for Women (NEW)**

(NEW) prepares, trains, and places women in careers in the skilled construction, utility, and maintenance trades

*Learn more at <https://www.new-nyc.org/enroll>*

## **REES Services Include:**

- Connect with local economic opportunities (hiring events, training sessions)
- Access Section 3 and other job opportunities more easily
- Enroll in adult education programs
- Take advantage of various NYCHA rent incentives programs
- Improve your credit or manage debt through financial empowerment services
- Learn how to start or grow a business

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**Below are services available to NYCHA residents based on location and NYCHA development:**

## **Bed Stuy Restoration Corporation Jobs Plus Site**

Restoration provides one-on-one career counseling, connections to educational advancement opportunity including vocational training, college advancement, support around job readiness: interview and professional attire, workshops on interviewing, networking, resume writing.

Available to NYCHA residents living in: Armstrong I and II, Marcy, Lafayette Houses in Bedford-Stuyvesant; and Pennsylvania Avenue-Wortman Avenue Houses in East New York

*Learn more <http://opportunitynycha.org/locations/bed-stuy-restoration-jobs-plus/>*

## **DB Grant Jobs Plus Site**

Available to NYCHA residents living in Van Dyke I and Brownsville Houses in Brownsville.

# NYCHA Resident Training Academy

The NYCHA Resident Training Academy (NRTA) provides employment-linked training opportunities and job placement assistance to NYCHA residents in the construction, maintenance, and janitorial fields. Graduates of the academy work as Pest Control Technicians, Emergency Service Aides, City Service Aides Maintenance Aides, Building-based Caretakers, Caretaker Supervisors, and Heating Plant Technicians with NYCHA. Graduates have also gone on to work in various construction-related positions with NYCHA contractors and affordable housing developers.

Since its creation in 2010, there have been 2,886 NRTA graduates, with 89% of graduates being placed in jobs. There is no experience needed before training.<sup>68</sup>



Source: NYCHA

## Basic Requirements

- Authorized NYCHA residents (on the lease)
- Able to pass a drug test before, during and after training
- 18 years of age or older
- Have valid working documentation
- Must pass the Test for Adult Basic Education
- Able to lift 50 lbs. or more
- Perform 8 hours of physical work each day
- Must be 100% available during the work week for full-time training

## Training Process



## NRTA Application Process



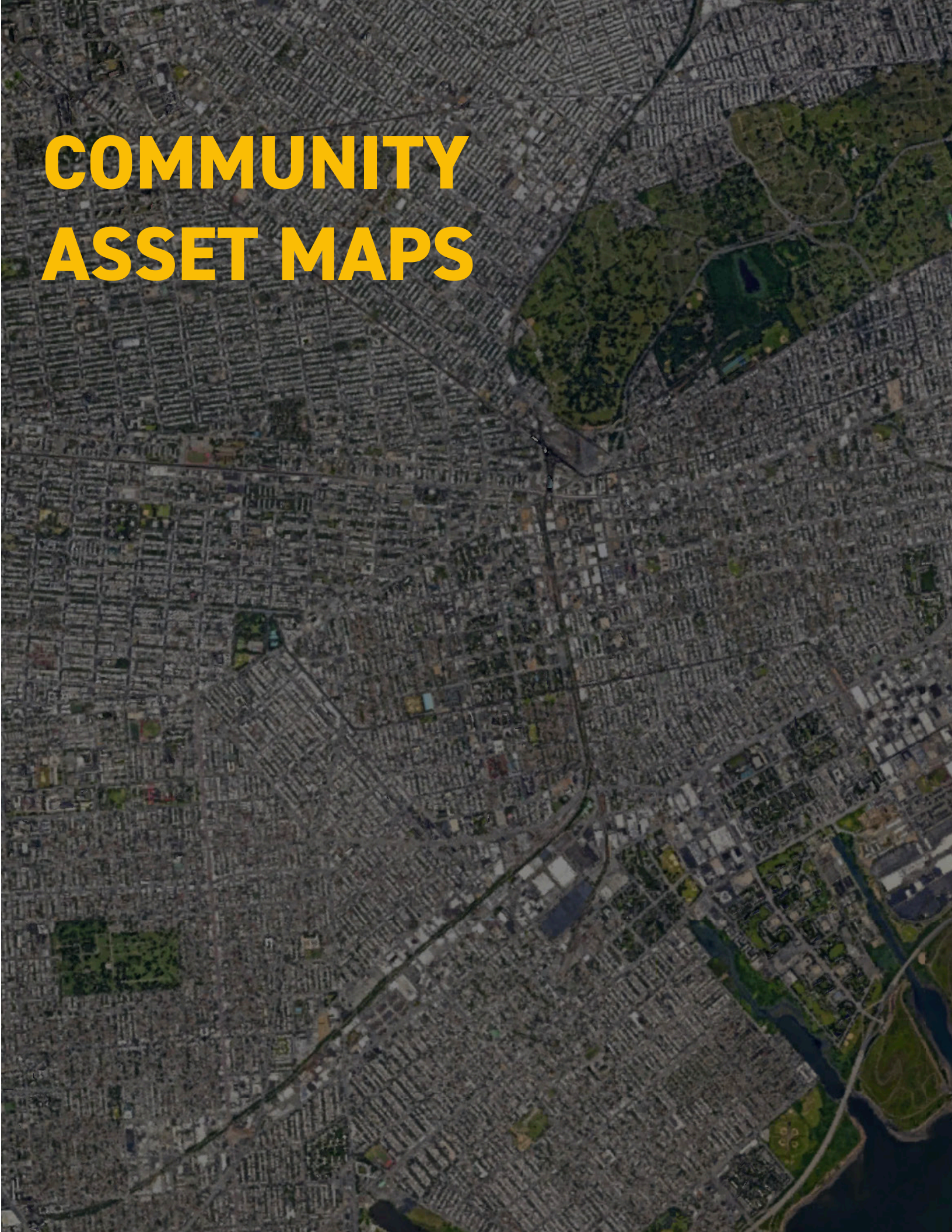
Training Enrollment does not guarantee job placement. Once you are selected and enroll, you still must make sure you complete training and complete the hiring process before you begin employment.

Training Enrollment does not guarantee job placement. Once selected and enrolled, trainees must complete the program and complete the hiring process before beginning employment.

To learn more about the NRTA and it's current training opportunities visit: <http://opportunitynycha.org/workforce-development/nycha-resident-training-academy/>



# COMMUNITY ASSET MAPS



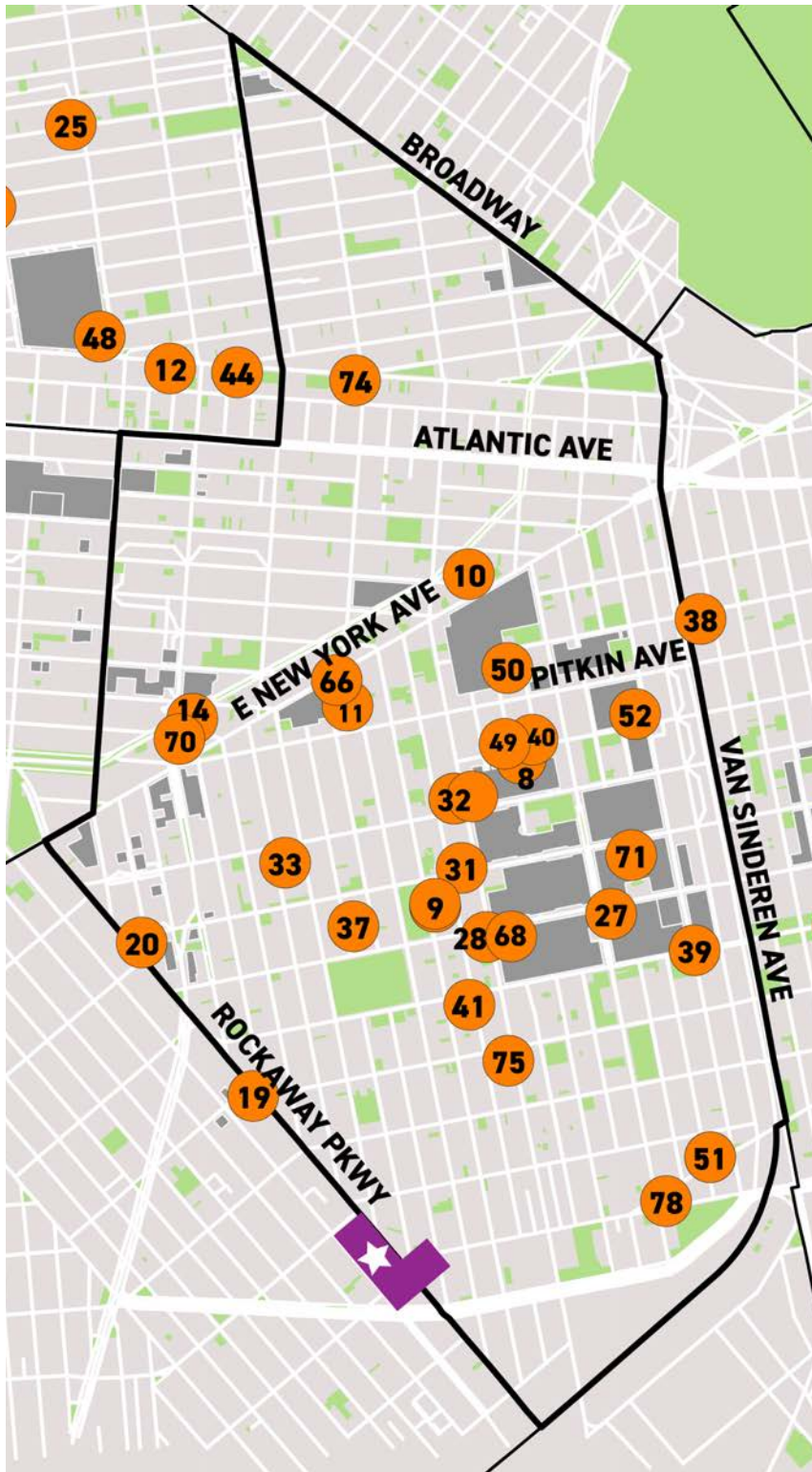


# BEDFORD-STUYVESANT - Asset Map



- |  |   |
|--|---|
| <p><b>3</b> Bedford-Stuyvesant Restoration Corporation<br/>1368 Fulton St, Brooklyn, NY 11216<br/>Phone: (718) 636-6900</p>          | <p><b>18</b> East NY Restoration Local Development Corp.<br/>1159 Elton St, Brooklyn, NY 11239<br/>Phone: (718) 676-5920</p>                          |
| <p><b>4</b> Bridge Street Development Corporation<br/>460 Nostrand Avenue, Brooklyn,<br/>New York, 11216<br/>Phone: 718-399-0146</p> | <p><b>22</b> The Local Development Corporation of East<br/>New York (LDCENY)<br/>80 Jamaica Ave, Brooklyn, NY 11207<br/>Phone: (718) 385-6700</p>     |
| <p><b>6</b> Brooklyn Movement Center<br/>375 Stuyvesant Ave, Brooklyn, NY 11233<br/>Phone: (718) 771-7000</p>                        | <p><b>25</b> Northeast Brooklyn Housing Development<br/>Corporation (NEBHDCo)<br/>132 Ralph Ave # 1, Brooklyn, NY 11233<br/>Phone: (718) 453-9490</p> |
| <p><b>7</b> Brooklyn Neighborhood Services<br/>506 MacDonough St, Brooklyn, NY 11233<br/>Phone: (718) 919-2100</p>                   | <p><b>35</b> Hattie Carthan Community Garden and Farm<br/>363-365 Clifton Place, Brooklyn, NY, 11221<br/>Phone: (718) 638-3566</p>                    |
| <p><b>12</b> CAMBA HomeBase Program<br/>1958 Fulton St, Brooklyn, NY 11233<br/>Phone: (718) 408-5756 ext. 37100</p>                  | <p><b>43</b> Stuyvesant Gardens Community Center<br/>214 Stuyvesant Avenue, Brooklyn, NY 11221</p>  |

# BROWNSVILLE - Asset Map

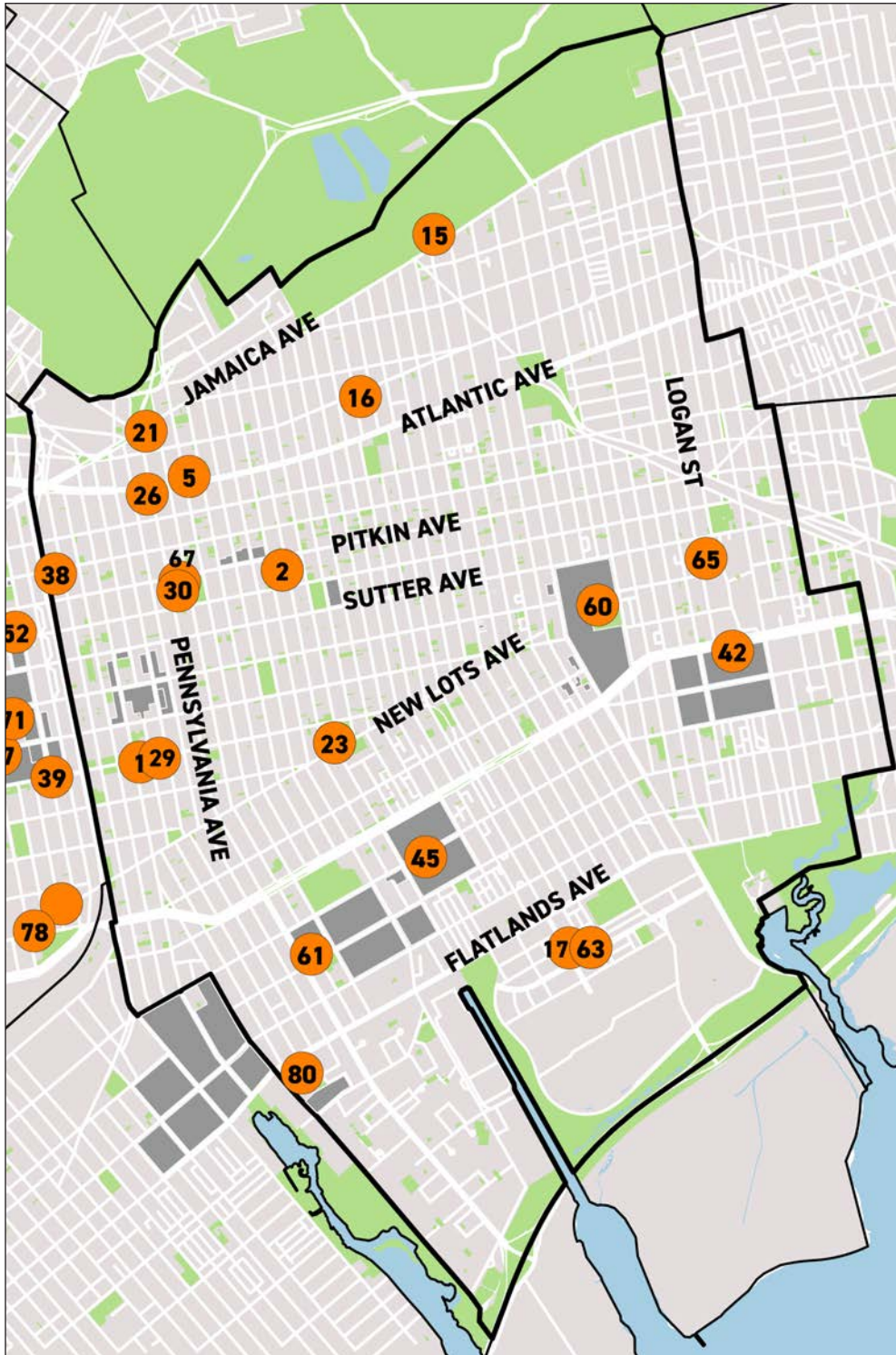


- 8** Brownsville Community Justice Center (BCJC)  
50 Belmont Ave, Brooklyn, NY 11212  
Phone: (347) 404-9587
- 9** Brownsville Multi-Service Family Health Center  
259 Bristol St, Brooklyn, NY 11212  
Phone: (718) 342-0060
- 10** Brooklyn Legal Services - Tenant Coalition  
1709 St. Marks Avenue, Brooklyn, NY 11233
- 11** Brownsville Partnership - Community Solutions  
444 Thomas S Boyland St, Brooklyn, NY 11212  
Phone: (929) 252-9286
- 19** Nehemiah Economic Development, Inc.  
1168 Lenox Rd, Brooklyn, NY 11212  
Phone: (718) 566-1608
- 20** Riseboro Brownsville HomeBase Center  
145 E 98th St, Brooklyn, NY 11212  
Phone: (917) 819-3200
- 28** Legal Hand  
650 Rockaway Avenue, Brooklyn, New York 11212  
Phone: (347) 404-9567
- 33** Isabahlia Garden  
615 Saratoga Ave, Brooklyn, NY 11212  
Phone: (718) 498-3174
- 41** MHBA Living Laboratory Community Garden  
386 Chester St, Brooklyn, NY 11212  
Phone: (718) 345-6912
- 39** Powell Garden  
410 Livonia Ave, Brooklyn, NY 11212
- 49** Youth Design Center  
47 Belmont Ave, Brooklyn, NY 11212  
Phone: (718) 513-1115
- 40** Brownsville Community Culinary Center  
69 Belmont Ave, Brooklyn, NY 11212  
Phone: (347) 618-6177
- 70** Community Services Housing Development Corp.  
547 Howard Ave, Brooklyn, NY 11212  
Phone: (718) 574-6375
- 75** Neighbors Together  
2094 Fulton St, Brooklyn, NY 11233  
Phone: (718) 498-7256

- 66** Marcus Garvey Houses Resident Association  
1440 E New York Ave, Brooklyn, NY 11212
- 68** Tilden Houses Resident Association  
300 Dumont Ave, Brooklyn, NY 11212



# EAST NEW YORK - Asset Map



- 2** Ifetayo Cultural Arts Academy  
394 Hendrix St, Brooklyn, NY 11207  
Phone: (718) 856-1123
- 5** Brooklyn Community Services  
2697 Atlantic Ave, Brooklyn, NY 11207  
Phone: (718) 235-5780
- 16** East New York Community Land Trust Initiative  
2966 Fulton St. Brooklyn, NY 11208  
Phone: (646) 335-5973
- 17** East New York Restoration Local Development Corp.  
1159 Elton St, Brooklyn, NY 11239  
Phone: (718) 676-5920
- 21** The Local Development Corporation of East New York (LDCENY)  
80 Jamaica Ave, Brooklyn, NY 11207  
Phone: (718) 385-6700
- 23** United Community Centers, Inc.  
613 New Lots Avenue, Brooklyn, NY 11207  
Phone: (718) 649-7979
- 26** Partnership for the Homeless  
100 Pennsylvania Ave # 2, Brooklyn, NY 11207  
Phone: (718) 875-0027
- 29** Catholic Charities Neighborhood Services  
560 Livonia Ave, Brooklyn, NY 11207
- 30** Project EATS East New York Health + Hospitals Farm  
2094 Pitkin Avenue, Brooklyn, NY 11207
- 38** Brownsville Community Farm  
239 Herzl St, Brooklyn, NY 11212  
Phone: (973) 648-9571

- 42** Pink Houses Community Center  
2702 Linden Blvd, Brooklyn, NY 11208
- 45** Boulevard Houses Community Center  
726 Stanley Avenue, Brooklyn, NY 11207
- 60** Cypress Hills Houses Community Center  
475 Fountain Avenue, Brooklyn, NY 11208
- 61** Penn-Wortman Cornerstone program  
895 Pennsylvania Avenue, Brooklyn, NY 11207; Phone: 718) 649-1371
- 63** East New York Nehemiah Homeowners' Association  
551 Vandalia Ave #3, Brooklyn, NY 11239  
Phone: (718) 642-1450



# CONCLUSION



It has been an honor to prepare this report for Community Care of Brooklyn / Brooklyn Communities Collaborative, the East Brooklyn Call to Action, the Brooklyn Workers Council, and the communities of Bedford-Stuyvesant, Brownsville, and East New York. The report has served a number of purposes: It has established a baseline understanding of how housing and neighborhood environment have a significant impact on health. The report also provides a baseline listing of resources health and housing-focused resources. Equally important, it is a tool for starting conversations and for finding commonality in principles and objectives across organizations and groups. Ultimately, it is intended to spark increased action.

The report's recommendations for improving health and housing conditions in Bedford-Stuyvesant, Brownsville, and East New York are centered on three primary areas: 1) increasing awareness, communication and programming in a culturally competent way; 2) enhancing existing systems, institutions, and organizations, and 3) relationship-building among community members and stakeholders—residents of all ages, educators, medical professionals, elected officials, businesspeople, cultural leaders, police, and others. The recommendations also call for increasing opportunities for productive stakeholder engagement amongst groups who are traditionally siloed and accustomed to working in competition with one another rather than finding common ground.

Effectively addressing these issues will require innovation within institutions, as well as in political life and public policy. It will also require innovation in economic arrangements to support residents and to generate shared and sustainable wealth. Improving the social determinants of health in Brooklyn will require a more robust civic infrastructure—connections, relationships, collective learning and common understanding among stakeholders—than what currently exists. PAR methodology can continue to be a valuable tool in building this civic infrastructure. Experiential learning related to social determinants of health provides a platform for residents to build their capacity to act intentionally, realize their own choices, and increase their confidence in coming together to make positive changes for themselves and their communities.

The CCB Wellness Empowerment for Brooklyn PAR projects have already helped to convene multi-sector partners, spark investments, and construct a hydroponic farm, to name just a few outcomes. With health and wellbeing as its North Star, the collaboration that has sponsored the Brooklyn PARs holds the promise of generating further connections and opportunities for deeper and even more productive engagement between health systems and the communities they serve.



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# APPENDIX Vital Brooklyn Housing Developments

Neighborhood	Site	Site Letter	Owner of Site	Address	Lot Number	Total Number of Units	Date of Completion
East New York	Brooklyn Development Center	M	The People of the State of New York (acting through DASNY) *Dormitory Authority of the State of New York	527 East 98th St, 11212 btwn Hegeman Av and Lott Ave (Herzl St/Lot 52)	(Block 4586, Lot 300)	2,400	2026  Demolition would begin in August 2023 and end in December 2023. Construction would begin in December 2023 and end in April 2026, with full occupancy by November 2026
Brownsville	Brookdale Hospital	B	Brookdale University Hospital and Medical Center		(Block 3620, Lot 1-3, 5, 52 & 101)	152	N/A
Brownsville	East New York Avenue (The Rise)	J	One Brooklyn Health System Inc. (OBHS)	1366 East New York Avenue, 11212 Southwest corner of the intersection of East New York Avenue and Strauss Street	(Block 3493, Lot 9)	68	2026
Bedford-Stuyvesant	Interfaith Herkimer	A	State of New York-controlled Interfaith Hospital	483-503 Herkimer St, 11212-11213 btwn Albany Ave & Troy Ave	(Block 1699, Lot 56, 58-66)	121	April 2022
Bushwick	Interfaith Broadway	C		1038 Broadway, 11221 btwn Willoughby Ave and Hart St	(Block 1593, Lot 35)	57	
Crown Heights/Prospect Heights	Interfaith Bishop	D		528 Prospect Place, 11238 btwn Classon Avenue and Franklin Avenue	(Block 1163, Lot 10)		
Crown Heights/Prospect Heights	One Brooklyn Health Bishop Walker	I	One Brooklyn Health System Inc (OBHS)	528 Prospect Place, 11238 btwn Classon Avenue and Franklin Avenue	(Block 1163, Lot 10)		
East Flatbush	Leviton Rehabilitation	E		585 Schenectady Avenue (near the southeast corner of the intersection of Rutland Road and Schenectady Avenue)	(Block 4602, Part of Lot 5)		
East Flatbush	Masin Building	F		86 East 49 St, 11203 Southeast corner of the intersection of Rutland Road and Schenectady Avenue	(Block 4602, Part of Lot 1)	266	
East Flatbush	Blumberg Building	G		86 East 49th St, 11203 directly adjacent to the left of the Lefrank Building	(Block 4602, Lot 1)		2026 (Kirk Goodrich: 2024-2025)
East Flatbush	Lefrank Rehabilitation	H		86 East 49th St, 11203 near the southwest intersection of Rutland Road and E 49th Street	(Block 4602, Part of Lot 1)		
East Flatbush	The Kingsbrook Jewish Medical Center Parking Lot (Utica Crescent)	K		832 Rutland Rd, 11203 East 49th Street, Rutland Road, Utica Avenue, and Winthrop Street	(Block 4603, Lot 1)	322	
Flatbush	SUNY Clarkson (Clarkson Estate)	L	The Health Science Center at Brooklyn Foundation & SUNY Downstate Medical Center	329 Clarkson Av, 11226 between Nostrand Avenue and New York Avenue	(Block 4828, Lot 21)	291	

# APPENDIX Vital Brooklyn Housing Developments

Neighborhood	Site	Site Letter	Total Supportive Housing Units	Communities served	Development Team	Supportive Services Management	AMI (%)	Internal Amenities	External Amenities	Services
East New York	Brooklyn Development Center	M	548 (480) - (2007) Family Housing (158) Seniors (165) People with Developmental Disabilities	Formerly homeless individuals and seniors, intellectually and developmentally disabled. Extremely low, low, and moderate-income housing	Developers: Apex, L&M, Reshape, S&US, General Contractor: Apex Architect, Dattner. Scope (landscape architecture)	1. Office for People With Disabilities (OPWDD)	30 40 50 60 80	- 3 Laundry Rooms - Bicycle Storage - Common Rooms - Fitness Center	- Garden Corridor - Green Roof - Residential Courtyard - 11 acres of open space: Civic Plaza, Fitness Center etc.	- Job Training - Workforce Development - Free Wifi
Brownsville	Brookdale Hospital	B	60 (36) - Formerly incarcerated individuals (26) - Developmental disabilities	Variety of income levels, developmentally disabled & individuals aging out of Foster Care	Developer: Vital Brooklyn LLC General Contractor: Monadhock Construction MDG Design & Construction Consultant: Bright Power Architect: Dattner	1. Man Up! Inc. - Bro. Andre T. Mitchell, F DC FDL Founder & Executive Director 2. Community Capacity Development 3. Women's Prison Association and the Osborne Association	50 60 80	- Ground Floor: Ambulatory Care Center - Computer Room - Indoor Theater - Job Training Center	- Civic Plaza - Outdoor Seating - Play Ground - Dog Run	- Job Training - Ambulatory Care
Brownsville	East New York Avenue (The Rise)	J	Incarcerated individuals	Supportive housing for formerly incarcerated individuals	Developer: Xenolith Partners, LLC, Community Preservation Corporation and Community Solutions International, Inc Architect: Magnusson Architecture and Planning	Federation of Organizations	According to RFP should serve up to: 30% AMI 60% AMI	- Fitness Center - Bike Storage - Common Rooms - Laundry Rooms	- Residential Courtyard - Civic Plaza - Garden Corridor - Gardening & Farming Space	- Job Training - Workforce Development - Exercise - Health & Wellness Education - Free Wifi
Bedford-Stuyvesant	Interfaith Herkimer	A	59 - Frail/Elderly	Seniors & Elderly Seniors who need on site support services	Contractor: MEGA Consultant: Change Through Housing, LLC Architect: Urban Architectural Initiatives (UAI) Developer: Federation of		30 40 50 60 90	- Ground Floor: Food Assistance Center - Second Floor: Seating & Exercise Space - Wellness & Physical Therapy Center	- Gardening & Farming - Green Roof	- Food Assistance - Physical Therapy - Exercise - Healthy Food - Urgent Care
Bushwick	Interfaith Broadway	C	38 - Chronically Homeless Seniors & Families with One Member with Serious Mental Illness	Variety of income levels, Seniors, Chronically Homeless Families	Developer: CAMBA/CAMBA Housing, Inc. General Contractor: Bruno Frustad, Consultant: A. Lerovere Consulting, Architect: Marvel Management Company, Arco		60 80	- Community & Fitness Room - Bike Storage - Computer Room	- Gardening & Farming Space - Parking - Residential Courtyard	LBGT Elderly Services - Elderly Meal Delivery - Job Training & Workforce Development - Financial Literacy
Crown Heights/Prospect Heights	Interfaith Bishop	D	Families with a variety of income Young adults who were formerly homeless in foster care Recent/new parents or guardians and their babies/children who are				According to RFP should serve up to: 30% AMI 60% AMI 90% or above	- Ground Floor: Women, Children & Teens Health Center	- Commercial Corridors - Parking	- Women, Children & Teens Health Center
Crown Heights/Prospect Heights	One Brooklyn Health Bishop Walker	I	Young adults formerly homeless in foster care Recent/new parents or guardians and their babies/children who are				According to RFP should serve up to: 30% AMI 60% AMI		- Breast Care Center - Gynecology and Internal Medicine Facility	- Teen Pregnancy Program - Breast Care - Gynecology & Medicine
East Flatbush	Levitt Rehabilitation	E	Senior housing, Supportive housing, Workforce housing	Designer: Dattner Architects Landscape Architect: Terrain Developers: Monadhock Development, CB-Emmanuel Realty, LLC, and Brooklyn Community Housing and Studios, Inc.			According to RFP should serve: 30% AMI (to cover low income)	- On Site Laundry - Bicycle Storage - Nurses Station - Counseling Space	- Community Rooms - Children's Play Area - Exercise Equipment	- Fitness Program - Nursing Station - Counseling Space - Free Wifi - Elderly Care from PACE Center
East Flatbush	Maslin Building	F					According to RFP should serve: 30% AMI (to cover low income)	- On Site Laundry - Bicycle Storage - Nurses Station - Counseling Space	- Community Rooms - Children's Play Area - Exercise Equipment	
East Flatbush	Blumberg Building	G						- On Site Laundry - Bicycle Storage - Nurses Station - Counseling Space	- Community Rooms - Children's Play Area - Exercise Equipment	
East Flatbush	Lefrank Rehabilitation	H	Disabled Veterans & Developmentally Disabled					- On Site Laundry - Bicycle Storage - Nurses Station - Counseling Space	- Community Rooms - Children's Play Area - Exercise Equipment	
East Flatbush	The Kingsbrook Jewish Medical Center Parking Lot (Ulita Crest ent)	K	Formerly Homeless Families (96) Seniors	Workforce housing for individuals, families & seniors	Developers: Monadhock, CB-Emmanuel Realty LLC, Brooklyn Community Housing & Services, Inc. & Catholic Charities (on-site & Queens)	1. One Brooklyn Health System (OBHS) and Kingsbrook Estates will create a PACE Center (specialized care for elderly) 2. Catholic Charities (on-site supportive service for residents + community)	According to RFP should serve up to: 30% AMI 60% AMI 90% or above	- Common Rooms - Bike Storage - Exercise & Activity Rooms - Laundry Rooms	- Outdoor/Exercise Equipment - Garden Corridor - Children's Play Area - Green Roof	- Free Wifi - Exercise Program - Community Supported Agriculture Services - Large Full-Service Grocery Store - Social Ground Floor
Flatbush	SUNY Clarkson (Clarkson Estate)	L	(146) Youth/Aging Out of Foster Care, Formerly incarcerated & Formerly young Adults	Low income housing, supportive housing and workforce housing	CAMBA Housing Ventures	1. CAMBA	According to RFP should serve: 30% AMI (to cover low income) 70% AMI (to cover higher income)	- Gyms & Activity Areas - Laundry Rooms - Fitness Room - Training Kitchen - Library - Computer Room	- Civic Plaza - Garden Corridor - Residential Courtyard - Fitness Loop - Full Sized Basketball Court	- Employment Training - Childcare Services - Youth-Centric Services - Financial Literacy - Adult Education



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