



363-365 Bond Street

38 Housing



# Housing

As New York City's population continues to steadily grow, the city is challenged with addressing a shortage of all types of housing, especially apartments affordable to low- and moderate-income New Yorkers.

In recent decades, properties in neighboring Carroll Gardens, Boerum Hill and Park Slope have dramatically escalated in desirability and value. This in turn places mounting pressure on the conforming residential uses, as well as the small amount of non-conforming residential use that exists within Gowanus.

The Department of City Planning (DCP), The New York City Department of Housing Preservation and Development (HPD), other City agencies, community members, stakeholders and elected officials have been working together to identify goals and strategies around topics such as preservation and tenant protection for existing residents, expanding access to available housing resources, identifying locations where housing may or may not be appropriate, establishing affordability levels, analyzing the compatibility of uses with housing, sustainability and resilient design and addressing the needs of surrounding residents and those living in public housing managed by NYCHA.

Together, the approach outlined below sets a vision for how to ensure that our investments today help individuals and families achieve economic stability, live in safe and healthy homes, and enjoy a sense of community that allows people of all different backgrounds to call Gowanus home.

## Goal 1: Preserve Existing Affordable Housing

The City is working on multiple fronts to keep New Yorkers in their homes and make sure that our housing stock is in good financial and physical shape. HPD preserves affordable housing by rigorously enforcing the Housing Maintenance Code; financing improvements in the quality, physical condition, and efficiency of residential buildings in exchange for restrictions on the rents an owner can charge; and monitoring the condition and long-term financial stability of affordable buildings. Under *Housing New York*, the City has also worked to protect tenants from deregulation and harassment, expanded and refined its preservation tools to reach a wider range of properties, and created new incentives to preserve long-term affordability in changing neighborhoods. In 2017, the City released *Housing New York 2.0*, an accelerated and expanded plan boosting the number of affordable homes for seniors and families while also increasing resources and strategies for affordable homeownership programs and not-for-profit organizations purchasing rent-regulated buildings to preserve affordability.



Existing residential on Union Street

### a. Finance and Safeguard Affordability

HPD offers loans and tax incentives to help building owners improve the quality, physical condition and efficiency of their properties. In exchange for financial assistance, property owners are required to maintain rents at levels that are affordable to existing tenants, and to limit rent increases. Under *Housing New York*, the City has expanded and refined its preservation tools to reach a wider range of properties, and created new incentives to preserve long-term affordability in changing neighborhoods, such as Gowanus.

### Keep existing apartments affordable by continuing to offer loans and tax incentives to building owners

Approximately 26% of the existing homes in CD 6 are rent stabilized, rent controlled or receive some form of government assistance that limits the rents that can be changed. Privately-owned housing that receives government assistance, whether through HPD, New York State Homes and Community Renewal (HCR) or the U.S. Department of Housing and Urban Development (HUD), comprise approximately 19% of the total housing stock in the area. These homes have affordability restrictions that are monitored closely by the respective agencies.

- HPD's goal is to keep the homes in its portfolio under regulatory protections that restrict rents. This is done by proactively reaching out to owners to inform them about financial incentives that the City can provide to help keep apartments affordable.
- HPD also meets regularly with HUD to ensure close coordination on opportunities to keep HUD-assisted buildings affordable after their current restrictions end.

**“We need long term permanently affordable housing, affordable to current and older residents.”**

Comment from Gowanus Neighborhood Planning  
Study Kick-Off Event – October 27, 2016

### **Implement a targeted outreach strategy to promote loans and tax incentives that can help building owners make repairs and preserve affordability for existing tenants**

HPD is taking a more proactive and strategic approach to engage building owners who could benefit from our financing and tax incentives but who are not currently assisted or monitored by a government agency.

- HPD will tailor an outreach strategy specifically targeting property owners and homeowners throughout the Gowanus area.

### **Help homeowners access the resources that they need to keep, maintain and improve their homes**

The Center for New York City Neighborhoods (CNYCN), an HPD partner, operates the Homeowner Hotline, which connects New York City homeowners at risk of foreclosure or in need of other assistance with free housing counseling and legal services.

- CNYCN can also provide information about important tax programs and other resources, including HPD’s home repair loans. In Gowanus this can help low to moderate income homeowners make critical repairs to their buildings so that they can avoid foreclosure and resist pressures to raise rents or sell.

Gowanus area homeowners in need of assistance can reach CNYCN by calling (855) HOME-456 or 311.

### **b. Promote Safe and Healthy Housing**

HPD’s Office of Enforcement and Neighborhood Services (OENS) works closely with other HPD divisions and community partners to identify buildings that are in poor condition; assess problems and develop appropriate strategies to resolve those problems; and develop plans with responsible owners to return buildings to firm financial footing and good physical condition.

### **Improve housing quality through rigorous enforcement of the Housing Maintenance Code**

- OENS responds to 311 calls, Housing Court requests, and building referrals from community groups and elected officials by sending inspectors to see if building conditions violate the City’s Housing Maintenance Code. Violations are issued if they find such conditions, which require that the owner correct the condition. The most serious conditions must be corrected immediately, while less serious conditions must be corrected within 30 to 90 days. If owners do not correct violations, buildings may enter into one of HPD’s enforcement programs.



Existing mixed commercial and residential along  
4th Avenue



## **Make improvements to NYCHA campuses by preserving and developing affordable housing**

Gowanus is home to three NYCHA communities consisting of approximately 1,800 units (Gowanus Houses, Warren Street Houses and Wyckoff Gardens).

- Wyckoff Gardens was selected as one of NYCHA'S NextGen Neighborhoods. The program leverages development on underutilized space to generate revenue to reinvest back into Wyckoff Gardens and NYCHA's other developments, and to produce much needed affordable housing units. Stakeholder input informed the size, scope and potential revenues generated by the construction of new housing units. Residents will continue to help shape the priorities for capital repairs at the buildings participating in the NextGen Neighborhoods program.
- The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process. Capital needs will be evaluated via an assessment of improvements needed in these developments, in the context of broader investments in NYCHA.



NYCHA Wyckoff Gardens

### **c. Protect Tenants**

#### **Continue to work with the City's Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants**

The City helped create an interagency, multi-jurisdictional Tenant Harassment Prevention Task Force to investigate and bring enforcement actions, including criminal charges, against landlords who are found to be harassing tenants.

- The Task Force investigates referrals made by HPD's OENS, community-based organizations and other sources of landlords accused of harassing tenants. Harassment tactics may include disruptive and dangerous renovation and construction projects that force tenants to vacate rent-regulated apartments.

Please refer allegations of harassment directly to the Task Force by emailing [thpt@hpd.nyc.gov](mailto:thpt@hpd.nyc.gov).

#### **Implement the Certification of No Harassment Pilot**

Community members believed that a certificate of no harassment district was important for protecting existing residents and tenants.

- On November 20, 2017, City Council passed a bill for a 36-month Certification of No Harassment (CONH) pilot program to protect certain tenants from being harassed from their homes. The CONH program will identify specific buildings which meet criteria indicating that tenants may be at risk for harassment. Owners of such buildings would be required to obtain a CONH before being granted building permits for specified covered work in the buildings.
- If a Gowanus neighborhood-wide rezoning is adopted, then the CONH program would apply in CD 6.

### Continue to provide free legal representation to Gowanus tenants facing harassment

To support tenants who are facing eviction or harassment, the City has expanded funding for civil legal services for low-income New Yorkers. This includes more than \$77 million in FY 2018 in legal services for low-income tenants facing eviction, displacement and harassment, which is a twelvefold increase in Mayoral funding for tenant legal services since FY 2013. While only one in 100 tenants had lawyers in 2013, one in four was represented as of April 2016. From 2013 to 2017, residential evictions by City Marshals declined by 27% and an estimated 70,000 people have remained in their homes as a result of decreased evictions. The substantial decrease in evictions is a result of the City's efforts to make City-funded legal services and other prevention services for low-income tenants more widely accessible.

- City-funded legal services programs for tenants have assisted over 280 households in the Gowanus area (zip codes 11215, 11217, and 11231, which covers parts of Park Slope, Carroll Gardens and Boerum Hill), providing legal assistance to over 670 residents facing displacement, eviction and harassment by unscrupulous landlords.
- The August 2017 Universal Access to Legal Services law makes New York City the first city in the United States to ensure that all tenants facing eviction in Housing Court or in NYCHA administrative proceedings will have access to legal assistance. Through a five-year implementation plan, free legal representation will be available to all tenants with household incomes at or below 200% of the federal poverty line, or roughly \$50,000 for a four-person family. Legal counseling will be available to those earning more.
- New investments to support the Universal Access law will be implemented and phased in over the next five fiscal years and will reach \$155 million by Fiscal Year 2022. At full implementation, the City's tenant legal services programs are expected to provide access to legal services for 125,000 households, or 400,000 New Yorkers, and will help to level the playing field for tenants facing eviction and displacement.



Existing residences along Carroll Street, Source:



## Educate tenants, particularly the elderly and non-English speakers, about their rights and available resources to prevent displacement

HPD's Neighborhood Education and Outreach Unit (NEO) provides information about tenants' rights, legal services, rental assistance programs, the affordable housing process, and other topics.

- NEO can host tenant fairs and coordinate HPD and other agency participation in community events. Fairs and materials can be tailored for the elderly and translated for non-English speakers.
- HPD also provides funding to community-based organizations to promote tenant resources and deliver services such as financial counseling, legal clinics, education, advocacy and tenant organizing, as well as emergency assistance.
- The City is improving and expanding on how it shares information with seniors on tenants' rights, rent stabilization, credit counseling, and resources. HPD and the City's Tenant Support Unit (TSU) are prioritizing the following initiatives to reach as many local residents as possible:
  - Tenant resources fairs
  - TSU door-knocking
  - TSU open office hours
  - Coordination with local groups to distribute informational material
  - Brochure on tenants' rights
- Seniors and/or disabled individuals who live in rent regulated apartments making below \$50,000 can also apply to freeze their rent through the City's Senior Citizen Rent Increase Exemption (SCRIE) or Disability Rent Increase Exemption (DRIE) programs.



Tenant Resource Event

The **Tenant Support Unit (TSU)**, part of the Mayor's Public Engagement Unit (PEU), uses a data-driven approach to engage and provide assistance to New Yorkers who may be at risk of displacement or experiencing harassment. Outreach specialists conduct door-to-door outreach to inform tenants of their rights, identify any housing-related issues and connect tenants with a range of resources, such as emergency repairs and the Human Resources Administration's (HRA) free legal services.

**As of February 2018, TSU specialists have knocked on over 3,600 doors, made over 1,100 calls, and assisted over 280 tenants in Gowanus and the surrounding neighborhoods (zip codes 11215, 11217, and 11231, which covers parts of Boerum Hill, Carroll Gardens and Park Slope).**

**“Larger mixed-use buildings should be located along 3rd Avenue, oriented so there is minimal disruption to the east-west view corridors.”**

Comment from PlanGowanus.com

## **Goal 2: Promote the Development of New Affordable Housing**

While our first priority is to preserve existing affordable housing and protect Gowanus residents from displacement, we must also increase the supply of housing to accommodate NYC’s growing population, and to prevent a housing shortage that drives rents higher. New housing development must also include permanently affordable homes that serve New Yorkers of a range of incomes.

### **Implement Mandatory Inclusionary Housing (MIH) to require that all new residential development include permanently affordable homes**

MIH, created in 2016, requires developers to provide permanently affordable housing in new buildings whenever land is rezoned for increased or new residential development. By creating housing for people earning a range of incomes in new residential buildings, MIH promotes diversity as neighborhoods grow.

- Residential developments within the area will be required to set aside 20% to 30% of all units as permanently affordable, depending on the MIH options selected for the neighborhood.
- The 2003 Park Slope Rezoning rezoned 4th Avenue to R8A from R6 and R7A districts to add residential density. The rezoning predated MIH and so did not include requirements for permanently affordable housing. The Gowanus Neighborhood Plan would seek to map MIH along the entire length of 4th Avenue within the study area, including these previously rezoned block frontages.

### **Offer financing to develop affordable housing that exceeds minimum MIH requirements**

HPD aims to foster economic diversity by financing housing development that is affordable to families with a range of incomes and needs.

- HPD’s financing programs have options that provide affordability for extremely low- to middle-income households, as well as for seniors and households with special needs. For example, HPD’s Our Space initiative creates housing for homeless families where rents can be set as low as the public assistance shelter allowance.
- HPD will work with private property owners in Gowanus who may be interested in affordable housing development. Subsidies would only be offered where the developer agrees to exceed the minimum MIH requirements by providing additional affordable units, additional units targeting the lowest incomes, and additional permanently affordable units.
- HPD recently updated its financing terms to require that any MIH project receiving City subsidy must provide 15% more permanently affordable units than required by MIH alone.



### Rezone land to support residential growth in appropriate loctions

Currently, the majority of the Gowanus area is zoned for industrial and commercial uses only and does not allow residential use as-of-right. Over the past century, industrial and manufacturing uses that historically defined the area have steadily declined, leaving vacant buildings/lots, storage and parking facilities along with the environmental consequences left from years of industrial use, which requires costly remediation. Additionally, clusters of legal non-conforming residential uses, built prior to the NYC 1961 Zoning Resolution, exist on the east side of the Canal around Carroll Street and 3rd Avenue.

- DCP will consider zoning changes that support residential growth in appropriate locations to achieve the goal of providing opportunities for the creation of new housing, including permanently affordable housing, and to bring existing housing into conformance.



New Residential Construction with Ground Floor Retail - 4th Avenue





Map of rezoning study area showing location of existing residential buildings



### Create affordable housing for New York's lowest earners

In his 2017 State of the City address, Mayor de Blasio announced the allocation of an additional \$1.9 billion in capital funding to increase the number of affordable homes for families earning less than \$43,000 per year.

HPD recently revised the terms of its Extremely Low and Low Income Affordability (ELLA) and Mix and Match programs. Key updates include:

- Requiring 40% of all apartments in the ELLA program to serve extremely low and very low incomes (those making up to \$42,950 for a three-person family), as well as requiring and incentivizing deeper affordability under the Mix and Match program.
- Requiring a 10% set aside for homeless families and individuals in every project, while still providing units for extremely low and very low income households.
- Encouraging the incorporation of senior or supportive housing.
- Increasing the number of permanently affordable units where HPD has strong leverage (in MIH projects or those with higher subsidy needs).
- Achieving a greater mix of incomes within individual projects, which contributes to their long-term sustainability and allows for projects to provide more units for low earners.

### Advance affordable housing development on publicly owned land

- The City will advance the development of publicly owned sites in Brooklyn Community District 6.
- Public Place is the largest city-owned site in CD 6 and is located adjacent to the Gowanus Canal. HPD issued a Request for Proposals in 2007 to develop the site for affordable housing, and a development team was selected the following year. The Gowanus Canal was designated a Superfund site in 2010, and development on Public Place paused for U.S. Environmental Protection Agency Superfund cleanup and remediation. HPD continues to work with the designated development team to create a mixed-use development at Public Place, including hundreds of units of affordable housing, community facility and commercial space, and a vibrant, accessible and resilient open space along the Canal.
- As part of the on-going neighborhood study, HPD and the selected development team will re-engage the community and update the vision for Public Place.
- In addition, four homeownership buildings will be constructed with the new Open Door initiative in CD 6.

### Promote the creation of artist housing

The arts and culture landscape in Gowanus is diverse, including a wide variety of artists and artisans, cultural institutions, educational institutions, and non-profit organizations, all of which are an integral part of the "Gowanus Mix." Community members have been vocal that the City needs to explore opportunities for new housing that supports its dynamic artist community.

**"Need more affordable housing and market rate housing along the canal."**

Comment from Gowanus Community Resources Event

– October 19, 2017

- As part of the effort to support artists in 2015, the Mayor committed to 1,500 units of artist housing as part of Housing New York.
- The City, including HPD, is committed to implementing the artist housing goals and is working on legislation to make implementation easier. As the agency works through legislation-related issues, HPD will be providing more guidance to stakeholders on how to bring artist housing ideas forward.
- Explore clarifications regarding income determination within the affordable housing application process.

Other than NYCHA's Wyckoff Gardens NextGen project, there is one large city-owned site within the rezoning study area – a parcel referred to as **“Public Place,”** which is located adjacent to the Canal near the intersection of 5th and Smith streets. The project will create a mixed-use development of affordable housing, community facility, commercial retail, and open space at Public Place. As part of the on-going neighborhood study, HPD and the selected development team will **re-engage the community and update the vision for Public Place.**

Along with a privately-owned site to its south, there are approximately 10 acres of highly underutilized land – currently used for the Superfund dredging staging work and a construction supportive use – located directly adjacent to the Smith/9th Street and Carroll Street F/G subway stations. Public Place is cut off from the more residential neighborhood context to the west and the more industrial context to the south and east in the Southwest Brooklyn IBZ. The site requires extensive remediation from pollution caused by past uses, including a former manufactured gas plant.



Public Place



### Goal 3: Increase Access to Affordable Housing

HPD has worked with community partners over the last several years to better understand the needs of affordable housing applicants, and has made improvements to the overall application process. HPD is committed to improving access to affordable housing by simplifying the application process; better advertising open lotteries; and refining eligibility criteria to qualify a broader range of applicants.

#### Make it easier for residents to understand, prepare for, and complete the affordable housing application process

HPD recognizes that the affordable housing application process can be time consuming, and continues to take steps to help residents become better prepared to submit complete and accurate applications. HPD already has several initiatives underway:

- HPD's Housing Ambassadors Program trains community groups to provide free technical assistance and resources to residents who wish to apply for affordable housing. Housing Ambassadors or HPD staff can participate in community events to assist residents with general questions about the affordable housing lottery and application process. Current Housing Ambassadors in Brooklyn include Fifth Avenue Committee (FAC) and The Actors Fund Arts Center:

Fifth Avenue Committee  
621 Degraw St. Brooklyn, NY 11217  
(718) 237-2017

The Actors Fund Arts Center  
160 Schermerhorn St. Brooklyn, NY 11201  
(212) 221-7303

- HPD has partnered with the Department of Consumer Affairs' Office of Financial Empowerment (DCA OFE) to offer Ready to Rent, a financial empowerment program to help New Yorkers prepare for affordable housing. The program provides application assistance, information and free financial counseling to those looking to apply for affordable housing.
- HPD has a wide range of materials on the affordable housing application process that are available in 17 different languages and in alternative formats accessible to people with disabilities. *Ready, Set, Apply!* is a brochure that outlines how to prepare for the affordable housing application process and focuses on financial readiness. In addition to brochures and booklets, HPD also has video guides that go through the process step-by-step.
- HPD is engaging in a large-scale redesign of the Housing Connect website to improve the marketing process from advertising through lease-up. Expected improvements include a tailored applicant experience; strategies to help residents' complete more accurate applications; and the creation of a more streamlined and efficient application process.

### Better advertise housing lotteries

- Alerts on new open housing lotteries can be sent to community groups and elected officials so that they can help spread the word to their constituents. Organizations interested in receiving notifications for open lotteries can sign up on Housing Connect ([www.nyc.gov/housingconnect](http://www.nyc.gov/housingconnect)).
- HPD advertises open housing lotteries on Facebook, Twitter (@NYCHousing), and the HPD and HDC websites. Advertisements and applications are available in English, Spanish, Chinese, Korean, Arabic, Russian and Haitian Creole.
- In addition, developers are required to advertise open lotteries at construction sites and to include a phone number that interested applicants can call in order to be placed on an inquiry list. Once the housing lottery is open, HPD requires developers to post the marketing ad in multiple languages on the construction site, and to alert all applicants on the inquiry list. Open lotteries must also be advertised in citywide and local media outlets.

### Refine marketing policies and procedures to reach New Yorkers most in need

HPD has revised its marketing policies and procedures so that more New Yorkers can apply to affordable housing lotteries.

- Applicants cannot be rejected based on credit score alone, or for having appeared in Housing Court. Developers must review a more complete credit and Housing Court history and follow strict rules if using this information to disqualify applicants.
- HPD confirms in advance that developers' use of criminal records when interviewing applicants aligns with 2016 HUD federal guidelines. For example, landlords and developers may not count prior arrests that do not result in convictions as part of an applicant's criminal record. The nature of an offense, its date, its severity and its relevance to protecting resident safety and property must also be considered.

Applicants who are denied participation in an HPD-sponsored affordable housing lottery due to credit history receive a letter that connects them to OFE's resources.

HPD has worked with community groups to better understand local housing needs, and continues to accept feedback on its marketing guidelines in order to update them appropriately. As always, HPD and developer partners must comply with all federal and local fair housing laws.

### “Better integration of low-income housing with the rest of the neighborhood.”

Comment from Gowanus Neighborhood Planning  
Study Kick-Off Event – October 27, 2016





NYCHA Wyckoff



# NYCHA

NYCHA residents are an integral component of the Gowanus community and include approximately 1,800 households across three NYCHA campuses just outside of the primary study area. The NYCHA campuses contain a broad spectrum of diverse residents from a variety of backgrounds, representing different interests and concerns.

To reflect the diversity and ensure that residents, neighbors and community voices were heard, DCP and other City agencies actively engaged NYCHA residents and the broader Gowanus community throughout the Listen and Learn phase, using a multi-faceted community outreach effort, that included:

- Large public meetings, one held at the Wyckoff Gardens community center
- Working group meetings, one held at the Gowanus Houses senior center
- Monthly Tenant Association (TA) meetings attended by DCP staff
- Online public engagement platform, PlanGowanus.com

Our goal is for the Neighborhood Plan to also benefit NYCHA residents and to strengthen the Gowanus Houses, Wyckoff Gardens and Warren Street Houses NYCHA communities through better integrating them with the Gowanus neighborhood through improved physical, social and economic connections to other neighborhood resources. While the goals and strategies mentioned throughout this framework are organized by high-level topics for the neighborhood as a whole, below are a set of strategies compiled from other sections to highlight a few key areas that are specifically relevant for NYCHA residents.



Housing Working Group Meeting 4, Gowanus Houses senior center – May 2017

## Resiliency & Sustainability

### Engage community members and organizations in a community emergency response planning process

The Gowanus community has many local resources to support a planning process that addresses needs related to vulnerable community members, evacuation plans, and communication systems in the event of an emergency.

- The Sustainability and Resiliency Working Group began identifying hazards, vulnerabilities, resources and means of facilitating community members and organizations to develop and maintain a community emergency response plan.
- Gowanus community members are encouraged to become representatives of their community in the Community Preparedness Program, which provides guidance for the most common hazards in New York City, connects community organizations and networks to the Emergency Operations Center and offers training in capacity building. Through outreach and training, this program brings together leaders from volunteer programs, community and nonprofit organizations and government to promote local preparedness.
- The *Emergency Planning Toolkit* was created to guide community organizations, such as civic groups, faith-based groups and ad hoc organizations, through steps to create emergency plans together. The toolkit and template are available at [http://www1.nyc.gov/site/em/community\\_business/plan.page](http://www1.nyc.gov/site/em/community_business/plan.page).

### Connect NYCHA and other area residents to emerging green jobs opportunities and public realm improvements

New investments and incentives for building energy efficiency, alternative energy generation, flood resilient construction and remediation will provide opportunities for training and employment in the growing “green jobs” field.

- In 2017, the City launched the Green Jobs Corps, a program to train and hire 3,000 New Yorkers for careers in sustainability. The Mayor’s Office of Climate Policy & Programs facilitates opportunities for residents to obtain training and enter the green jobs workforce, including the NYCHA Pre-Apprenticeship Program for Recovery and Resiliency (<http://opportunitynycha.org/>), Workforce Development with NYC Cool Roofs (<http://nyc.gov/coolroofs>), and NYC Building Operator Training by CUNY’s Building Performance Lab (<http://www.cunybpl.org/opstraining/>).
- NYC Office of Environmental Remediation (OER) works with non-profit partners who offer job training for environmental field technicians, including safety certifications, initial job placement and career mentoring. More information on the BrownfieldWorks! program is available at <http://www1.nyc.gov/site/oercommunity/resources/brownfield-jobs.page>.

Better **connect NYCHA communities to existing and planned neighborhood resources**, including the future cleaned-up and reconstructed Thomas Greene Playground and the re-envisioned area around it, the CSO facility site with new open space and the planned waterfront open space along the Canal.



NYCHA Wyckoff Gardens

## Community and Cultural Resources

### Create new community space and programming for NYCHA residents

The NYCHA community centers at Wyckoff Gardens and Gowanus Houses are valuable opportunities to promote arts and culture to both residents and the broader community.

- Renovate the Gowanus Houses community space and re-open with the NYC Department of Youth and Community Development (DYCD) Cornerstone Program, alongside the existing senior center operator.
- Strengthen programming at Wyckoff Gardens Community Center.
- Support partnerships between local arts and cultural organizations with experience in operating and programming spaces with NYCHA tenants interested in spearheading arts initiatives and mentoring opportunities.

## Housing

### Make improvements to NYCHA campuses by preserving and developing affordable housing

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- Wyckoff Gardens was selected as one of NYCHA'S NextGen Neighborhoods. The program leverages development on underutilized space to generate revenue to reinvest back into Wyckoff Gardens and NYCHA's other developments, and to produce much needed affordable housing units. Stakeholder input informed the size, scope and potential revenues generated by the construction of new housing units. Residents will continue to help shape the priorities for capital repairs at the buildings participating in the NextGen Neighborhoods program.
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## Economic and Job Development

### Leverage city-owned sites to meet specific goals of job-generating uses

Large sites under City control where higher density redevelopment is proposed, such as Public Place and the NYCHA Wyckoff Gardens NextGen project, are opportunities to leverage specific mixed-use goals as part of the land disposition process.

- The City will seek to work with community stakeholders and development teams to identify goals and work to accommodate space for certain uses, such as supermarkets, neighborhood services and community facilities.



### **Improve job access for NYCHA residents by identifying talent gaps and training needs and promoting employment opportunities**

NYCHA residents at Wyckoff Gardens, Gowanus Houses and Warren Street Houses are critical members of the Gowanus community and often greatly in need of job opportunities. Current businesses and ongoing/future projects within the neighborhood are valuable sources of potential employment to which NYCHA residents should have access.

- To better connect residents to available jobs, the City will analyze existing talent and skills gaps for NYCHA residents and promote career pathways, particularly for government-sponsored projects and jobs generated by local businesses and development (see Economic and Job Development, pages 58-71).







NYCHA Warren Street Houses