

Housing: How did we get here?

New York City has undergone several transformations in recent decades and while Gowanus is unique, many of the challenges it faces are common in American cities. Manufacturing uses are less frequent in larger metropolitan areas, and the housing demand outpaces the supply in strong real estate markets such as New York City. As New York City's population continues to steadily grow, the city is challenged with addressing a shortage of all types of housing, especially affordable to low- and moderate-income New Yorkers.

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, and addressing the needs of surrounding residents and those living in public housing managed by NYCHA.

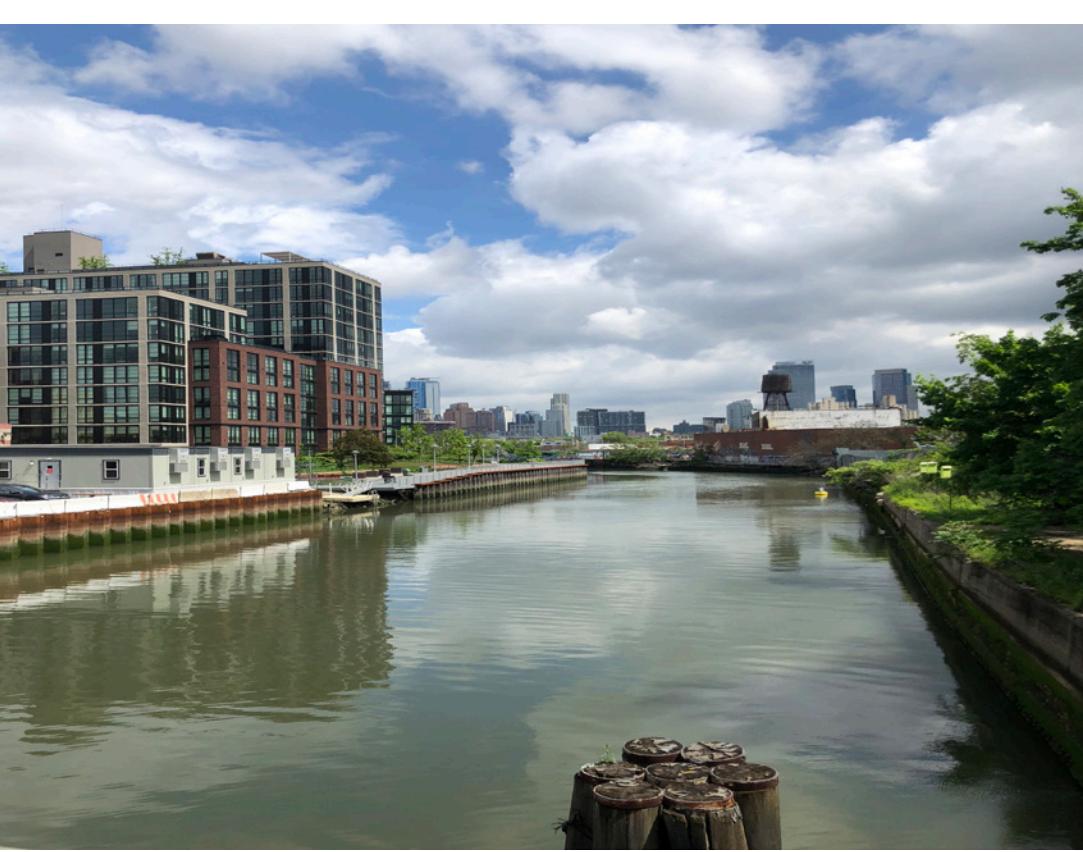
Together, the approach outlined in the Framework sets a vision for how to ensure that our investments today help individuals and families achieve economic stability, live in safe and healthy homes, and enjoy a sense of community that allows people of all different backgrounds to call Gowanus home.



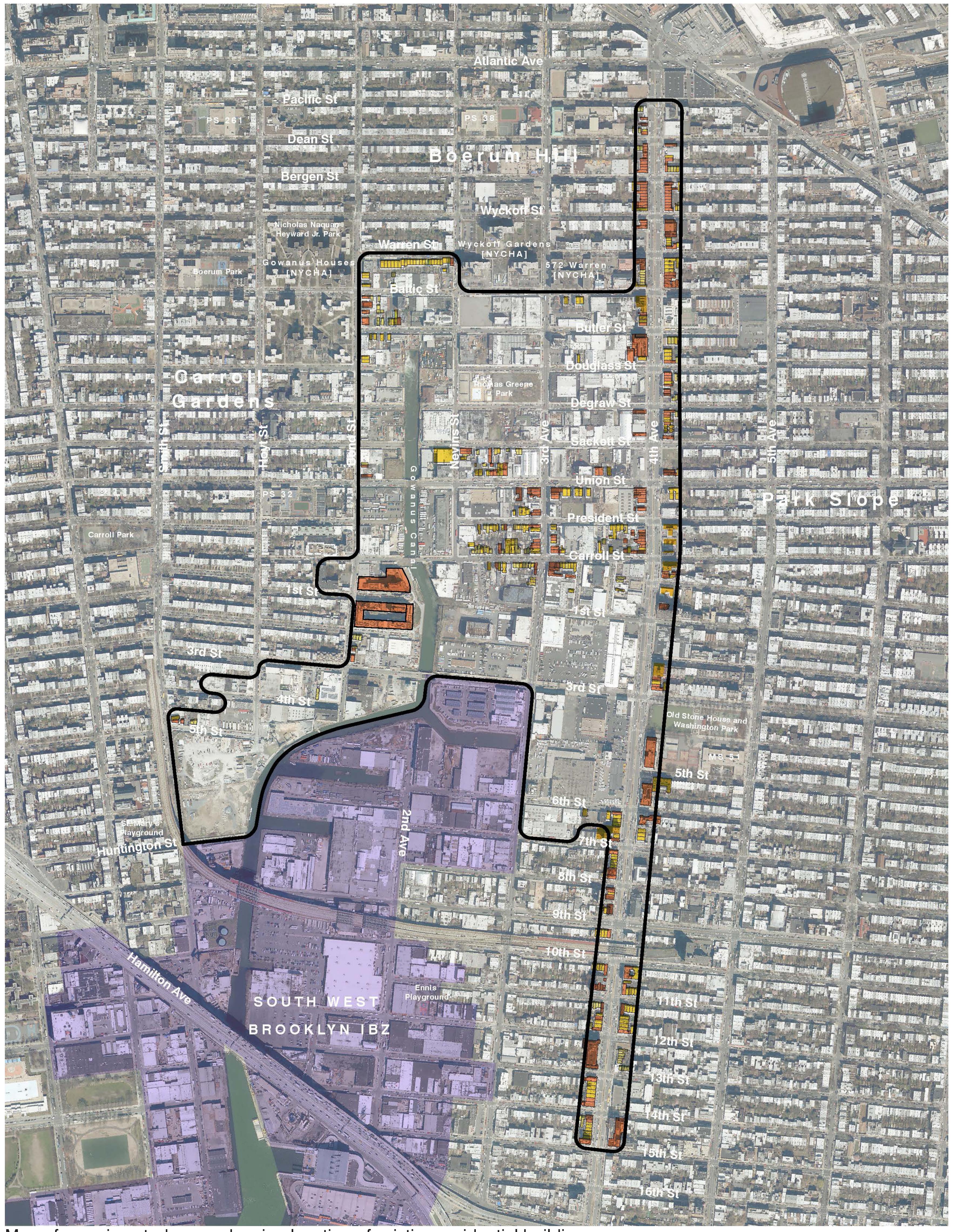
First Housing Working Group Meeting at Fifth Avenue Committee, March 2017



Housing Working Group Meeting 4 Gowanus Houses Senior Center May 2017



363-365 Bond Street



Map of rezoning study area showing location of existing residential buildings

Housing Framework Goals and Strategies

Goal 1: Preserve Existing Affordable Housing

a. Finance and Safeguard Affordability

- Keep existing apartments affordable by continuing to offer loans and tax incentives to building owners.
- Implement a targeted outreach strategy to promote loans and tax incentives that can help building owners make repairs and preserve affordability for existing tenants.
- Help homeowners access resources needed to keep, maintain and improve their homes.

b. Promote Safe and Healthy Housing

- Improve housing quality through rigorous enforcement of the housing maintenance code through HPD's Office of Enforcement and Neighborhood Services (OENS).
- Make improvements to NYCHA campuses by preserving and developing affordable housing. The City will consider funding improvements to Gowanus Houses, Wyckoff Gardens, and Warren Street Houses during the rezoning process.

c. Protect Tenants

- Continue to work with the City's Tenant Harassment Prevention Taskforce to investigate and take action against landlords who harass tenants.
- Implement the Certification of No Harassment Pilot.
- Continue to provide free legal representation to Gowanus Tenants facing harassment.
- Educate tenants, particularly the elderly and non-English speakers, about their rights and available resources to prevent displacement.

Goal 2: Promote the Development of New Affordable Housing

- Implement MIH to require that all new residential development include permanently affordable homes.
- Offer financing to develop affordable housing that exceeds minimum MIH requirements.
- Rezone land to support residential growth in appropriate locations
- Create affordable housing for New York's lowest earners.
- Advance affordable housing development on publicly owned land
- Promote the creation of artist housing.

Goal 3: Increase Access to Affordable Housing

- Make it easier for residents to understand, prepare for, and complete the affordable housing application process.
- Better advertise housing lotteries.
- Refine marketing policies and procedures to reach New Yorkers most in need.

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.**



Public Place

Help us take it to the next step!

Your participation and input will help in the development of the Gowanus Neighborhood Plan

Questions to help you get started:

- Are you part of an organization or do you know any partners that could help advance some of these strategies?
- What ideas do you have that can help advance a particular goal or strategy?
- Which strategy or goal is a priority for you and why?

Please visit PlanGowanus.com to continue to provide feedback and input

Stay Involved! Sign up for our mailing list at www.nyc.gov/gowanus

