

- New Actions on Discretionary Zoning: Requirements on new development where new zoning or land use actions are implemented.
 - ZQA works with MIH to allow for flexibility in the building envelope.
 - Additional FAR is allowed in some zones for senior affordable housing.

Mandatory Inclusionary Housing

- To encourage and or require affordable housing in newly zoned areas, while supporting the overall production of housing.
- Where a Mandatory Inclusionary Housing Area (MIHA) is mapped all new development must comply. There are two main options for levels of affordability, and two other options that can be layered on, for deeper affordability or Workforce housing.
 - Options other than producing on-site apartments, are allowable, if qualified.
 - Payment in Lieu fee – one of the options, was of concern to CB6. This option is now detailed, and is based on community district rate.
 - Administering MIH: Restrictive Declaration is issued prior to building permit, and Certificate of Occupancy cannot be issued until MIH requirements are in compliance.
 - A Local Law is being considered to apply penalties for MIH violations.

Questions:

1. How permanent are MIH unit rents? Are they similar to rent regulated?
 - a. Yes. Rents are restricted and the unit can never graduate out of the program, and rents are controlled under the NYC Rent Guidelines Board for rent stabilization.
2. What happens if AMI changes drastically within a neighborhood that gentrifies quickly?
 - a. AMI is regional. It covers a large geographic area and does not change locally.
3. Where have MIH areas been located so far?
 - a. Brooklyn CB5: Cypress Hills and BCB 16: Broadway Junction
4. Are there succession rules for family members?
 - a. Not sure.
5. What are the subsidy programs?
 - a. In East NY, HPD has offered subsidies to developers to increase deep affordability of the units.
6. Have there been any metrics that indicate which options developers are choosing most often?
 - a. There is not enough data/projects yet.
7. How was MIH & ZQA put together?
 - a. Lots of research, consultants, looking at other cities that have MIH in place, speaking with advocates, developers, real estate, etc.
 - b. The need was made clear – and CM Lander was an early proponent of this – that when the city adds additional value to a landowner’s property through a public action, the public should require that the developer give something back.
 - c. Coordination of MIH and ZQA: A lot of review of the original Inclusionary Housing option showed that it did not successfully get units built. Often, the FAR that came with the Inclusionary Housing, could not fit within the zoning envelope, and was left unbuilt. ZQA was devised to help open up design and building possibilities.
8. Community Facility Bonuses: Are they still being used, and if so, could the Local Law that will be reviewing MIH compliance also review Community Facility compliance?
 - a. This is not something that they city has taken on yet

Presentation by NYC Department of City Planning to offer updates on the on-going Gowanus Places Neighborhood Study.

Gowanus Neighborhood Planning

Process and next steps.

- Draft Planning Framework should be ready in early 2018. Then specifics will be applied to it.
- The Neighborhood Plan will include zoning changes. That will come later

Question:

- Will the Framework be available for review prior to its release?
 - It could be released for comments earlier
 - The presentations are available online
- Does the Neighborhood Plan take into account objectives for racial and economic diversity? What kind of statistics are used?
 - DCP has collected a lot of information from 70-80 working group meetings; also from statistics on income demographics.
- How can Gowanus be stabilized? As the neighborhood continues to grow and expand, how do we keep diversity?
 - Working to improve NYCHS with rezoning funds
 - Schools, Transportation – and how are other infrastructure items being included.
 - This Administration has consistently made concerted effort to review related infrastructure such as schools, transportation, etc.

Review of District Needs relevant to Economics, Waterfront, Community Development and Housing: Ty Beatty, Administrative Manager of Community Board 6 presented.

- CB6 has not done a District Needs evaluation since 2013. EWCDH should review the “Land Use, Housing and Economic Development” list and provide one response back to the District Office.
- District Needs should be considered based on existing conditions; where needs are greatest; what CB6 shows a distinct and specific obligation to provide that is not being addressed
- The committee was asked to be sensitive to disparities across different parts of the community district, such as differential rates of unemployment, income and community resources.
- Rick Luftglass and Ariel Krasnow, Chairs, will collect responses and return them to the District Office.
- District Office will provide additional material on district-wide statistics.

Minutes submitted by Ariel Krasnow