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283-unit affordable housing and cultural arts center moves ahead in Brownsville

By Aaron Ginsburg – July 11, 2025

A new all-electric development that will bring affordable homes and a cultural arts center to Brownsville is moving forward. City officials on Thursday [announced](#) that financing has closed for the Brownsville Arts Center & Apartments (BACA) at 366 Rockaway Avenue. The project will include 283 affordable rental units for households earning between 30 and 70 percent of the area median income, with a mix of studio to three-bedroom layouts. The project will also feature a 28,000-square-foot cultural arts center with flexible performance, rehearsal, and studio space for community arts organizations. Construction will begin this month, with completion expected by December 2027.

Developed by Gilbane Development, Blue Sea Development, and Artspace Projects, Inc., the project was selected through a competitive request for proposals (RFP) process led by the Department of Housing Preservation and Development (HPD), paving the way for affordable housing that integrates cultural expression and the arts.

BACA is part of the [Brownsville Plan](#), an effort to address local needs—including the creation of more than 2,500 affordable homes across a

seven-building complex and over \$1 billion in total housing investment in the area. City officials unveiled plans for BACA [in June 2018](#).



*Rendering by **Aufgang Architects***

“The Brownsville Arts Center & Apartments project represents what the Adams’ administration stands for — affordable, sustainable housing paired with community spaces that strengthen the fabric of our city,” Deputy Mayor for Housing, Economic Development, and Workforce Adolfo Carrión, Jr. said.

“This project is an investment in Brownsville’s future; we are creating homes, nurturing creativity, and building a stronger, more vibrant neighborhood for generations to come.”

Designed by Aufgang Architects, BACA seeks top-tier environmental and sustainability standards, including Passive House, LEED Platinum, the EPA’s Energy Star Multifamily New Construction program, Indoor airPLUS, and Fitwel certifications.

The city’s HPD and Housing Development Corporation (HDC) are contributing \$88.1 million in housing subsidies to support the \$254 million project.

An additional \$8.2 million comes from the Department of Cultural Affairs (DCLA) in capital subsidies, along with grants from the New York State Energy Research and Development Authority (NYSERDA) and Empire State Development.

The project also received \$2 million in Reso A funding from former Council Member Alicka Ampry-Samuel and \$1 million from Brooklyn Borough President Antonio Reynoso. Additional financing includes Brownsville tax credit equity, Low-Income Housing Tax Credits acquired by Raymond James, and construction financing from TD Bank.

“Arts and culture are the building blocks of safe, vibrant, and connected communities,” DLCA Commissioner Laurie Cumbo said. “With the Brownsville Arts Center & Apartments, we’re creating affordable housing and planting deep roots for cultural expression and community pride right in the heart of the neighborhood.”