



RESPONSIBLE DEVELOPMENT POLICY

As quoted in the 2018 Bushwick Community Plan, “Bushwick is a working-class neighborhood that takes great pride in its diverse community. The neighborhood is home to many longtime residents, rent-regulated walk-ups, as well as local businesses, bodegas and eateries. During the last few years, the community has become increasingly anxious about the influx of luxury developments, wealthy residents and upscale businesses. Residents are becoming increasingly fearful of displacement from the community and the neighborhood they call home.”

In response to these community concerns, this document captures and communicates community-driven development standards for potential developers.

These standards apply to all proposed developments in Community District 4, whether they are as-of-right, a city- or government-issued Request for Proposals (RFP), or in connection with an application for a BSA variance, a zoning change, an amendment of an urban renewal plan, a disposition of City-owned property, or another action under ULURP. While not required, as-of-right developers are strongly encouraged to follow this policy and are invited to attend Housing and Land Use committee meetings to inform the community about their proposed projects.

Community Board 4 asks developers to read, consult, and incorporate these standards prior to engaging with the board. Any proposals should also align to the priorities outlined in other representative plans, such as the [Bushwick Community Plan](#), the [Bushwick Commercial District Needs Assessment](#), and the [North Brooklyn Industry & Innovation Plan](#).

This is the second adopted version of the Responsible Development Policy. The first was adopted unanimously by Brooklyn’s Community Board 4 at the December 15, 2021 Public Hearing and Regular Meeting. This policy is revisited periodically by the Housing and Land Use Committee to reflect the Board and the Bushwick community’s development priorities.

| Category | Policy |
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| 1. Affordability | <ul style="list-style-type: none"> A. New development must serve the needs of existing Bushwick residents, by providing <u>permanently</u> affordable housing that truly matches the community, based on median household income (at least 50% of units should be affordable to a household earning the neighborhood median income, paying no more than 30% of income) B. Developments should go beyond the affordability requirements of MIH, 485-x, and the Universal Affordability Program using all available subsidy programs C. Where Mandatory Inclusionary Housing applies as part of a rezoning, only Options 1 and 3 should be used D. Developers should partner with in-district CBOs to market affordable units and ensure eligible local residents are informed and able to apply E. If a project would rezone from manufacturing to residential with mixed-use: <ul style="list-style-type: none"> ○ The amount of existing manufacturing square footage must be preserved in the new development and ○ The affordable housing provided should meet all the standards outlined above F. The community has a preference for non-profits and community land trusts with reputable, positive track records to develop permanently affordable housing G. For-profit developers should partner with trusted local non-profits with strong track records to manage affordable housing units (“administering agent”) H. Developers should expand access to <u>permanently</u> affordable homeownership in addition to affordable rentals |

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| 2. Unit composition | <ul style="list-style-type: none"> A. The composition <u>of both affordable and market-rate</u> units in every development should match the needs of the community, according to median household size from the most recent census data and the needs identified in the most recent Statement of Community District Needs <ul style="list-style-type: none"> ○ As of 2022, the median household size in Bushwick was 2.5, suggesting that 50% of units should be 2+ bedrooms to accommodate families B. Developers should seek to exceed city requirements for units for seniors, supportive housing, and transitional housing C. City law requires developers using city subsidies to set aside at least 15% of units for the formerly homeless; however, developers are strongly encouraged to exceed that threshold D. Before proposing small & shared housing, developers should consult with the Community Board about unit sizes, amenities, and affordability |
| 3. Parking | <ul style="list-style-type: none"> A. Deeply and permanently affordable housing should be prioritized over accessory parking; however, larger developments (over 100 units) and those not providing affordable housing should include accessory parking, even if zoning rules consider parking to be optional |
| 4. Building height | <ul style="list-style-type: none"> A. Developments should conform to the existing streetscape and character of the neighborhood, particularly in midblock locations |
| 5. Sustainability & resiliency | <ul style="list-style-type: none"> A. In building design, prioritize energy efficiency, environmental sustainability, and resiliency by meeting or exceeding HCR Sustainability Guidelines and Local Law 97 requirements B. Implement sustainable construction practices and ensure that all contractors and subcontractors abide by corresponding city, state, and federal requirements C. Post construction, commit to providing tenants with full waste management options and ensure tenants are informed about how to use them |

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| | <p>D. In accordance with city law, maintain a high level of site cleanliness during both construction and post-construction, hiring waste carting services as appropriate</p> |
| <p>6. Community benefits</p> | <p>A. In site design, developers should incorporate community assets that meet a demonstrated need, as identified by community plans and in meeting with the Community Board, residents, and CBOs (examples include grocery stores, credit unions, health clinics, parking, parks, community space, etc.)</p> <p>B. Developers should incorporate infrastructure improvements (e.g., traffic calming measures, MTA accessibility, water retention tanks) into site design</p> <p>C. Site amenities should be made available for public use (for free or affordable rates)</p> <p>D. Privately owned public spaces must adhere to the minimum hours of public access outlined by the Department of City Planning</p> <p>E. Any community benefits agreement entered into as part of a development project should include clear and strict legal enforcement mechanisms</p> |
| <p>7. Community engagement</p> | <p>A. Developers should alert both residential and commercial neighbors (through multilingual notices and door-to-door outreach within a multiple-block radius) and nearby block associations of construction permits, timelines, traffic impacts, and other disruptions, as well as 24-hour contact info and process for handling complaints</p> <p>B. Developers should provide neighbors with a signed contract stating that any damage sustained to neighboring properties (including through excavation) will be covered by the developer</p> <p>C. Developers should see the attached list for recommendations on local CBOs to help facilitate community engagement</p> |

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| <p>8. Community Board engagement</p> | <ul style="list-style-type: none"> A. Developers are strongly discouraged from variance applications with the Board of Standards and Appeals (as opposed to ULURP zoning changes) due to the limited opportunity for community engagement B. Developers should appear before the Housing and Land Use committee well in advance of zoning applications to discuss affordability, unit composition, and community benefits C. When developers join a committee meeting, public hearing, or regular meeting, developers should come in-person with representatives from all ownership partners D. When presenting at a committee meeting, developers should come prepared with a clear explanation of how their proposal aligns to and deviates from this policy document, the Bushwick Community Plan, and other relevant statements of community need E. During and following a committee meeting, public hearing, or regular meeting, developers should be prepared to respectfully field questions from the Board and community members F. Developers should provide the Community Board with a copy of all notices used for community engagement (including the 24-hour contact info and proper handling of complaints), so that the Board can help disseminate and triage community feedback |
| <p>9. Contracting & employment (during and post-construction)</p> | <ul style="list-style-type: none"> A. Provide living wages and benefits to all employees with wage equity across demographic groups B. Prioritize local hiring from workers who live in CD 4, using local job boards to reach applicants C. Prioritize hiring applicants who suffer systematic barriers to employment, such as the formerly incarcerated, formerly homeless, and low-income D. Preference for MWBEs, as well as contractors and subcontractors located in CD 4 or owned by CD 4 residents E. Participate in New York State-certified apprenticeship programs in trades in which the developer is working F. Commit to hiring union labor and respecting the right of workers to organize G. For commercial or industrial spaces being leased post-construction, require as a condition of occupation that any tenants abide by the same wage, hiring, and procurement practices outlined above |

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| 10. Workplace safety | <ul style="list-style-type: none"> A. Operate worksites that are safe and healthy, for both workers and neighbors, as evidenced by OSHA-10 (all workers) / OSHA-30 (supervisors) forms and appropriate safety training, in compliance with all city, state, and federal safety standards B. Provide workers with clear outlets to elevate grievances and commit to responding in a fair and timely manner |
| 11. Landmarks preservation | <ul style="list-style-type: none"> A. Developers should not seek a rezoning or substantial alteration of any properties identified in the Bushwick Community Plan for designation in a historic district or individual landmark status |