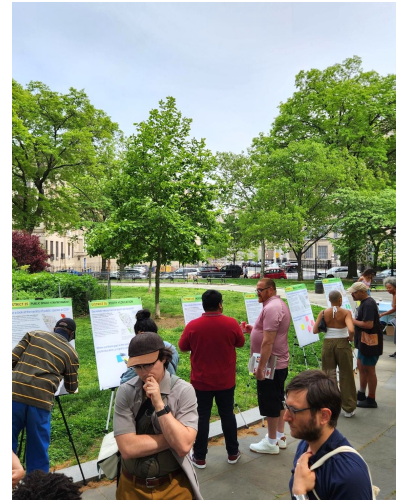


Planning Together For Our Future

Land use by the people, for the people.

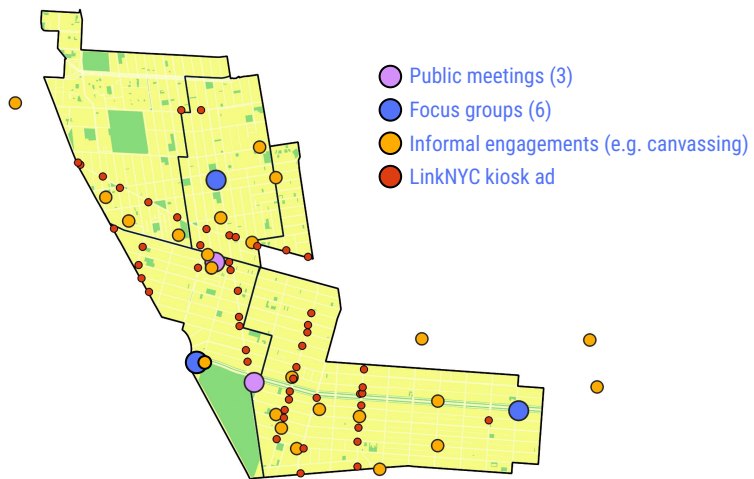
It's time for a community-driven land use process to set the terms for future development in our neighborhoods.

Council Member Crystal Hudson allocated discretionary funding to Hester Street to lead a research and engagement process to create this framework.



COMMUNITY ENGAGEMENT

A district-wide survey, public meetings with discussion and artmaking activities, focus groups, canvassing, and more, ensured that all residents had the chance to voice their needs and priorities.



FINDINGS

41%

chose **more affordable and/or supportive housing** as their top need for their neighborhood.

40%

find it challenging or very challenging to find **healthy, affordable food**.

44%

said the **price of commercial rent** is the biggest challenge for small businesses in the neighborhood.

87%

find it challenging or very challenging to find affordable housing in the neighborhood.



Lack of public seating is the top **unmet accessibility need**.




Unreliable, inaccessible transit is the top **barrier elders face**.

Read more at www.council.nyc.gov/crystal-hudson/planning/


Development Framework for District 35

The community engagement findings will inform future development in the district. Council Member Hudson will use this framework to evaluate new development proposed through the Uniform Land Use Review Procedure (ULURP). This community-driven approach to land use is the first in NYC and seeks to inspire similar efforts in other districts.

WHO SHOULD USE THIS FRAMEWORK?



Residents



Developers

CD35
CM Hudson

HOW TO GET APPROVED

Proposed projects may get Council Member Hudson's support if they fulfill **either Track 1 or 2**. Rental housing projects without dedicated affordable housing units set aside may not be supported by Council Member Hudson.

	Track 1	Track 2
Affordability criteria	Option A or B	Option C
Baseline criteria	All 4	All 4
Additional criteria	At least 1 in each category	At least 3, 2, or 1 in each category (specified below)

AFFORDABILITY

Option A
Deeply affordable housing

Any affordable rental housing project (defined as 80% of units or more restricted at or below 80% AMI) must **meet or exceed** the affordability requirements of its applicable HPD term sheet.

Option B
Homeownership access

Any subsidized homeownership project must provide access to affordable homeownership opportunities to low-income residents by providing **at least**:

- 50% of units at/below 80% AMI
- 75% of units at/below 100% AMI

Option C
Mixed-income development

Any mixed-income rental project (or rental housing projects that do not meet Option A) must **meaningfully exceed** Mandatory Inclusionary Housing (MIH) requirements.

BASELINE

- **Inclusive Design Guidelines**
- **NYC Pest Mitigation Plan**
- **Enterprise Green Communities Criteria**
- **Living wage + local hiring**

ADDITIONAL*

- **Open space amenities** (minimum 1 for Track 1, or 3 for Track 2)
- **Housing upgrades** (minimum 1 for Track 1, or 2 for Track 2)
- **Non-residential uses** (minimum 1 for Track 1 or 2)

*Find the full criteria at www.council.nyc.gov/crystal-hudson/planning/