



Atlantic Avenue Mixed Use Plan Working Groups Round One

Land Use, Housing, & Density

February 13, 2023



1. Meeting Objectives

2. Planning Process

Kickoff: What we Heard

3. Today's Focus Area

4. Table Introductions

Get Refreshments

5. Background + Context

City Agency Presentations

6. Table Discussion

Share Back

5. Next Steps

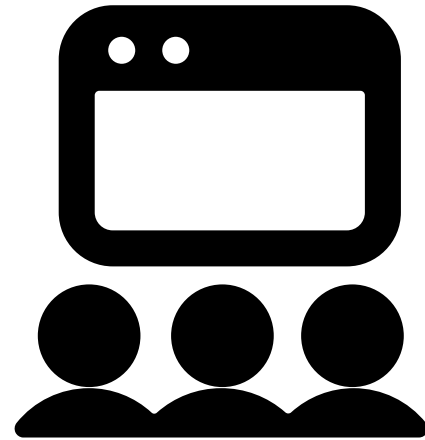
Meeting Objectives

- Share an overview of the plan process and timeline.
- Present synthesized information gathered at the initial Public Kickoff meeting
- Develop a set of key themes and opportunity statements for today's focus area
- Share the tools the City has available to create and preserve affordable housing
- Revalidate MCROWN goals among the wider community

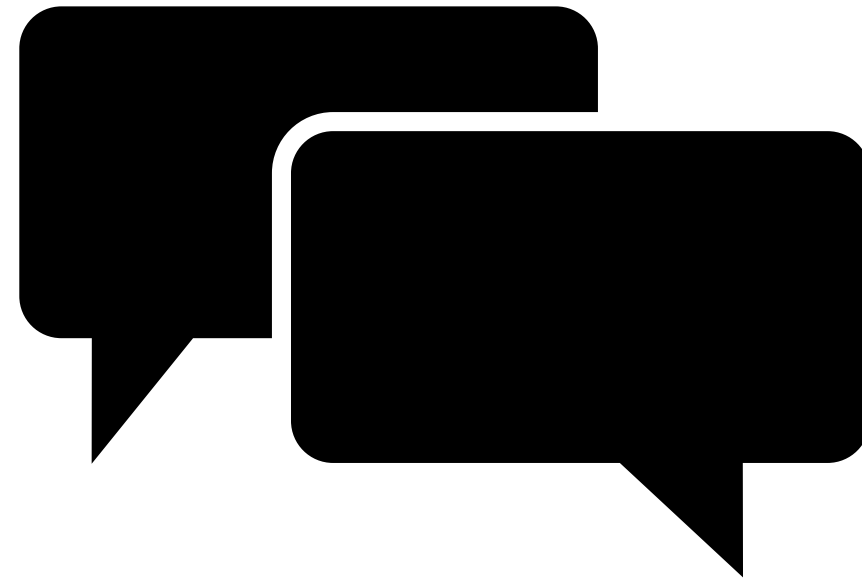
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PLANNING PROCESS

Today's Meeting Format

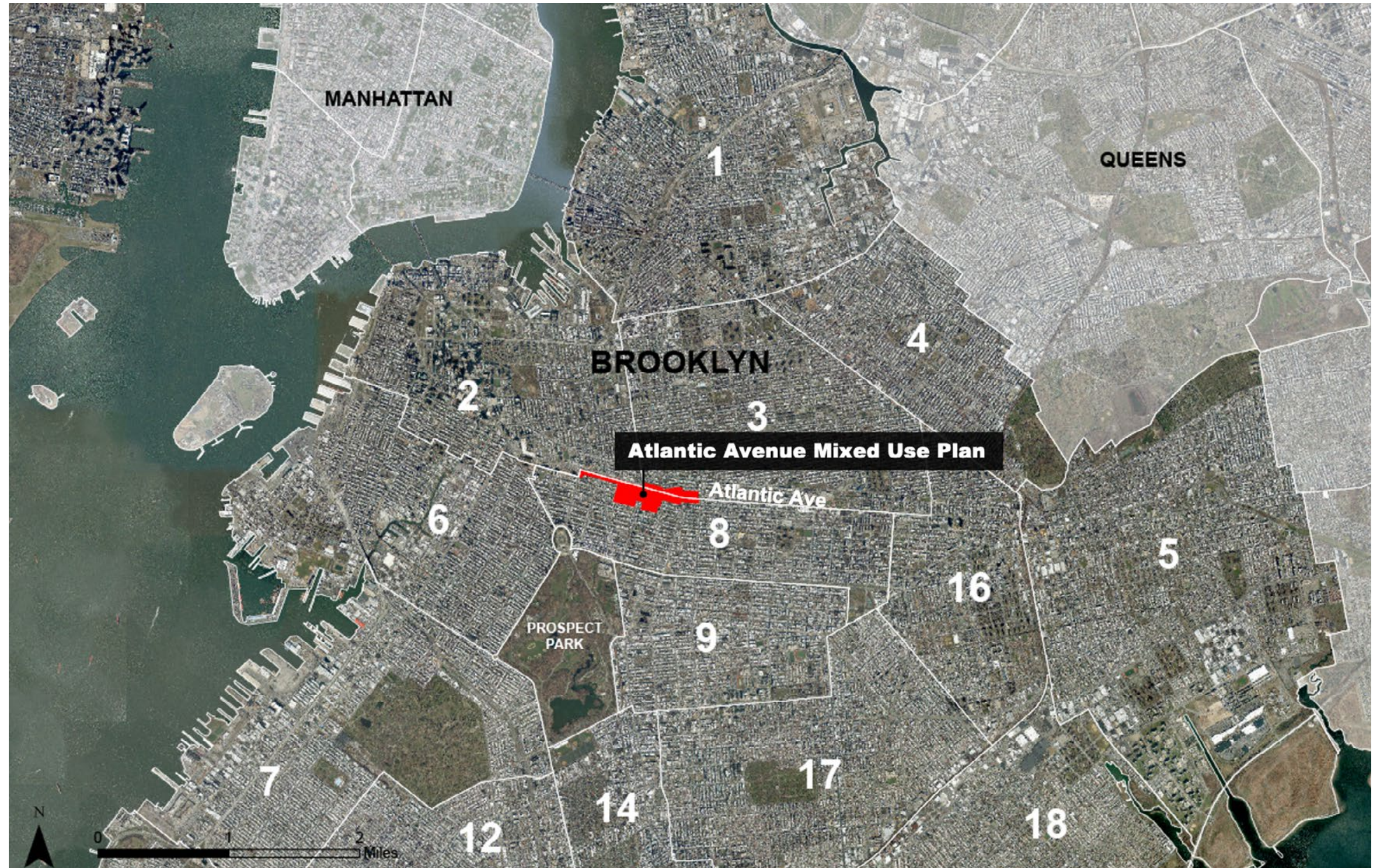


Presentation

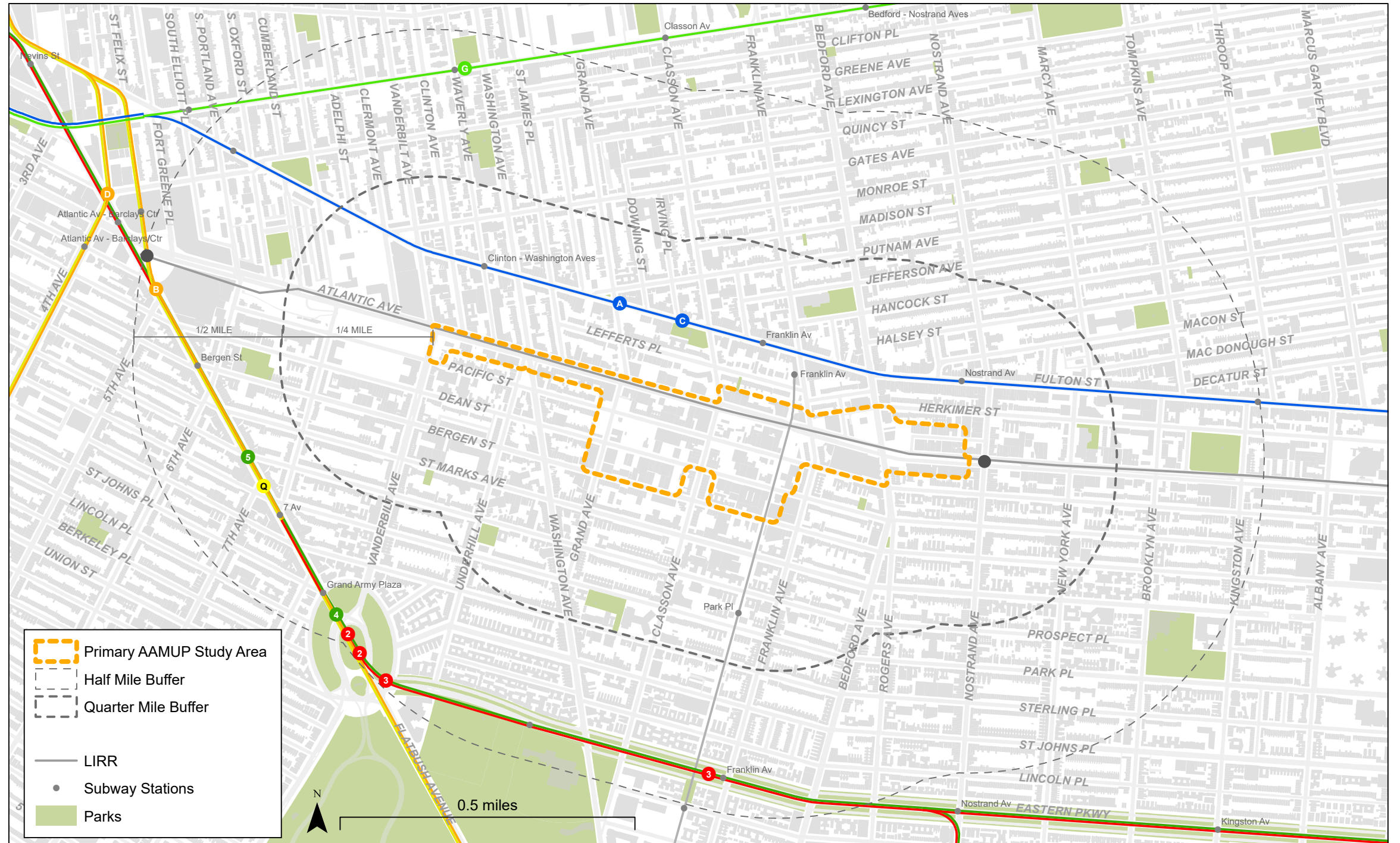


Discussion

Project Area: Community Districts



Project Area: Neighborhood Context



What's in Our Community Plan for Atlantic Avenue?

Focus Area A

Streetscape, Physical Infrastructure, and Open Space

- Transportation + Street Safety
- Accessibility
- Green + Open Spaces
- Climate Change Mitigation + Resilience

Focus Area B

Economic Development, Human Capital, and Services

- Economic Development
- Job Creation + Training
- Schools and Childcare
- Libraries and Community Spaces
- City Services

Focus Area C

Land Use, Density, and Housing

- Affordable Housing
- Land Use + Zoning
- Neighborhood Amenities



**Atlantic Avenue
Mixed Use Plan
Vision and Priorities**

Planning Process Goals



Gather Information

Collect and organize community challenges, opportunities, and ideas in order to inform the community plan



Community Organizing and Engagement

Strengthen ties between community members and City agencies and demonstrate a successful model for community planning



Develop Recommendations

Develop implementable recommendations that reflect community hopes for the future while building on past and present planning efforts



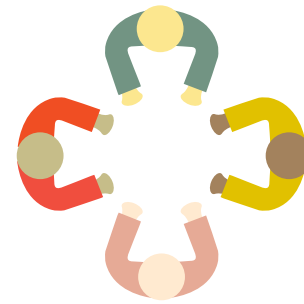
Model Community Planning

Build a base of engaged residents to advocate for community needs, and define shared priorities and goals across various stakeholders

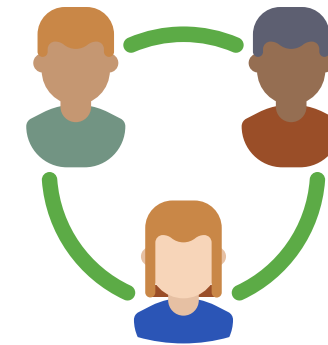
Who's Part of the Process?



Community



Working
Groups



Steering
Committee



Council Member
Crystal Hudson



Facilitators

Why is This Happening Now?

WHO

The **Atlantic Avenue Mixed Use Plan (AAMUP)** process is a next step following years of work by Community Board 8, and its Land Use and M-CROWN sub-committees started in 2013.

WHY

The community identified that the existing zoning restricts new housing and jobs, and saw opportunity to create new homes with **permanently affordable housing to address rising rents**, and **expand job opportunities that pay livable wages**.

WHAT NOW?

To date, the NYC Department of City Planning has worked with these local leaders to develop a land use framework, and **the next step is this community planning process**.

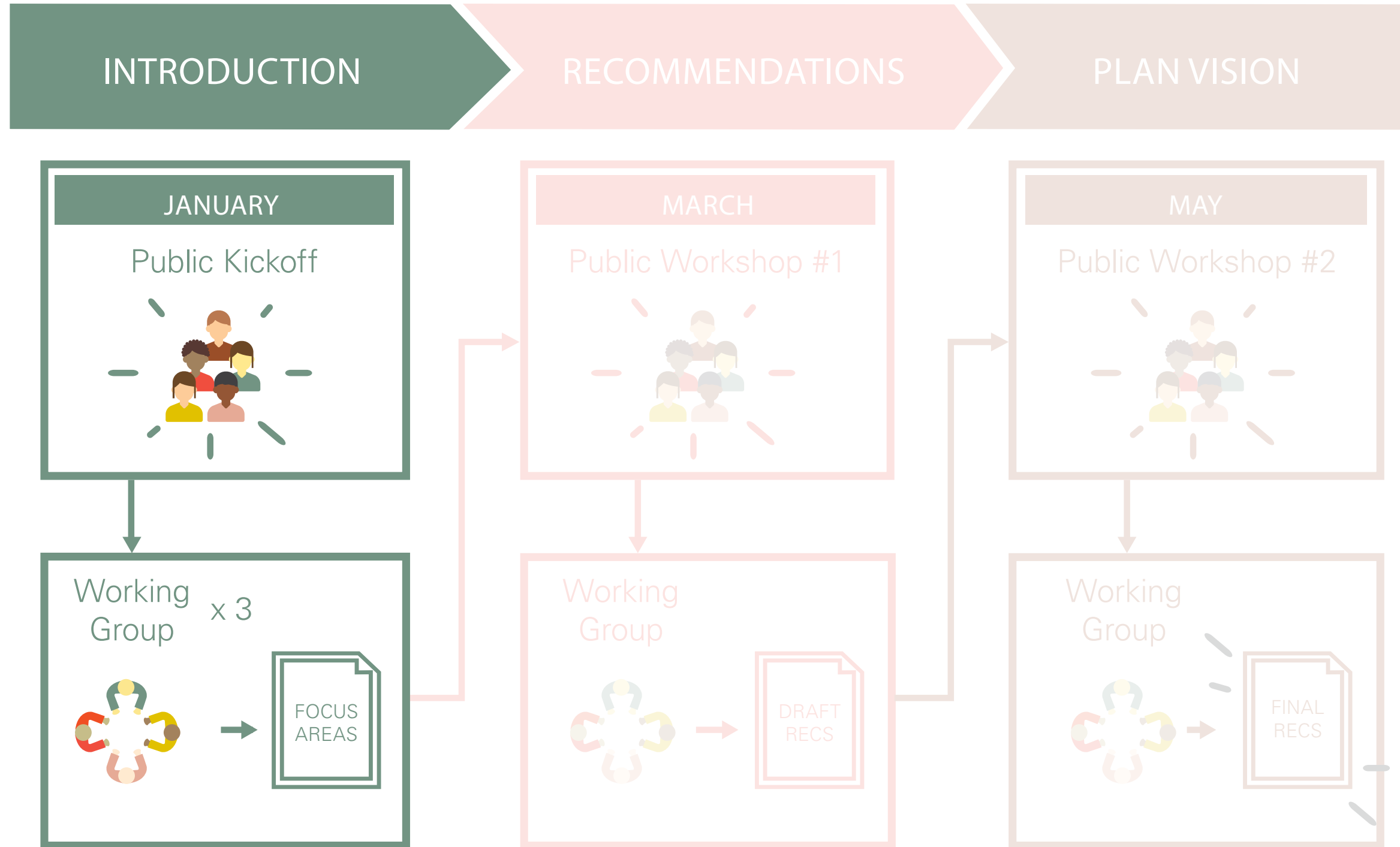
Planning Process



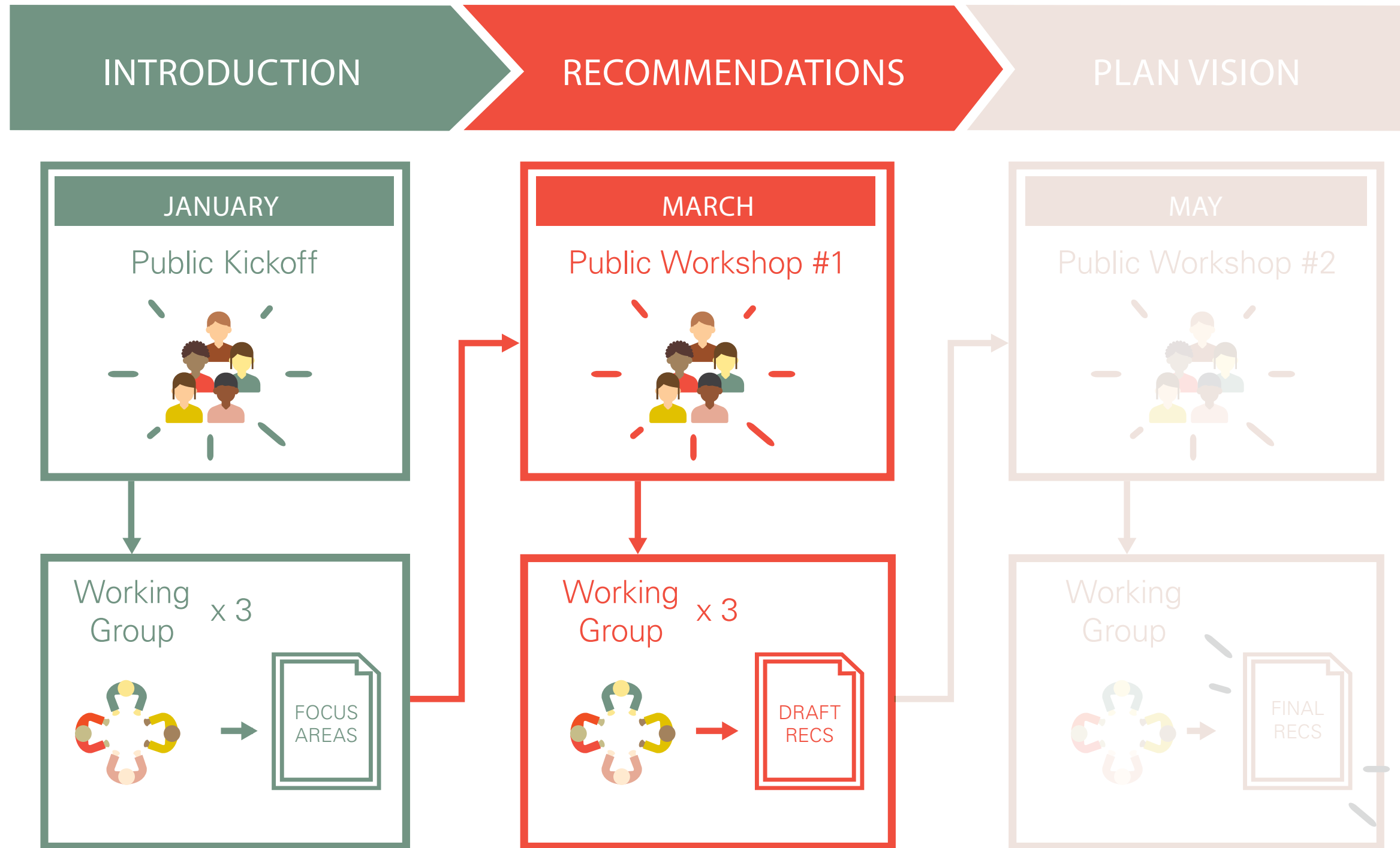
Planning Process



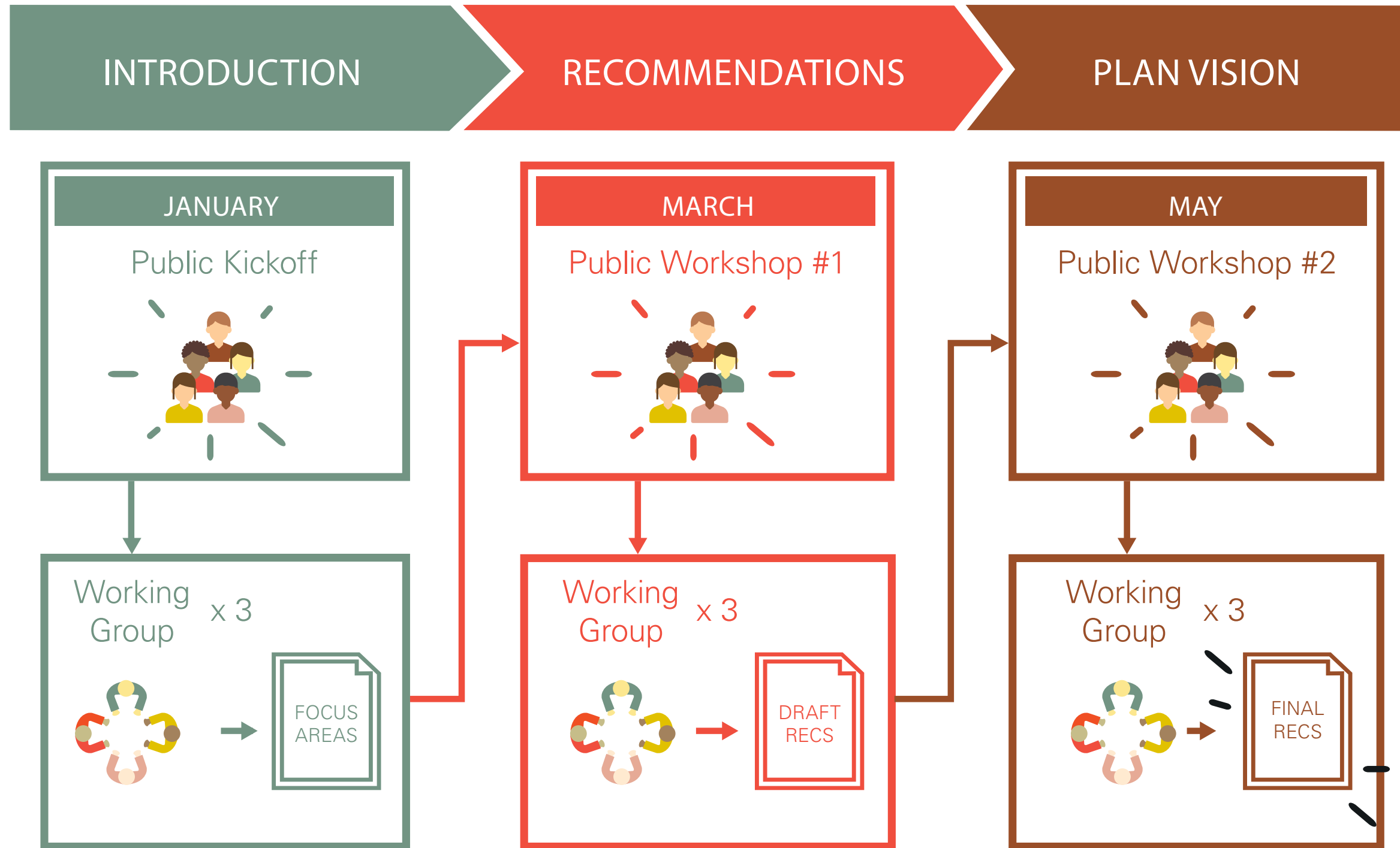
Process Timeline



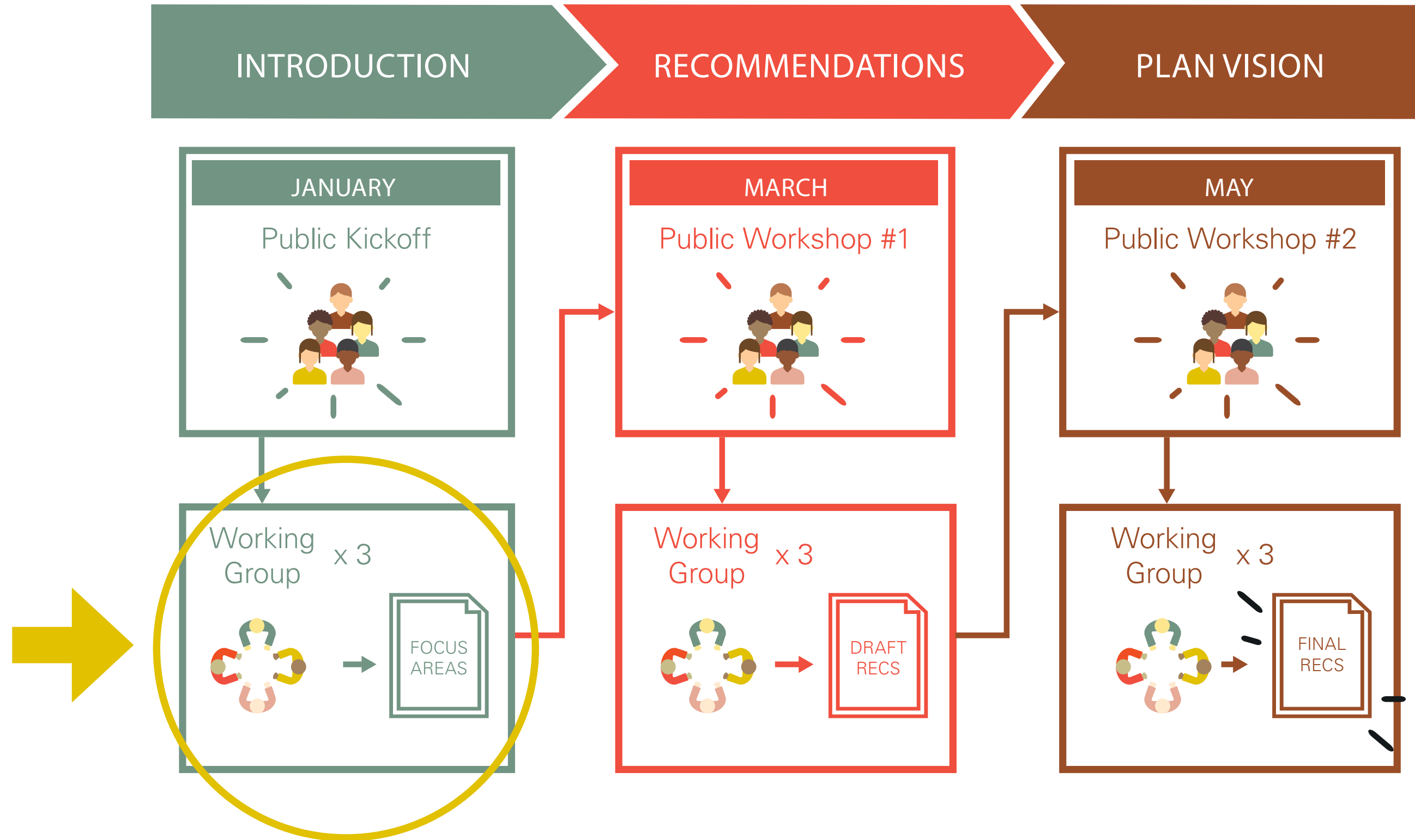
Process Timeline



Process Timeline



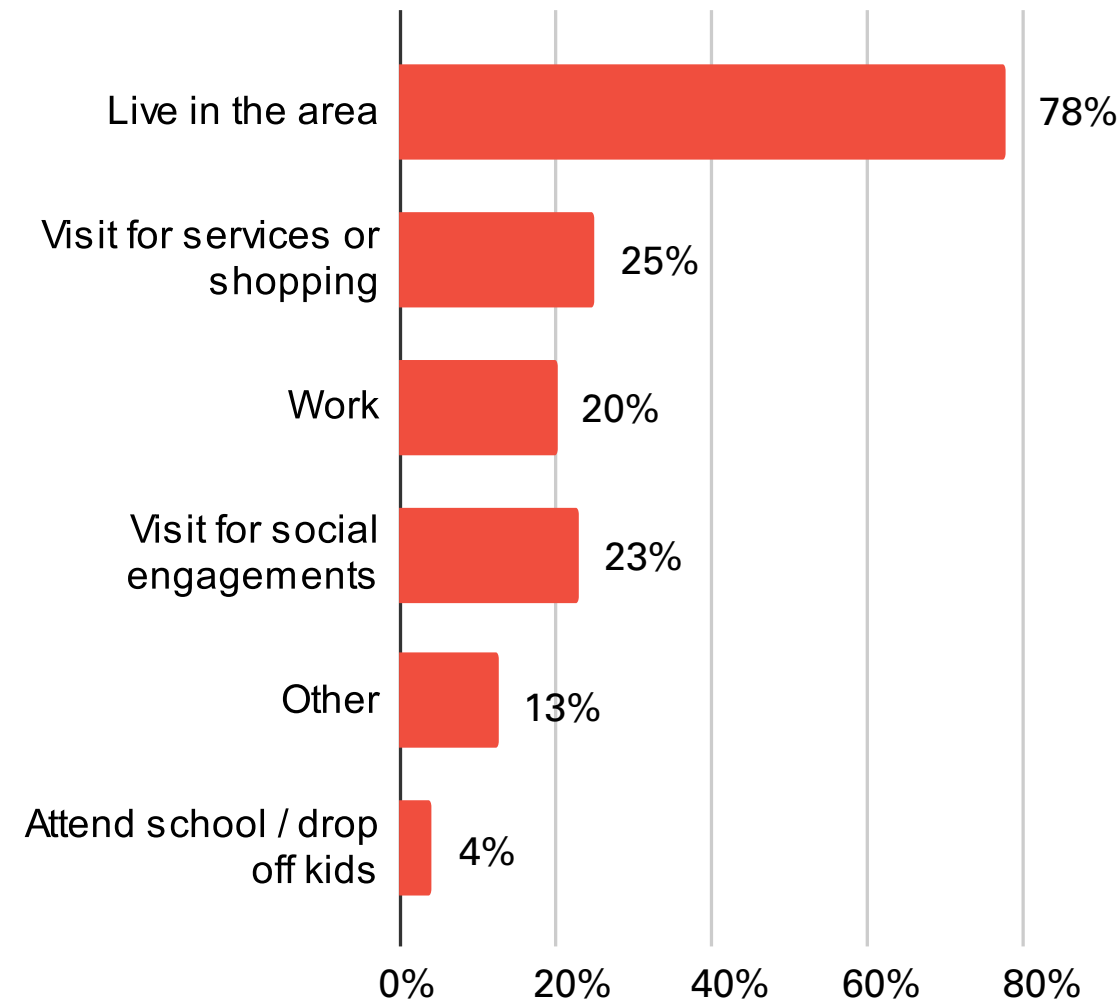
Process Timeline



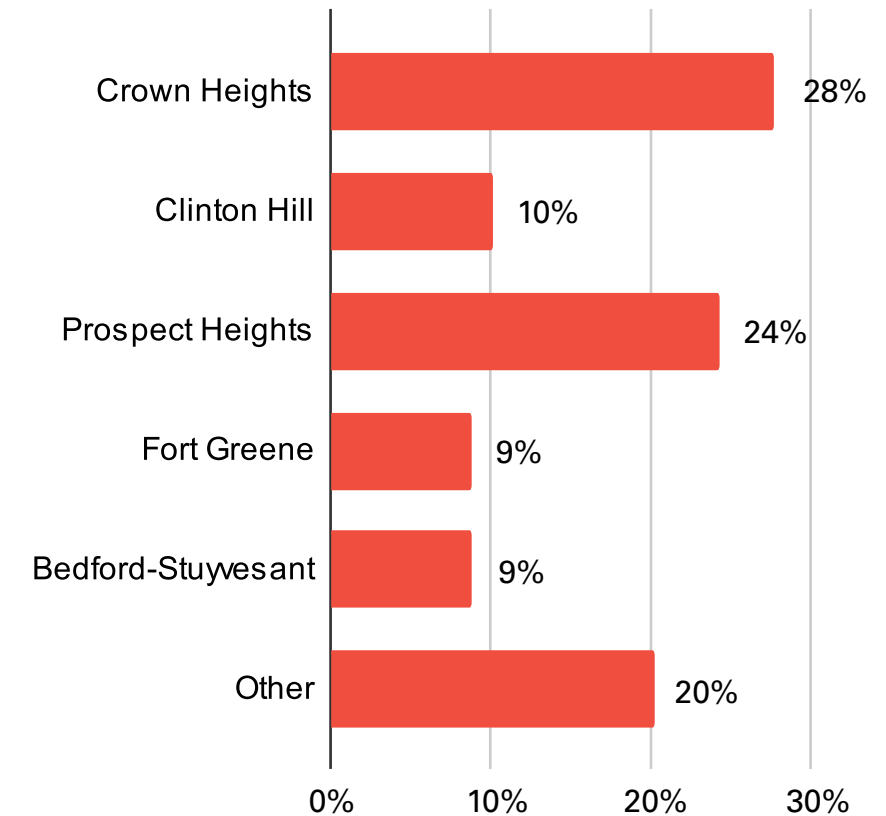
Kickoff: Participant Profile

- Virtual public meeting on January 17th, 6-8pm
- 253 attendees
- 13 Polls
- 11 Discussion Groups

Relationship to the project area (all that apply)



Residential neighborhood



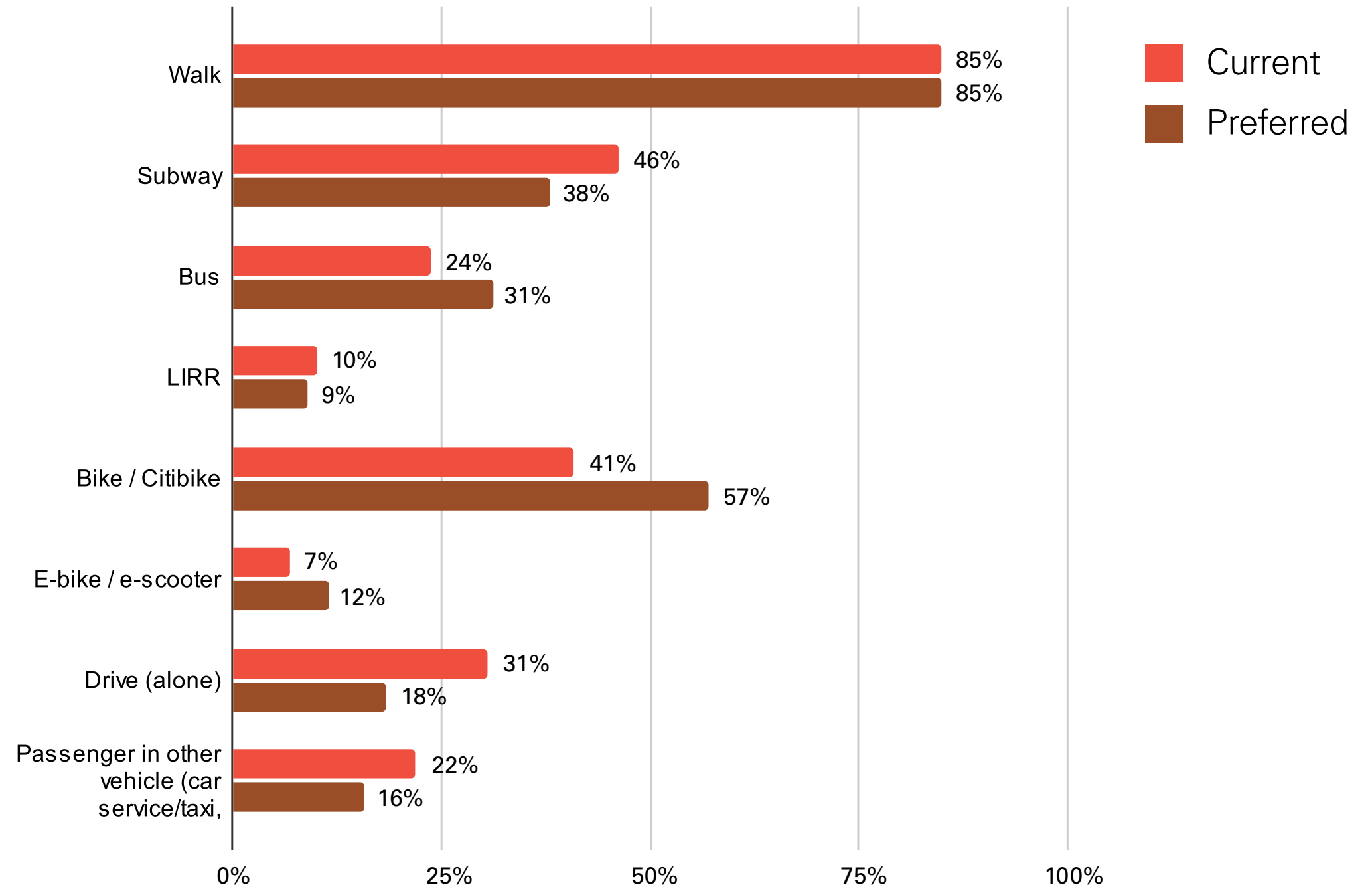
What We Heard: Travel Behaviour

- Most participants (57%) frequently cross Atlantic Avenue on north-south trips
- The majority (45%) crossed at least two times a week, 25% crossed every day

Key Issues and Concerns

- Dangerous street crossings for pedestrians and bicyclists
- Poor sidewalk condition (often used by industrial uses for parking)
- Underutilized car/truck storage
- Accommodate protected bus lanes and protected bike lanes

Current and Preferred Mode of Travel

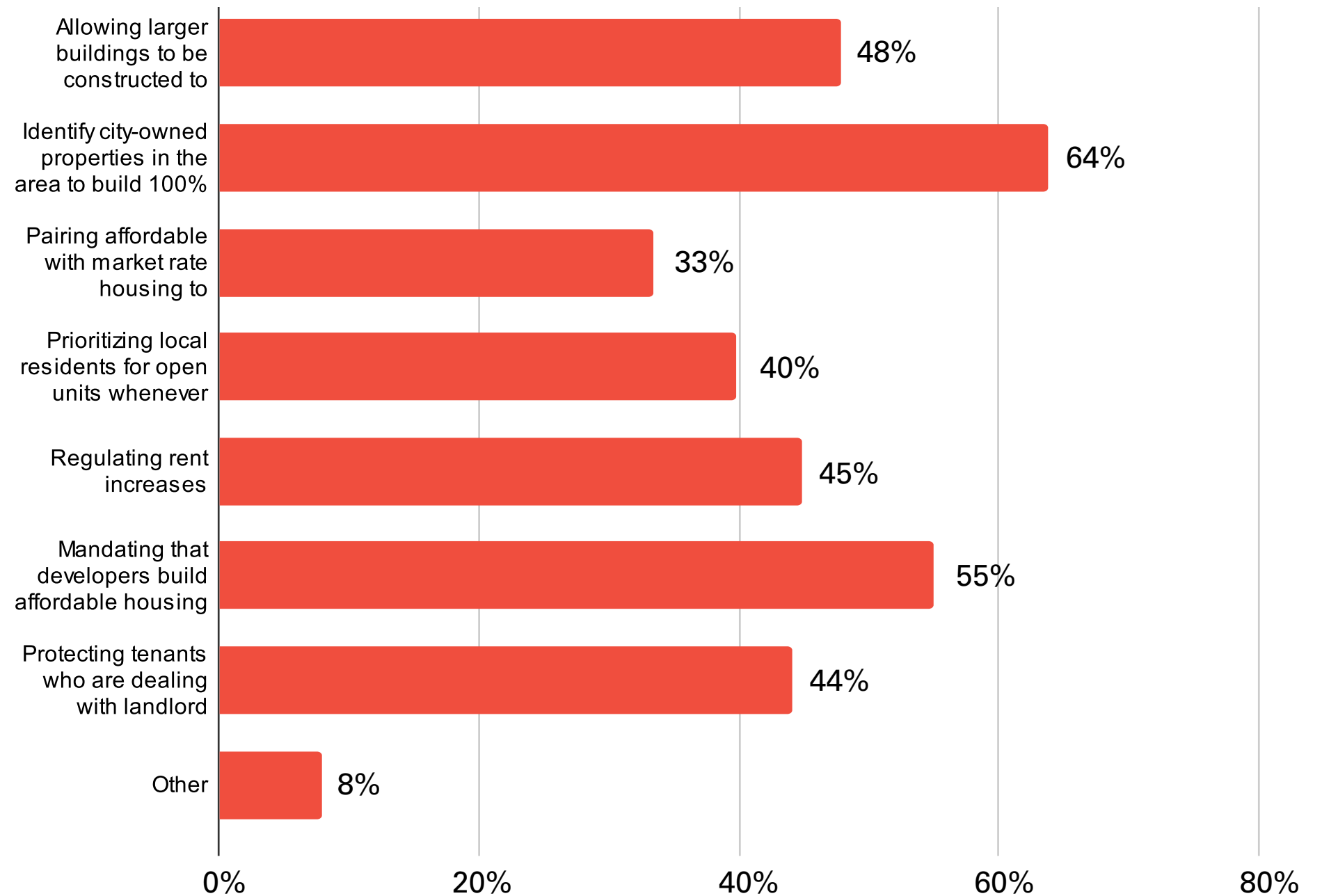


What We Heard: Housing

Key Issues and Opportunities

- Redefine affordability to specify who is being catered and how
- Use publicly owned and underutilized land to create deeply affordable housing
- *“Abundant housing is the best protection against displacement.”*
- Need for permanent and supportive housing for the homeless population
- Harassment, denial of repairs, illegal deregulation, and overcharge faced by tenants
- Displacement of BIPOC residents and businesses
- Restricted rezoning area

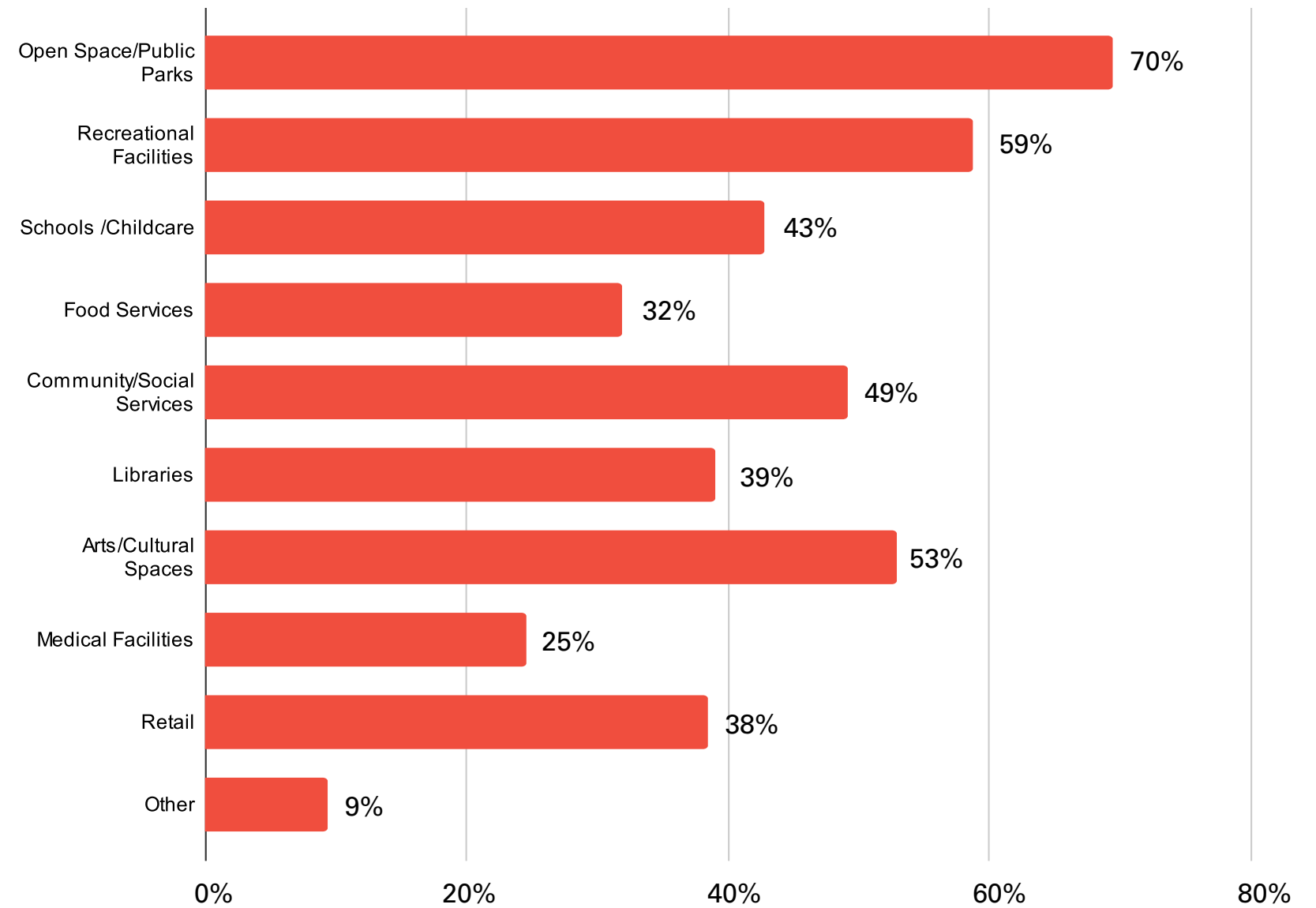
Preferred Strategies to Keep Housing Affordable



What We Heard: Community Facilities

In addition to housing and homelessness support (82%), other most desired community resources include elder care (69%) and health and nutrition (68%)

Desired Neighborhood Amenities



3 | TODAY'S FOCUS AREA: LAND USE, DENSITY, AND HOUSING



Working Group Focus Areas



**Streetscape, Physical
Infrastructure,
and Open Space**



**Economic
Development,
Human Capital,
and Services**



**Land Use, Density,
and Housing**

Today's Focus Area



**Streetscape, Physical
Infrastructure,
and Open Space**



**Economic
Development,
Human Capital,
and Services**



**Land Use, Density,
and Housing**

Focus Area C Toolkit Sample



Housing Affordability



Land Use + Ground Floor



Housing Preservation



100% Affordable Housing
on Public Land



Building Form



Community Oriented Retail

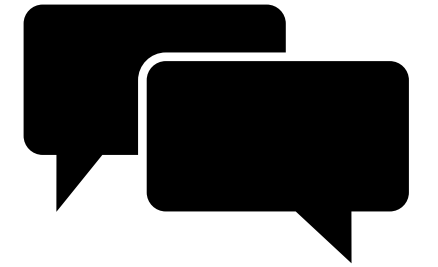
4 | TABLE DISCUSSIONS



Discussion Community Agreements

- **Share the air time** —work together to make sure everyone gets a chance to speak
- **Respect the diverse viewpoints and experiences in the group** — together, we know a lot; alone, we won't know it all; Please keep an open mind
- **Use “I” statements** – share from your own experience and avoid generalizations
- **Check your negativity bias** - focus on constructive discussion instead of what you dislike

Group Introductions



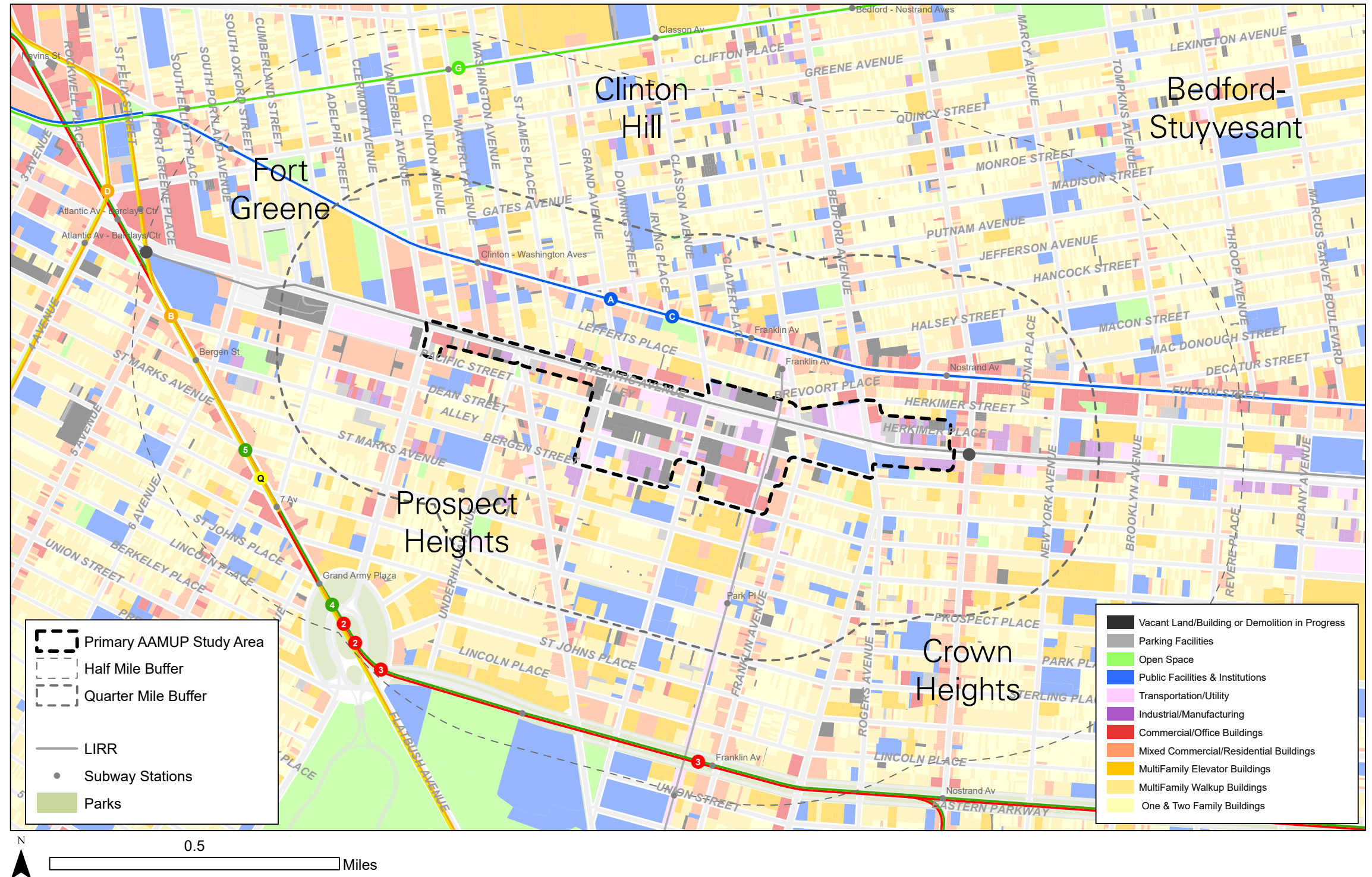
Introductions + Icebreaker Activity

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FOCUS AREA C: BACKGROUND AND CONTEXT



Project Area: Existing Land Use

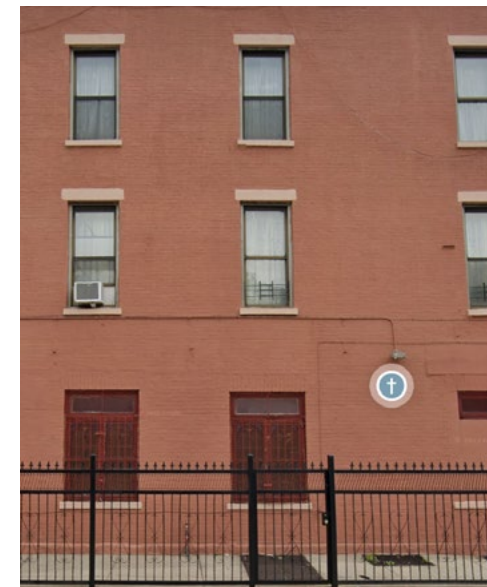
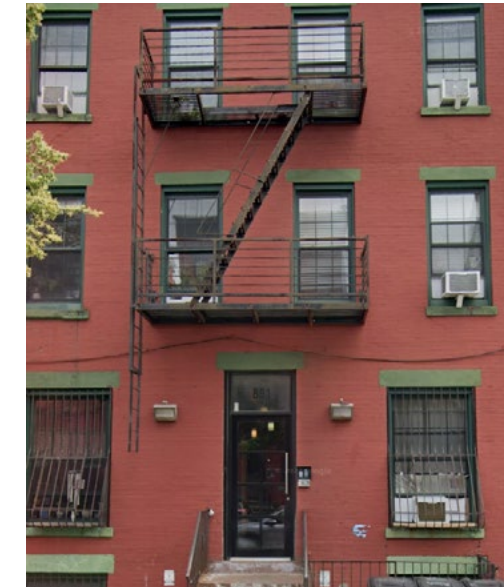


Existing Parking, Storage, and Open Industrial Uses



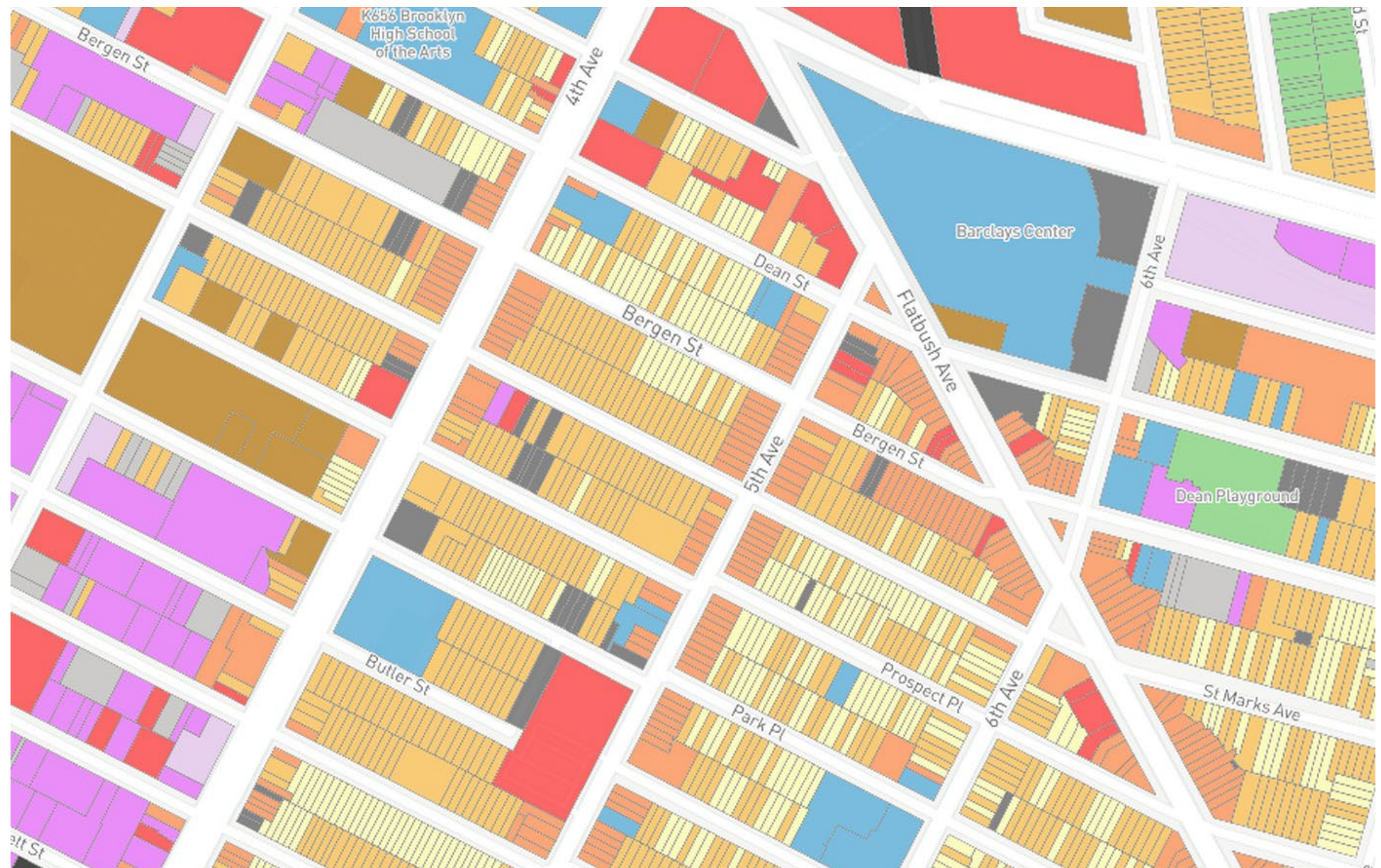
Existing Housing

Housing typologies range from 4 story brownstones to newer apartment developments



Zoning 101: A Primer on Zoning

- Zoning is the local government rules that regulate development and shape the built environment
- Encourages a harmonious relationship among buildings and uses
- Provides a framework for appropriate growth
- Shapes development to prevent bad outcomes and achieve policy goals
- Zoning CAN regulate the form of buildings
- Zoning CAN regulate the use of land



Zoning 101: Land Uses

Single-family

Multi-family

rowhouse

Multi-family tower

Multi-family slab

Student housing

Senior housing

Residential

Commercial

Office

Co-working

Restaurant

Hotel

Shopping mall

Local shops

Big box retail

Fitness center

Factory & Industrial

Makerspace

Distribution center

Ghost kitchen

Gas station

Storage facility

Automotive repair

Manufacturing

Community Facilities

School

Hospital

Religious building

Community center

Library

Childcare center

Police station

Fire station

Zoning 101: The Limits of Zoning

Zoning helps to regulate both “what” you can build and “where” you can build it.

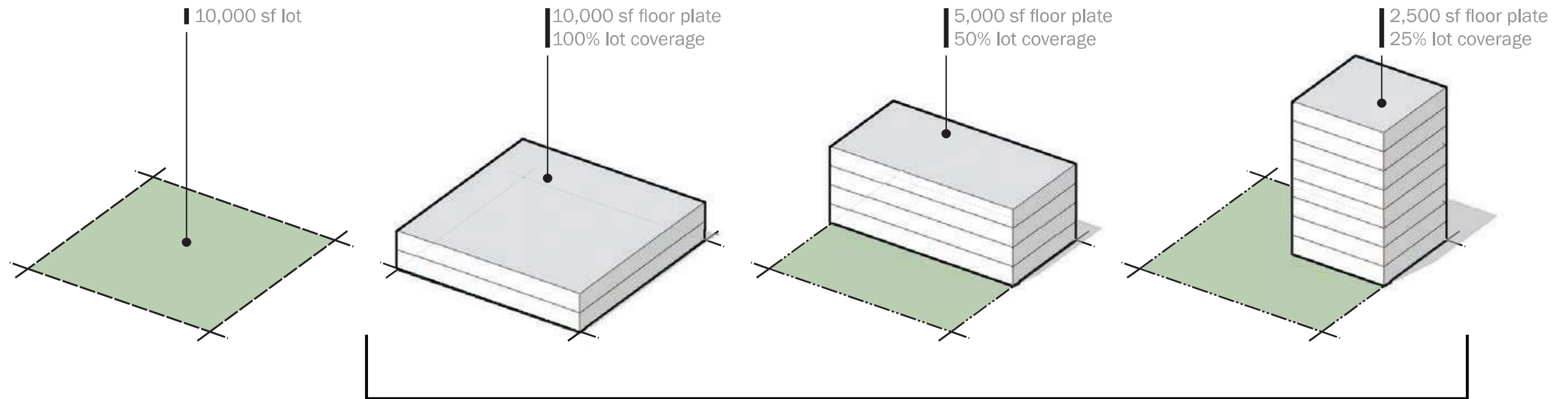
However, cannot:

- make development happen
- force changes to existing buildings
- control architectural style or construction type

Zoning 101: Floor-Area Ratio (FAR)

$$\text{FAR} = \frac{\text{Built Floor Area}}{\text{Lot Area}}$$

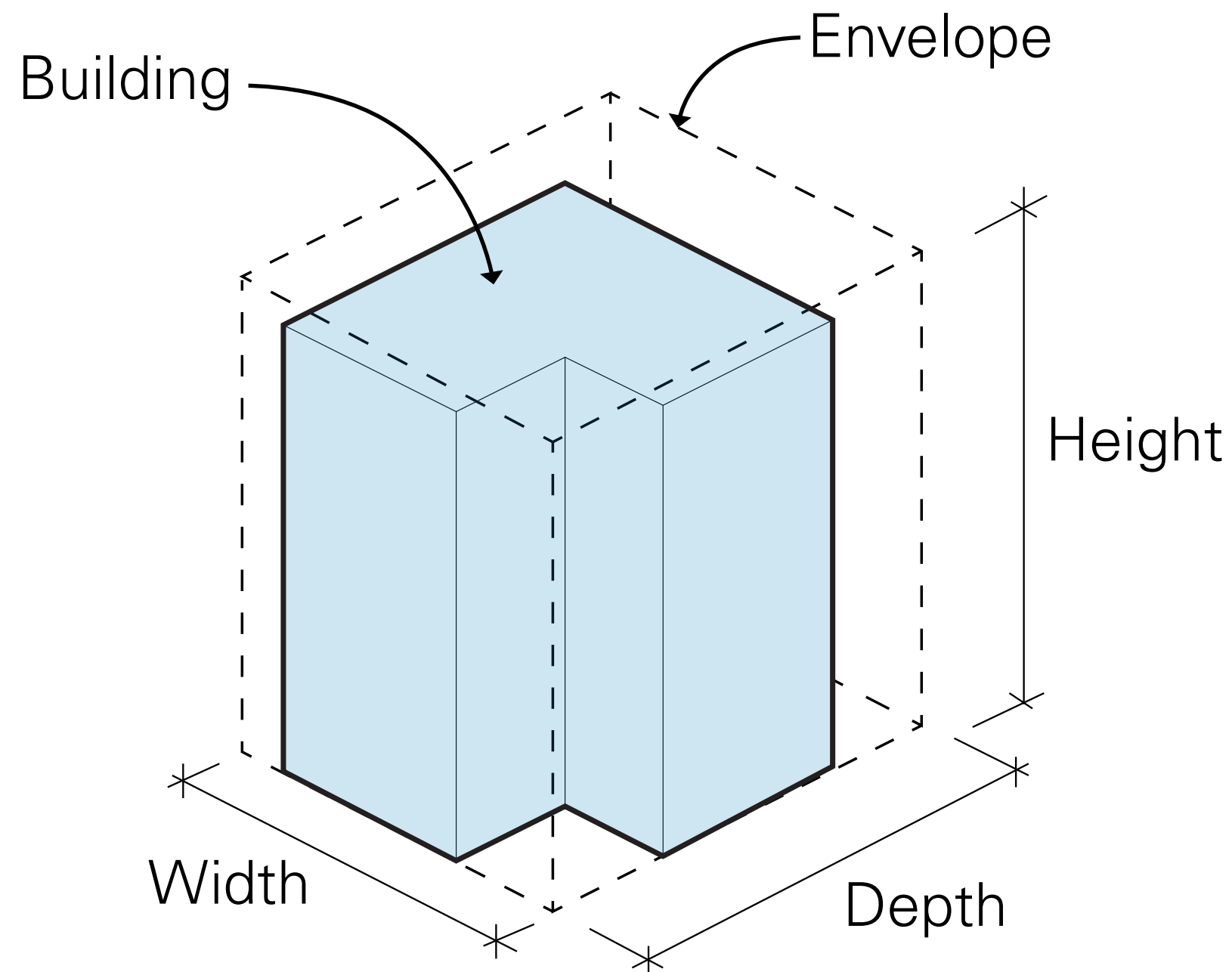
Floor Area Ratio



3 different ways to get FAR = 2.0

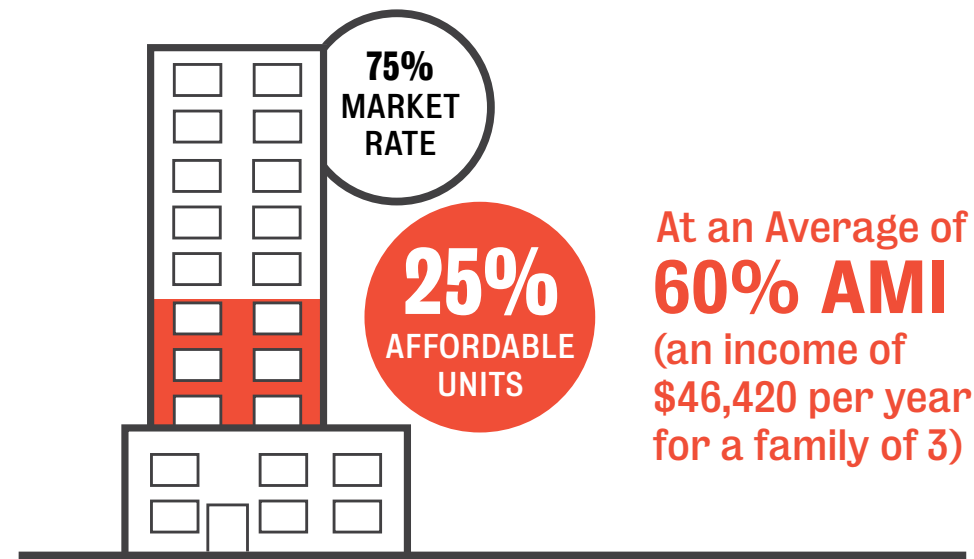
Zoning 101: Building Envelope

- 3D space within which a structure can be built
- Determined by overlaying all applicable bulk controls
- Envelope is usually larger than actual building
- Zoning allows many possible building forms
- HEIGHT AND SETBACK are the critical rules governing the shape of a building
- SETBACK = the distance a building has to be from a specific line; in some cases allows for front, side and rear yard.



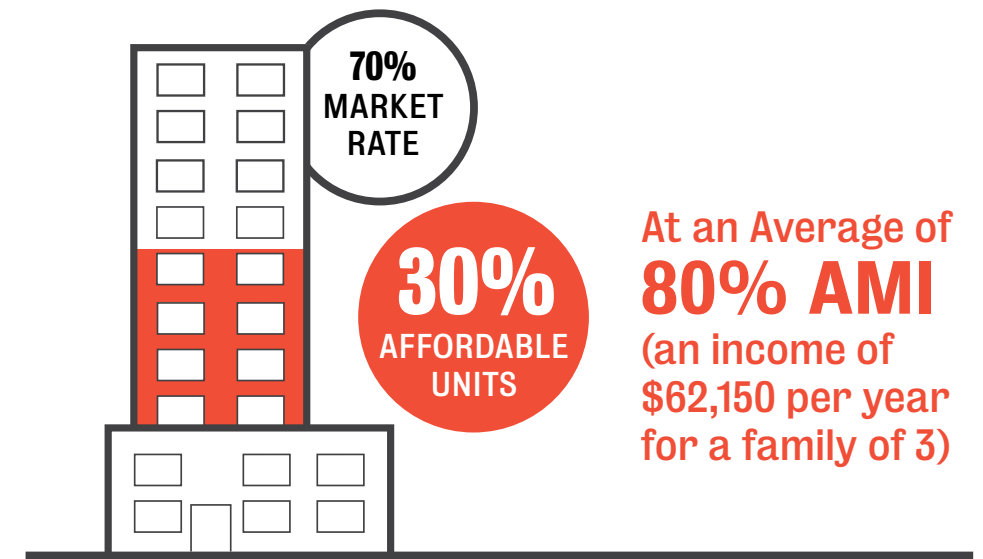
Zoning 101: Mandatory Inclusionary Housing

- For Mandatory Inclusionary Housing (MIH), percentages depend on the median income of the affordable units
- All rezoned residential districts since 2017 zoning resolution require MIH with permanently affordable units



Proposed MIH Option 1

Less total affordable units
but deeper affordability



Proposed MIH Option 2

More total affordable units
but with less affordability



February 13, 2023

Atlantic Avenue Mixed-Use Plan

Working Group Meeting 1

Overview of Housing Trends and Resources

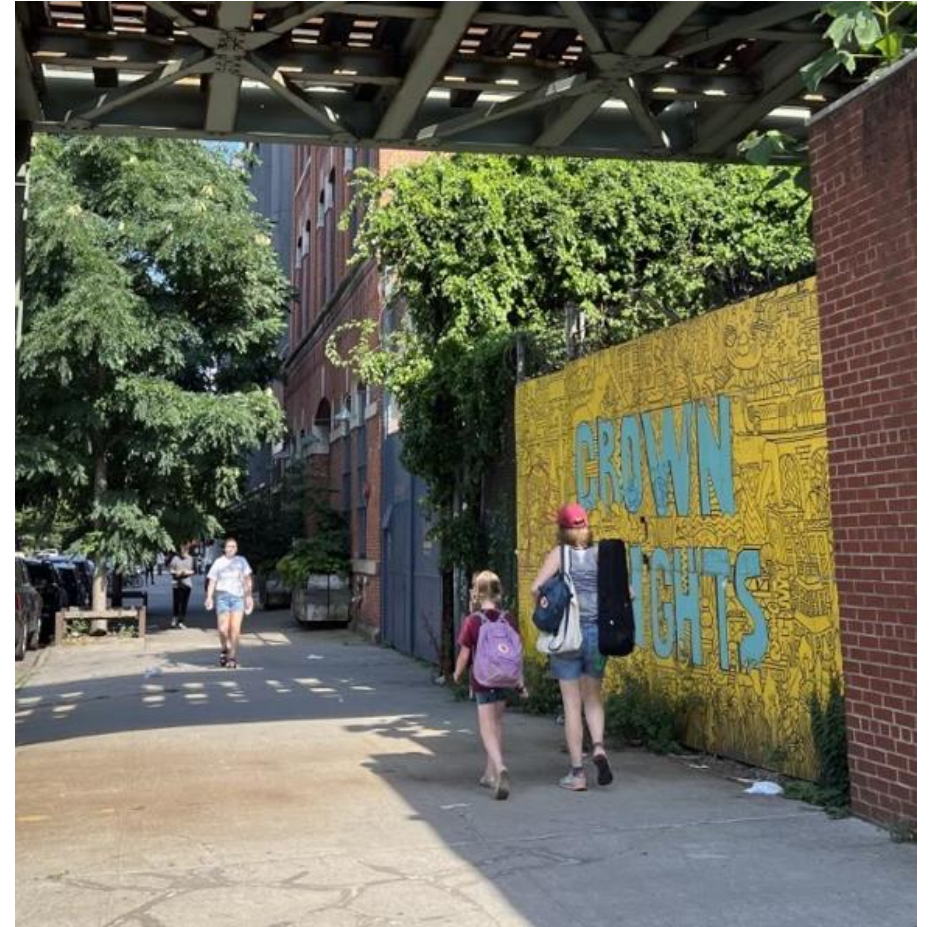


Agenda

1. **NYC's Housing Crises**
2. **Neighborhood Context**
3. **Citywide Tools and Strategies**
4. **M-CROWN Framework**

Goals

1. Update existing zoning to encourage new housing and job growth
2. Develop permanently affordable housing to address rising rents
3. Expand job opportunities that pay livable wages



Source: Department of City Planning Photo

NYC's Housing Crises

Our housing problems



Housing costs are too high for most New Yorkers



There aren't enough available homes



Maintaining quality housing is expensive

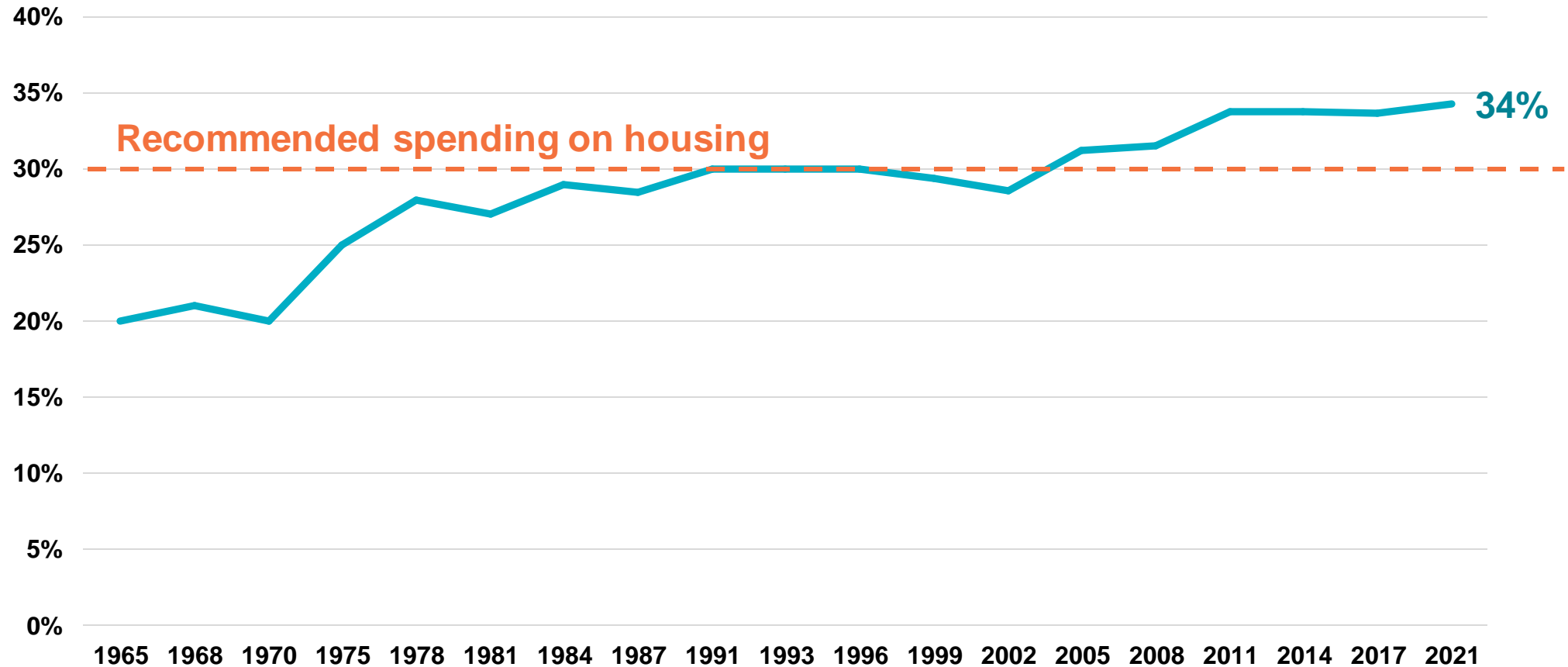


Limited housing and neighborhood choice



Housing costs are too high

Median Gross Rent to Income Ratio, 1965 – 2021

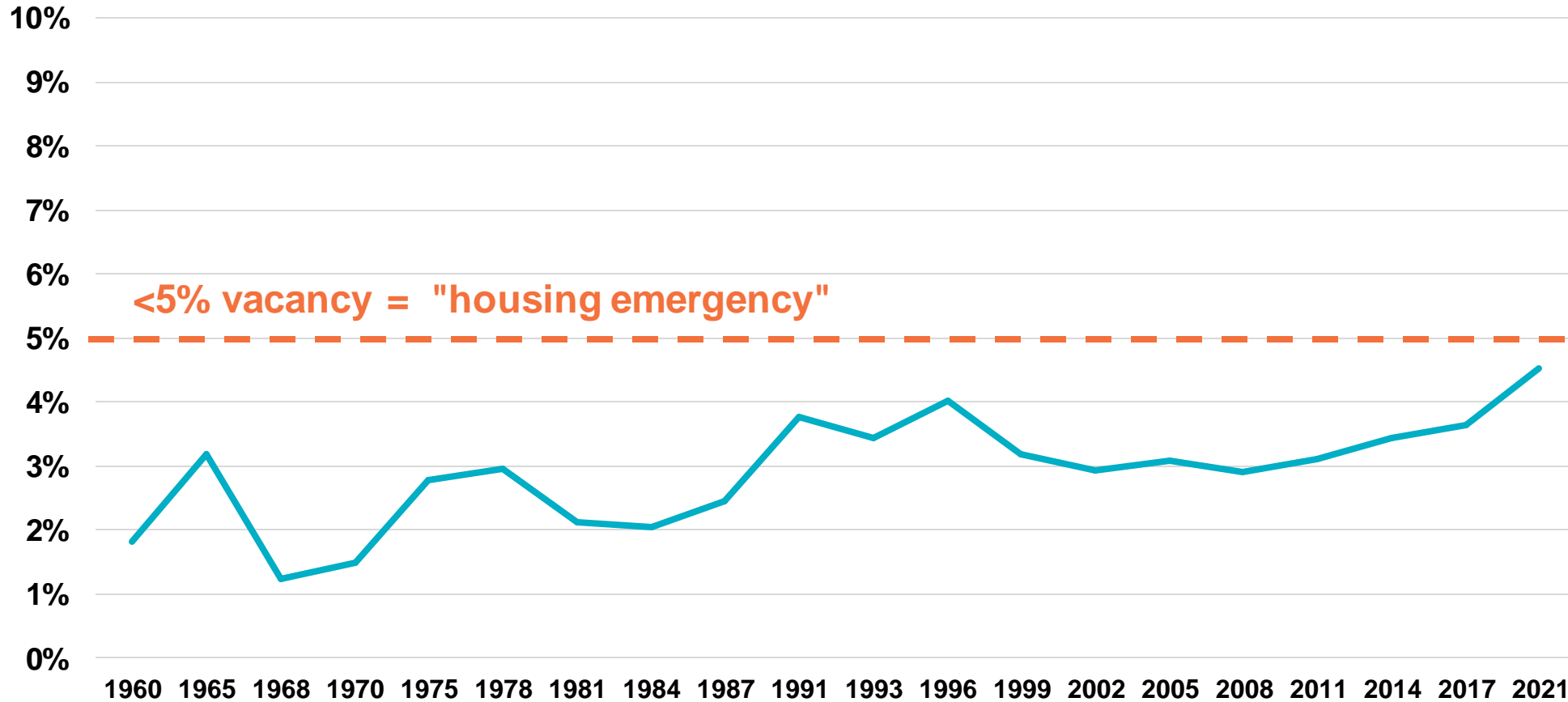


Source: NYC Housing and Vacancy Survey, 1965-2021. US Census Bureau/NYC HPD



There aren't enough available homes

Rental Vacancy Rate

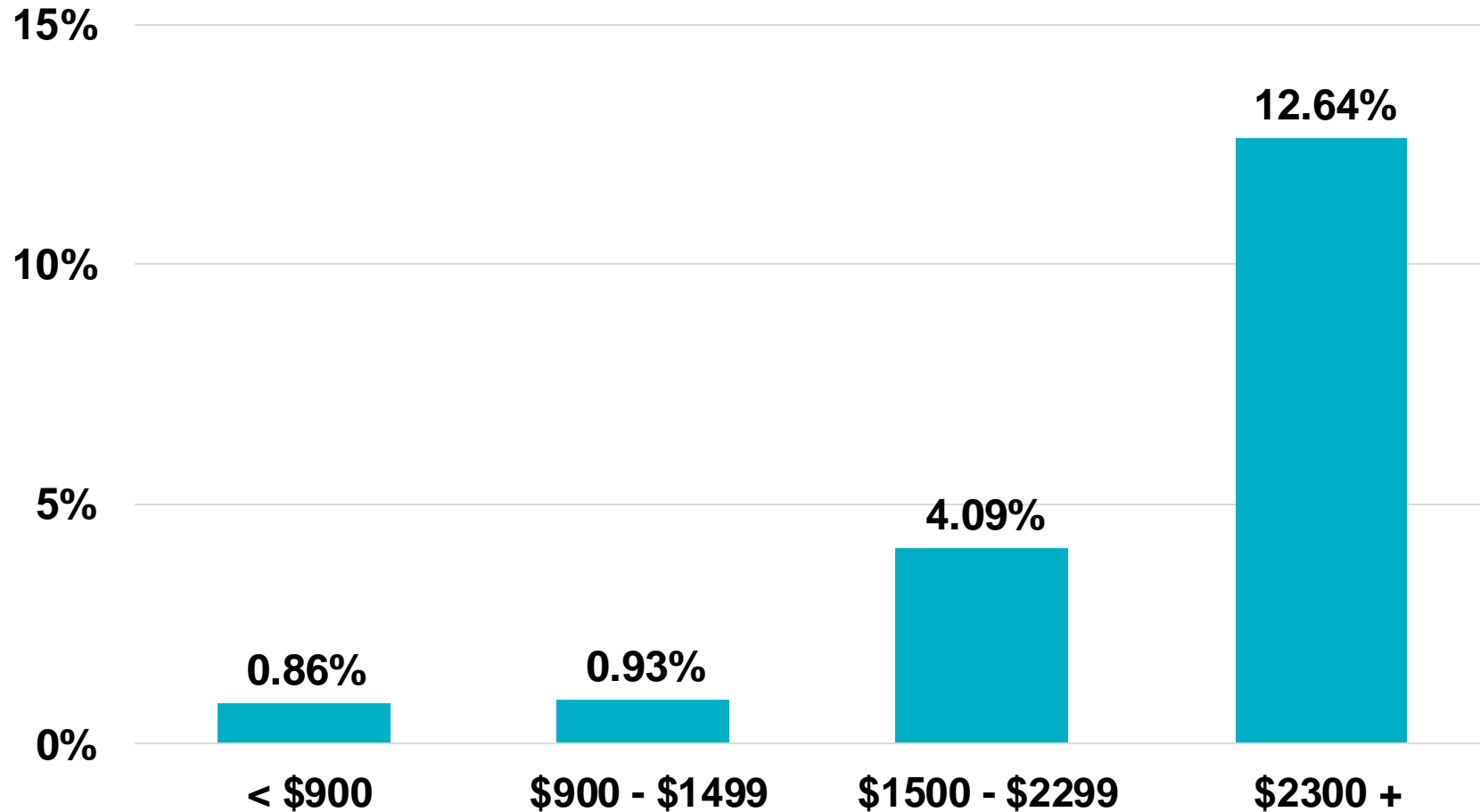


Source: NYCHVS, 2021, NYC Rental Guidelines Board



There aren't enough available homes

Net Rental Vacancy Rate by Asking Rent

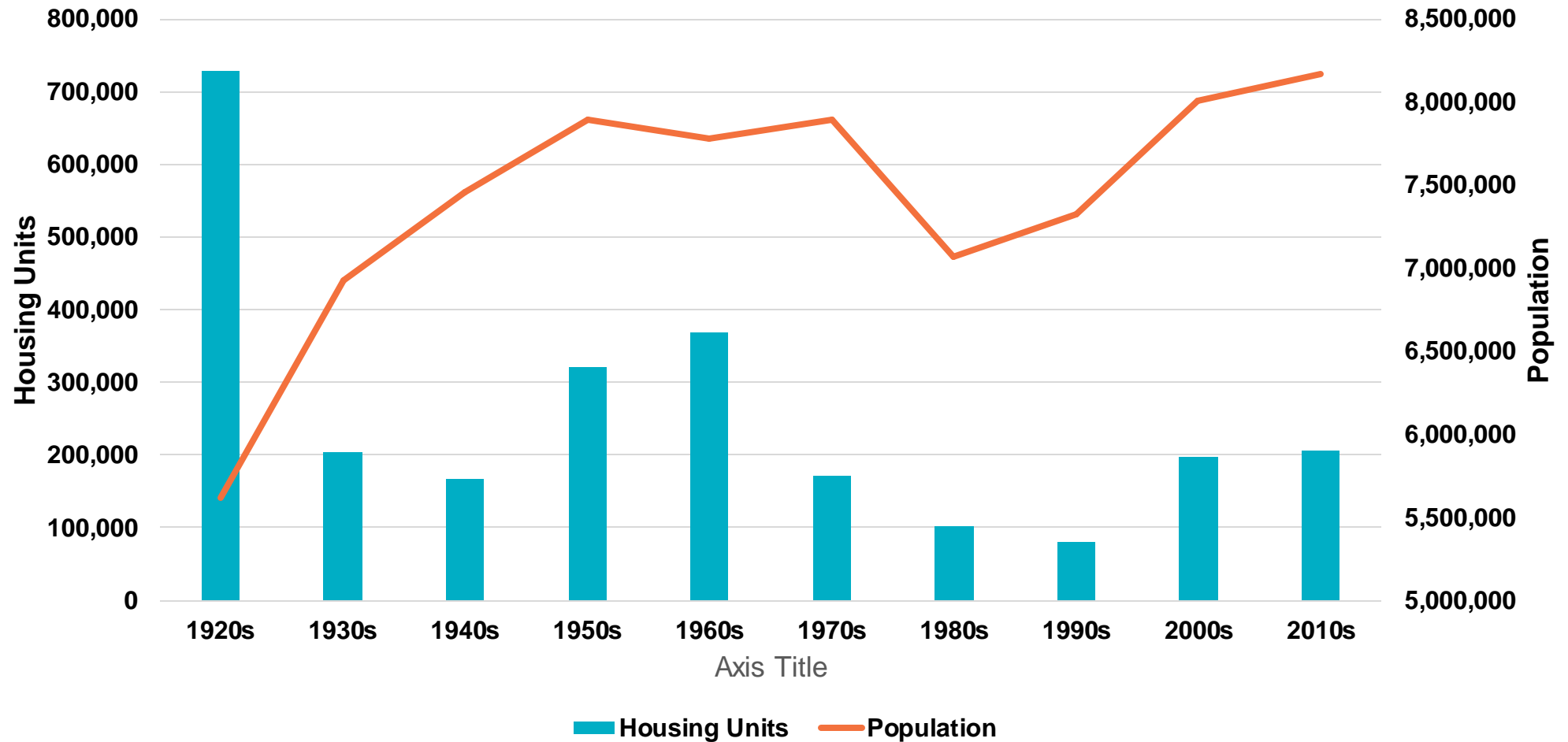


Source: NYCHVS, 2021



There aren't enough available homes

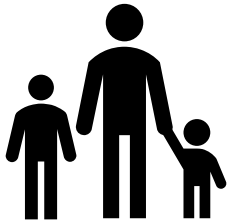
Housing Production vs. Population



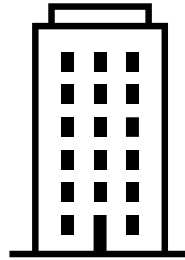


Housing costs are too high

A low-income 3-person family seeks housing:



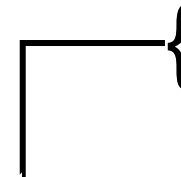
A retail salesperson with 2 children earning minimum wage earns about **\$2,600/month**



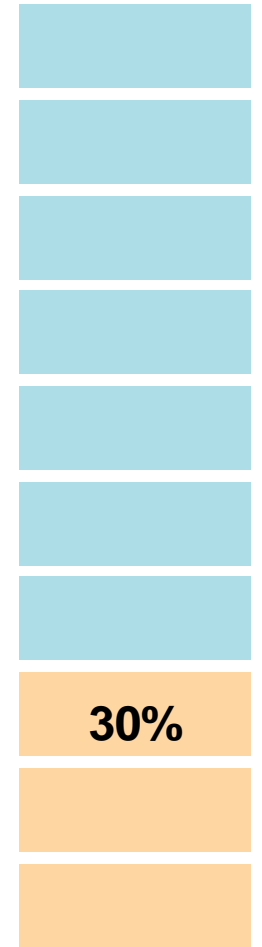
The average 2-bedroom apartment available in NYC costs about **\$2,300/month**



Remaining monthly income: **\$300**



Family Income Spent on Rent



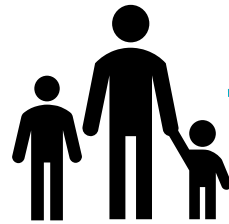
Recommended max. rent burden

Source: HUD 2022 Fair Market Rent

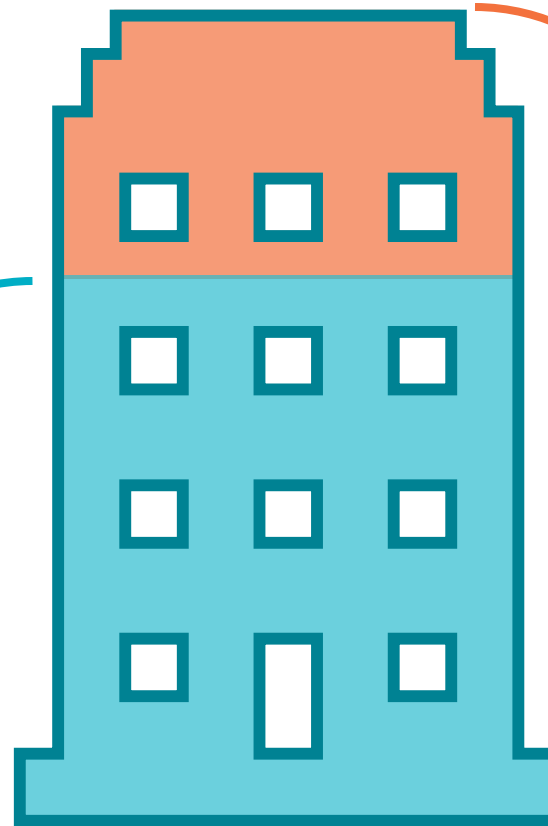


Maintaining quality housing is expensive

Minimum cost to maintain an apartment in NYC is ranges from \$810 - \$1,450 per month



Many low-income tenants can't afford rents that cover maintenance costs



Government subsidy is needed to fill the gap and prevent severe rent burden, homelessness, and unsafe housing

Average cost to operate a building is based on the Rent Guidelines Board 2022 Income and Expense Study. The average monthly O&M cost for units in stabilized buildings were \$1,035 in 2020. This includes taxes; labor; utilities; fuel; insurance; maintenance; administrative; and miscellaneous costs. Costs do not include debt service.



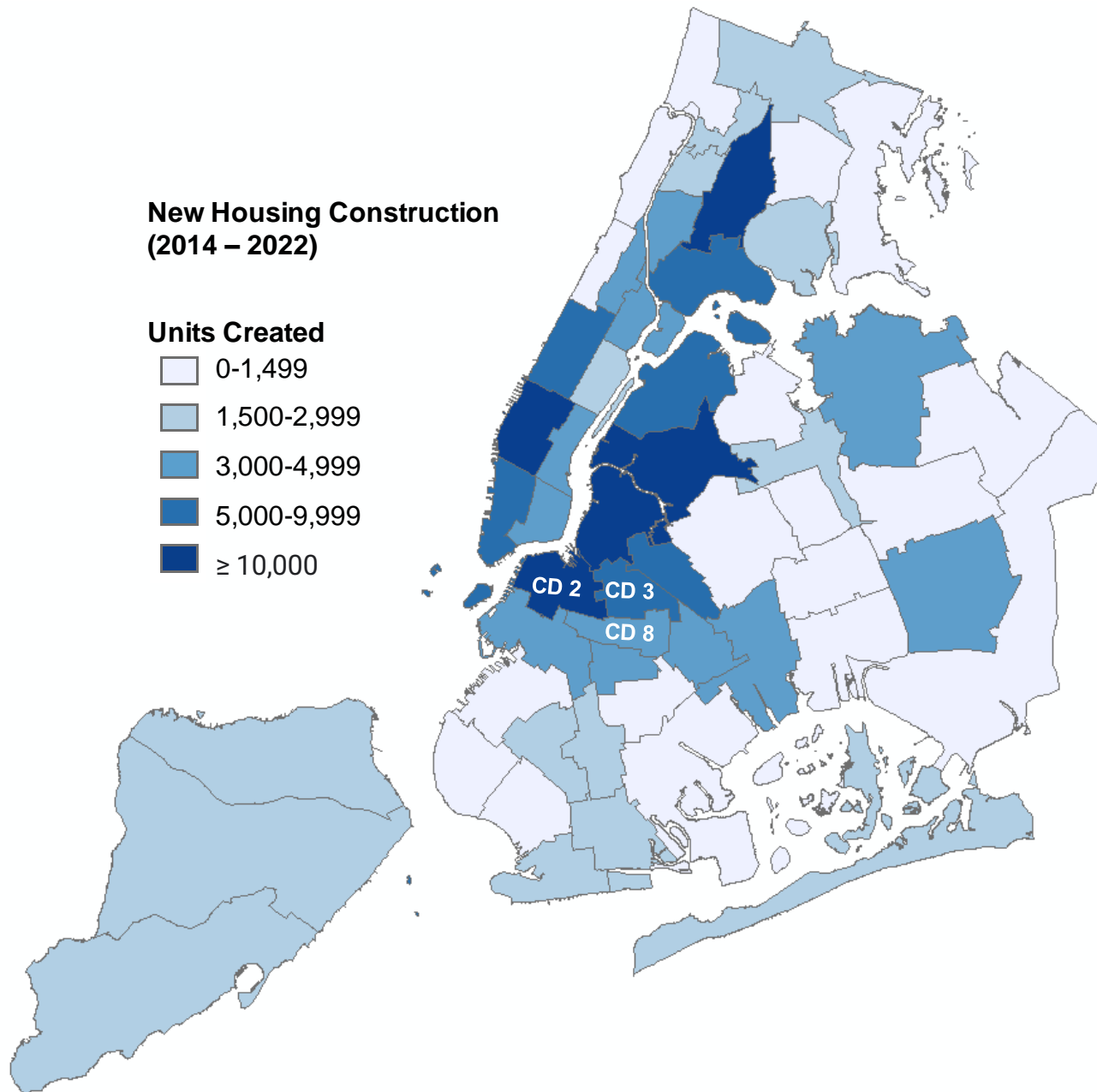
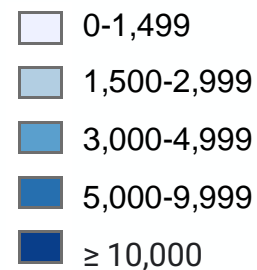
Limited housing and neighborhood choice

New housing growth is uneven

- Where new units are located affects the options that New Yorkers have when finding a home
- Over 200,000 new units (2014-2022)
- New housing is concentrated in:
 - Brooklyn & Queens waterfront
 - West side of Manhattan
 - South Bronx
- Many communities saw almost no new housing development

**New Housing Construction
(2014 – 2022)**

Units Created





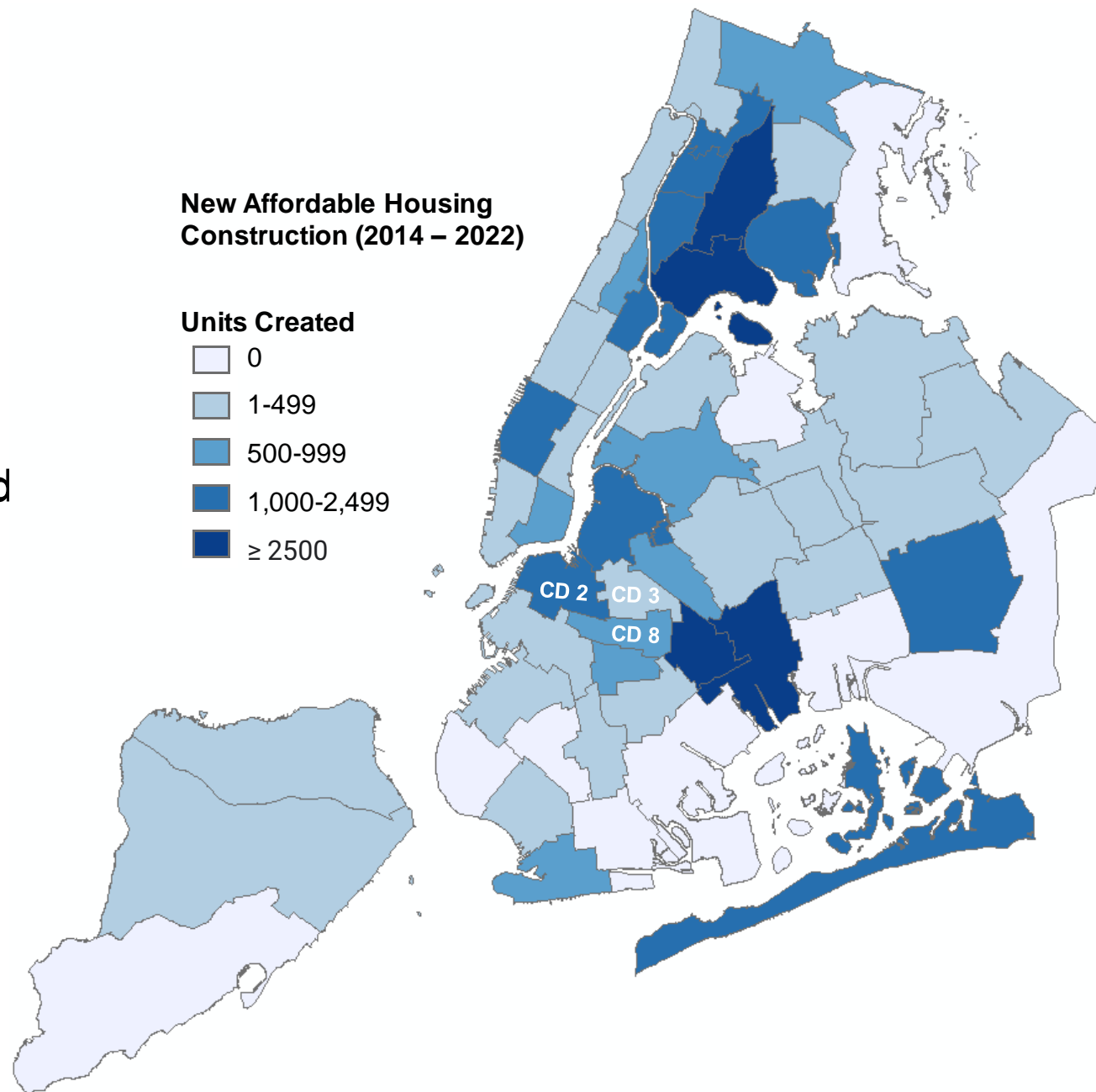
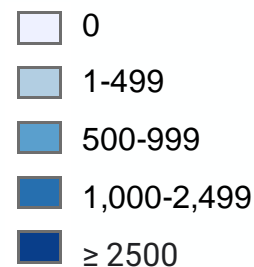
Limited housing and neighborhood choice

New affordable housing growth is uneven

- Nearly 50,000 new affordable homes were constructed and an additional 135,000 were preserved between 2014 and 2022
- New units are not spread evenly throughout NYC as most neighborhoods saw little to no new affordable housing construction

New Affordable Housing Construction (2014 – 2022)

Units Created



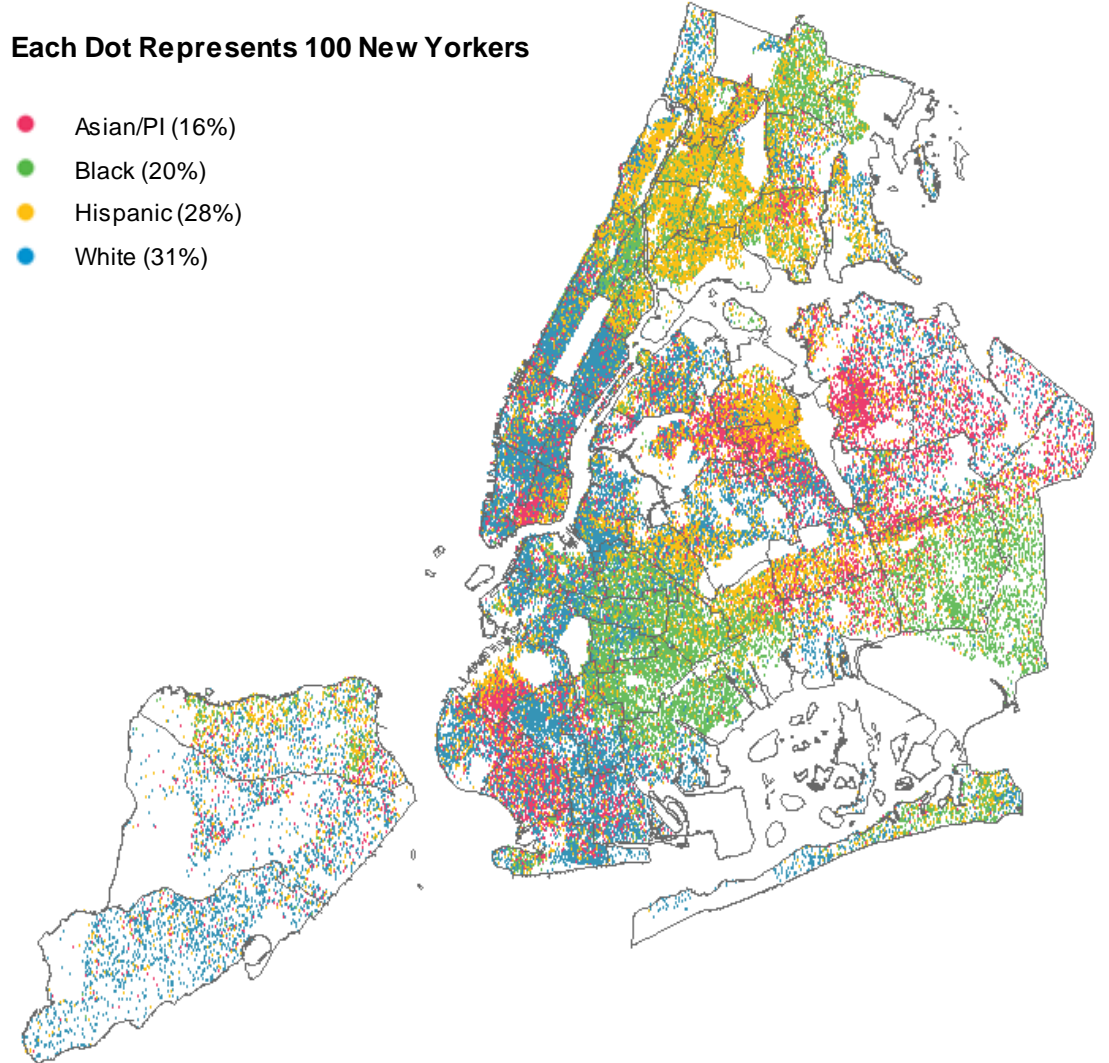
NYC is segregated

- NYC's segregated neighborhoods have been shaped by a legacy of intentional policies and practices
- Redlining, deed restrictions & urban renewal coincided with development of much of the outer boroughs and metropolitan area
- The 1968 Fair Housing Act now makes most of these practices illegal, but their effects are still with us

NYC Population by Race & Ethnicity 2020

Each Dot Represents 100 New Yorkers

- Asian/PI (16%)
- Black (20%)
- Hispanic (28%)
- White (31%)



Source: 2020 Census

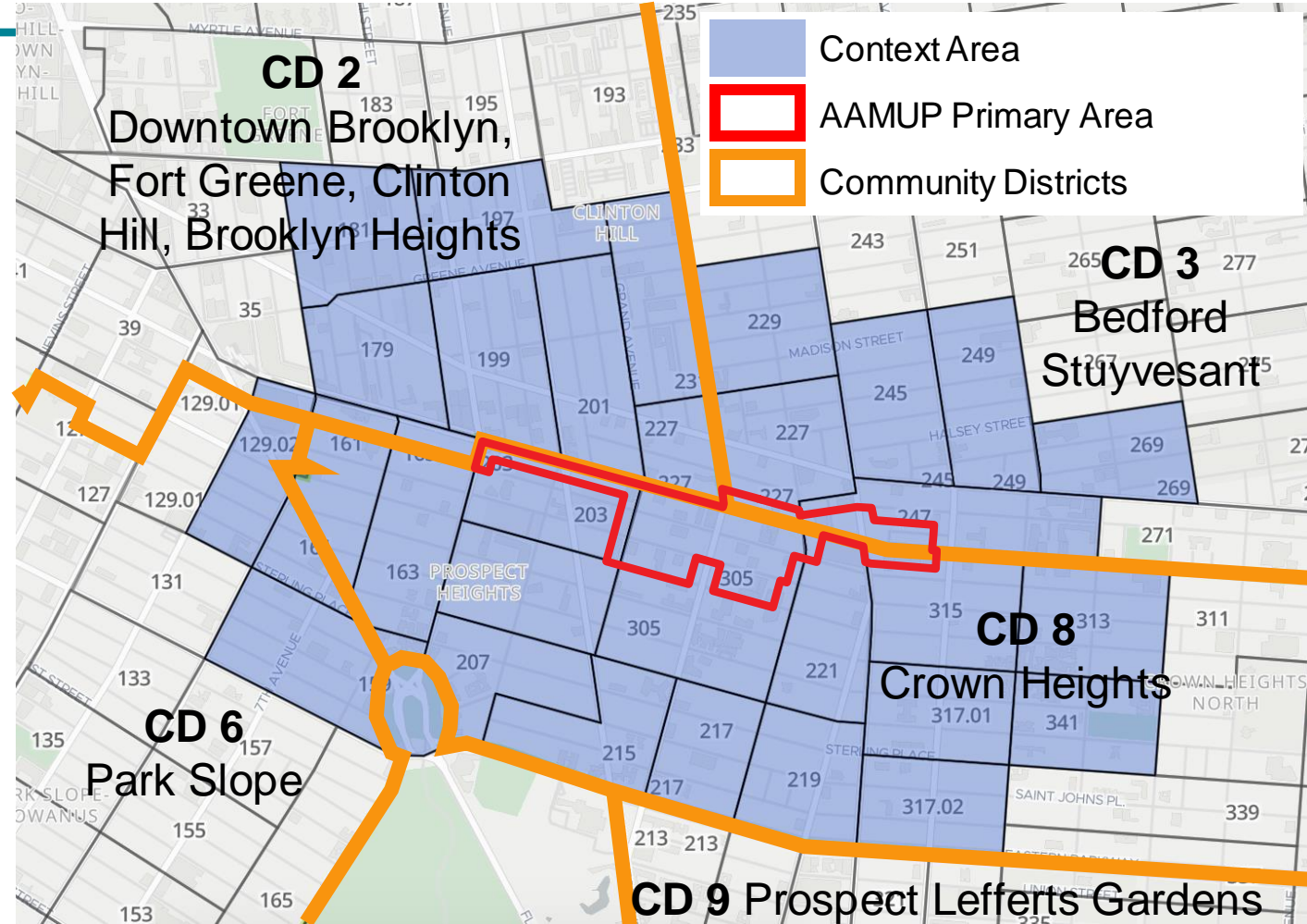
Neighborhood Context

Context Map

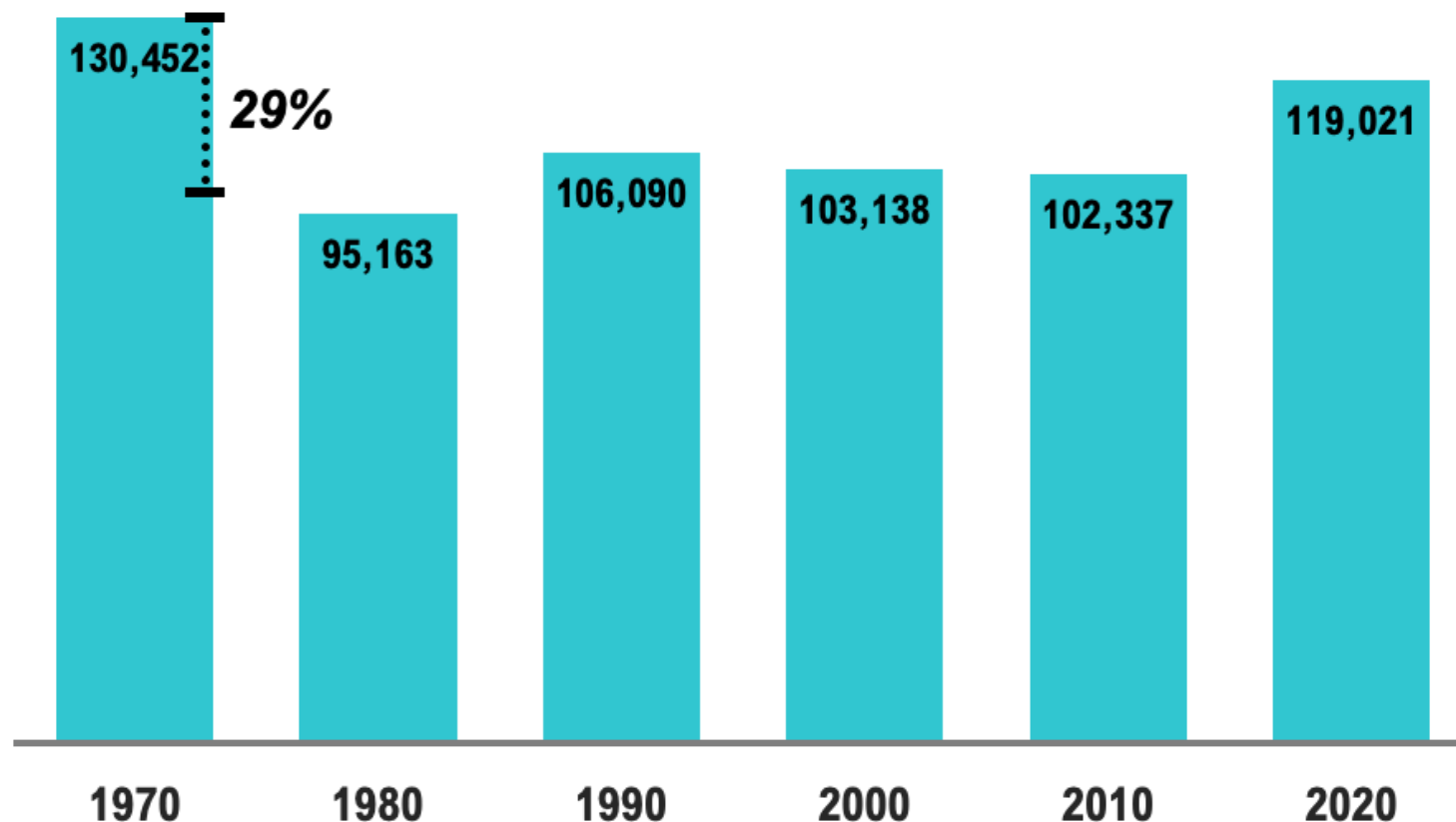
Locator Map



¼ Mile Context Area



Population Growth: 1970 - 2020



The context area experienced a significant population decrease in the 1970s following citywide trends.

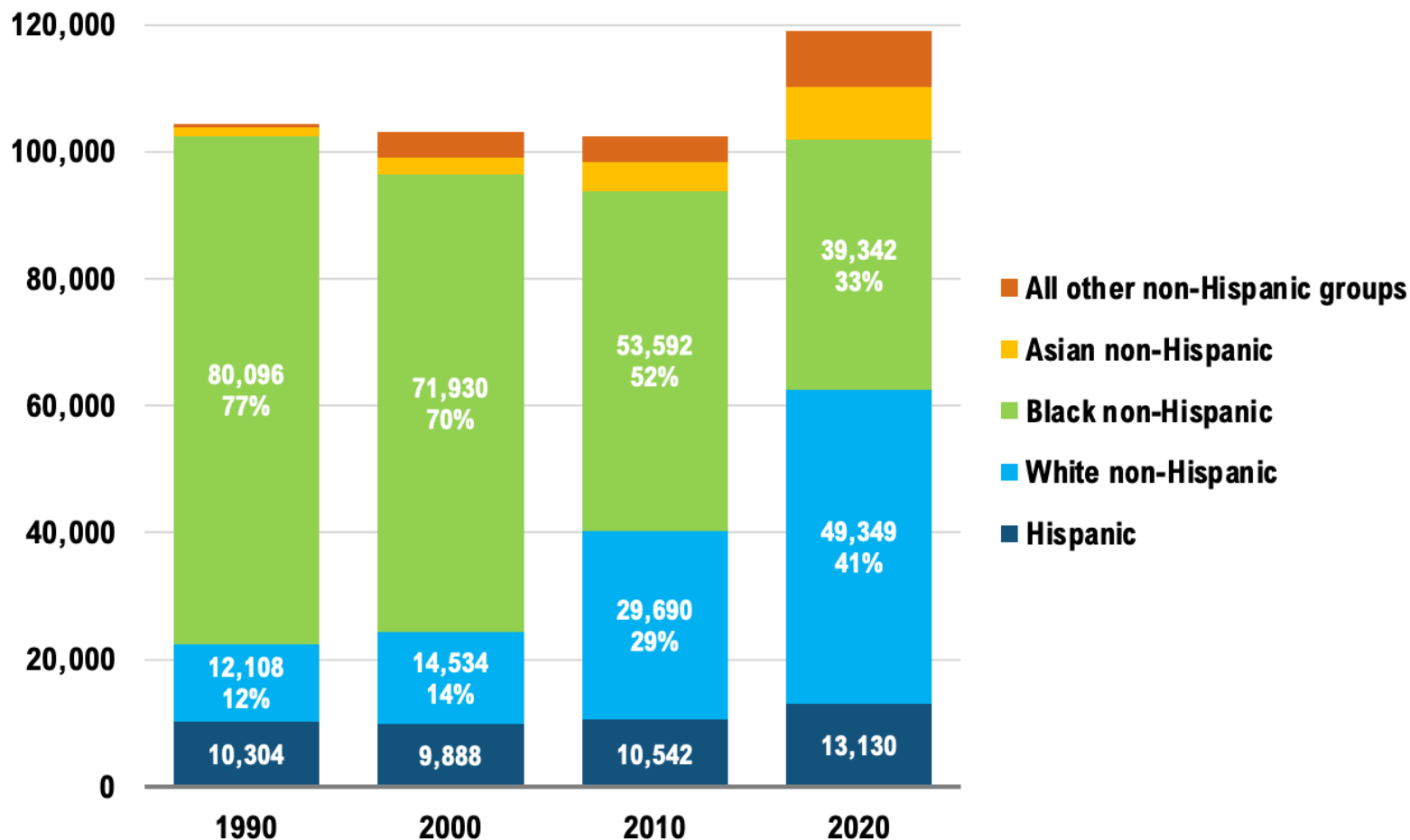
Population increased 12% (11,000) in the 1980s, due in part to immigration from the Caribbean and Latin America.

The population stabilized in the 1990s and early 2000s following citywide trends, while experiencing a large increase from 2010 to 2020.

Data Sources: U.S. Census Bureau, 1970-2020 Censuses

Note: An estimated 2,800 new residents may be associated with the Pacific Park development, which has been under construction since 2012 within the context area. This estimate assumes full occupancy of the four completed Pacific Park buildings within the context area.

Demographic Change (1990 to 2020)

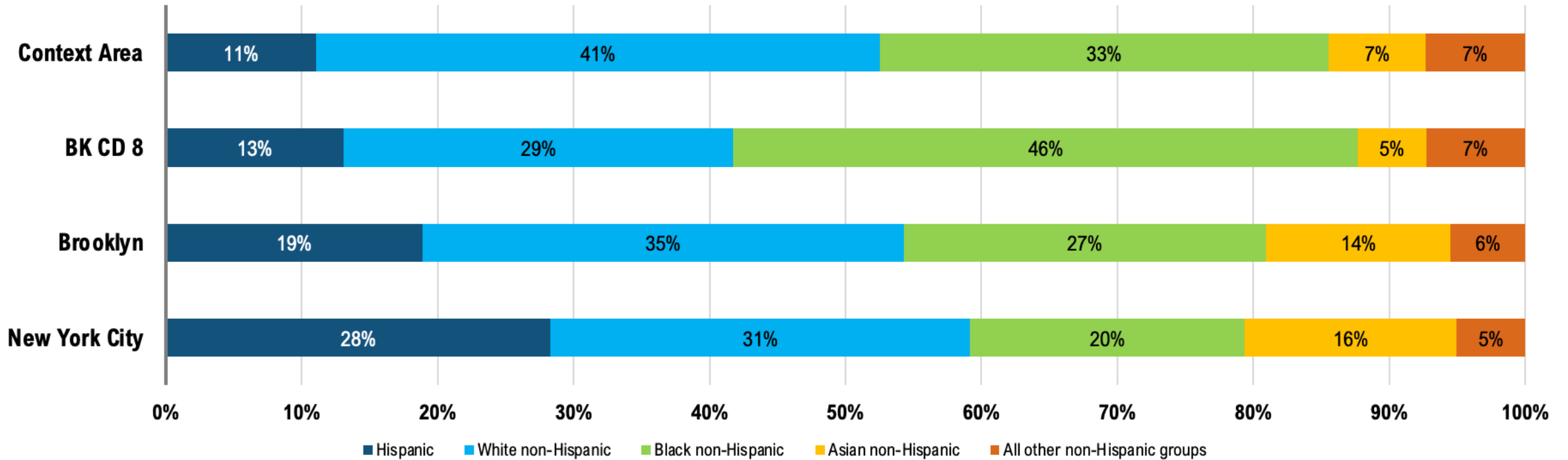


- As the population grew, demographics of the context area have changed significantly since 1990, including a large decrease in the Black non-Hispanic population, along with substantial increases in the White non-Hispanic, Asian non-Hispanic and Hispanic populations

* "All other non-Hispanic" includes "some other" race and two or more race categories

Data Sources: U.S. Census Bureau, 1990-2020 Censuses

Demographic Comparison (2020)

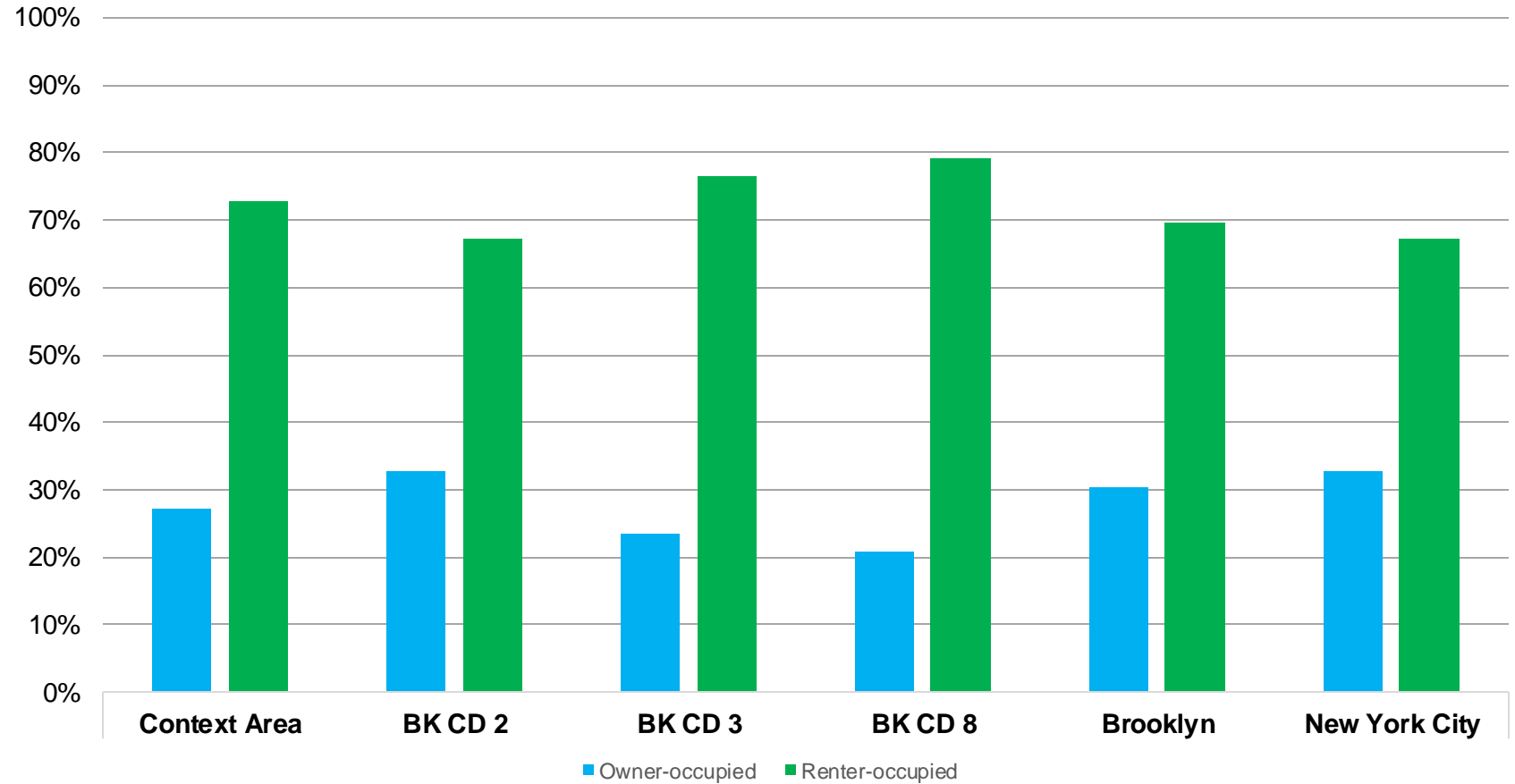


* "All other non-Hispanic" includes "some other" race and two or more race categories

Data Sources: U.S. Census Bureau, 1990-2020 Censuses

Owner vs. Renter Population

- **New York is a city of renters, with rental tenants outnumbering homeowners more than 2:1 in Brooklyn.**
- **Homeownership rates are lower in CDs 3 and 8 but higher in CD 2 compared to boroughwide and citywide data.**

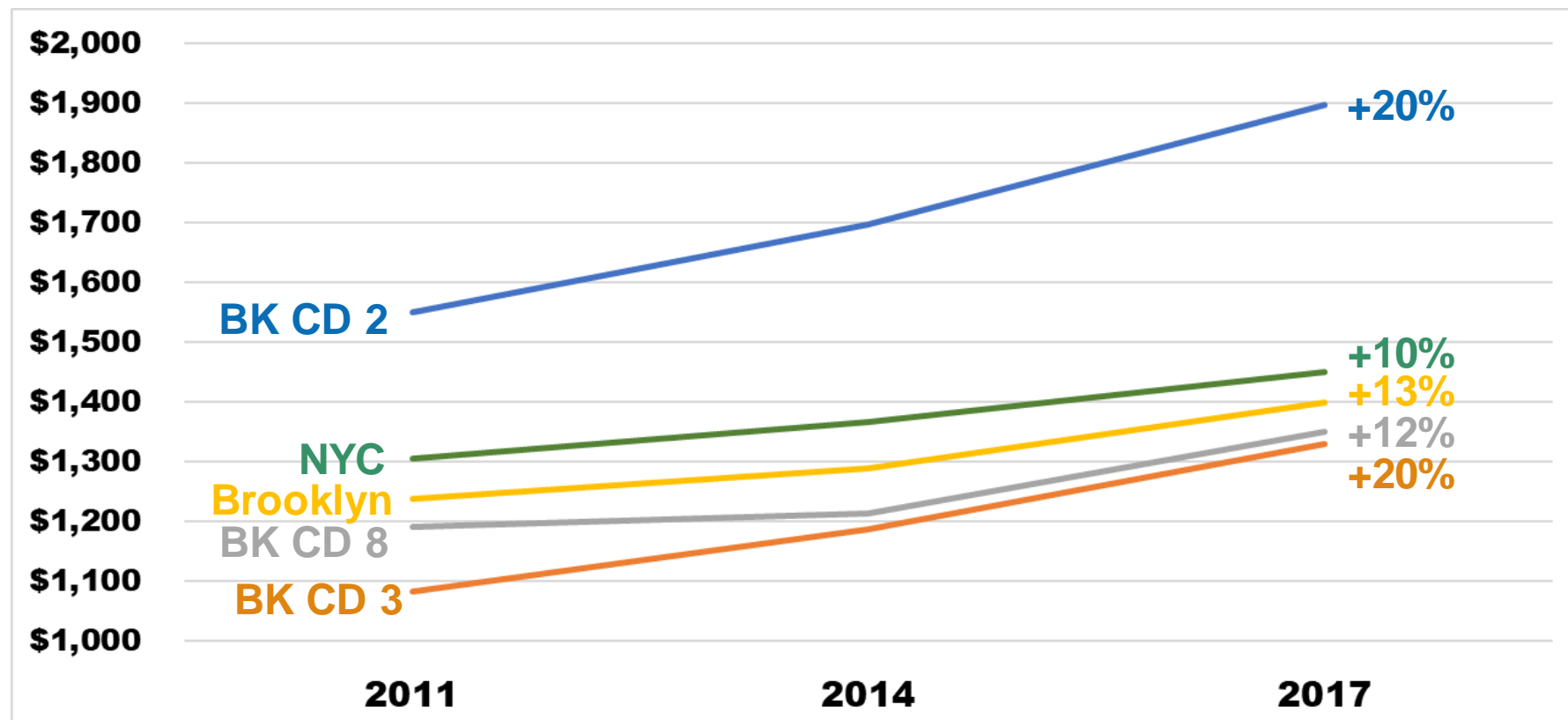


Source: 2016-2020 ACS

Population in owner-occupied or renter-occupied units divided by the total number of owner-occupied or renter-occupied units.

Rent Over Time

- Rents have steadily increased in recent years.
- CDs 2 and 3 rents increased more than borough and citywide averages.
- Rents have likely increased further due to pandemic-related market pressures.



Source: NYCHVS Median Gross Rent 2011, 2014, and 2017

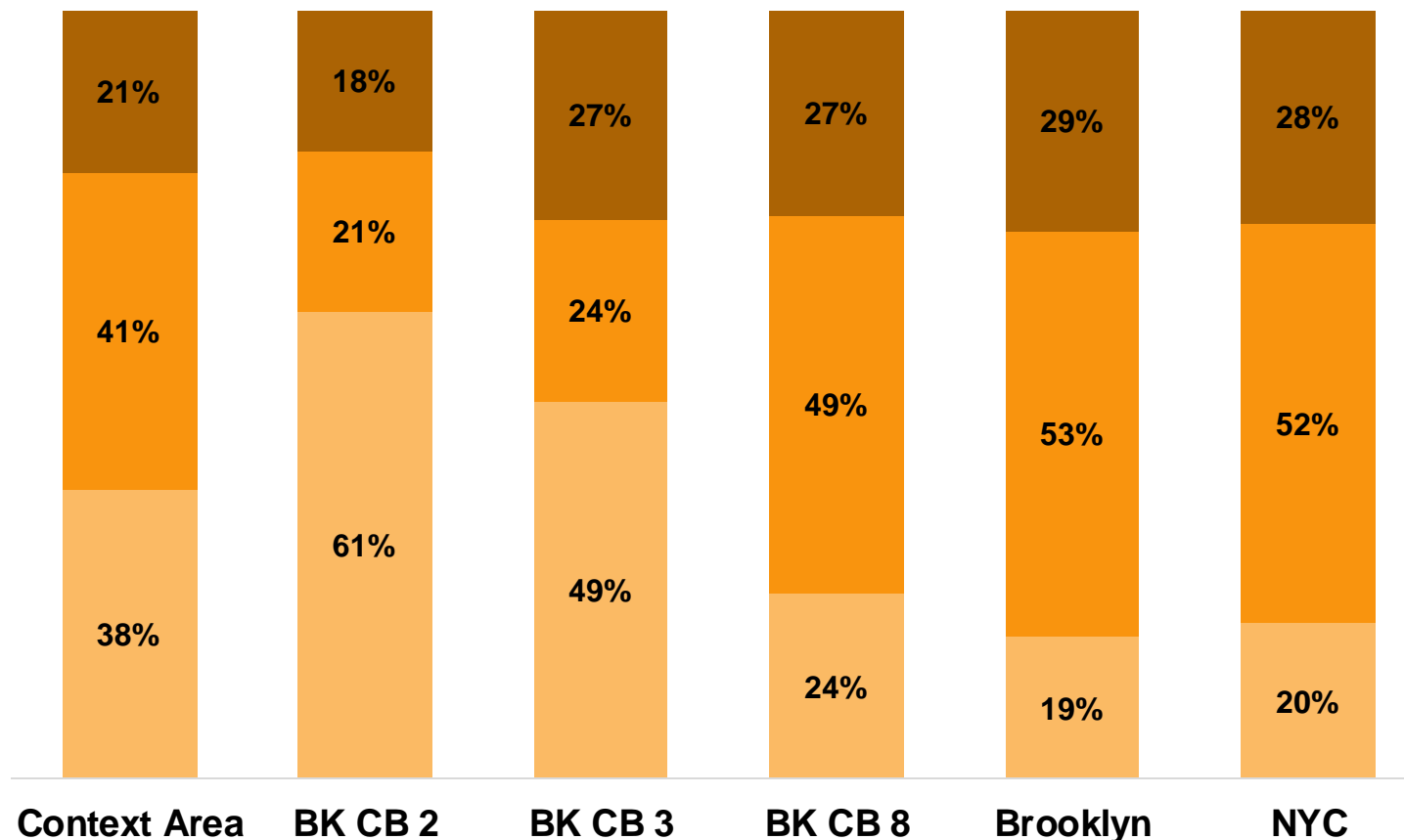
Rent Burden

- Severely Burdened:** *Over 50% of income spent on rent*
- Burdened:** *30-50% of income spent on rent*
- Not Burdened:** *Under 30% of income spent on rent*

- **Nearly 1/3 of Brooklyn residents spend 50% or more of their income on rent.**
- **CB 8 residents shoulder a larger rent burden compared to adjacent community districts.**

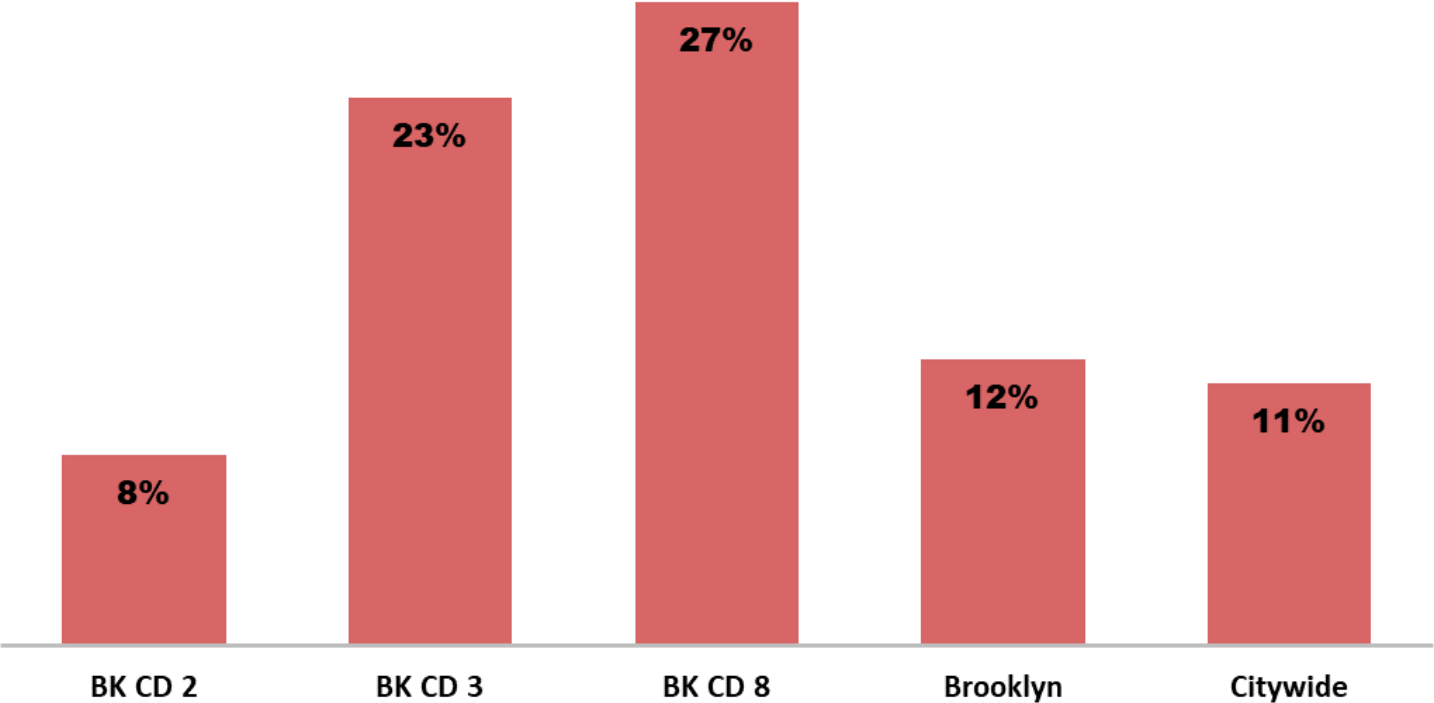
Source: 2016-2020 ACS

Rent Burden: 2016-2020



Housing Quality

Housing Maintenance Deficiencies



Source: NYCHVS 2017

Housing maintenance deficiencies are measured by the number of households reporting three or more deficiencies in their unit.

Citywide Tools and Strategies

How is the City
addressing these crises?

Citywide Strategies

- **Protecting tenants**
- **Preservation strategies**
- **Creating affordable housing**
- **Zoning**



Protecting tenants

Tenant Education and Resources

- Educating tenants, about their rights and NYC's resources to prevent displacement
- Providing free legal representation to tenants facing harassment

Eviction & Harassment Protection

- Navigating tenants through housing court
- Combatting and preventing tenant harassment by landlords

Rental Assistance and Rent Freeze

- Providing short term emergency rental assistance
- Disseminating tenant-based rental vouchers and credits



Source: "What We Do: Safe and Affordable Housing."
Northwest Bronx Community & Clergy Coalition.

Preserving existing affordable housing

Finance and safeguard affordability

- Resources offered in exchange for keeping homes affordable
- Since 2014, over 135,000 affordable homes preserved

Support low-income homeowners

- Affordable loans for home repairs to low-income owners of one- to four-family homes
- One-on-one support through the Homeowner Help Desk

Promote safe and healthy housing

- Consistent upkeep of units helps to preserve the existing housing stock in NYC
- HPD preserves quality housing through rigorous enforcement of the Housing Maintenance Code



*HPD's **Outreach Van** brings community engagement teams to neighborhoods around the city to inform residents about our programs*

Creating new affordable housing

HPD finances 100% affordable housing on both public & private property

- HPD transfers city-owned property to affordable housing developers through a Request for Proposals process
- Private property owners can approach HPD for financing if they want to build affordable housing

HPD administers zoning and tax incentives

- Mandatory Inclusionary Housing (MIH) and tax benefits

Most new housing development occurs without HPD involvement

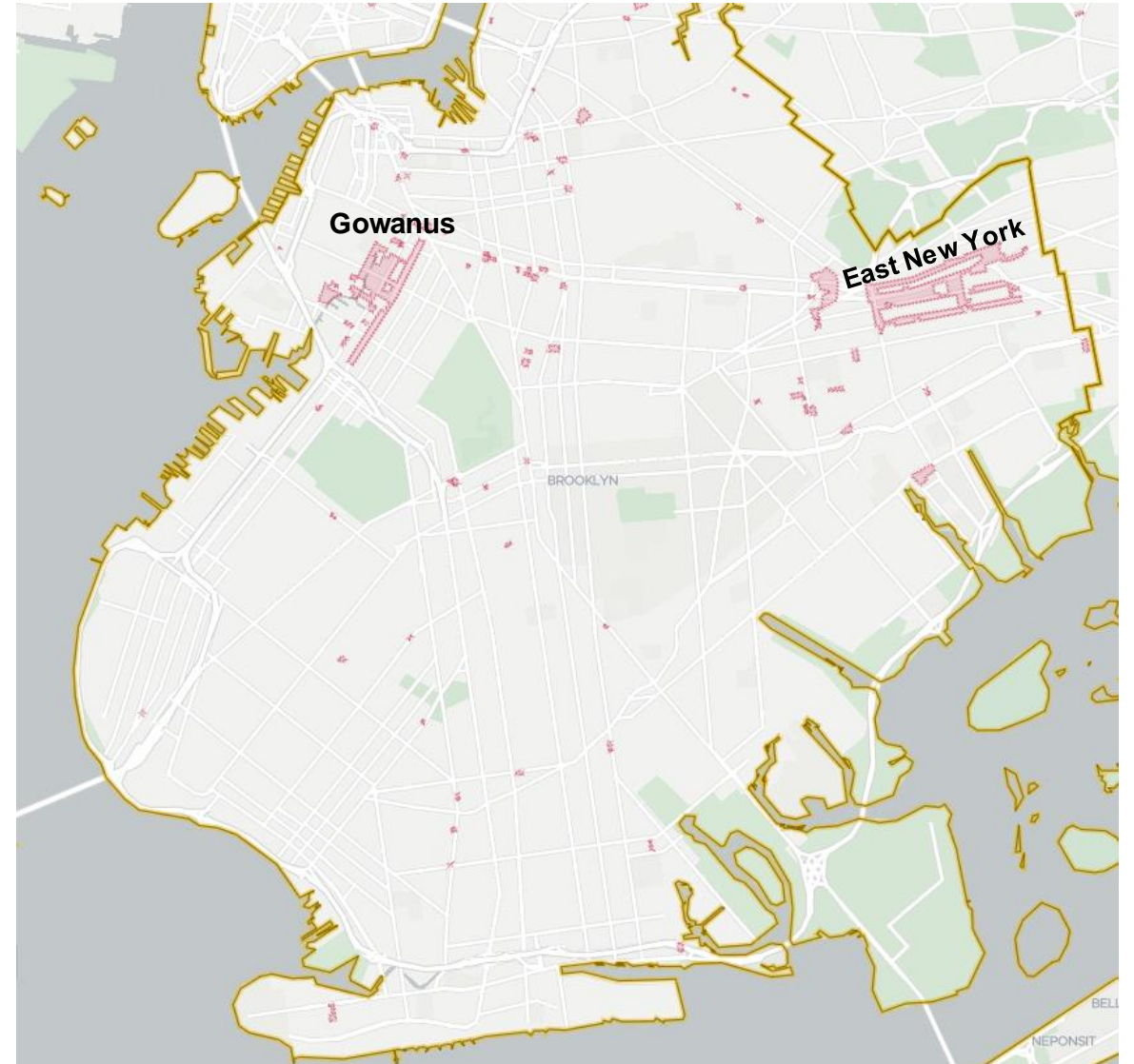
- 2 out of 3 homes built in NYC since 2014 were market rate



Chestnut Commons
274-units of 100% affordable housing in East New York opened in 2022

What is Mandatory Inclusionary Housing (MIH)?

- **MIH is a zoning tool that requires that new housing developments in rezoned areas provide a percentage of affordable units**
- **MIH went into effect in 2016**
- **Since 2016, all residential properties in upzoned areas are subject to MIH requirements**
- **MIH can bring permanently affordable housing to neighborhoods where there are few affordable options**



Mandatory Inclusionary Housing areas in Brooklyn, outlined in red (as of February 2023)

Inclusionary Housing

- **Mandatory Inclusionary Housing (MIH)**
 - Within MIH Areas, 20-30% of residential floor area in new developments, enlargements, and conversions to residential use above 10 units and 12,500 square feet must be permanently affordable for low- and moderate-income New Yorkers.
 - MIH units are also distributed throughout apartment buildings and are not clustered on specific floors.

MIH Options		
Options	Affordable Floor Area Required	Weighted Average of Income Bands
1	25%	60% AMI or lower
2	30%	80% AMI or lower
3*	20%	40% AMI or lower
4*	30%	115% AMI or lower
Affordable Housing Fund *	Available for projects up to 25 dwelling units and 25,000 square feet.	
<i>*only sometimes available</i>		

Types of affordable housing

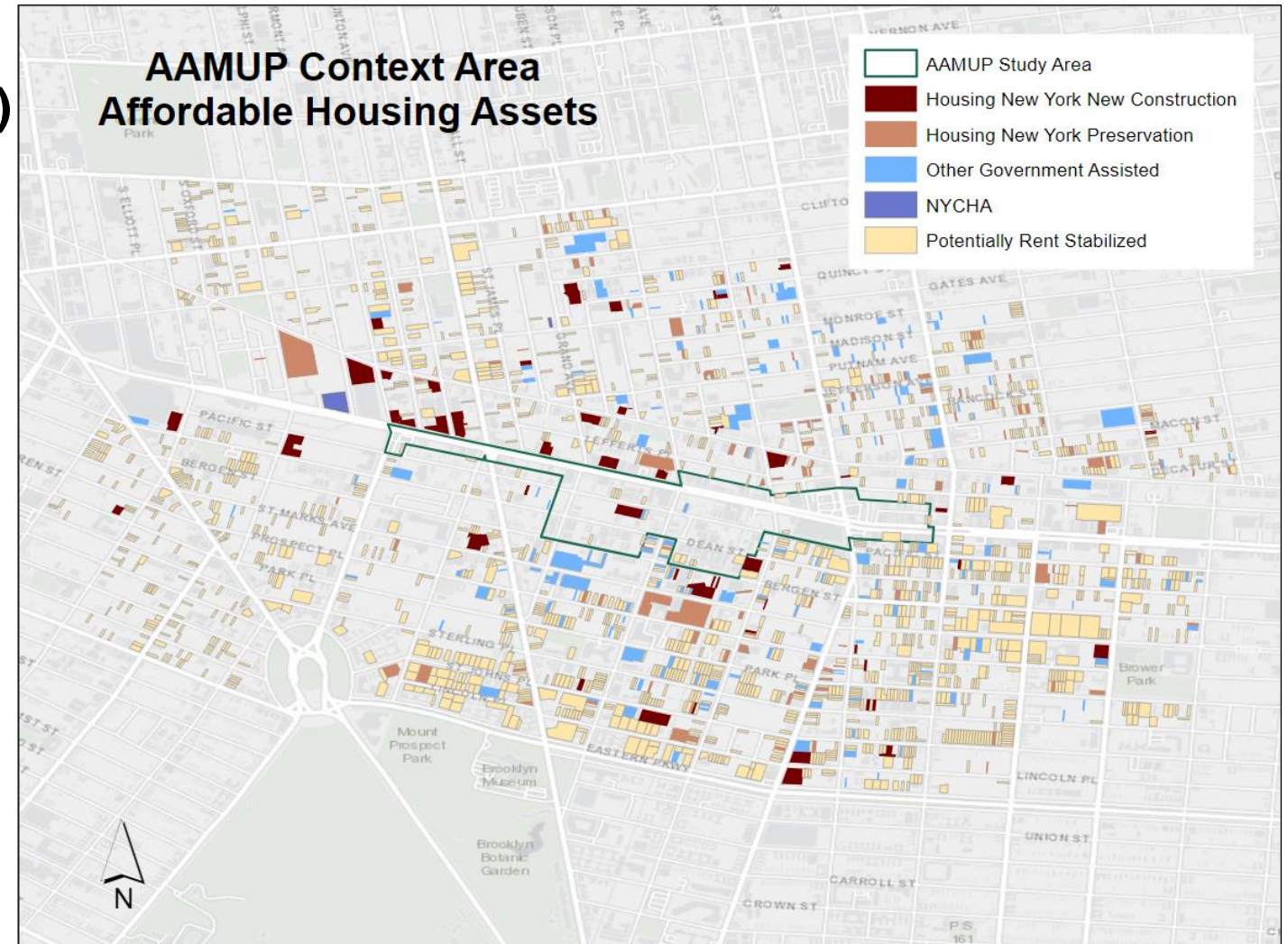
1. **Public housing**
2. **Government administered**
(HPD financed housing, inclusionary housing, etc.)
3. **Pre-1974 rent-stabilized**
4. **Rental subsidy aka housing vouchers**
5. **Unregulated housing (some may be considered affordable)**



Existing Affordable Housing

HPD Housing Production (2014-2022)

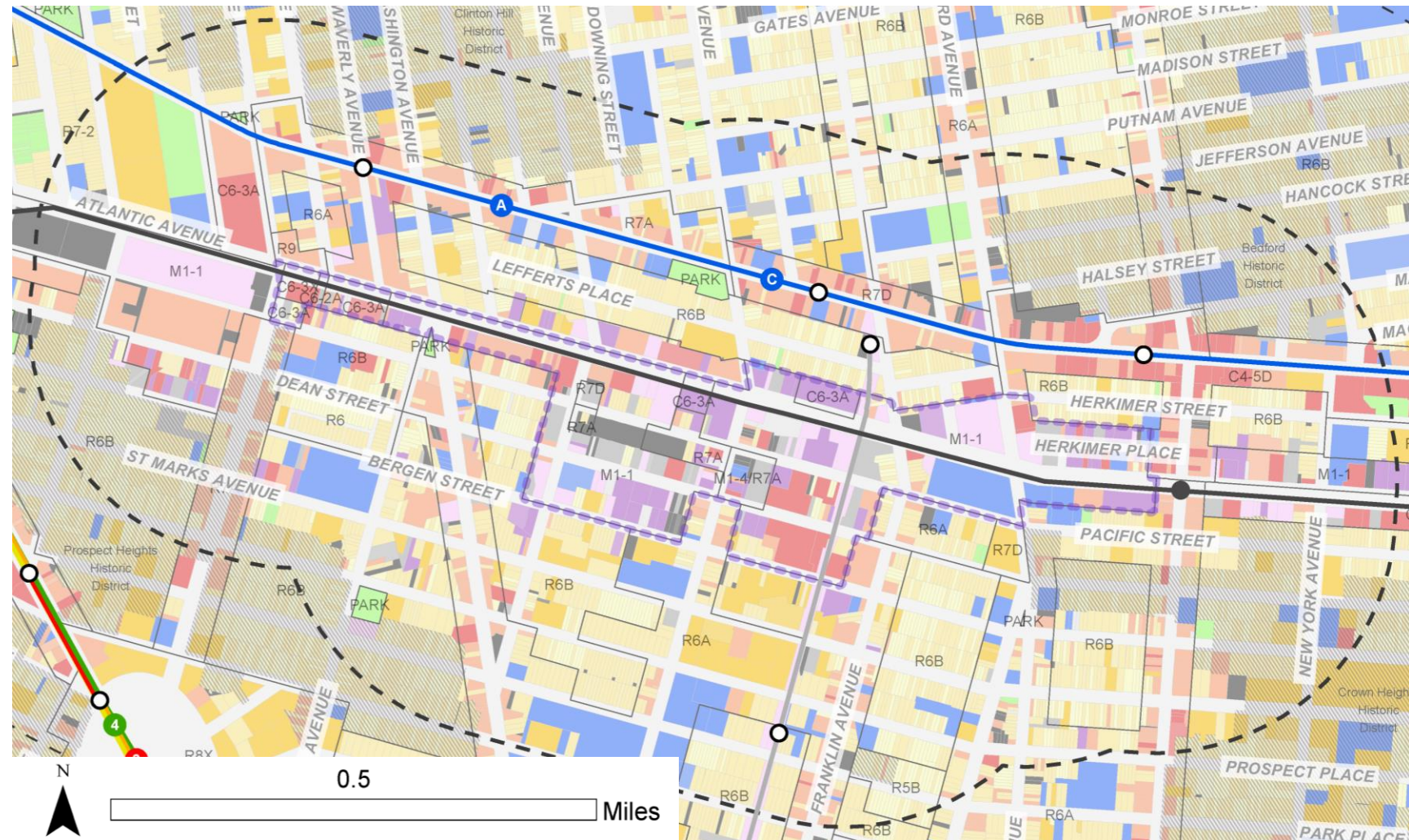
- Roughly 1,500 new affordable units have been created within the context area
- 2,226 units have been preserved
 - 80% serving low- to extremely low-income households



M-Crown Framework

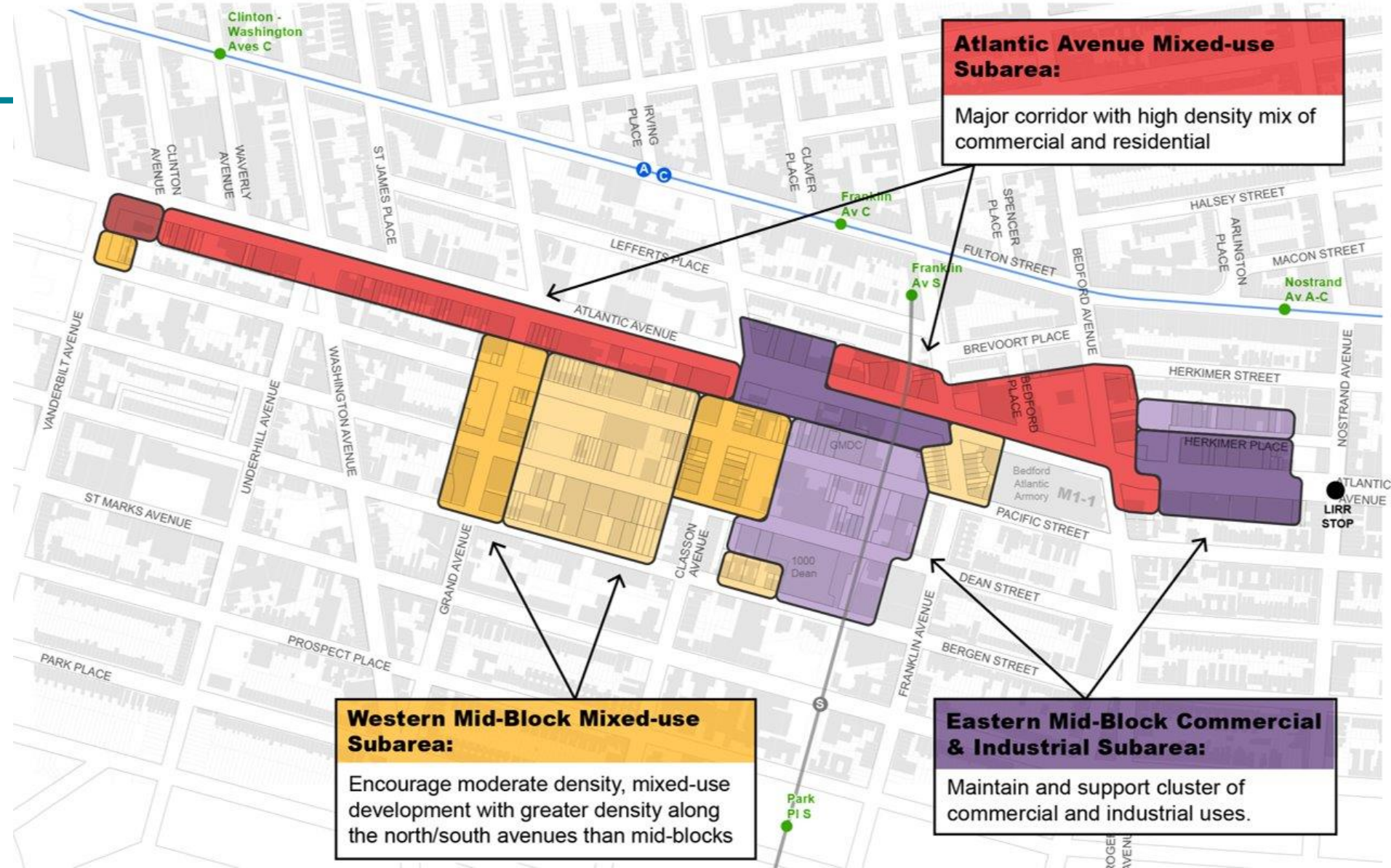
Land Use and Zoning

-  AAMUP Study Area
-  Quarter Mile Buffer
-  Half Mile Buffer
-  LIRR
-  Zoning Districts
-  1 and 2 Family
-  MultiFamily Walkup
-  MultiFamily Elevator
-  Mixed Commercial / Residential
-  Commercial / Office
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities / Institution
-  Vacant
-  Historic Districts



M-Crown Framework (2018)

- Sub-areas based on corridor widths and existing clusters of industrial and commercial uses



Thank you!

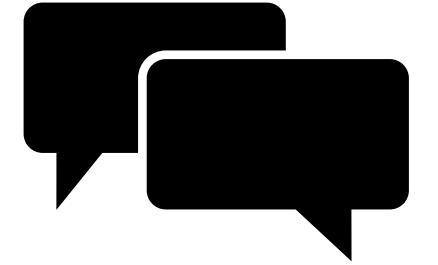
6 | TABLE DISCUSSIONS



Breakout Discussion Format

- Each breakout table will have one facilitator, and one notetaker
- We will discuss:
 - » Key themes
 - » Mapped feedback
 - » Opportunity statements
- Table Materials (please mark them up!)
 - » Project area maps
 - » Example toolkits
 - » Key themes + opportunity statements

Group Discussion



Key themes

Opportunity Mapping

Opportunity Statements

Planning Process Resources

- Visit the project website at <https://nyc.gov/AtlanticAvenue> for the latest updates
- Sign-up for email updates about the process and upcoming meetings on the website
- If you have questions or would like to submit written comments for consideration in the community planning process, please email AtlanticPlan@planning.nyc.gov

Community Resources

Council Member Hudson's Office can connect you with City and nonprofit resources if you are experiencing...

- Housing insecurity or tenant harassment
- Food insecurity
- Challenges accessing healthcare, mental health resources, or other City services

To be connected, please contact:

District35@council.nyc.gov or 718-260-9191

Upcoming Public Workshop

Atlantic Avenue Mixed Use Plan
next public workshop details:

Sunday, March 12

Afternoon, (time to be finalized, 2pm - 5pm)

In-person

Location TBA - in the area

THANK YOU.



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