



COMMERCIAL REAL ESTATE

Gotham Organization files plans for second phase of massive affordable housing project

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A rendering of Innovative Urban Village (PAU)



By **Julian Nazar**

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The second phase of a sprawling affordable housing project in East New York is now underway.

New York-based developer Gotham Organization recently filed three new building applications for its massive Innovative Urban Village complex in the Brooklyn

neighborhood, according to a representative for the real estate firm and filings with the city's Department of Buildings.

Phase two of the project will include a 14-story building with around 224 affordable rental homes, along with around 5,300 square feet of community facility space. It will also contain a 13-story building with approximately 206 affordable homes for seniors and roughly 2,900 square feet of retail space, along with a 12-story building with approximately 169 affordable rental homes and around 5,200 square feet of retail space.

The overall project will deliver 2,000 affordable apartments across 10 new buildings.

Gotham Organization **broke ground on phase one of the project in July** in partnership with Monadnock Development and the Christian Cultural Center. The team expects to complete the entire development in 2036. Practice for Architecture and Urbanism/PAU are the architects of Innovative Urban Village.

The Christian Cultural Center formerly had a megachurch at the site, which spans 10.5 acres and is bordered by Louisiana, Flatlands and Pennsylvania avenues. It was rezoned three years ago to accommodate the new housing complex.

Phase one, which is still underway, includes 839 affordable homes across two buildings priced between 30% and 80% of the **area median income**, along with retail space that includes a new grocery store and 182 parking spots. Moves-in are expected over the summer for one of the two buildings and in the fall of 2027 for the other property.

The affordable rental homes in phase two will also be for households earning between 30% to 80% of the area median income, which for a family of three ranges from \$43,740 to \$116,640, according to information from the city. The homes designated for seniors will be priced between 30% and 50% of the area median income, which ranges from \$35,640 to \$59,400 for an individual, according to city data.

"Following the successful affordable housing lottery for Phase 1A, we look forward to welcoming our first residents soon," said **Bryan Kelly**, president of development at Gotham Organization, in an emailed statement. "With nearly 600 additional

affordable homes, including senior housing, Phase 2 will build on this momentum and bring even more deeply affordable housing, retail, community space, and open space to East New York.”

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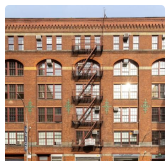


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