

WHAT IS AAMUP?

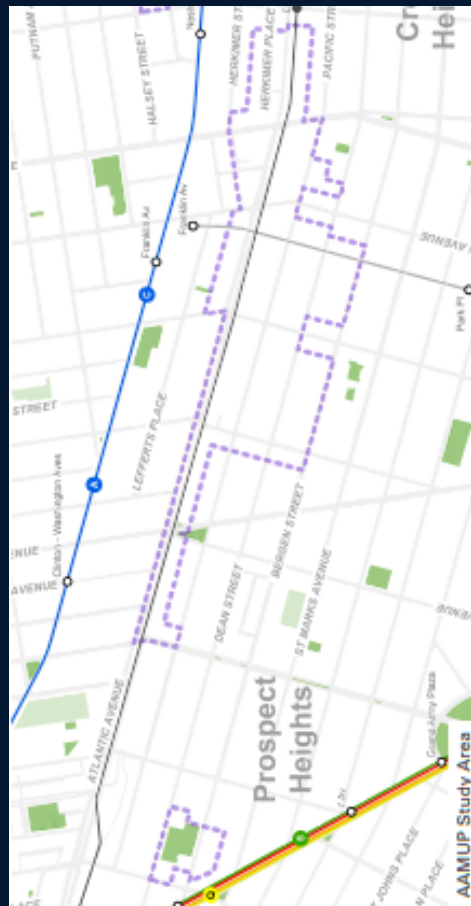
The Atlantic Avenue Mixed-Use Plan (AAMUP) seeks to transform a stretch of the Atlantic Avenue corridor in Brooklyn into a vibrant, mixed-use community.

Key AAMUP Priorities

1. Create new, deeply affordable housing and preserve existing affordable units in the community.
2. Encourage a blend of residential, commercial, and community spaces within walking distance.
3. Plan and implement street improvements for better safety, amenities, and environmental conditions.
4. Create new public green spaces and opportunities for active recreation and improve existing community parks.
5. Expand job opportunities, especially for those without a college degree, and provide support for Black and minority-owned businesses.
6. Revitalize the underused Armory site with community-focused amenities, supporting both the men's shelter and broader local needs.

This initiative responds to a growing need for housing, economic opportunity, and community-focused development in the face of gentrification, displacement pressures, and inadequate infrastructure. The project covers approximately 13 blocks along Atlantic Avenue, between Flatbush Avenue and Nostrand Avenue, spanning neighborhoods such as Crown Heights, Prospect Heights, Bedford-Stuyvesant, and Clinton Hill.

AAMUP builds on over a decade of advocacy by Brooklyn Community Board 8 (CB8), which has called for a coordinated, holistic development plan for the Atlantic Avenue corridor. Since 2013, CB8, in collaboration with the Department of City Planning (DCP), has pushed for the area to be rezoned to allow for affordable housing and economic growth. The area's current zoning limits growth and does not reflect the neighborhood's needs or its proximity to transit.



SCAN TO LEARN MORE:



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ATLANTIC AVENUE MIXED-USE PLAN

A Guide for Property Owners



HOW WILL AAMUP IMPACT PROPERTY OWNERS?

This rezoning will only change what kind of building can be constructed on your lot. **It does not require you vacate or sell your property to facilitate the development of the newly permissible property.**

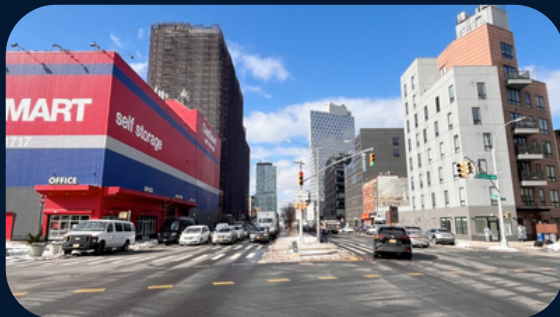
Zoning 101

What is Zoning?

Zoning is a set of local government rules that guide how land and buildings are used. It helps decide what you can build (like housing, stores, or offices) and where you can build it.

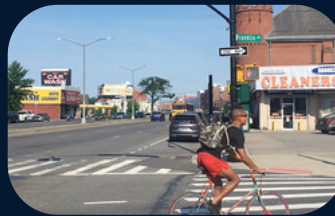
What Zoning Can and Can't Do:

Zoning can control the form of a building (like its height or size) and the use of land (like whether it's for homes or businesses). But it can't make development happen, force owners to change existing buildings, or decide on a building's style or materials. Think of zoning as a rulebook that shapes future growth—it guides what's possible, but doesn't design or build things itself.



WHAT ARE MY RIGHTS AS A PROPERTY OWNER?

- ✓ You are not required or obligated to sell your property.
- ✓ You are not required to accept or entertain an unsolicited bid for purchase.
 - CM Hudson recently passed a bill (Int. 888) that requires a purchaser submitting an unsolicited offer to buy a property to also disclose the estimated fair market value of that property.
- ✓ If you choose to entertain an offer, you are entitled to have an attorney review all contracts and loan documents related to the agreement.
- ✓ You have the right to hire your own broker in a real estate transaction, and all real estate professionals must be licensed by the state.



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WHO CAN I CONTACT IF I NEED HELP?

Housing Counseling & Legal Services

Center for NYC Neighborhoods: 646-786-0888 or cnycn.org/get-help
IMPACCT Brooklyn: 718-522-2613 or info@impacctbk.org
Brooklyn Legal Services: 718-246-3279 or brooklyn-homeowner-hotline@lsnyc.org
CUNY Legal Clinic: Call 718-260-9191 to make an appointment

Predatory Real Estate Practices

New York State Attorney General: 1-800-771-7755, <https://ag.ny.gov/file-complaint>
Kings County District Attorney: 718-250-2340

Tax Exemptions

Property Tax Exemptions (NYS Dept. of Taxation): 518-457-2036 or tax.ny.gov
Property Tax Exemptions (NYC Dept. of Taxation): nyc.gov/contactprop exemptions
Property Tax and Interest Deferral Program: PTpaymentplans@finance.nyc.gov
Property Tax Benefits: nyc.gov/site/finance/property/property-tax-benefits.page#

Payment Assistance Programs

Emergency Assistance Grants (One-Shot Deals): 718-557-1399 or nyc.gov/hra
Home Energy Assistance Program: 212-331-3126
NYS Low-Income Household Water Assistance Program: 833-690-0208
NYC Home Water Assistance Program: 718-595-7000

Repairs

HPD HomeFix Program: 646-513-3470 or homefixnyc.org
NHS Project HELP: 718-919-2100
Green Housing Preservation Program: hpdgreen@hpd.nyc.gov

NYC HOMEOWNER HANDBOOK

OUR OFFICE RESOURCES

