



# BROOKLYN BOROUGH PRESIDENT ANTONIO REYNOSO

## UNIFORM LAND USE REVIEW PROCESS (ULURP) APPLICATION

ULURP NUMBER	C260162ZMK N260163ZRK
PROJECT NAME	1166 Bedford Avenue Rezoning
APPLICANT TEAM	Khalifah Residences LLC
PROJECT BRIEF	This is a private application by Khalifah Residences LLC for a Zoning Map Amendment from R6A/C2-4 to R7X/C2-4 and Zoning Text Amendment to designate an MIH area in Appendix F in order to facilitate a new 12-story, 75,602 square foot mixed-use development with 144 units, 13,412 sf of community facility space, and 4,823 sf of commercial, at 1166 Bedford Ave in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3.
COMMUNITY DISTRICT	Brooklyn Community District 3
COUNCIL MEMBER	Council Member Chi Ossé

## BROOKLYN BOROUGH PRESIDENT'S RECOMMENDATION

DATE	April 24, 2026		
<input checked="" type="checkbox"/>	FAVORABLE	<input type="checkbox"/>	UNFAVORABLE
<input type="checkbox"/>	FAVORABLE WITH MODIFICATIONS / CONDITIONS	<input type="checkbox"/>	UNFAVORABLE WITH MODIFICATIONS / CONDITIONS

Brooklyn Borough President Antonio Reynoso

## **RECOMMENDATION FOR**

1166 Bedford Avenue Rezoning - C260162ZMK N260163ZRK

BE IT RESOLVED that the Brooklyn Borough President, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.

## **PROJECT DESCRIPTION**

This project is located at 1166 Bedford Avenue between Madison Street and Putnam Avenue in the Bedford Stuyvesant neighborhood of Brooklyn Community District 3. The development site contains four lots and is the entire blockfront on the west side of Bedford between Madison Street and Putnam Avenue. It is in a transit-rich area, six blocks away from the A and C lines at Nostrand Avenue and seven blocks away from the Bedford-Nostrand G stop. Nearby bus lines include the B44 and B44 SBS, B26, B52, and B48. As it is located in the inner transit zone, parking is not required for residential development. The nearest green space is Hancock Playground, which will be upgraded as part of the AAMUP rezoning.

Bedford Avenue is a mixed-use corridor with three to six-story buildings that have ground floor commercial. The side streets contain two- to four-story brownstones. The Project Area is currently zoned R6A/C2-4, which was established as part of the 2007 Bedford Stuyvesant South Rezoning, which aimed to preserve neighborhood character and support housing and commercial uses along Fulton Street.

The Development Site includes a three-story commercial and community facility building. The first floor contains a mix of office and retail uses, including a home improvement store, hair salon, two restaurants, and two offices. The applicant team has been in communication with the current ground floor tenants, and they have hired a relocation consultant who is assisting those tenants with potential relocation. The second and third story and a portion of the first-floor house the Clara Muhammad School of Masjid Khalifah and the Masjid. The remainder of the Project Area includes 118 Madison Street, which is improved by an under construction four-story with penthouse, four-unit residential building, and 193 Putnam Avenue, which is improved the House of God church. Neither is applicant owned.

The proposed actions include a zoning map amendment from R6A/C2-4 to R7X/C2-4. This would facilitate a 12-story building that will include 75,602 zoning square feet for residential, 13,412 zoning square feet for community facility on the first through third floors, and 4,823 zoning square feet for commercial uses on the first floor. The building would be entirely affordable and contain 144 Affordable Independent Residences for Seniors (AIRS) units and will include new and added space for the Clara Muhammad School of Masjid Khalifah and the Masjid. No parking spaces will be provided in the Proposed Development.

## **COMMUNITY BOARD POSITION**

Community Board 3 voted 26-2 to approve this application on March 2, 2026.

# BOROUGH PRESIDENT PUBLIC HEARING

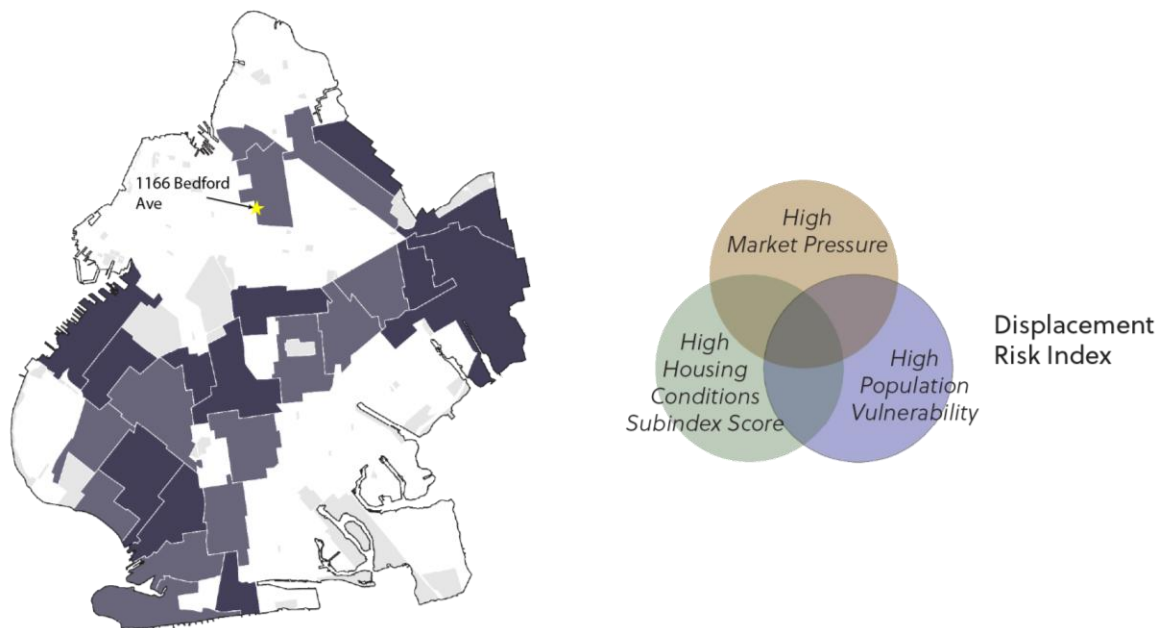
The Borough President held a hearing on this item on March 11, 2026. Thirteen members of the public provided testimony at the hearing.

## APPROVAL RATIONALE

Borough President Reynoso finds the proposed actions appropriate. The *2025 Comprehensive Plan for Brooklyn* established Housing Priority Areas to provide geographic guidance for ULURP decisions, and 1166 Bedford Avenue falls within an Affordability Priority Area. Drawing from the City's Displacement Risk Index (DRI), Affordability Priority Areas are neighborhoods with the highest displacement risk, meaning there is high market pressure, good housing stock conditions, and high population vulnerability. While affordable housing development is critical everywhere in the borough, its need is heightened in these areas.

Moreover, the project would deliver affordable senior housing on a site that does not displace existing residences. This is particularly important given that many older adults in Brooklyn are struggling to remain in their homes, and the Department of Housing Preservation and Development projects a need for housing for an additional 400,000 older adults citywide by 2040.

### Affordability Priority Areas 2025 Comprehensive Plan for Brooklyn



In addition, the Project Area is located in a neighborhood that falls below the target residential density established in the *2025 Comprehensive Plan*. Density targets were calculated based on residential units per acre, accounting for

transit access and the amount of buildable land in each Neighborhood Tabulation Area (NTA). The proposed development would move the neighborhood closer to meeting these targets.

Lastly, the Comprehensive Plan's Community Infrastructure Element aims to support cultural and civic life and build community capacity. Specifically, Objective 1, Strategy 1 calls to Support CBOs in achieving long-term sustainability, while Objective 2, Strategy 1 calls for increasing community connectedness to neighbors, places, and heritage. The Proposed Development advances both of these goals by creating new and expanded state of the art spaces for both the Clara Muhammad School of Masjid Khalifah and the Masjid. Moreover, the Borough President appreciates the Applicant Team's effort to assist existing ground floor tenants with relocation and encourages the provision of relocation costs.