

Atlantic Avenue Mixed Use Plan Working Groups Round Three

Land Use, Density, and Housing

May 30, 2023



1. Overview

Meeting Objectives

2. Tenant and Homeowner Resources

3. Table Discussion

4. Community Priorities + Context

5. Survey

6. Table Discussion

Community Priorities

Gallery Walk

7. Next Steps

Today's Meeting Objectives

- **Share information** about the Atlantic Avenue Mixed Use Plan process, scope and timeline.
- **Share tenant and homeowner resources** to preserve existing affordable housing
- **Review, refine, and expand the draft Community Priorities**

1

PLANNING PROCESS

PRINCIPLES,
GOALS AND
EXPECTATIONS

Project Goals

Housing
Affordability

Holistic Planning

Promoting Job
Growth

Infrastructure and
Capital Planning

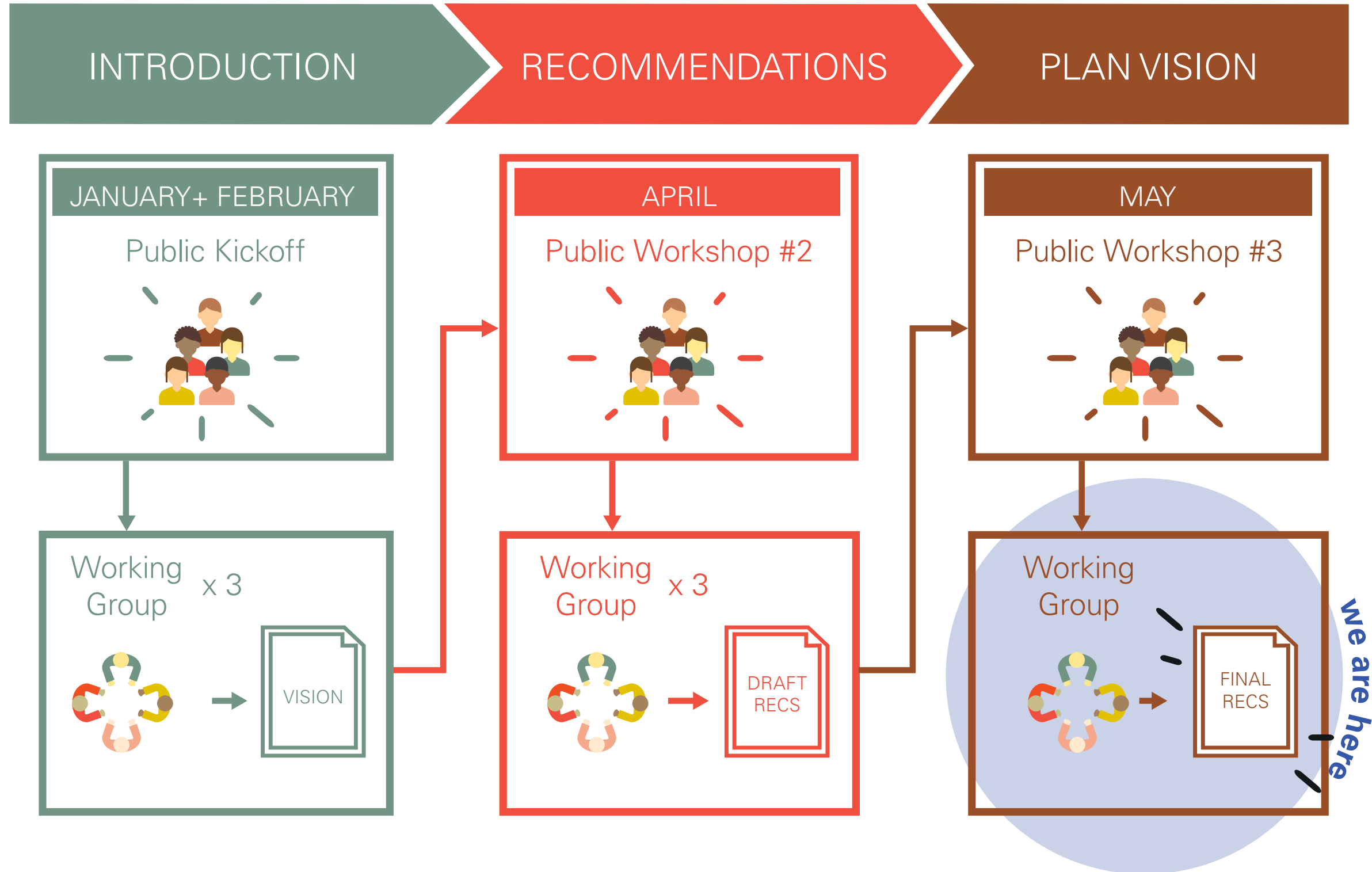
Street Safety



Project Area: Neighborhood Context

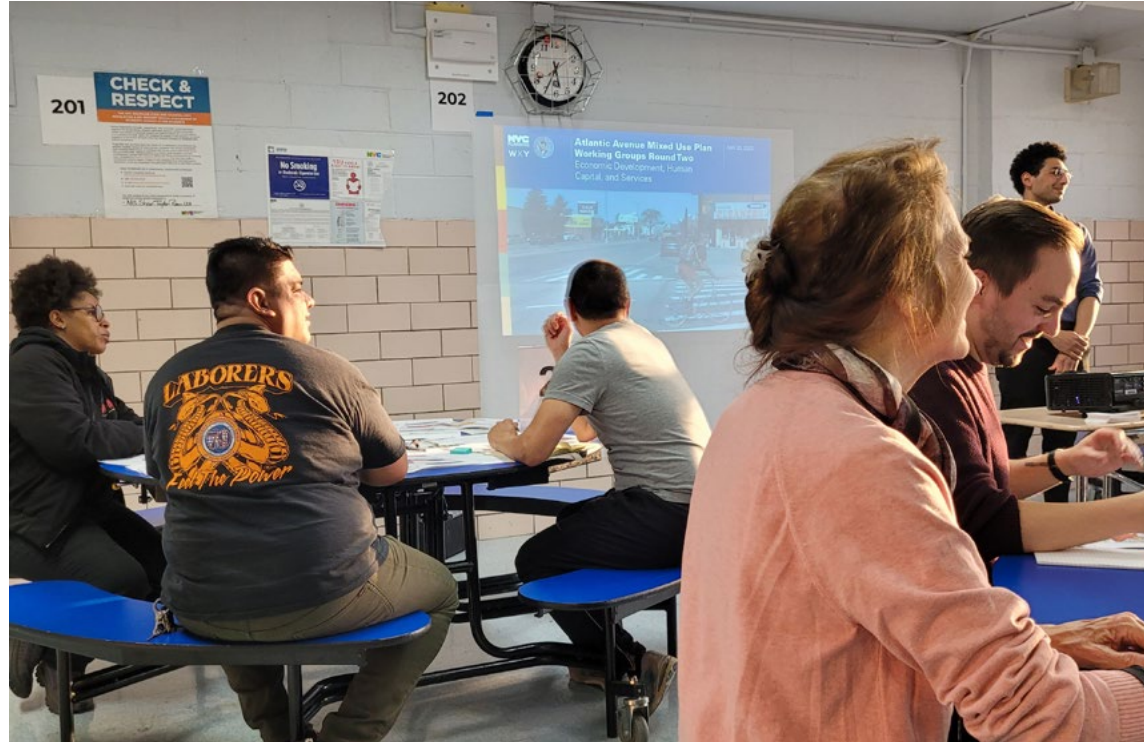


Process Timeline



Round Two Working Groups and Open House Workshop

- AAMUP round two meetings took place in April
- 142 people joined us at three Working Group meetings and Open House Workshop
- The AAMUP's Community Priorities are based on the feedback collected there, are a first draft as we refine the plan's Community Recommendations

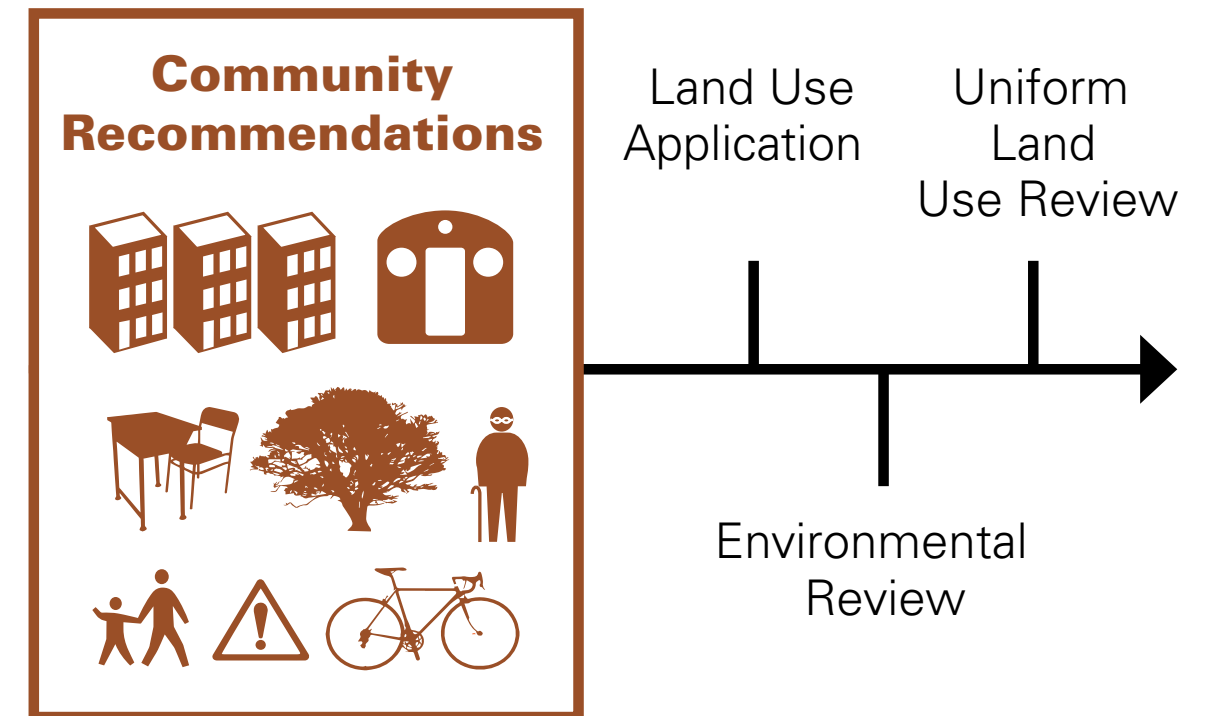


Next Steps in the Process

JUNE: AAMUP Planning Process sets Community Recommendations

- SUMMER -
AUTUMN
2023**
- Develop draft zoning framework
 - Hold scoping meetings to start environmental review
 - Advance community rec's
 - Start the land use application

2024: Land use application advances to Uniform Land Use Review Process (ULURP)



2

HPD PRESENTATION

LONG
SUB-STATION
NO. 1

3 | HPD DISCUSSION



4 | DRAFT COMMUNITY PRIORITIES



What are the current draft Community Priorities?

Community Priority 1: Land Uses and Density



Flexible Mixed-Use Zoning



Active Atlantic Avenue

What We Heard



What We Heard: Character by Sub-Area

Atlantic Avenue

- Mixed-use preference
- Commercial ground-floors for activity
- Light industrial space
- Higher than existing density

East-West Streets

- Some preferred lower density than Atlantic, others equal density
- Mixed use; more neighborhood-oriented businesses
- Good for community gardens/open space

North-South Avenues

- Preserving industrial character of Franklin Avenue
- Privately-owned vacant lot near the intersection of Franklin Avenue and Pacific Street

What We Heard: Density and Building Heights

- Consensus that **Atlantic Avenue can support significantly higher density** buildings
- **Multiple perspectives on project sub-areas:**
 - » Some prefer higher density on Atlantic and medium/lower density on N-S Avenues and E-W streets
 - » Some advocated for uniform higher density throughout
- Some conditionally support higher density only if it offers more deeply affordable housing
- Some asked for **contextual transitions** to lower density blocks at project area edges

What We Heard: Manufacturing Only vs Mixed-Use

- General **preference towards mixed-use** designations throughout the study area
 - » Some concern this may result in few or no industrial business
 - » **Requirements, strong incentives, or subsidies for light industrial** may be needed for the desired business mix in MX areas
- Where participants designated manufacturing only (non-residential) they were **small targeted M-zones**

Community Priority 2: Preserve Mixed-Uses



Accessible Quality Jobs



Restrict Undesirable Uses

Zoning and Accessible Job Support

- There is general consensus that:
 - » The plan should support the **growth of jobs accessible without a college degrees that pay a living wage**
 - » There should be a **focus on local hiring**
- There is wide support **to retain and attract light industrial businesses** towards this goal
- Affordable housing **rents should correspond to local wages**

Community Priority 3: Develop Affordable Housing



Deepen MIH



Deeply Affordable Housing
on Private Sites



Deeply Affordable Housing
on Public Sites



Extend Community
Preference to Displaced
Residents



Inclusionary Housing

What We Heard: Housing Affordability

- There is wide **consensus on the need for more deeply affordable housing** in the area
- We hear consistently that the **existing affordability levels in Mandatory Inclusionary Housing (MIH) do not feel affordable** enough
- The local AMI (Area Median Income) may be too high a benchmark for desired affordability levels
 - » Given the area's in-demand housing, **local market rate rents may support deeper levels of cross-subsidy** for affordable housing

Community Priority 4: Preserve Affordable Housing



Anti-Displacement



Enforcement



Homeowner Preservation



Tenant Rights

Community Priority 5: Build in Sustainability and Resilience



Building
Electrification



Clean Curbs



Deep Efficiency



EV-Ready Parking



E-Micromobility



Green Infrastructure



Stormwater
Management



Source Separation

Community Priority 6: Historic Preservation

There were requests to consider the following structures for individual landmark designation



The United Order of Tents



Cathedral Condominiums

5

LIVE SURVEY



or visit:

menti.com

and enter:

7287 6035



May 30th, 2023

Atlantic Avenue Mixed-Use Plan

Working Group Meeting 3

NYC
PLANNING

NYC
Department of
Housing Preservation
& Development

Agenda

- 1. NYC's Housing Crises**
- 2. What we have heard until now**
- 3. Toolbox: Housing Preservation and Tenant Protections**

1

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

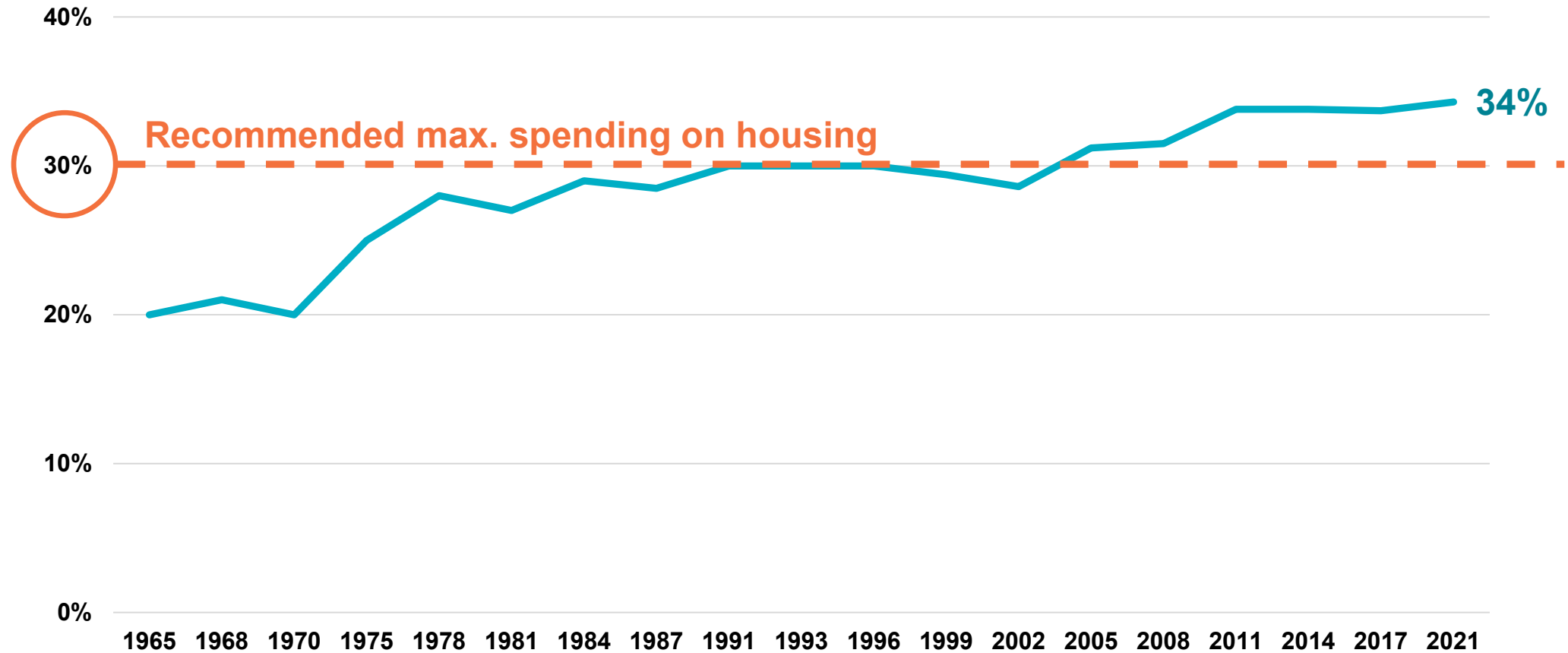


Limited housing and neighborhood choice



Housing costs are too high

Median Gross Rent to Income Ratio, 1965 – 2021



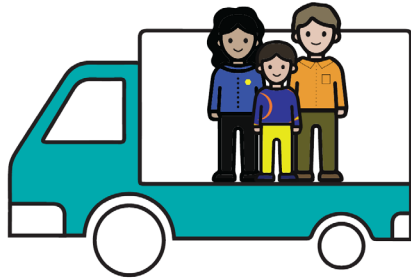
Source: NYC Housing and Vacancy Survey, 1965-2021. US Census Bureau/NYC HPD



Housing costs are too high

A 3-person family seeks housing:

Income

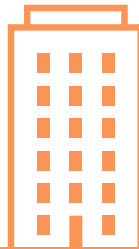


\$4,166/month

*A family of 3 with a household income of \$50,000 a year**

*New York City's Median renter income, 2021

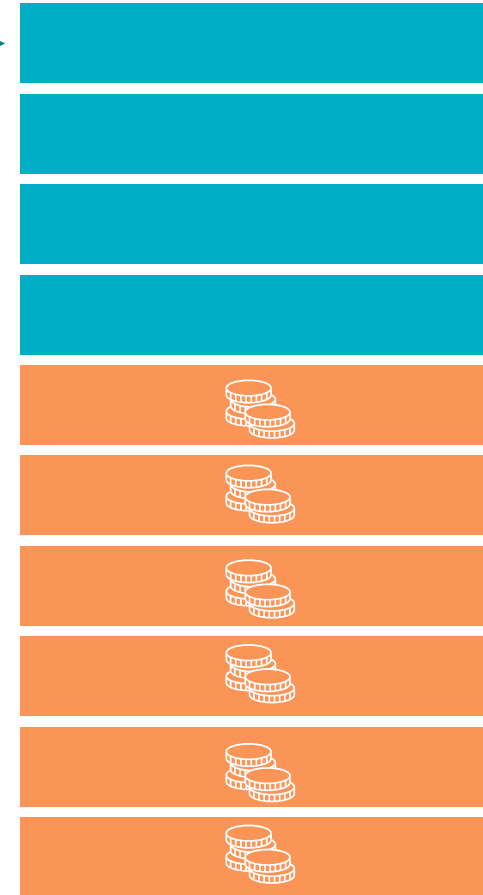
Rent



\$2,451/month

Average 2-bedroom apartment available in NYC

**Remaining income:
\$1,715**



Family Income Spent on Rent

Source: 2021 New York City Housing and Vacancy Survey
HUD 2023 Fair Market Rent



There aren't enough available homes

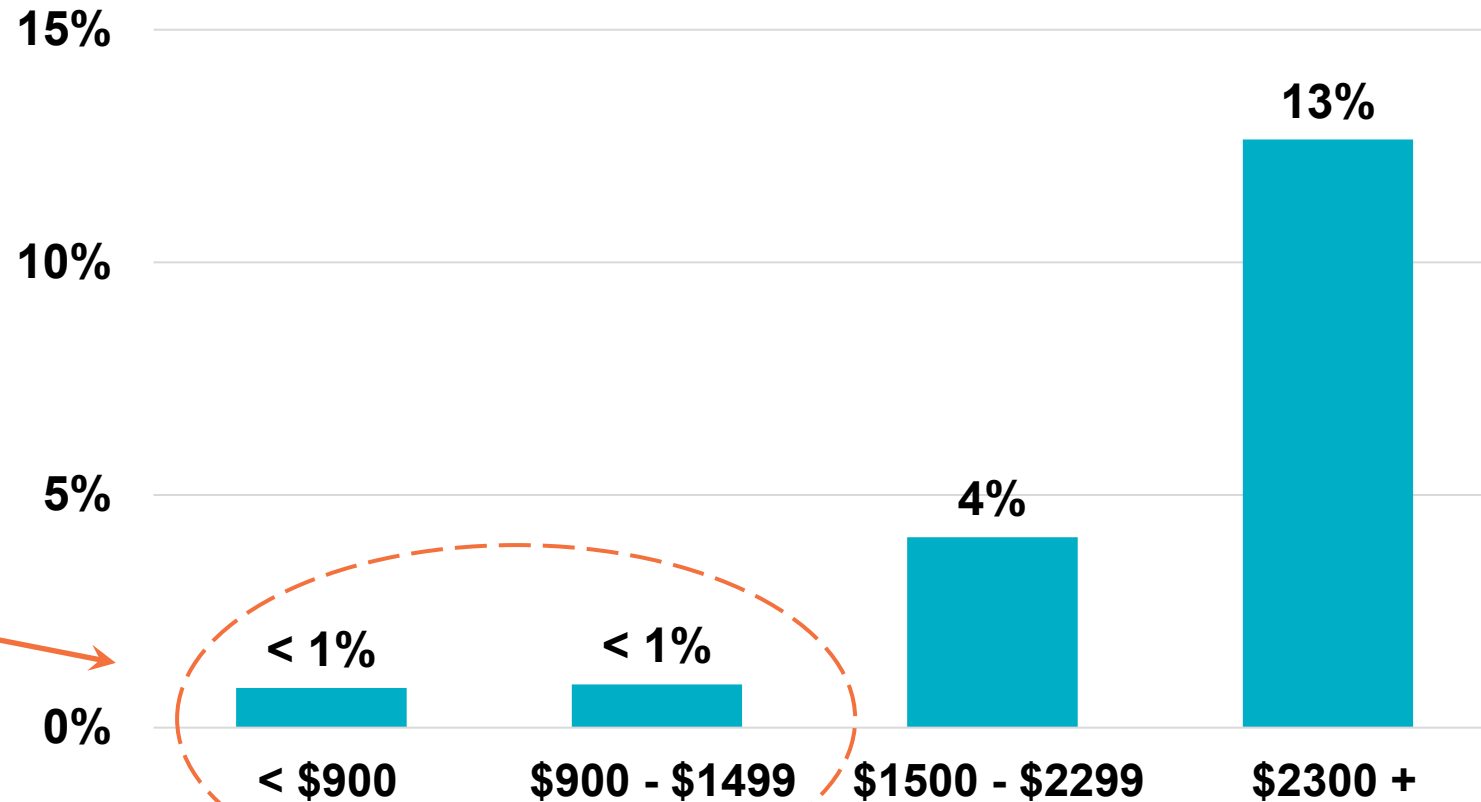


\$4,166/month

Rents affordable to our example family



Net Rental Vacancy Rate by Asking Rent

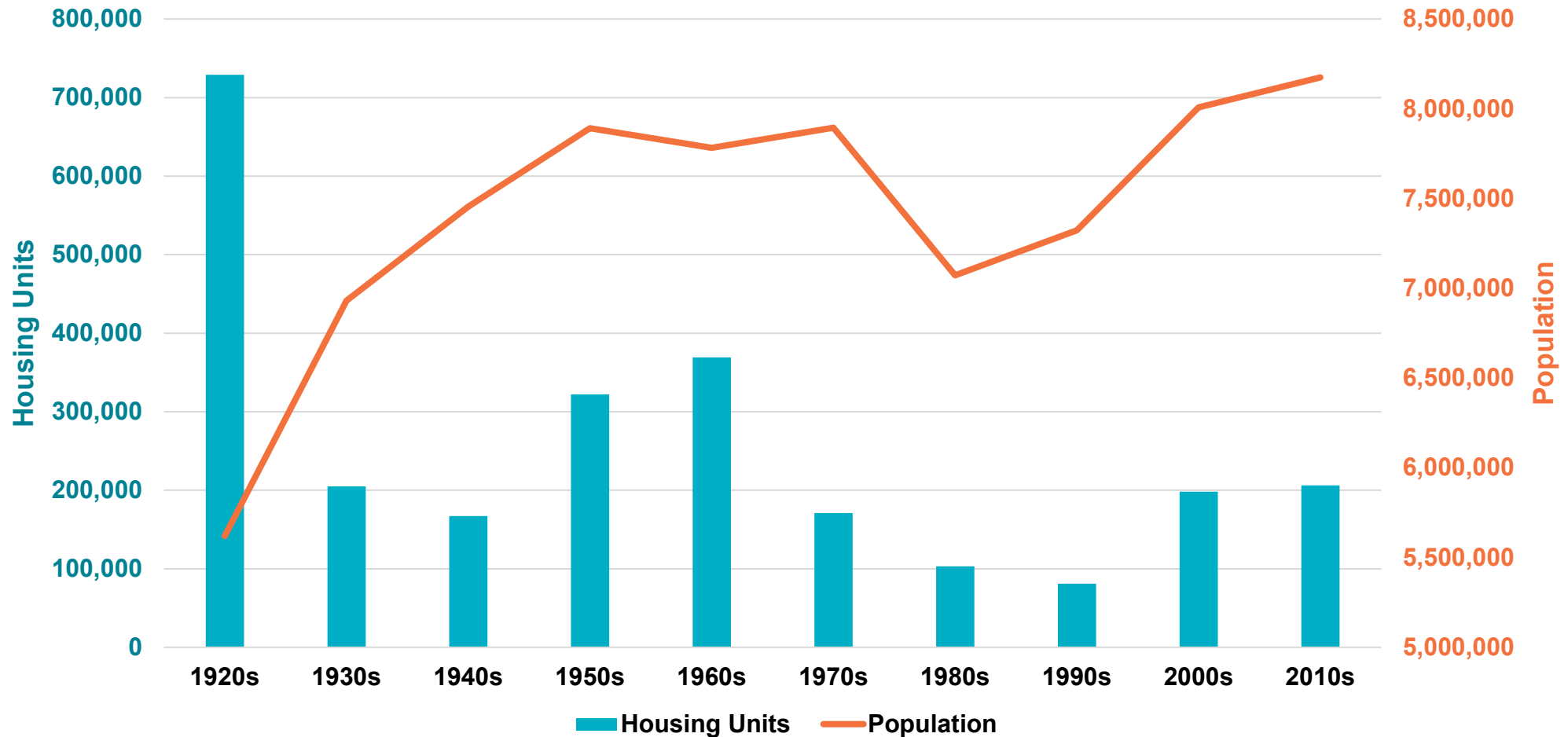


Source: 2021 New York City Housing and Vacancy Survey



There aren't enough available homes

Housing Production vs. Population





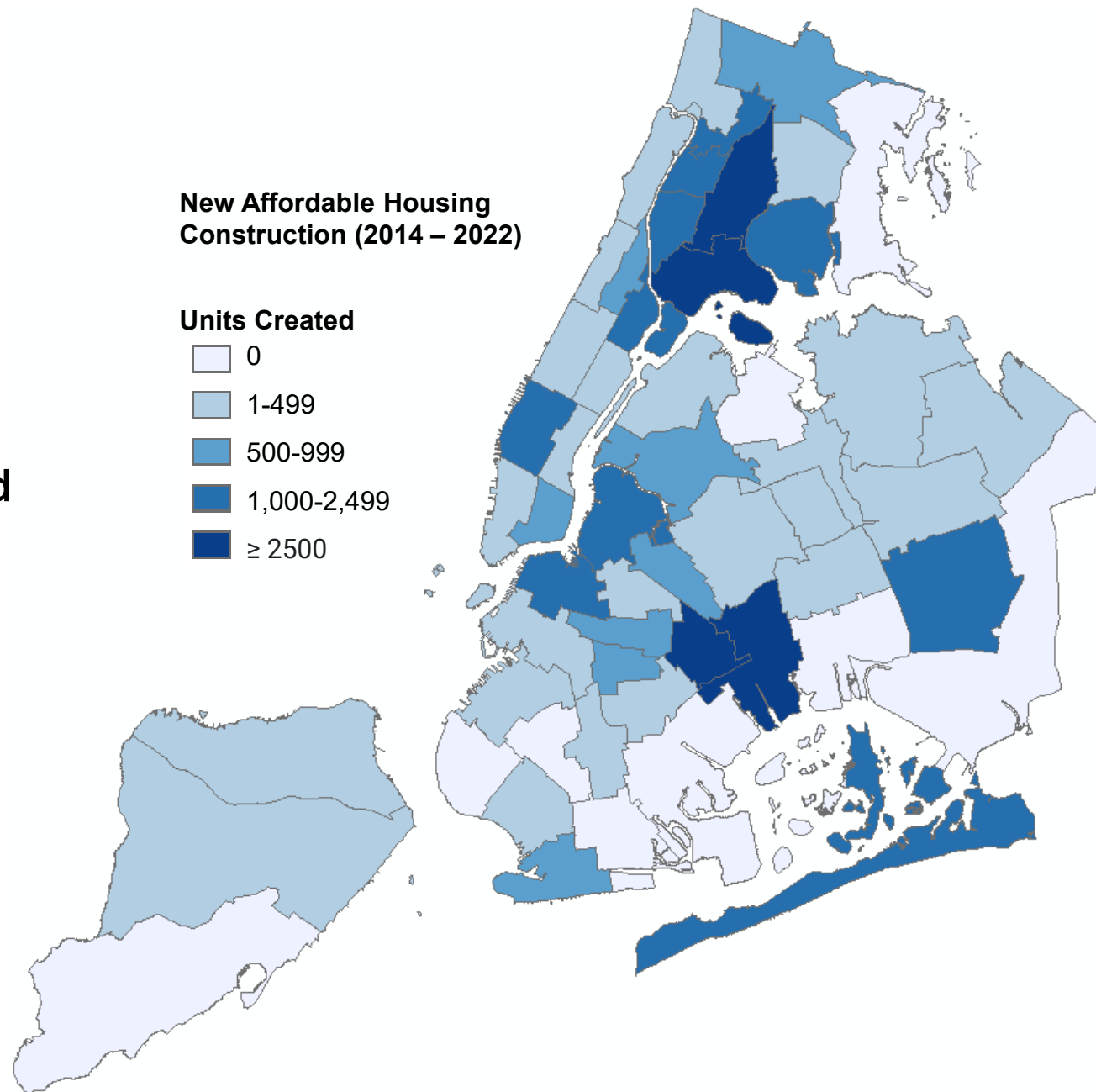
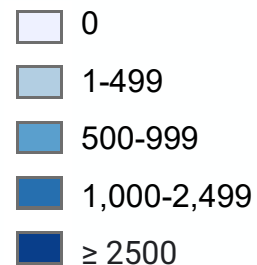
Limited housing and neighborhood choice

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



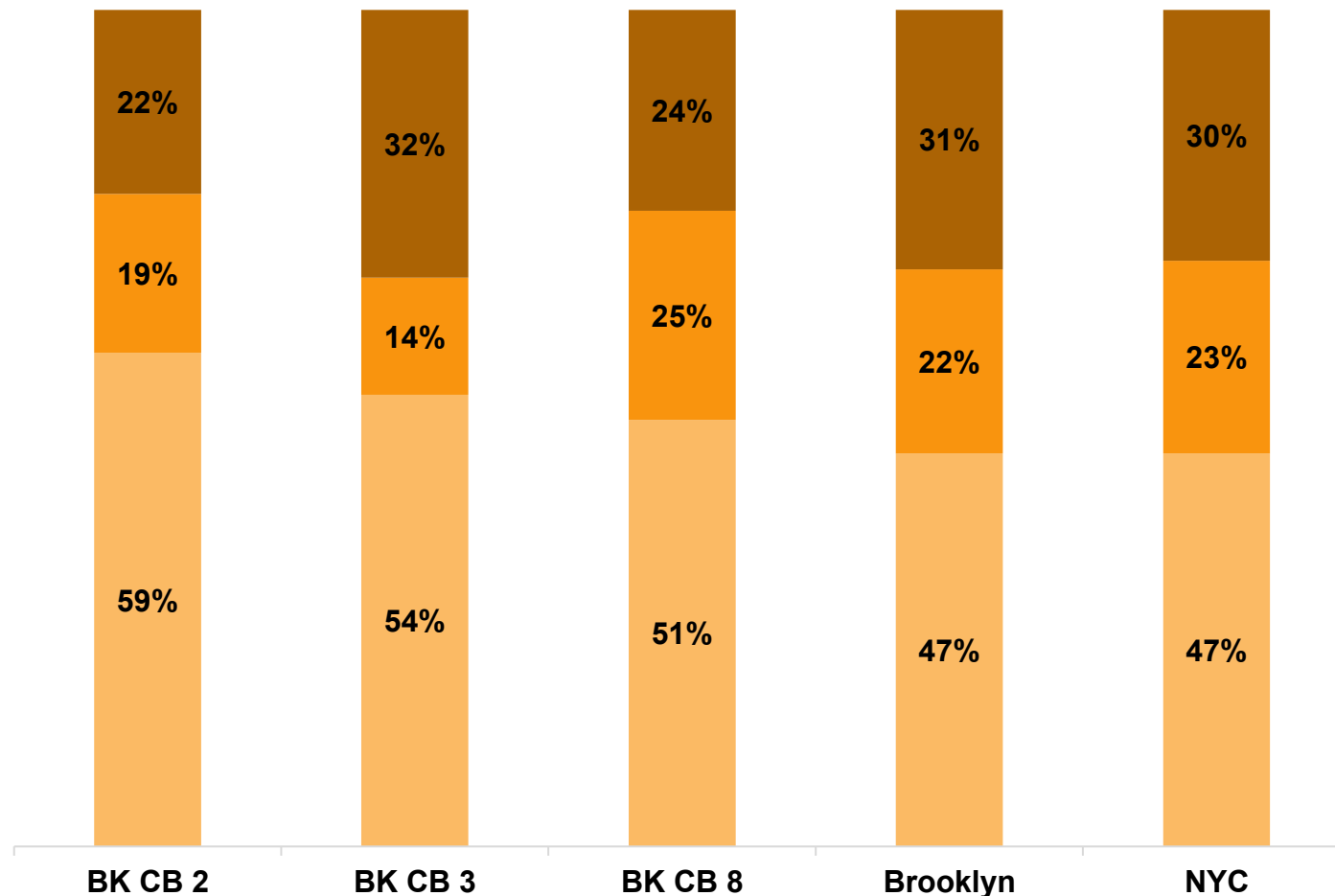
Rent Burden

- 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*

- Over 50% of Brooklyn residents spend 30% or more of their income on rent.**
- CB 8 and CB 3 residents shoulder a larger rent burden compared to adjacent community districts.**

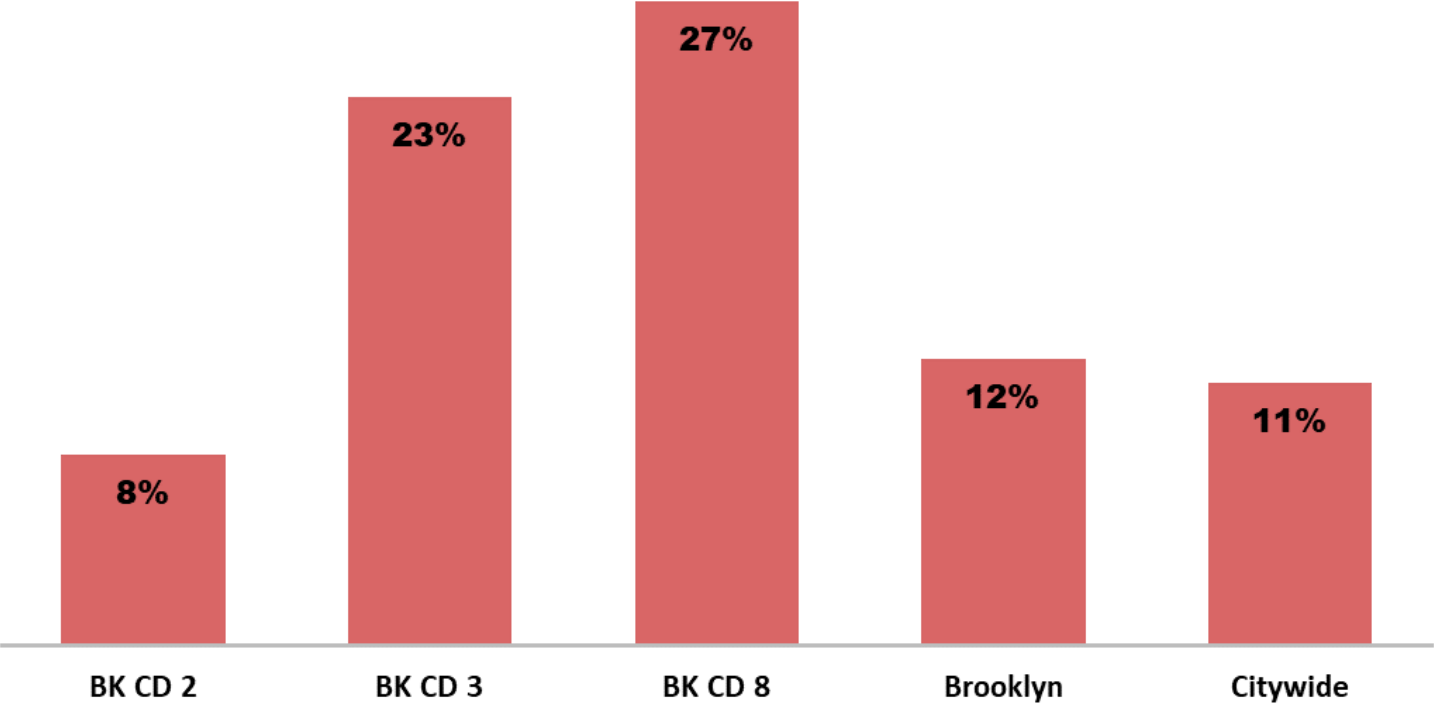
Source: NYC Housing and Vacancy Survey, 2017

Rent Burdened Households



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.

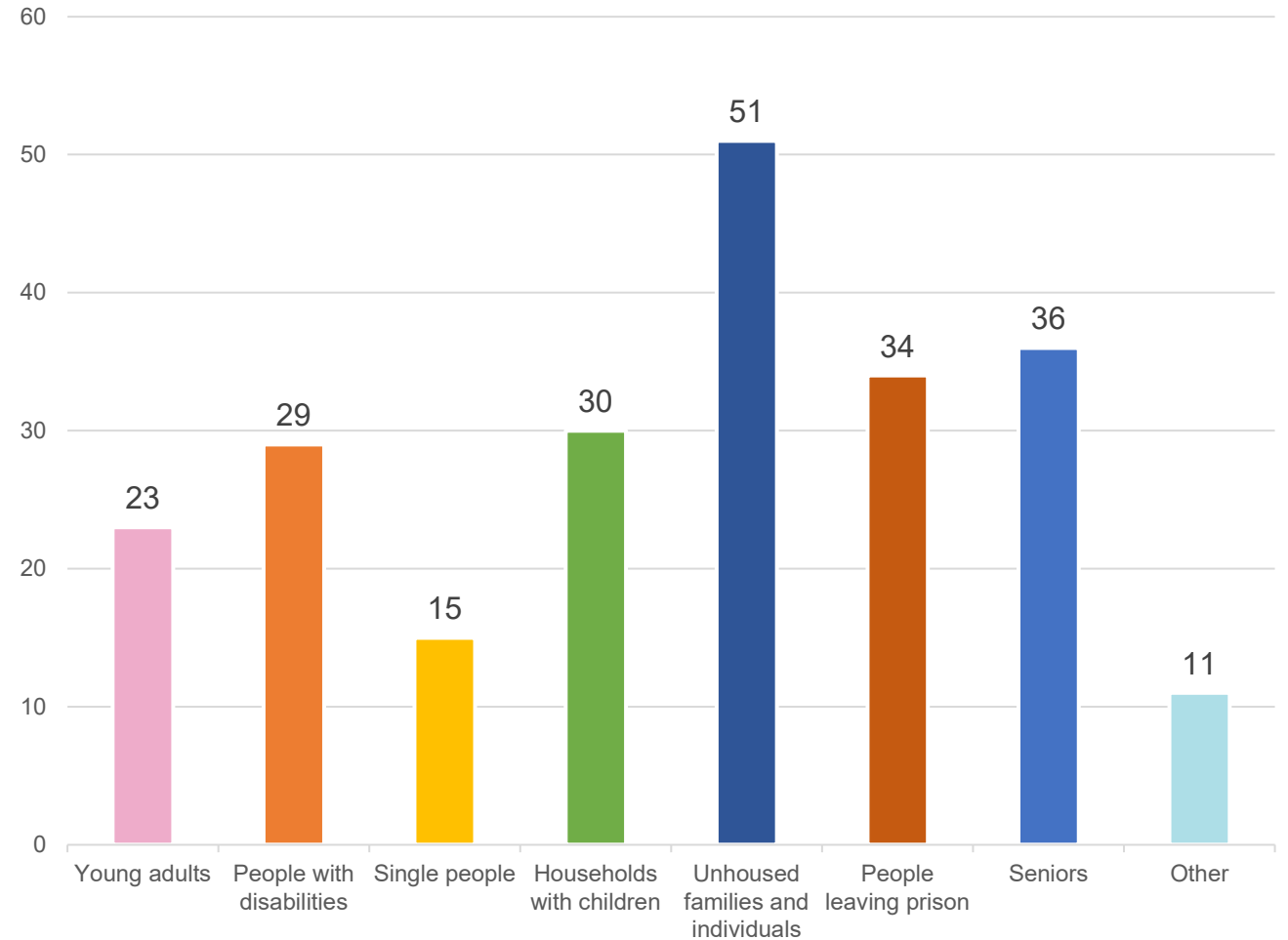
2

What we have heard

Survey results

Types of households or people that face the most barriers to accessing or remaining in housing

- Unhoused families and individuals
- Seniors
- People leaving prison
- Households with children
- People with disabilities



Survey results

Issues that most reflect the conditions in the area




High housing costs, and poor quality housing/slow response from landlords to make repairs were ranked as the two main housing issues in the neighborhood.



3

**Toolbox: How can the City
address these crises?**

Tools that make or keep housing affordable

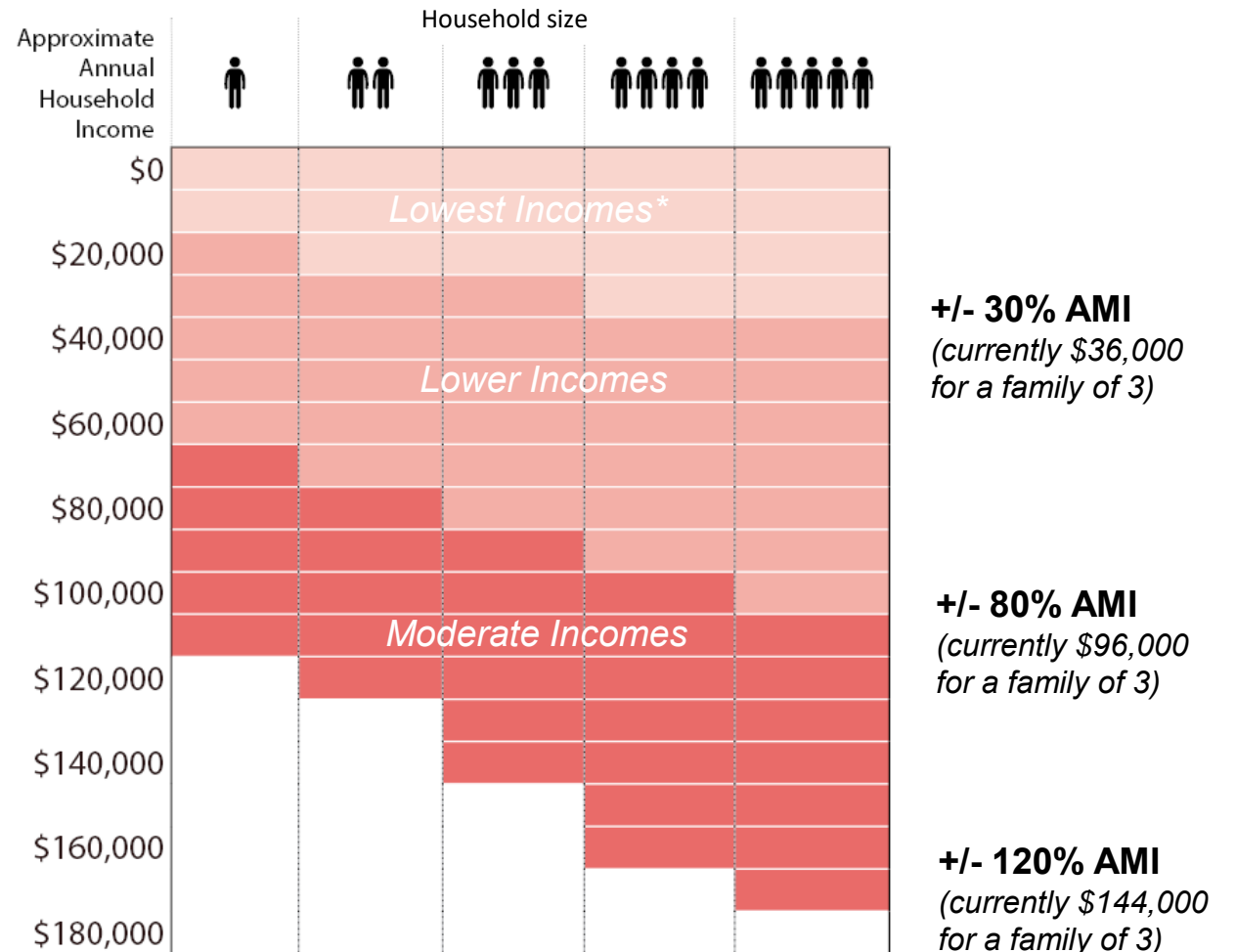
Tool	Benefit
 Income restriction	Income-based eligibility that aims to ensure that subsidies go to households that need them
 Rent stabilization	Protection from sudden rent increases that may cause financial hardship or displacement
 Rent burden protection	If a household's income decreases, rent will remain at 30% of their income

How are affordable rents and eligible incomes determined?

- **Income limits (or AMIs) are set at the federal level each year by U.S. Housing and Urban Development (HUD)**
- **HPD mostly finances projects for households earning up to 80% AMI**
- **Income eligibility is related to household size**

**15% of units in HPD-financed buildings are reserved for lowest income households coming from shelter*

Approximate income limits for HPD's housing programs
(2022 HUD Income Limits)



Toolbox for housing stability and affordability

Preserving affordability

WG #3

A

Protecting tenants and supporting homeowners

Tenant eviction & harassment protection, rental assistance, and homeowner support

B

Preserving existing affordable housing

Preservation loans and financing to maintain affordability and affordable home repair loans

C

Financing affordable housing on public and private sites

Finance 100% affordable housing on city-owned land through RFP process, or in collaboration with private landowners

D

Administering zoning and tax incentives

Zoning tools and tax incentives that leverage market-rate development to create affordable units

Creating new affordable homes

Creating new affordable homes

C Financing affordable housing on public & private sites



HPD finances 100% affordable housing on both public & private property. There are two HPD owned sites in the AAMUP buffer area:

516 Bergen Street (Site A)

- Provide lower income New Yorkers and families with children opportunities to live in this amenity-rich neighborhood

542 Dean Street (Site B)

- Create high quality affordable housing for seniors

D Administering zoning and tax incentives



963 Atlantic Avenue Apartments

HPD administers zoning and tax incentives

- Mandatory Inclusionary Housing (MIH)
- Voluntary Inclusionary Housing (VIH)
- Tax incentives

Most new housing development occurs without HPD involvement

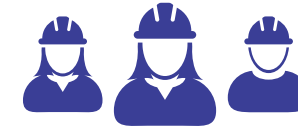
2 out of 3 homes built in NYC since 2014 were market rate

Preserving existing affordable housing



Finance and safeguard affordability

Preservation loans for repair and
renovations that extend affordability



Promote safe and healthy housing

Enforce housing maintenance code
through issuing violations, inspections,
and litigations against problem landlords

Protecting tenants



Tenant Education and Resources

Educate tenants about their rights & offer free legal representation to tenants facing harassment



Eviction & Harassment Protection

Housing court support & homeless prevention centers
Combatting landlord harassment through the certificate of no harassment, inspections and enforcement

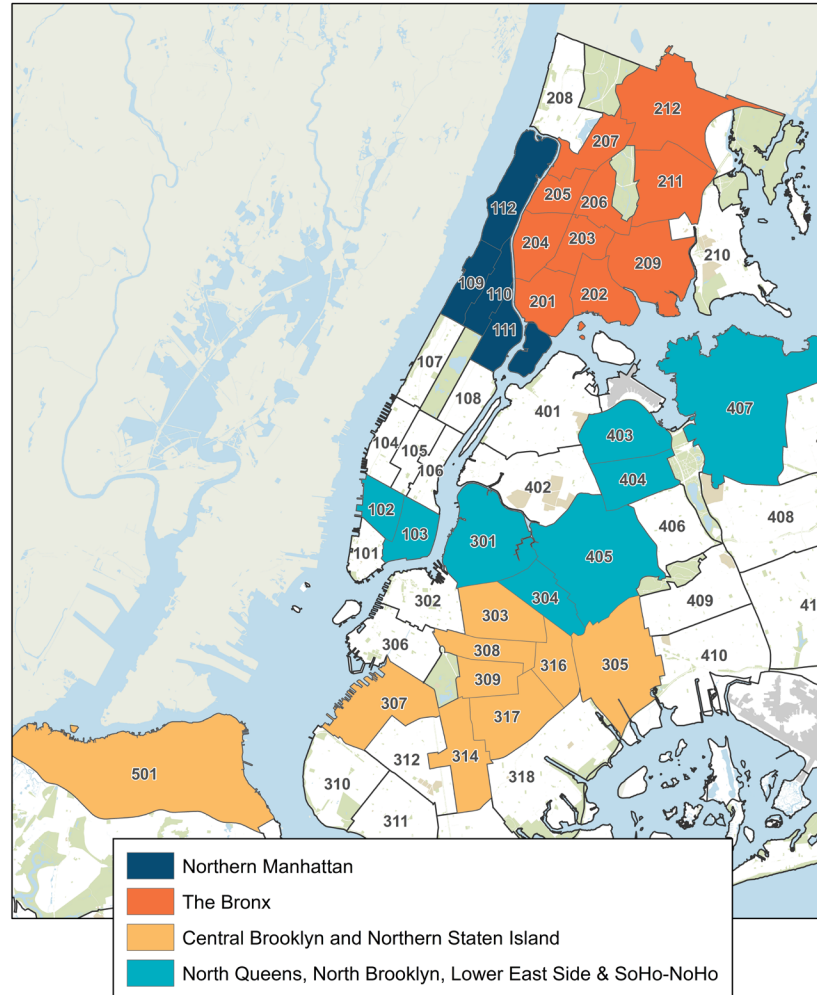


Rental Assistance and Rent Freeze

Emergency rental assistance & rental vouchers for vulnerable tenants, seniors, and disabled residents

Protecting tenants in AAMUP area

Partners in Preservation Contract Areas



What is PiP?

- Proactive outreach program in partnership with CBOs to address tenant harassment and foster creation of tenant associations

What is its scope?

- RFP for citywide expansion to neighborhoods facing harassment currently accepting responses. Central Brooklyn is a priority area

Successes

- Since 2018, HPD partners conducted outreach in 240 buildings and set up 72 active tenant associations
- Developed the Tenant Harassment Risk Model to identify problem buildings and portfolios

Supporting Homeowners



Loans, financing, and tax benefits

Financial assistance for home improvement or repairs, and tax benefits to seniors and low-income homeowners with disabilities.



Utilities, safety and sustainability

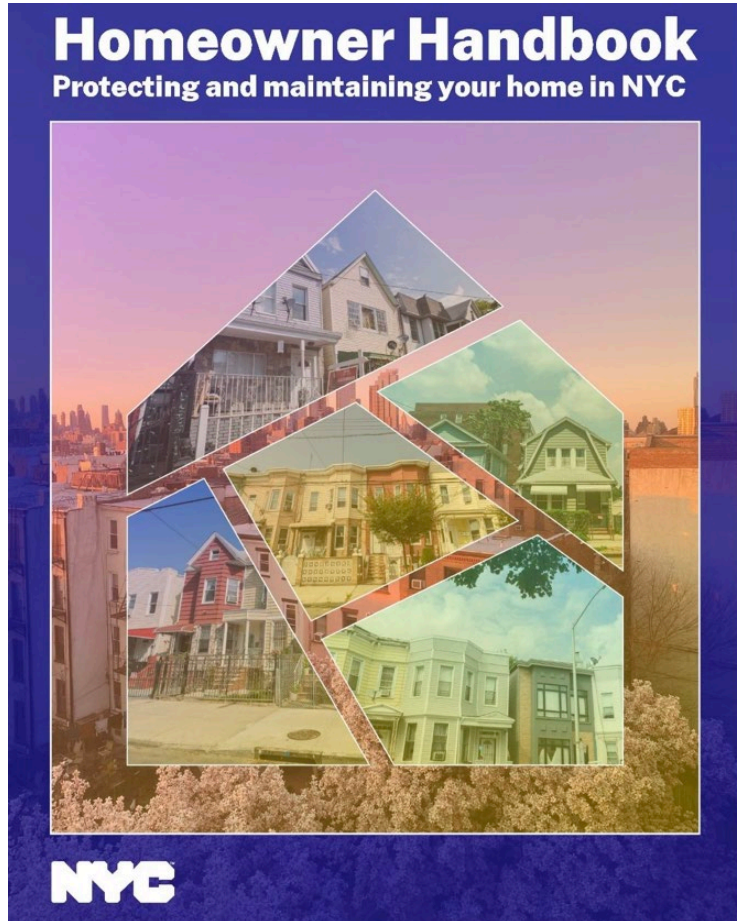
Programs to ensure safe and sustainable homes include lead hazard reduction, financing for repair or replacement of water or heating equipment, and utility assistance.



Education and counseling

Events and resources with relevant homeownership and financial knowledge, in partnership with community-based housing counselors and legal experts.

Supporting Homeowners in AAMUP area



What is the Homeowner Handbook?

- It is a comprehensive guide helps New Yorkers navigate the responsibilities of homeownership and access available resources in their time of need.

What is its scope?

- Serves as a guide for homeowners of one-to-four-family homes
- Available online and in print in Chinese (Simplified), English, Haitian-Creole, and Spanish.

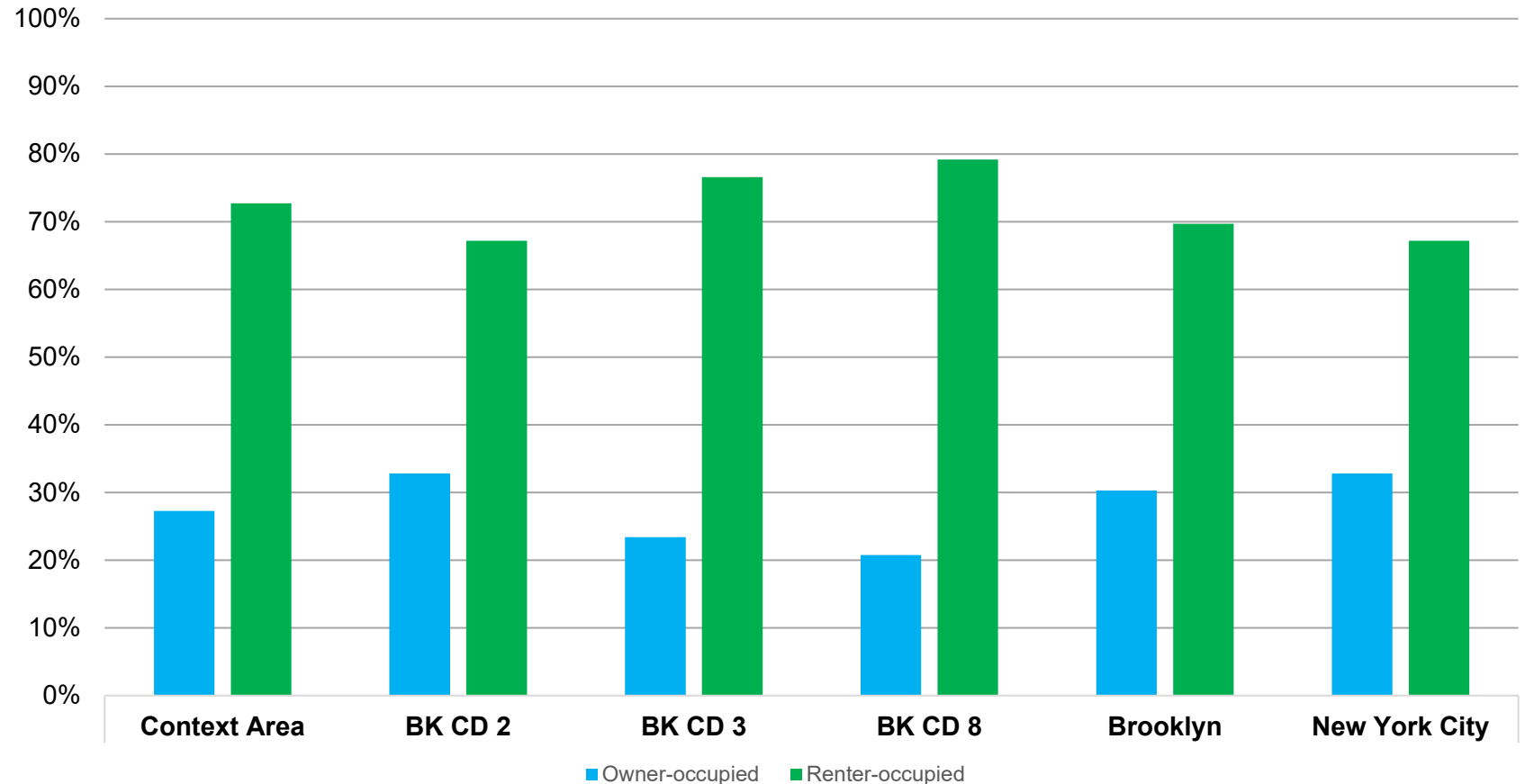
Successes

- Completed Bed/Stuy Housing Plan commitment as a product of the Homeowner Help Desk
- One-stop consultation guide that brings resources closer

Appendix

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.**

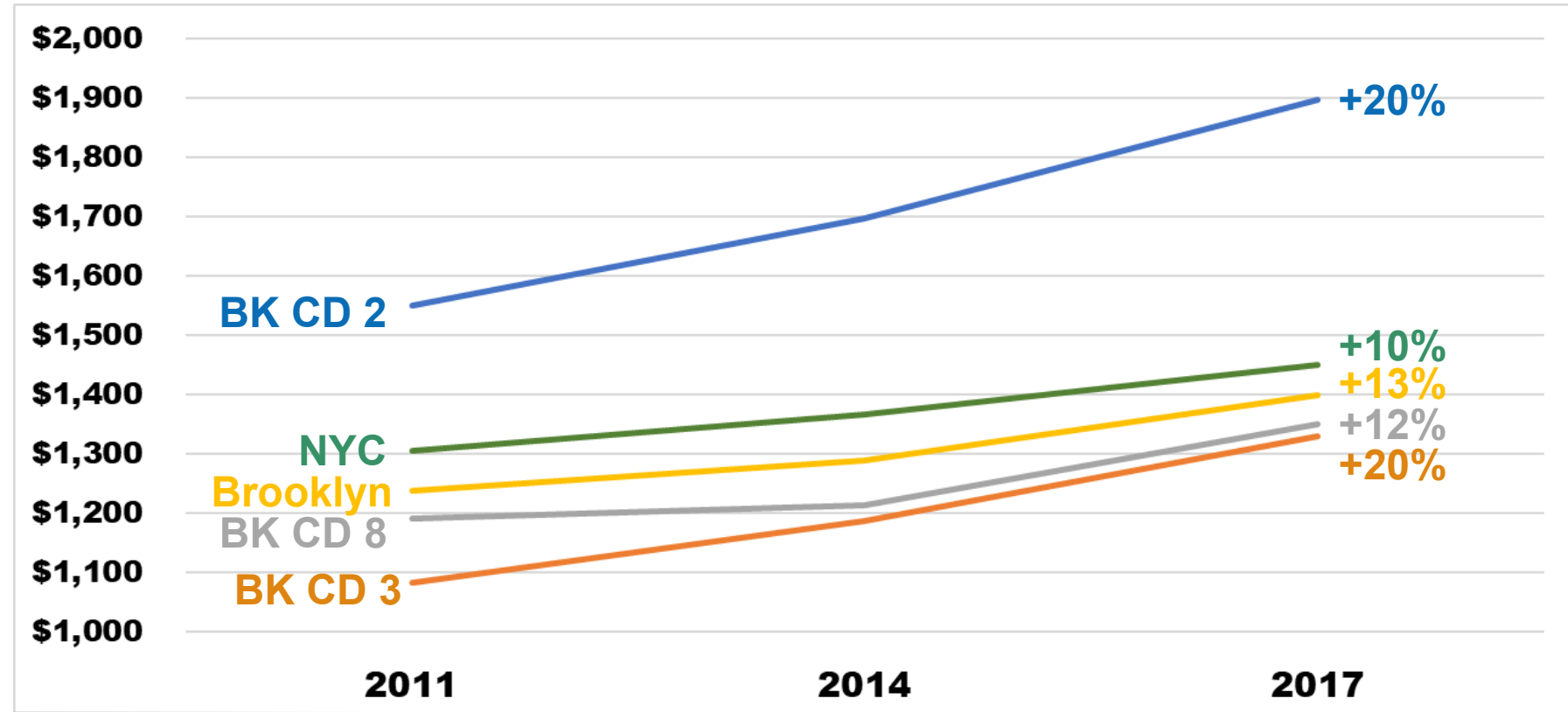


Source: 2016-2020 ACS

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

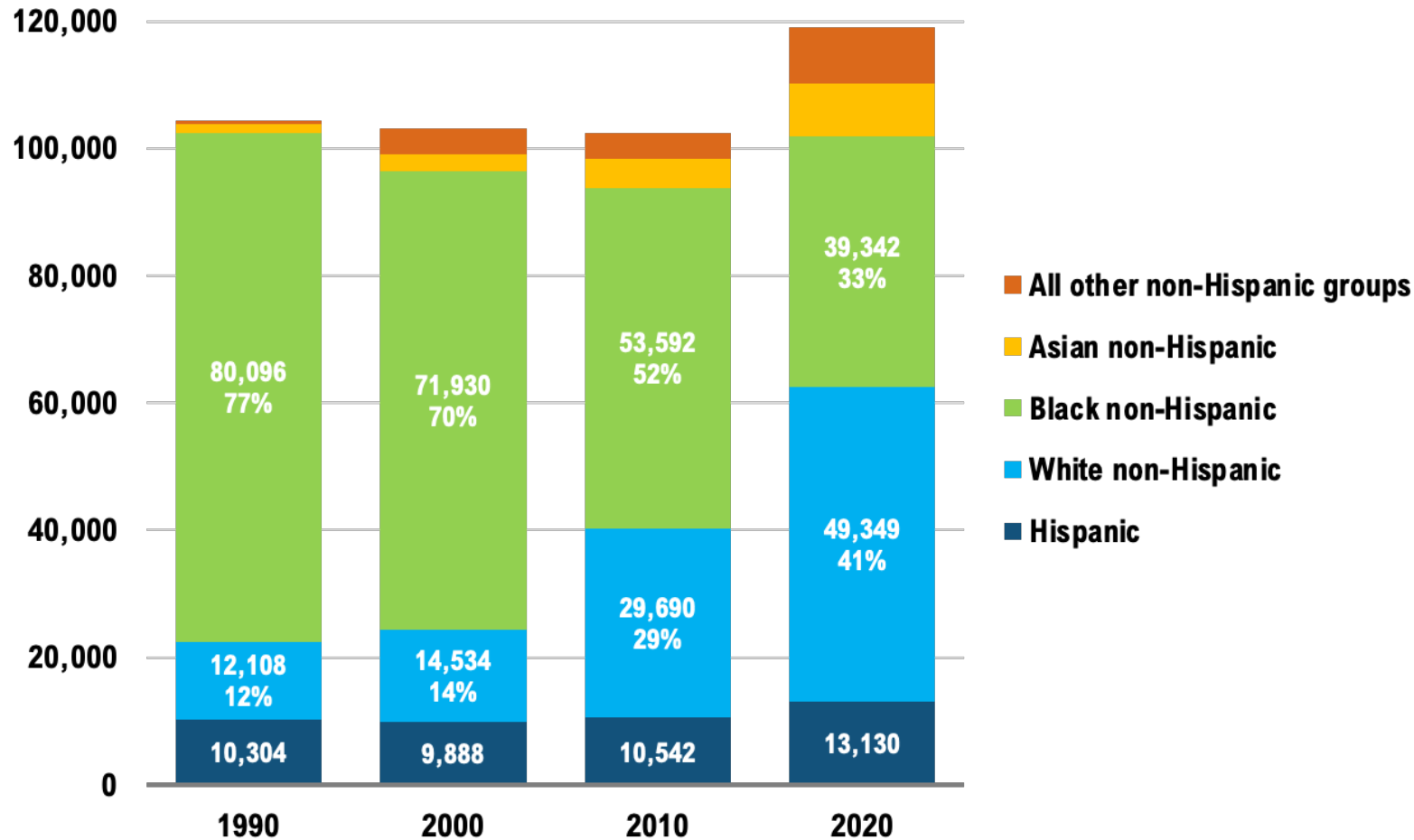
Rent Over Time

- 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

Demographic Change (1990 to 2020)

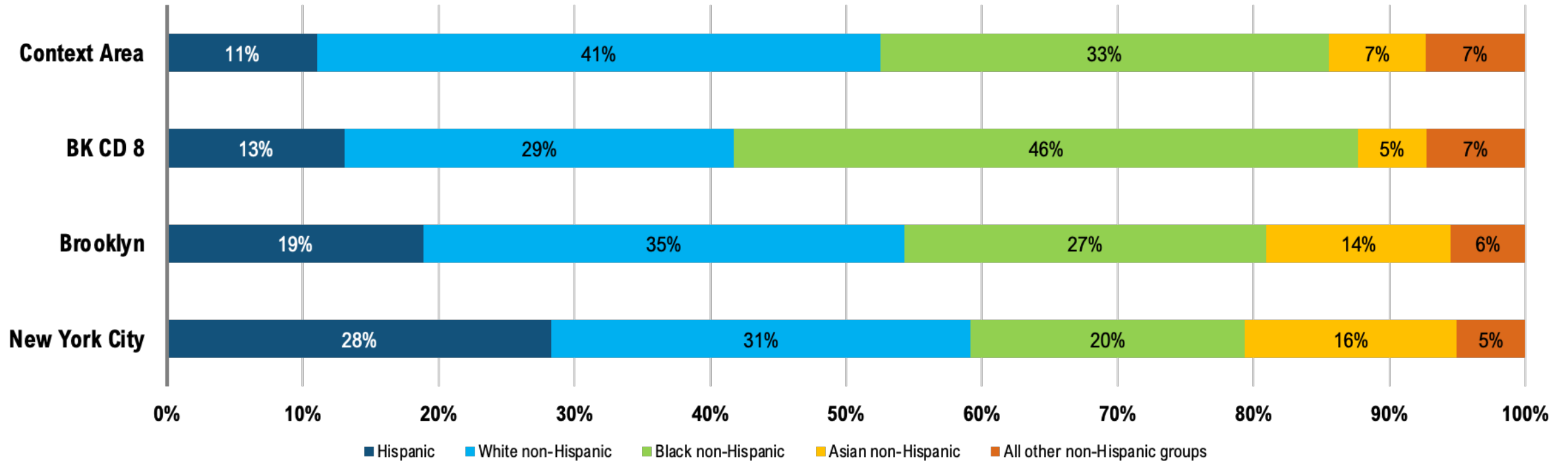


- As the population grew, demographics of the context area have changed significantly since 1990, including a large decrease in the Black non-Hispanic population, along with substantial increases in the White non-Hispanic, Asian non-Hispanic and Hispanic populations

* "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

Creating new affordable housing

Financing affordable housing
on public & private sites



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

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

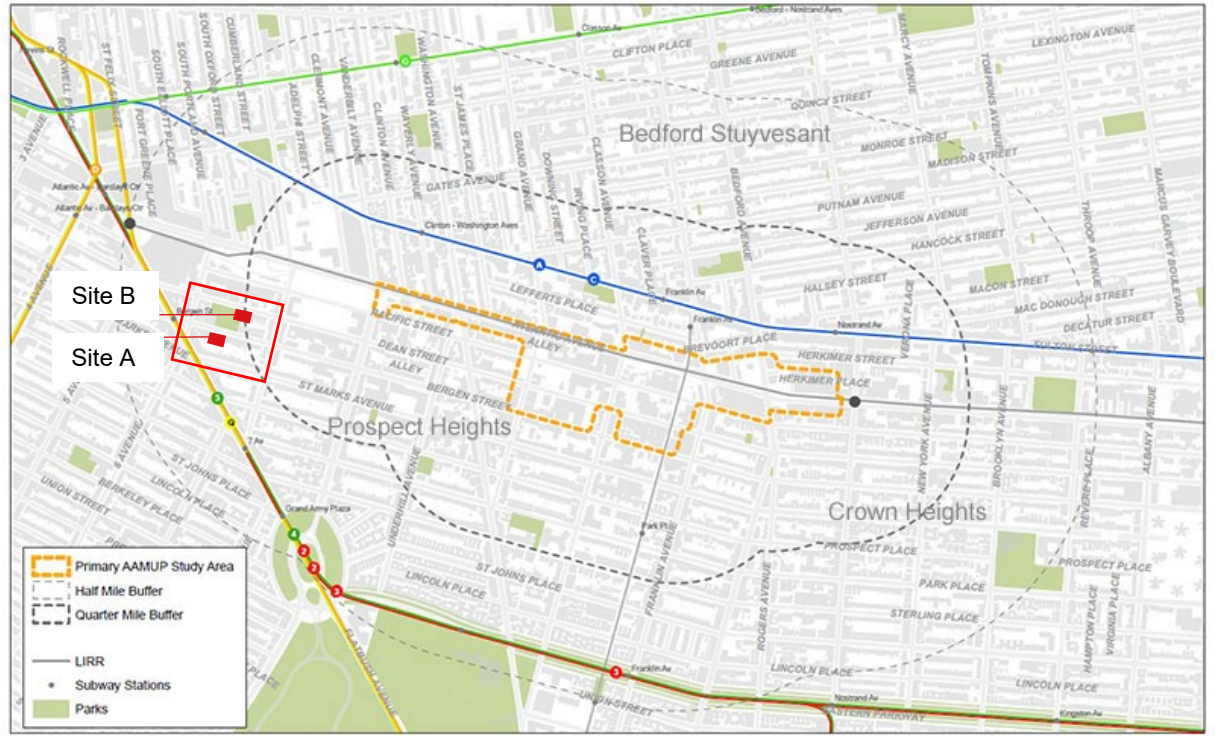
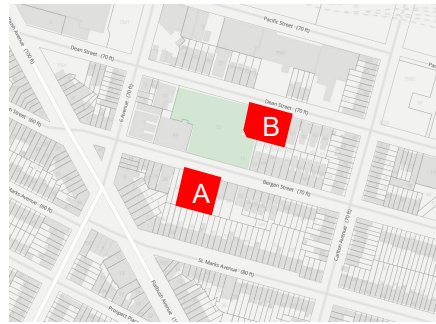


Chestnut Commons

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

Bergen and Dean sites

Location	A	516 Bergen Street
	B	542 Dean Street
RFP Goals	A&B	
	516 Bergen Street (Site A)	
<ul style="list-style-type: none"> • Create high quality affordable housing that furthers the goals of the Where We Live NYC Plan • Provide lower income New Yorkers and families with children opportunities to live in this amenity-rich neighborhood 		
542 Dean Street (Site B)		
<ul style="list-style-type: none"> • Create high quality affordable housing for seniors • Provide publicly accessible open space adjacent to Dean Playground 		



Creating new affordable housing in market rate developments

HPD administers zoning and tax incentives

- Mandatory Inclusionary Housing (MIH)
- Voluntary Inclusionary Housing (VIH)
- Tax incentives

Most new housing development occurs without HPD involvement

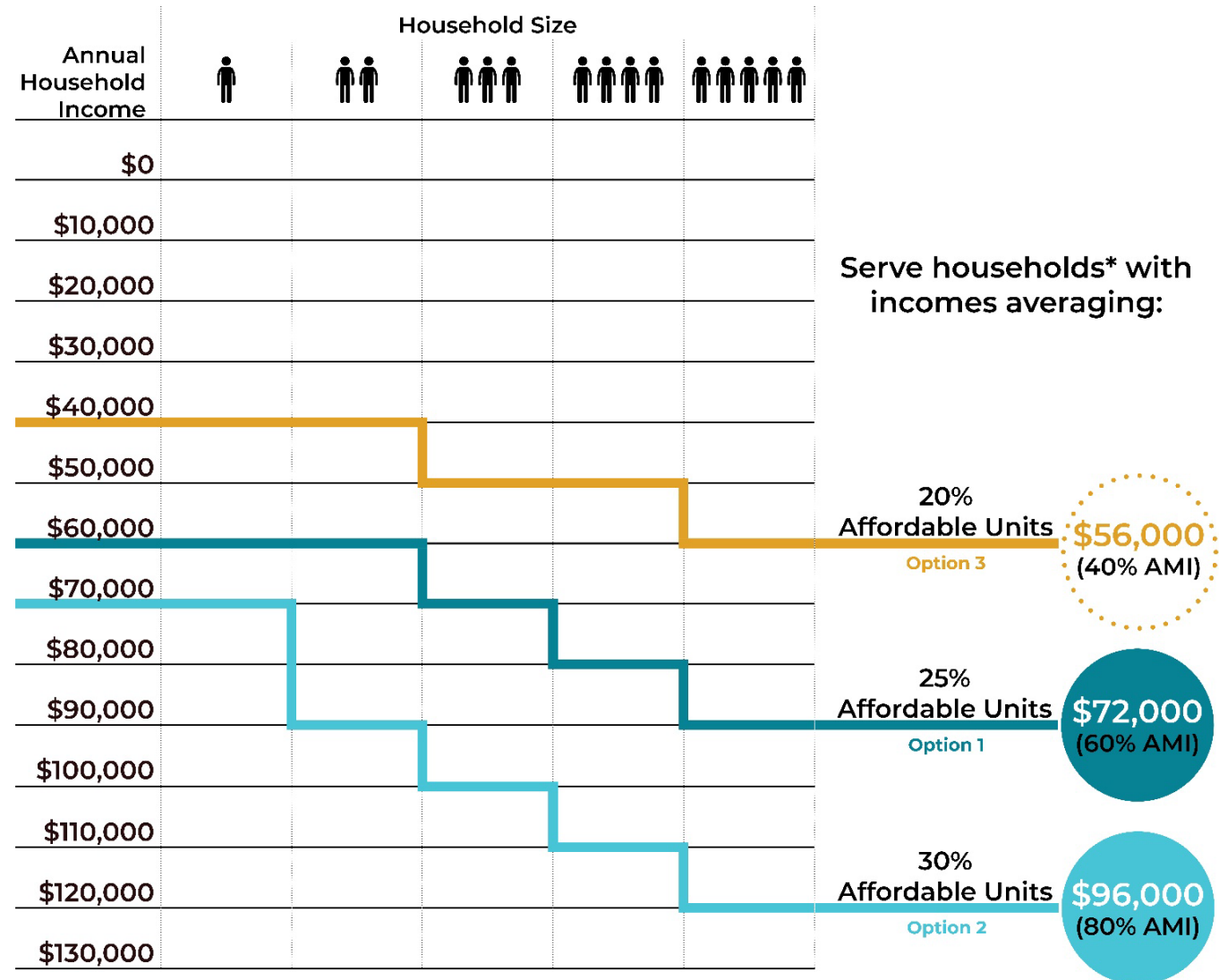
- 2 out of 3 homes built in NYC since 2014 were market rate



963 Atlantic Avenue Apartments
*38 units of affordable housing within a market-rate
building in Central Brooklyn*

What is Mandatory Inclusionary Housing (MIH)?

- MIH creates new, permanently affordable apartments that can only be rented to families that earn a certain amount of income
- MIH requires that 20-30% of units be permanently affordable for low- and moderate-income New Yorkers
- MIH housing is administered by HPD and distributed the housing lottery
- Apartments have regulated rents and income eligibilities



*Rents and incomes are examples based on a three-person household (2022 HUD Income Limits)

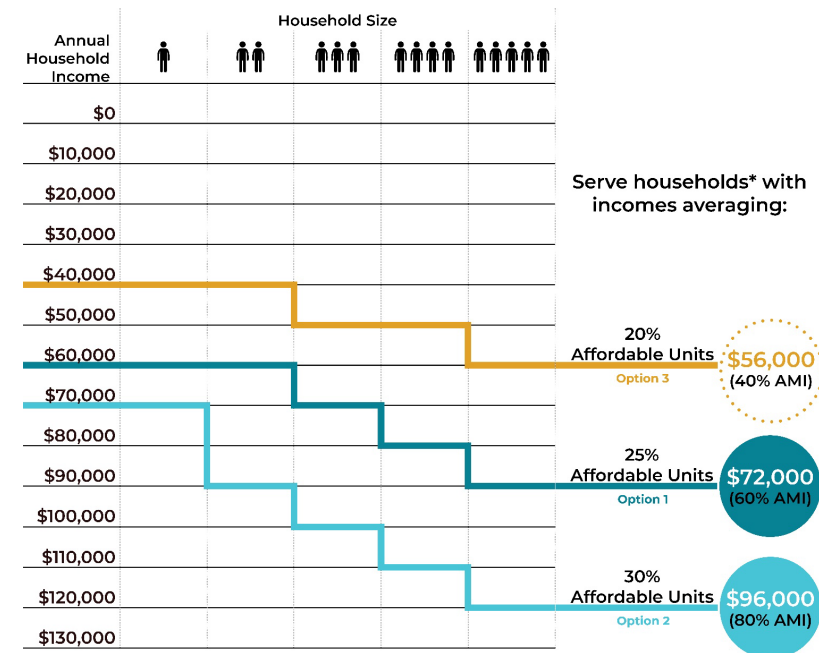
Local MIH examples

1010 Pacific St. (MIH and 421a)

D Administering Zoning & Tax Incentives








- 52 affordable units
- Averaging at 80% AMI
- 2019 Rezoning
- Constructed 2022



Affordable housing types and associated tools

Yes
No

HPD

	Public housing	Rental voucher	Government administered	Pre-1974 rent stabilized	Unregulated housing
					
Income restrictions	Yes	Yes	Yes	No	No
Rent stabilization	No	No	Yes	Yes	No
Rent burden protection	Yes	Yes	No	No	No
Regulatory body	Federal	Federal (some City)	City	State	N/A

Previous work: Bedford-Stuyvesant Housing Plan

Overview

- Collaborative community process launched in 2019 by HPD in partnership with residents, community partners and elected officials
- Significant set of preservation and stabilization strategies and proposed affordable housing development on vacant City-owned land

Key Actions

- Launched a **Homeowner Help Desk** and **Homeowner' Handbook**
- Connected homeowners to **estate planning** and **financial counseling**
- Developing new affordable housing on vacant City-owned land
- Hosted Tenant Resource Clinics to provide individualized assistance for tenants to learn about their rights and access resources.
- Proactively educating tenants on their rights under the Housing Stability and Tenant Protection Act of 2019, and available eviction prevention resources.



Existing Affordable Housing

What does affordable housing look like?

New Affordable Housing Built Since 2014

Affordable housing on public or private property, financed or administered by HPD. Examples include 100% affordable housing and Mandatory Inclusionary Housing. These homes are also rent stabilized.

Affordable Housing Preserved Since 2014

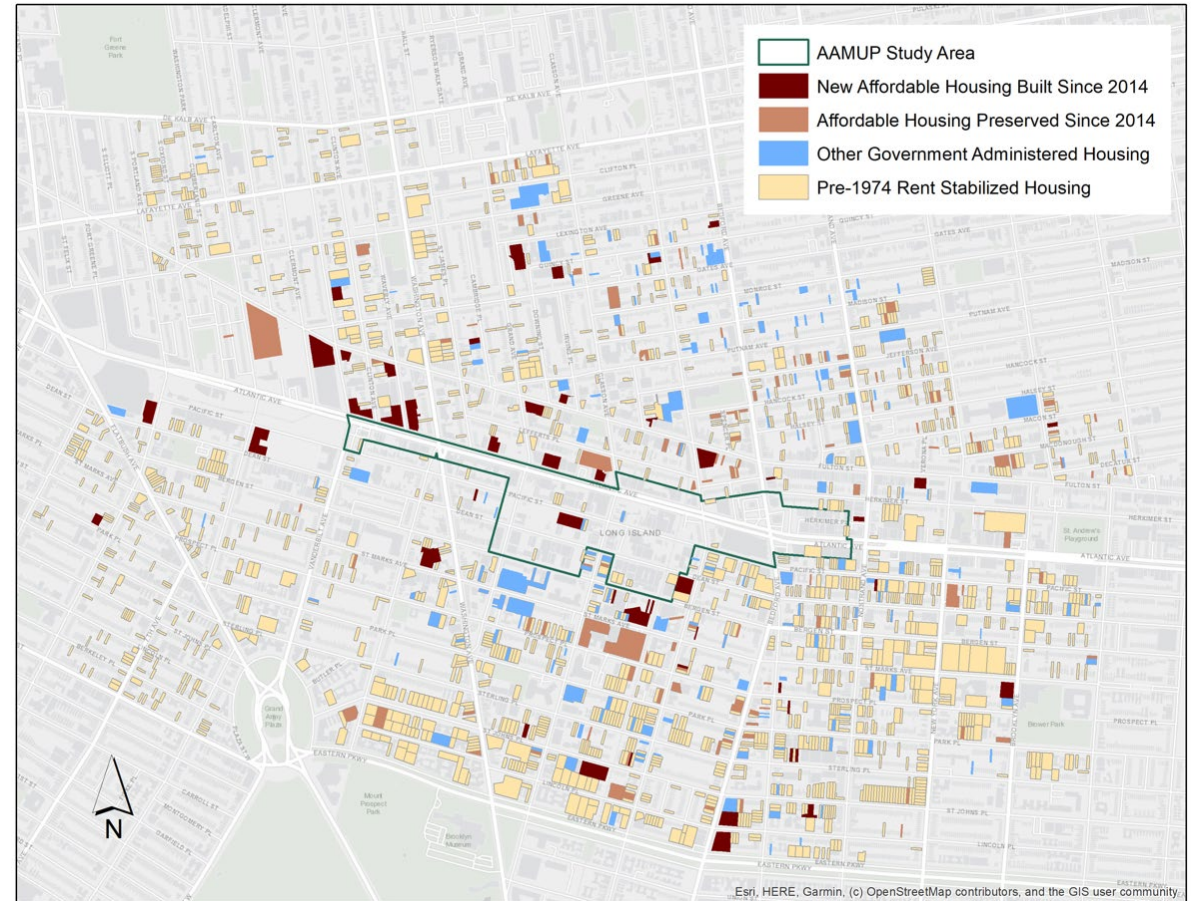
Existing affordable housing where affordability was extended in exchange for financing, often resulting in improved building conditions.

Other Government Administered Housing

Affordable units funded through federal or state programs. Examples include Mitchell-Lama and similar housing developments. Atlantic Avenue Eastern Parkway Washington Avenue *At least one unit is rent stabilized Nostrand Avenue

Pre-1974 Rent Stabilized Housing

In general, buildings of six or more apartments built before 1974 are subject to rent stabilization. Rent stabilization provides a number of tenant protections, including limitations on rent increases and eviction protection.



3 | HPD DISCUSSION



4 | DRAFT COMMUNITY PRIORITIES



What are the current draft Community Priorities?

Community Priority 1: Land Uses and Density



Flexible Mixed-Use Zoning



Active Atlantic Avenue

What We Heard



What We Heard



What We Heard: Character by Sub-Area

Atlantic Avenue

- Mixed-use preference
- Commercial ground-floors for activity
- Light industrial space
- Higher than existing density

East-West Streets

- Some preferred lower density than Atlantic, others equal density
- Mixed use; more neighborhood-oriented businesses
- Good for community gardens/open space

North-South Avenues

- Preserving industrial character of Franklin Avenue
- Privately-owned vacant lot near the intersection of Franklin Avenue and Pacific Street

What We Heard: Density and Building Heights

- Consensus that **Atlantic Avenue can support significantly higher density** buildings
- **Multiple perspectives on project sub-areas:**
 - » Some prefer higher density on Atlantic and medium/lower density on N-S Avenues and E-W streets
 - » Some advocated for uniform higher density throughout
- Some conditionally support higher density only if it offers more deeply affordable housing
- Some asked for **contextual transitions** to lower density blocks at project area edges

What We Heard: Manufacturing Only vs Mixed-Use

- General **preference towards mixed-use** designations throughout the study area
 - » Some concern this may result in few or no industrial business
 - » **Requirements, strong incentives, or subsidies for light industrial** may be needed for the desired business mix in MX areas
- Where participants designated manufacturing only (non-residential) they were **small targeted M-zones**

Community Priority 2: Preserve Mixed-Uses



Accessible Quality Jobs



Restrict Undesirable Uses

Zoning and Accessible Job Support

- There is general consensus that:
 - » The plan should support the **growth of jobs accessible without a college degrees that pay a living wage**
 - » There should be a **focus on local hiring**
- There is wide support **to retain and attract light industrial businesses** towards this goal
- Affordable housing **rents should correspond to local wages**

Community Priority 3: Develop Affordable Housing



Deepen MIH



Deeply Affordable Housing
on Private Sites



Deeply Affordable Housing
on Public Sites



Extend Community
Preference to Displaced
Residents



Inclusionary Housing

What We Heard: Housing Affordability

- There is wide **consensus on the need for more deeply affordable housing** in the area
- We hear consistently that the **existing affordability levels in Mandatory Inclusionary Housing (MIH) do not feel affordable** enough
- The local AMI (Area Median Income) may be too high a benchmark for desired affordability levels
 - » Given the area's in-demand housing, **local market rate rents may support deeper levels of cross-subsidy** for affordable housing

Community Priority 4: Preserve Affordable Housing



Anti-Displacement



Enforcement



Homeowner Preservation



Tenant Rights

Community Priority 5: Build in Sustainability and Resilience



Building
Electrification



Clean Curbs



Deep Efficiency



EV-Ready Parking



E-Micromobility



Green Infrastructure



Stormwater
Management



Source Separation

Community Priority 6: Historic Preservation

There were requests to consider the following structures for individual landmark designation



The United Order of Tents



Cathedral Condominiums