KEY RECOMMENDATIONS FROM BOROUGH PRESIDENT ADAMS IN RESPONSE TO EAST NEW YORK REZONING PROPOSAL

PERMANENT AFFORDABILITY
- Commitments for 100 percent permanent affordability of the housing units on HPD-owned and HPD-financed sites within area of zoning study

RESOURCES AND REFORMS TO STRENGTHEN AFFORDABLE HOUSING PRESERVATION AND ANTI-DISPLACEMENT EFFORTS
- Free legal representation in housing court
- Convening of anti-displacement advocates and legal practitioners to enable regular intake and support resources for HPD’s Tenant Harassment Prevention Task Force
- Lists and outreach regarding government assisted housing whose affordability requirements are expiring

LOCAL PREFERENCE FOR NEW HOUSING
- Commitment of 50 percent preference for CD 5 and CD 16 residents, including former residents who were previously displaced, with targeted educational resources and outreach for new housing in area

INCREASED SUPPLY OF VERY-LOW AND LOW-INCOME HOUSING THROUGH NEW OPPORTUNITIES
- Development of unstudied City lots, such as Grant Avenue Field municipal parking facility and site previously considered for Brownsville Community Justice Center
- Development of faith-based properties with available air rights

DEEPER AND MORE FLEXIBLE BANDS OF AFFORDABILITY
- New measures to encourage developers to use voluntary affordable housing bonus

NEIGHBORHOOD CONTEXTUAL ZONING
- Study of proposed residential districts to better match allowable zoning, including potential for targeted downzoning to combat displacement
- Use of more appropriate building height and density in designated areas
- Minimization of noise, vibration, light, and air impact of development adjacent to elevated train lines

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KEY RECOMMENDATIONS FROM BOROUGH PRESIDENT ADAMS
IN RESPONSE TO EAST NEW YORK REZONING PROPOSAL

ACCOMMODATION OF FAMILY-SIZED UNITS
• Codification of minimum threshold for bedroom mix on HPD-owned and HPD-financed sites

COMMERCIAL AND INDUSTRIAL DEVELOPMENT TO REFLECT LOCAL NEEDS AND PREFERENCES
• Assurance of access to FRESH Food Store(s)
• Restriction of big-box retail
• Financial incentives, including retail corridor enhancement, to avert commercial displacement and grow opportunities for local entrepreneurs and artisans
• Strengthening and preservation of IBZs, inclusive of promoting new urban agriculture uses

LOCAL HIRING AND M/WBE CONTRACTING
• Compliance with Local Law 1 standards

HOLISTIC COMMUNITY DEVELOPMENT
• Neighborhood-based siting of Workforce 1 Career Center and potential CUNY Innovation Lab
• Relocation of government offices to new hub at Broadway Junction
• Elimination of classroom trailers and creation of permanent school seats
• Provision of sufficient community, child care, and senior centers
• Investment of at least $20 million to enhance deficiencies in open space
• Vision Zero redesign of Atlantic Avenue
• Improved transit to meet growing ridership, including DOT and NYCT investment
• Attention to stormwater/wastewater green infrastructure
• Remote sites for local access to City agency services

ACCOUNTABILITY FOR PLAN IMPLEMENTATION
• Establishment of a post-approval follow-up body with community representation