

PLANNING TOGETHER FOR OUR FUTURE

HESTER ST

PUBLISHED SPRING 2024

Development Framework
for Council District 35

This framework was designed and developed by Hester Street.
This project was commissioned by Council Member Crystal Hudson and City Council through discretionary funding.



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Who should use this framework?

Community members

As an accountability mechanism to ensure their priorities are considered in the early phases of development.

Council Member Hudson's office

As a checklist to ensure that community needs are integrated into new development.

Developers

As a guide to understand the types of development that residents demand.



Introduction

INTRODUCTION

Land use by the people, for the people.

NYC residents don't have enough voice in decision making for land-use planning and development.

It's time for a community-driven land use process to set the terms for future development in District 35.

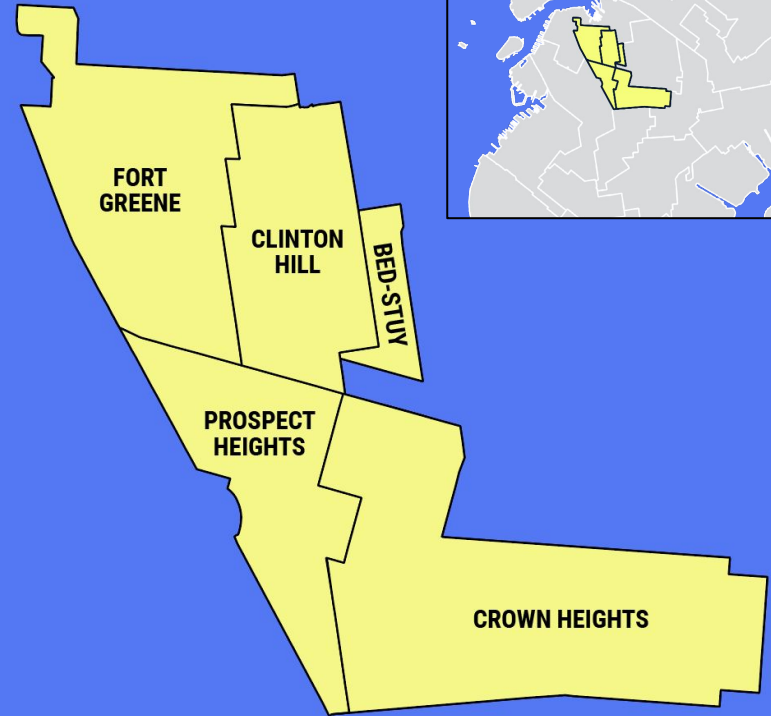


INTRODUCTION

New York City does not have a comprehensive plan for land use, nor does its 51 Council Districts. There is no single, cohesive document that facilitates decision making for sustainable and equitable development around land use, infrastructure, housing, open space, and other neighborhood services.

The following Development Framework is a community-led framework to inform future development in District 35.

It's like participatory budgeting, but for land use.



INTRODUCTION

Current land use decisions are made piecemeal.

Developers can get approvals to change density and height restrictions to build larger, taller developments. They can also change the zoning of a lot or area.

Many of these decisions don't consider the surrounding area or incorporate resident input; instead these isolated decisions can hurt communities and displace long-standing residents.



809 Atlantic Avenue (Image: Michael Young)

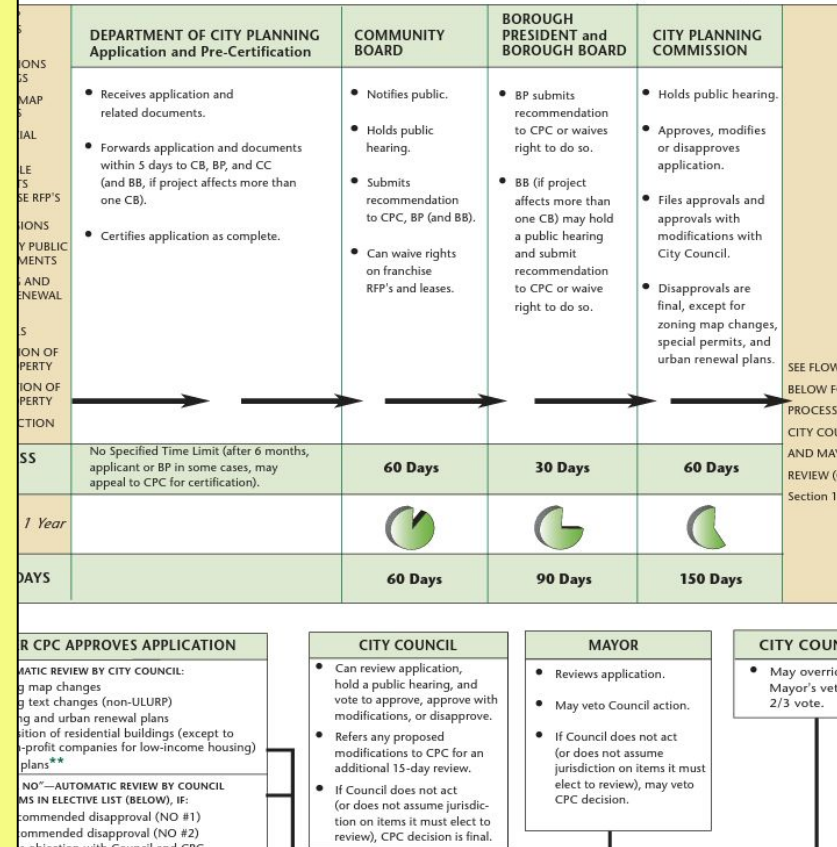
INTRODUCTION

NYC's Uniform Land Use Review Procedure (or ULURP)

is the existing land use decision-making process to change zoning rules for a specific lot or area. It was developed in 1975 to prevent urban renewal-style razing of neighborhoods and to engage communities.

However, **it has become convoluted and inaccessible** for many. Today, ULURP encourages one-off development and enables real estate speculation that can rapidly transform neighborhoods. The current process favors real estate developers and jeopardizes the wellbeing and livelihood of low-income and working class residents, especially in Black and Brown neighborhoods.

Uniform Land Use Review Procedure (ULURP)



See our proposed refined ULURP process on slide 45.

So how do you create a comprehensive understanding of the district, informed by community input?

And how can this understanding drive sustainable, equitable development?

This framework incorporates findings from citywide data and community engagement across District 35's neighborhoods to inform future development decisions by Council Member Hudson.



Approach + Methodology

Strategy

Council Member Hudson provided funding to the non-profit organization Hester Street to understand:

- Current conditions in District 35
- Residents' lived experiences
- Community priorities related to physical and social infrastructure (e.g. housing, open space, education, food access)



APPROACH + METHODOLOGY

Hester Street used a **mixed-method approach** to showcase shifting demographics and to provide awareness around District 35 disparities in livability. This section contains the following:

District Snapshot

Visual representation of district-wide data and demographic shifts over 20 years, services, and displacement risk.

Community engagement

Process and overview of district-wide participation across communities.

Survey analysis methodology

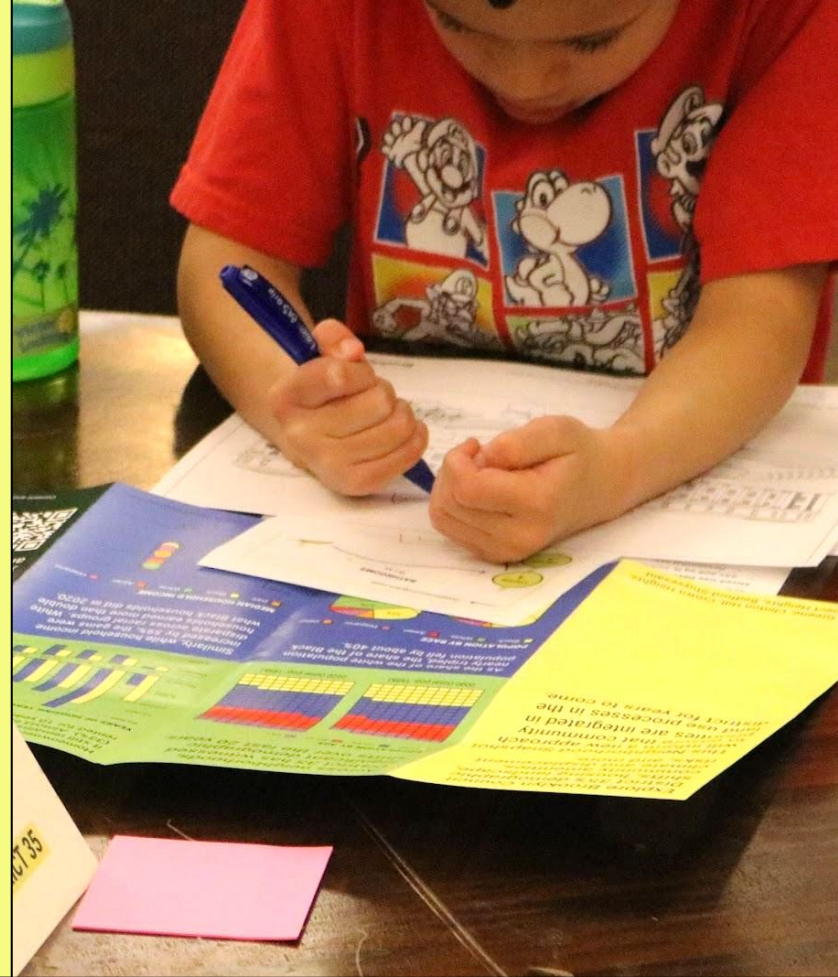
District-wide survey analysis to understand demographic shifts, neighborhood-specific priorities, and land use and development needs.

District Snapshot

District 35 changed dramatically over the past several decades in terms of population, development, and other forms of neighborhood change.

This District Snapshot highlights:

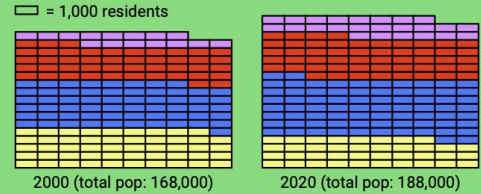
- Demographic shifts over the last 20 years
- Disparities in the allocation of community amenities
- Housing and development trends and pressures



APPROACH + METHODOLOGY

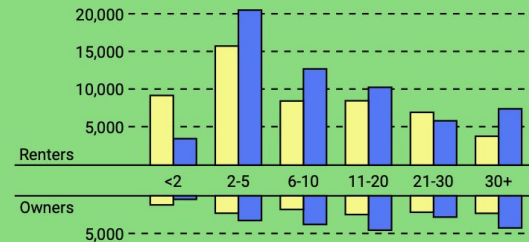
Across neighborhoods, District 35 has seen significant demographic shifts over the last 20 years.

POPULATION BY AGE



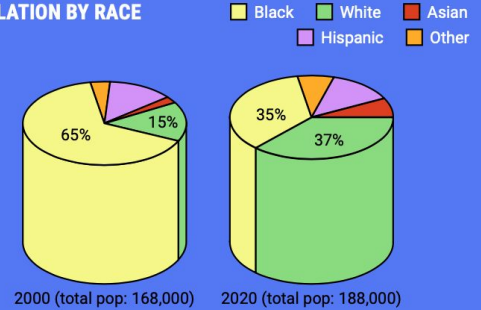
Homeownership increased, but it remains below the city average (33%). Almost half of households have rented for 10 years or less.

YEARS OF HOUSING TENURE



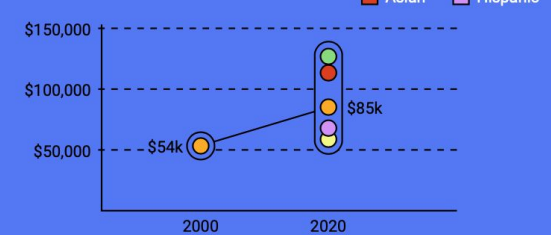
As the share of the white population tripled, the share of the Black population fell by 40%.

POPULATION BY RACE



Household income gains were disparate across racial groups. White households earned more than double what Black households did in 2020.

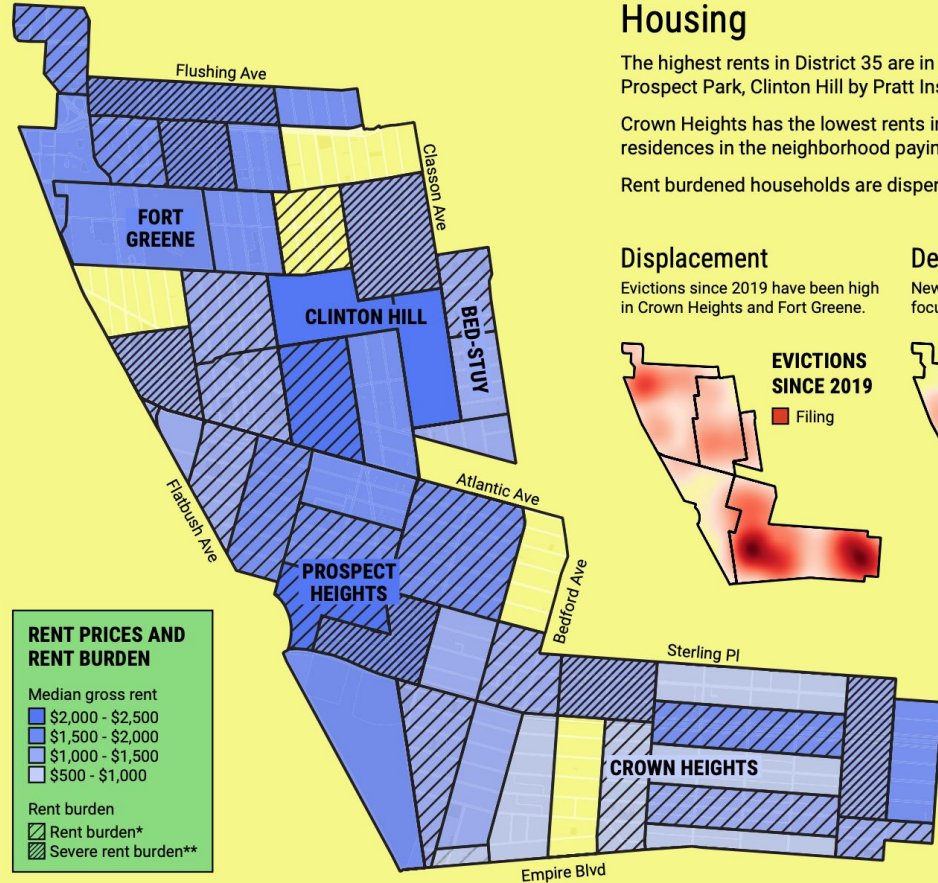
MEDIAN HOUSEHOLD INCOME



Data: US Census (2000 and 2020)

Find the complete District Snapshot [here](#).

APPROACH + METHODOLOGY



Housing

The highest rents in District 35 are in Prospect Heights near Prospect Park, Clinton Hill by Pratt Institute, and Fort Greene.

Crown Heights has the lowest rents in the district, with most residences in the neighborhood paying less than \$1,500.

Rent burdened households are dispersed throughout the district.

Displacement

Evictions since 2019 have been high in Crown Heights and Fort Greene.

Development

New construction has largely been focused in Clinton Hill since 2019.



*30%+ of household income spent on rent
 **50%+ of household income on rent

Data: ACS 2019, 5-Year Estimates; DOB, 2022; DOI Evictions, 2021

Find the complete District Snapshot [here](#).

APPROACH + METHODOLOGY

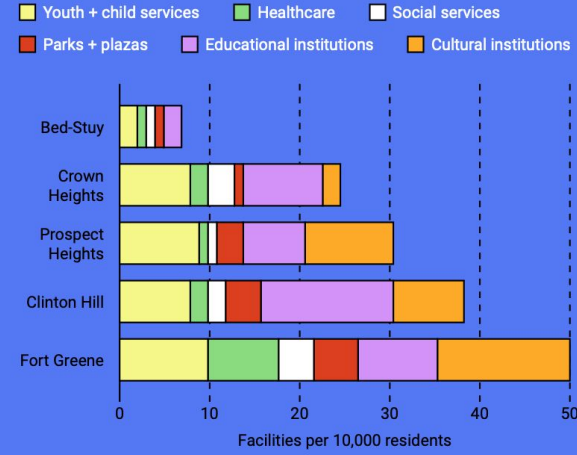


PUBLIC SPACE

- Parks + open space
- Bike lanes
- Open Streets
- Public plazas
- Privately Owned Public Spaces (POPS)
- Greenthumb community gardens

Community amenities

The community amenities in District 35 are not evenly distributed across the neighborhoods. For example, there are only 8 facilities for every 10,000 residents in Bed-Stuy, compared to 50 facilities for every 10,000 residents in Fort Greene.



Data: NYC Facilities Database, NYC DOT, OTI, DPR, DCP, 2022

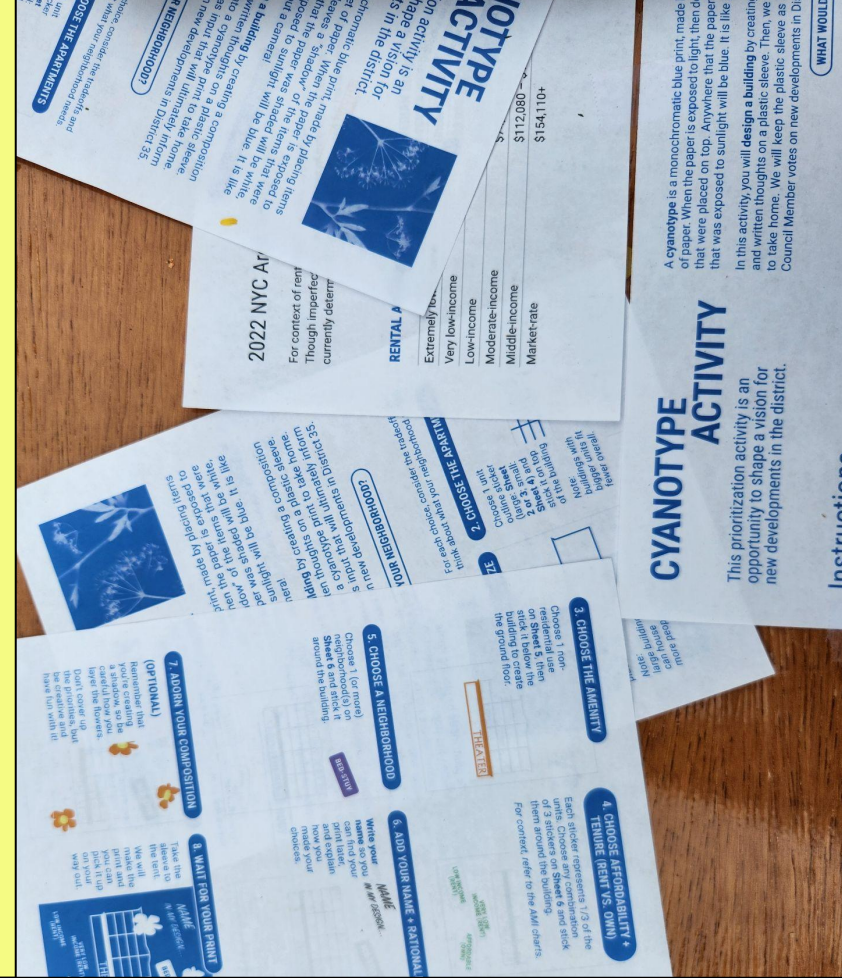
Find the complete District Snapshot [here](#).

APPROACH + METHODOLOGY

Community engagement

Hester Street developed a strategic engagement process to inform future development in District 35.

The community engagement process was designed to understand community needs and priorities on a variety of land use issues. Data collection methods included a district-wide survey, public meetings with engagement activities, focus groups, canvassing, and more.



APPROACH + METHODOLOGY

Engagement + outreach timeline

Public meetings – 150+ participants

Focus groups – 45 participants

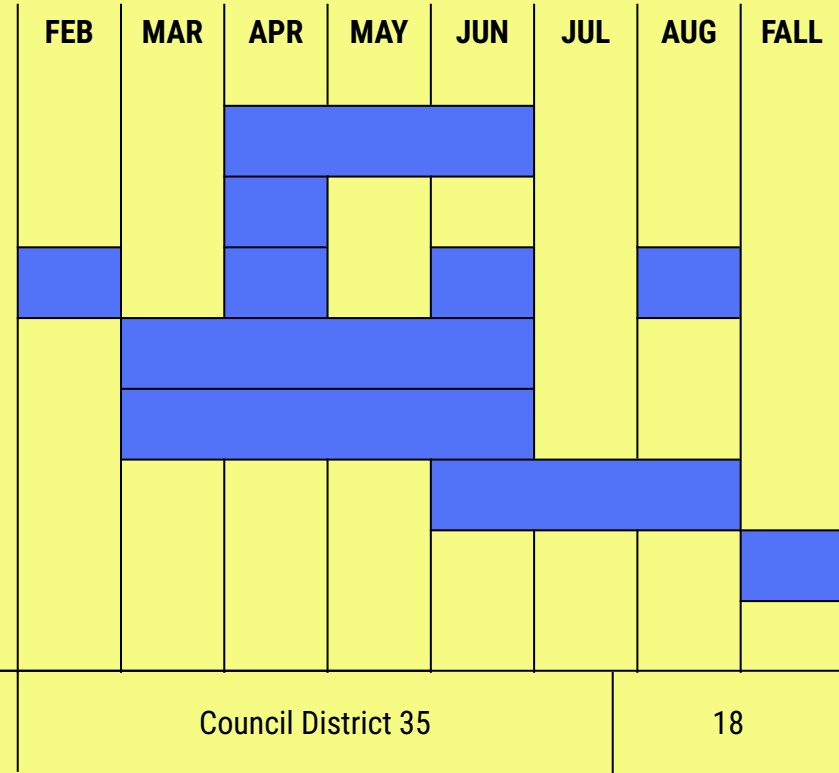
Advisory Committee meetings – 12 members

Survey + social media outreach – 1,086 survey respondents

Informal + civic engagement – 25+ events

Land use vision + prioritization framework

Additional outreach + implementation

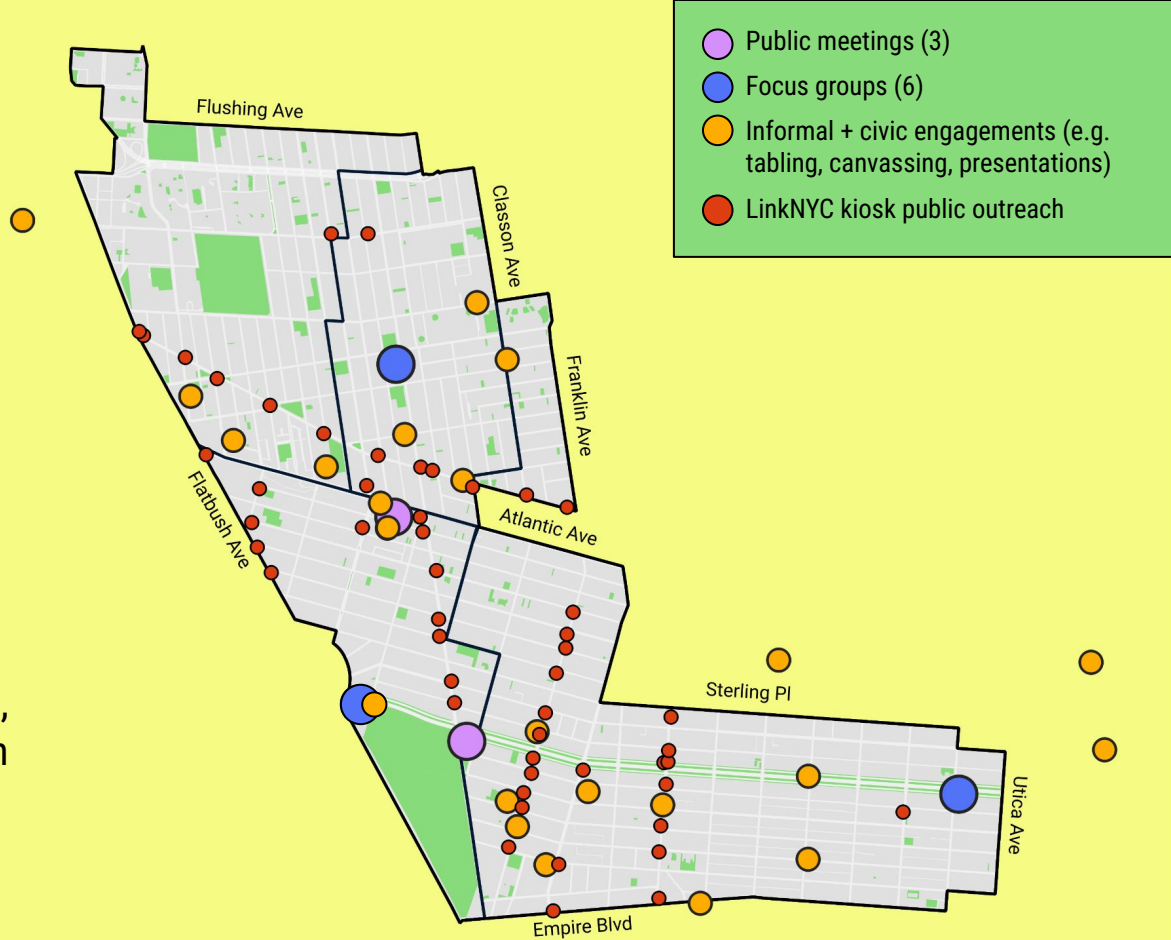


APPROACH + METHODOLOGY

District-wide engagement process

Engagement events and outreach took place throughout the district to ensure that opportunities for public participation were accessible to a wide variety of stakeholders and residents.

The engagement strategy was nimble to address gaps along the way. For example, special efforts were made to reach Crown Heights residents due to lower initial participation in the survey.



Take a look at the variety of public spaces in D35!

District 35 contains some of the most beloved parks in Brooklyn. However, access to public space is not evenly distributed throughout each neighborhood, and the quality of the space varies from park to park.

For example, Bed-Stuy and Crown Heights have the least number of parks and plazas per population compared to Clinton Hill, Fort Greene, and Prospect Heights.

It is also important to consider the environmental benefits associated with green space, including decreased vulnerability to flooding and heat. As new development is planned for the district, open space requirements may help address some of these disparities.



Public space in D35 includes parks, bike lanes, open streets, plazas, privately-owned public spaces, and community gardens.

What are your top priorities for current and future public spaces in the district?

Collage of handwritten sticky notes with survey responses:

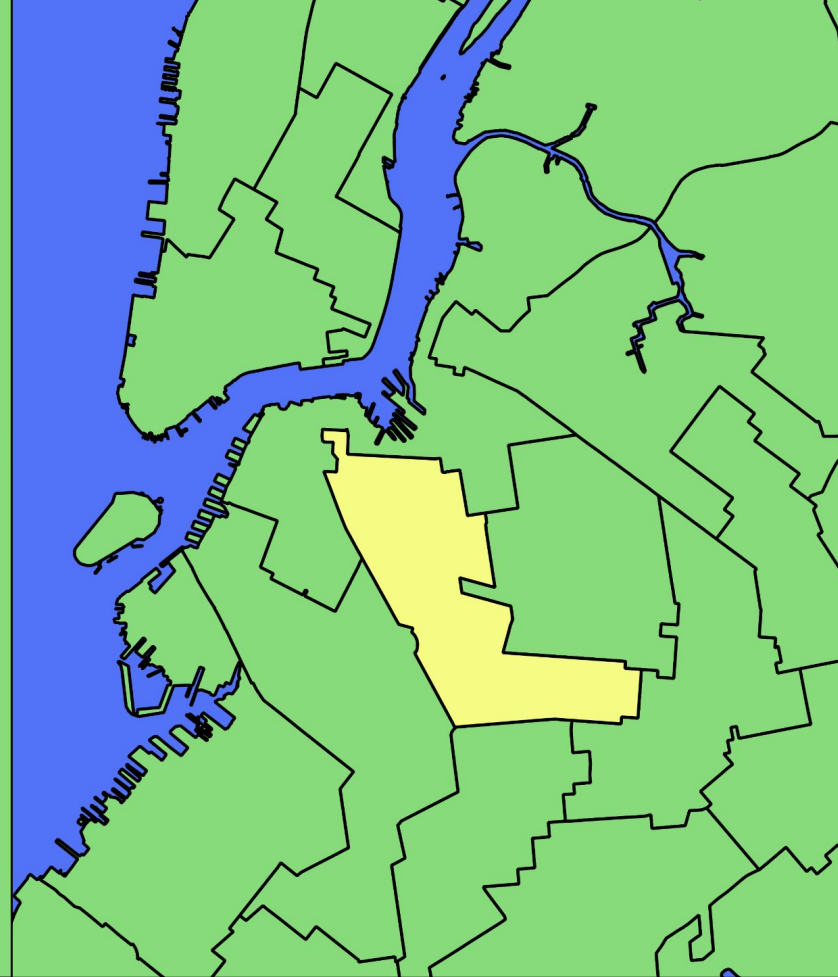
- BIENIAWALES**
TREE PLANTING
IN ALL EMPTY
LOTS
GREEN
INFRASTRUCTURE
ON STREETS
- RECLAIM
PARK REDESIGN
TO BE MORE
WELCOMING**
- CAMPUS
REDEVELOPMENT
FOR S. CROWN
HEIGHTS**
- MAKE PUBLIC
GARDENS + PLAZAS**
- NO MORE NEED
PARKING ON TREES**
- There needs
to be regular
and standard
check options in
NYC parks**
- Make Athletic
Programs
available to
family
and children
that does
not require
special
equipment**
- Having
parking
in the
middle area**
- NO MORE
PARKING ON
TREES**
- Things of
built-in
from the
State - not
an after-
thought**
- Make a Lark
Part of 902
Specific
Public Parks**
- Lark
area
has a
great
mental
health
hospital
and it
is
near
a
park
that
is
great
for
my
life.**

Findings

District-wide findings

The following section summarizes all of the feedback received from the District 35 community throughout the engagement process, covering impacts of neighborhood change, gaps, and opportunities.

There is particular emphasis on the **survey findings** given the breadth and depth of responses received. These survey findings are presented both as multiple choice selections and synthesized written responses.



Overview

What is one change in the neighborhood that has impacted you?

- Rising cost of rent from gentrification and development of luxury high-rise residential buildings
- Open streets
- School and childcare facility capacity
- Lack of access to affordable groceries
- New small businesses such as restaurants, coffee shops, and boutiques replacing older businesses

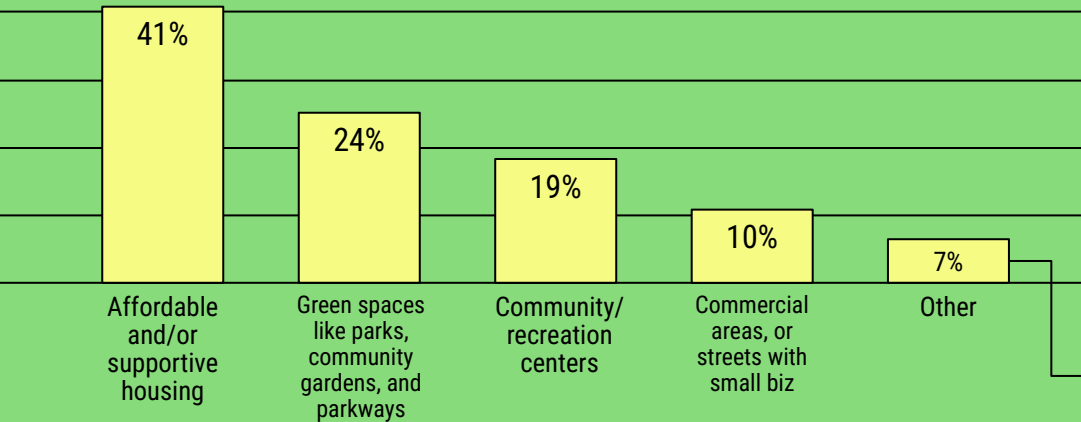
What are your top three needs that are not currently being met in your neighborhood?

- Affordable rent and general cost of living
- Safe streets for pedestrians, cyclists, and drivers
- Waste management (trash, recycling, and compost) and pest control

FINDINGS: DISTRICT-WIDE

Overview

What do you wish your neighborhood had more of?



Notable finding

For those earning more than \$100,000 (36% of respondents), affordable and/or supportive housing was still the top choice for what their neighborhood should have more of.

Written-in responses (labeled "other") included parking, safe, walkable streets, protected bike lanes, gyms, dog parks, more frequent public transit routes, public bathrooms, quiet public spaces, and housing of all kinds (not just affordable).

FINDINGS: DISTRICT-WIDE

Housing

How much of your gross income goes to rent?

Less than 30%
28%

Exactly 30%
16%

More than 30%
56%

How challenging is it to find affordable housing?

Easy 2%

Neutral
11%

Challenging
28%

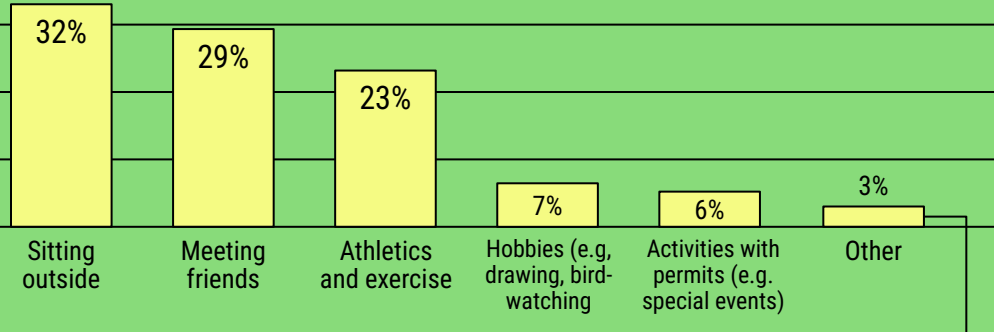
Very challenging
59%



FINDINGS: DISTRICT-WIDE

Public space + infrastructure

How do you most often utilize the parks and green open spaces in your neighborhood?

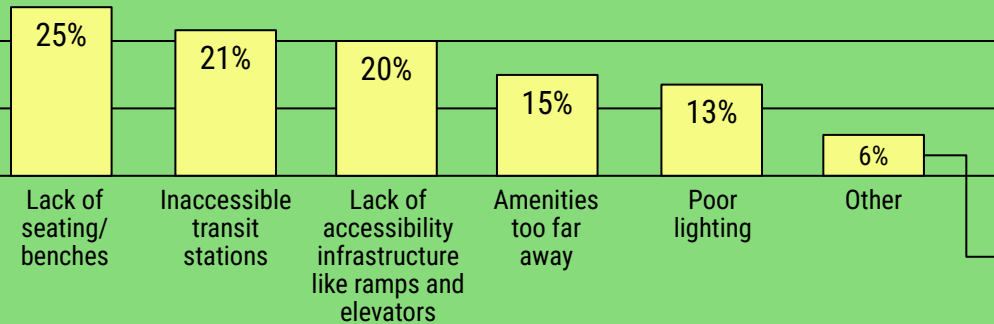


Written-in responses (labeled "other") included dog walking, taking children to playgrounds, walking and biking through parks, and going to farmer's markets.

FINDINGS: DISTRICT-WIDE

Public space + infrastructure

What are the top accessibility needs that are not being met in your neighborhood?



Notable finding

For those older than 65, inaccessible transit stations and the lack of accessibility public infrastructure like ramps and elevators ranked higher than the lack of seating and benches.

Written-in responses (labeled "other") included unwalkable sidewalks (crowded, obstructed, uneven), streets blocked because of Open Streets, safer travel for pedestrians (e.g. crosswalks, signage), better biking infrastructure, trash and rodent management, illegal parking, and unreliable bus routes.

Youth + education

Top priorities based on written responses were:

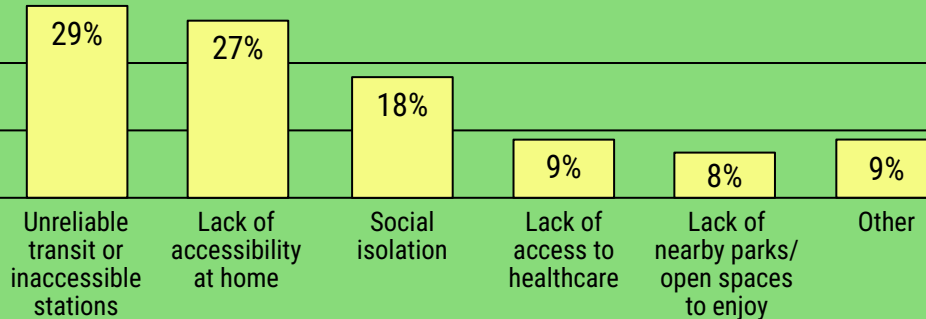
- Improved programming and infrastructure for public school students, especially middle schoolers (e.g. playgrounds, libraries, programs, and other facilities)
- More recreational activities for youth (e.g. swimming pools, skate parks, cultural programming, rec centers)
- Affordable childcare options and universal 3K
- More housing for families (e.g. 3+ bedroom units)



FINDINGS: DISTRICT-WIDE

Health + older adults

What greatest barriers do elders face in staying in the neighborhood as they age?

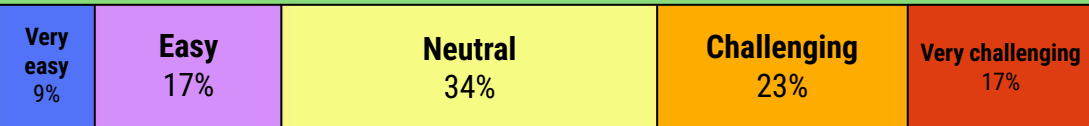


Written-in responses (labeled "other") included the lack of affordable senior housing and groceries, deed theft and fraudulent violations on older homeowners, sidewalk infrastructure/safety, and the lack of open space and senior-specific programming.

FINDINGS: DISTRICT-WIDE

Health + older adults

How challenging is it to find healthy, affordable food?



Notable finding

The distribution of these responses did not vary by more than 10% between those earning less than vs. more than \$100,000.

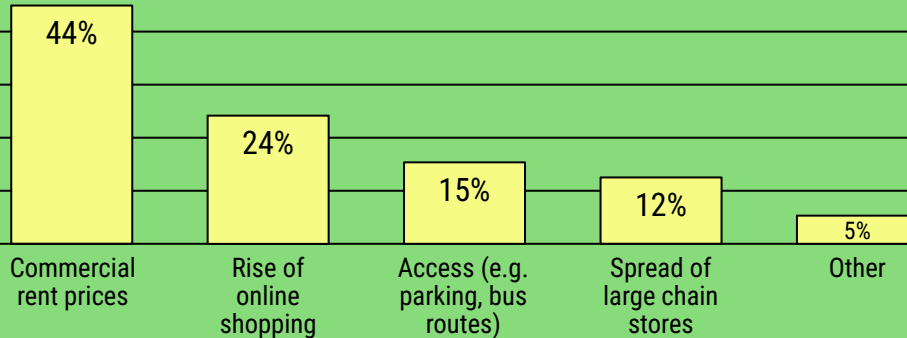


Fort Greene Park Greenmarket (Image: Ethan Oringel)

FINDINGS: DISTRICT-WIDE

Small business, arts + culture

What are the biggest challenges for small businesses in the neighborhood?



Written-in responses (labeled "other") included vacant storefronts, lack of zoned commercial space, uptick of low-quality smoke shops and bodega, overregulation, citations, and costly permitting requirements, lack of bike parking and outdoors spaces, and homelessness, shoplifting, crime, and public safety.



Development Framework

DEVELOPMENT FRAMEWORK

The following section shows:

Rethinking area median income

When faced with new housing developments, communities often ask, “affordable for whom?” Affordability levels often do not address local needs due to a federal policy that calculates AMI.

Development framework

The framework incorporates community feedback illustrated in previous sections, and specifies local needs as a threshold that should be met by new development that requires rezoning through ULURP.

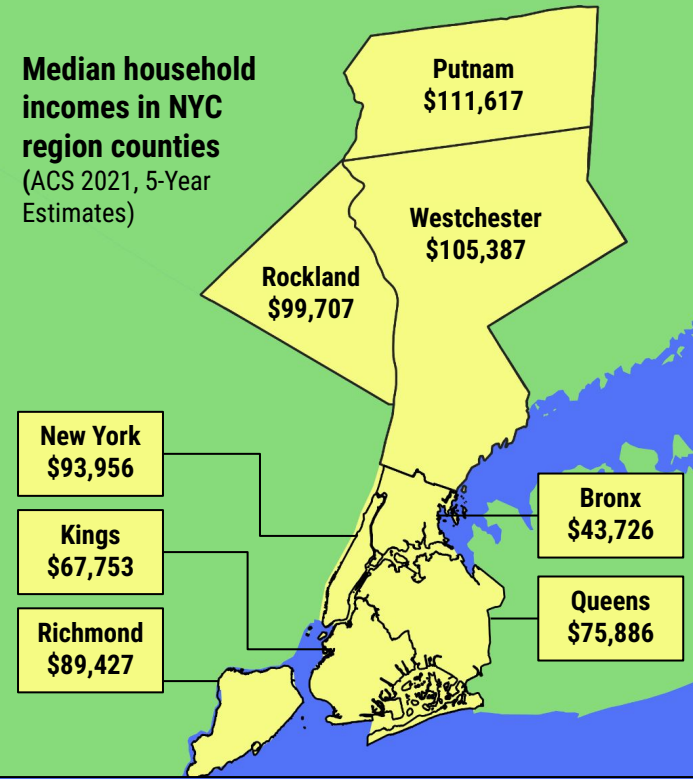
DEVELOPMENT FRAMEWORK

Rethinking AMI

The area median income (AMI) for all cities in the country is defined each year by U.S. Department of Housing and Urban Development (HUD).

The 2023 AMI for the New York City region is \$127,100 for a three-person family. At 100% AMI, this amount is supposed to represent the average income of residents in NYC.

Median household incomes in NYC region counties
(ACS 2021, 5-Year Estimates)



For all of the AMI breakdowns by household size, see appendix slide 103.

DEVELOPMENT FRAMEWORK

The “New York City region” includes surrounding counties (Putnam, Rockland, and Westchester counties) that are higher-income than the five NYC boroughs on average, which skews the overall AMI higher.

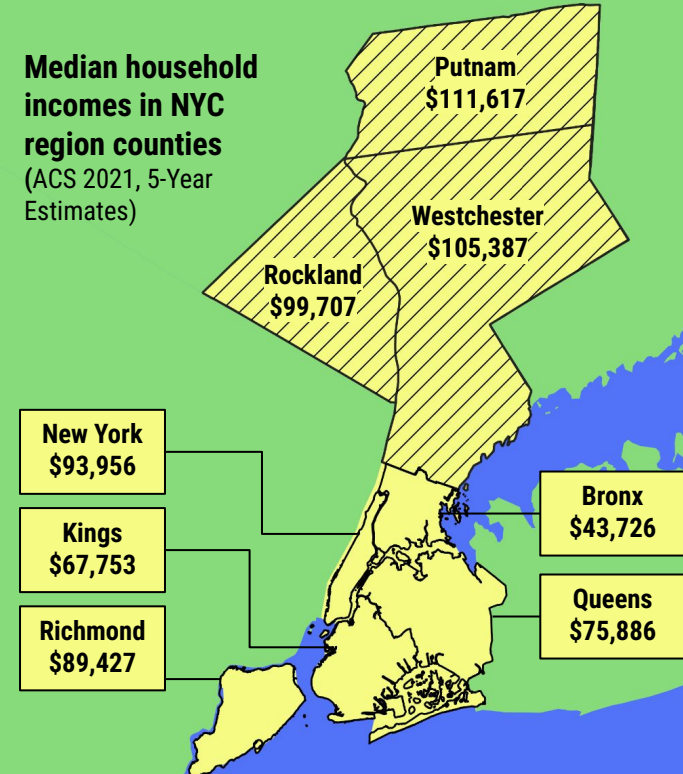
This makes it more difficult to build affordable housing for those New Yorkers who are most rent-burdened.

In the engagement process, District 35 residents frequently noted that AMI-based “affordable housing” is often too expensive for the local community.

- Counties included in HUD’s AMI calculation for NYC
- ▨ Counties outside the five NYC boroughs

Median household incomes in NYC region counties

(ACS 2021, 5-Year Estimates)

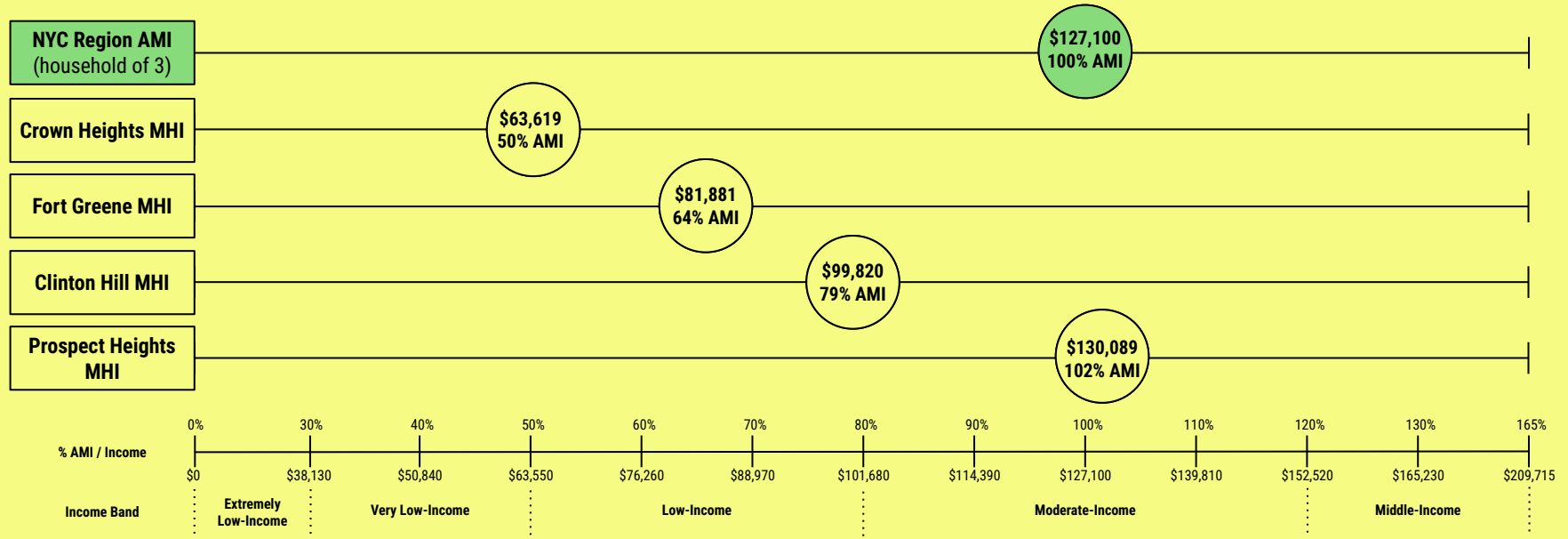


For all of the AMI breakdowns by household size, see appendix slide 103.

As of 2023, AMI for a three-person family in NYC is **double** the median household income of residents in Crown Heights in 2021 (ACS 2021).

DEVELOPMENT FRAMEWORK

Comparing NYC AMI levels to District 35 median household incomes (MHI) by neighborhood



Development Framework

Council District 35

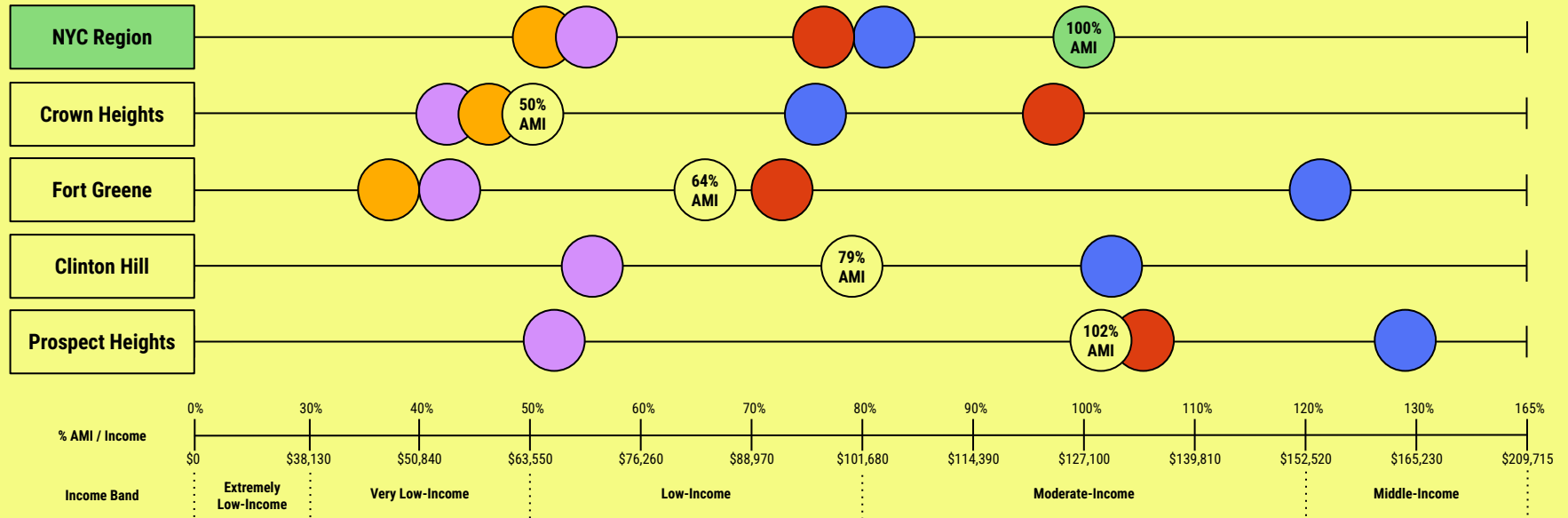
35

DEVELOPMENT FRAMEWORK

- NYC AMI
- Black MHI
- Asian MHI*
- Neighborhood MHI
- White MHI
- Hispanic MHI*

ACS 2021, 5-Year Estimates
 *Any missing data is due to insufficient sample size

Comparing NYC AMI levels to District 35 median household incomes (MHI) by neighborhood and race



Development Framework

Council District 35

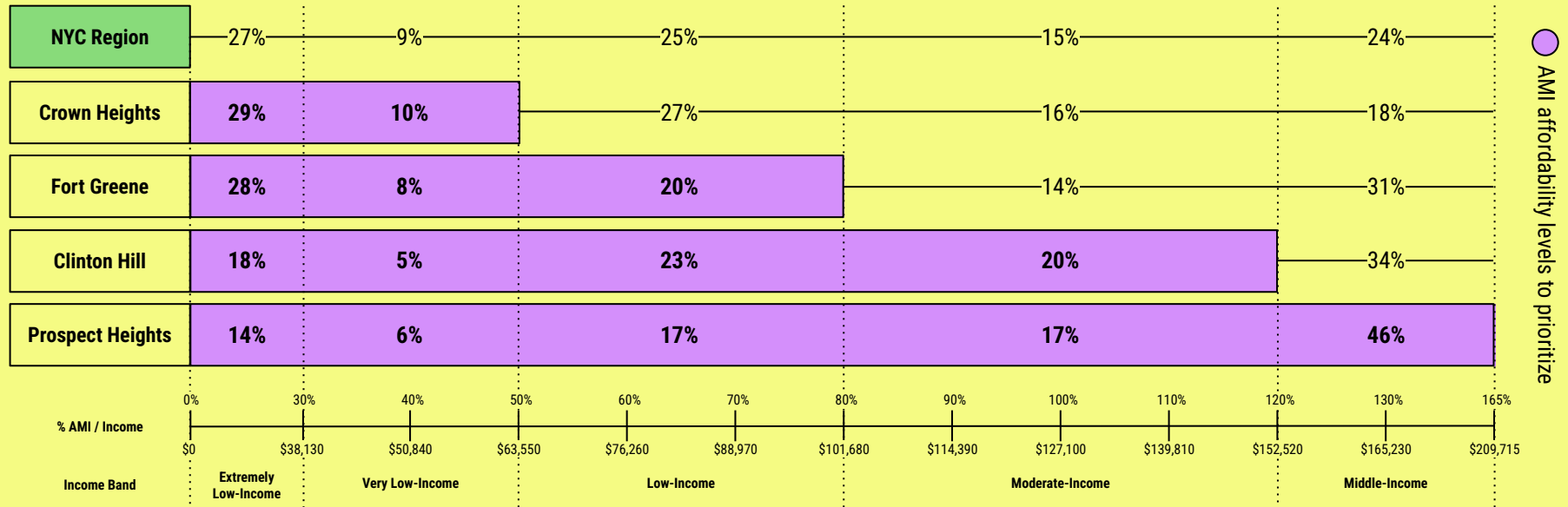
36

DEVELOPMENT FRAMEWORK

The majority (66%)* of Crown Heights residents are earning at or below 80% AMI with nearly one-third (29%)* in the Extremely Low-Income band earning at or below 30% AMI (ACS 2021).

*Percentages in each income band are based on ACS 2021 income brackets, which were approximated to the nearest AMI income band.

Affordability levels to prioritize in District 35 neighborhoods based on the distribution of household incomes



Development Framework

Council District 35

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Development framework

The findings from the prior sections will inform future development in District 35, ensuring new development meets community needs. Council Member Hudson is advised to evaluate new development proposed through ULURP using the following framework.

This community-driven approach to land-use planning in NYC is the first of its kind and **seeks to inspire similar efforts** in other Council Districts.

Based on community feedback, the Council Member may support development projects that:

- **Exceed the minimum requirements for affordable housing** in order to provide housing that is affordable to residents living in each neighborhood (to rent and own)
- **Meet a baseline** of providing safe, healthy, accessible, and sustainable places to live
- **Provide fair compensation** to workers and support a local workforce
- **Provide amenities** that address neighborhood disparities through the design and programming of open space, housing units, and non-residential uses

DEVELOPMENT FRAMEWORK

How to address community needs

Proposed projects should be considered for support* by Council Member Hudson if they fulfill **either Track 1 or Track 2**.

Track 1: Projects that prioritize the affordable housing needs of the neighborhood (affordability option A or B) must meet all 4 baseline criteria and at least 1 additional criteria in each category.

Track 2: Projects pursuing affordability option C must meet all 4 baseline criteria and a specified minimum of additional criteria in each category.

*Rental housing projects without dedicated affordable housing units set aside will not be supported.

	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, depending on which

DEVELOPMENT FRAMEWORK

Affordability criteria

Option A: Deeply affordable housing

Affordable housing developers should maximize the production of deeply affordable units in accordance with the household incomes at the local, neighborhood level.

Any dedicated affordable rental housing project (defined as $\geq 80\%$ of units restricted at or below 80% AMI) must meet or exceed the affordability requirements of its applicable “term sheet.”

Projects seeking financing through applicable HPD programs (e.g. Extremely Low + Low-Income Affordability - ELLA, Senior Affordable Rental Apartments - SARA, Supportive Housing Loan Program - SHLP)* are encouraged to contact the Council Member’s office to discuss how affordable and/or supportive housing may be maximized on site to address local needs.

Development precedent: Weeksvillage (District 41)

This 13-story affordable and supportive housing development with accessible amenities in Crown Heights (CB 8) will allocate 100% of its 200 units for affordable housing for seniors.

- 100% of units at 50% AMI or below
- 60 units reserved for formerly unhoused residents
- 35 units reserved for NYCHA residents from Crown Heights

Subsidy/program: HPD’s SARA program

Developer: CAMBA Housing Ventures

Anticipated completion date: TBD (project announced in 2023)

*For more information about the HPD Term Sheets for New Construction program requirements (Option A), see appendix slides 105-106.

DEVELOPMENT FRAMEWORK

Affordability criteria

Option B: Access to homeownership

Affordable homeownership opportunities are rare but highly desired in this community.

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

- 50% of units at 80% AMI or below, or;
- 75% of units at 100% AMI or below

Projects seeking financing through applicable HPD programs (e.g. Open Door)* are encouraged to contact the Council Member’s office to discuss how maximize opportunities for affordable homeownership in District 35.

Development precedent: Rochester Suydam (District 36)

This cooperative housing development in Bed-Stuy (CB 3) was approved by allocating 100% of its units (78 total across 7 buildings) for affordable homeownership to low- and moderate-income residents.

- 100% of units at 80–110% AMI

Subsidy/program: HPD’s Open Door program
Developers: Fulcrum Properties, Jobe Development Corporation, and Briarwood Organization
ULURP application approval date: 4-22-20
Completion date: 2023

*For more information about the HPD Term Sheets for New Construction program requirements (Option B), see appendix slide 107.

DEVELOPMENT FRAMEWORK

Affordability criteria

Option C: Mixed-income development

Projects that include market rate units must go above and beyond minimum requirements to ensure the affordable housing component is in accordance with the household incomes at the local, neighborhood level.

Any mixed-income rental project (defined as rental housing projects that do not fall under Option A) must meaningfully exceed Mandatory Inclusionary Housing (MIH) requirements.

This includes, but is not limited to, all MIH projects as well as HPD's Mixed Income Program: Mix + Match and the Neighborhood Construction Program.*

Track 1: Affordability option A or B

Track 2: Affordability option C

Development precedent: 1034-1042 Atlantic Avenue (District 35)

This 17-story mixed-use development in Crown Heights (CB 8) was approved by allocating 35% of its units (73 out of 210) for affordable housing - 10% more units than is required under MIH Option 1.

- 15% of units at 40% AMI or below
- 15% of units at 60% AMI or below
- 5% of units at 80% AMI or below

Developer: EMP Capital Group

ULURP application approval date: 4-28-22

Anticipated completion date: 2024

*For more information about the HPD Term Sheets for New Construction program requirements (Option C), see appendix slides 108-109.

DEVELOPMENT FRAMEWORK

Baseline criteria

1. **Universal design principles:** [Inclusive Design Guidelines](#)
Universal design is a set of strategies to design buildings to be accessible to people, regardless of age, disability or other factors.
2. **Proactive pest management:** [NYC Pest Mitigation Plan Guidelines](#)
3. **Sustainability:** [Enterprise Green Communities Criteria NYC Overlay](#)
4. **Workforce**
 - a. Living wage labor standard
 - b. Provide plan to locally recruit workers and prioritize disadvantaged and underrepresented workers, including District 35 residents, NYC residents, people of color, women, workers without college degrees, and justice-involved workers



City of New York
Office of the Mayor

Bill de Blasio
Mayor

Richard Buery
Deputy Mayor

Victor Calise
Commissioner

Mayor's Office for People with Disabilities
Inclusive Design Guidelines
New York City Second Edition
Robert Piccolo, AIA, NCARB Editor in Chief



Track 1: All 4 baseline criteria
Track 2: All 4 baseline criteria



Additional criteria

Open space amenities

Minimum **3** for Track 2 projects
(or 1 for Track 1)

- Open space/plaza is publicly accessible with maintenance plan
- Accessible streetscape (e.g. benches, lighting, even sidewalks, bus shelters)
- Heat mitigation and green infrastructure (e.g. tree planting, green roof)
- Gated dog run
- Urban agriculture
- Contribute funds to nearby park

Housing upgrades

Minimum **2** for Track 2 projects
(or 1 for Track 1)

- ADA accessibility beyond minimum requirements
- Mix of unit sizes up to 4 bedrooms
- Senior or supportive housing
- Passive house construction
- Cooperative ownership model (e.g. Community Land Trust)

Non-residential uses

Minimum **1** for all projects with non-residential uses

- Affordable grocery store
- Programming for seniors
- School or programming/recreation opportunities for youth
- Cultural institution with long-term lease
- Healthcare facility
- Local business with long-term lease

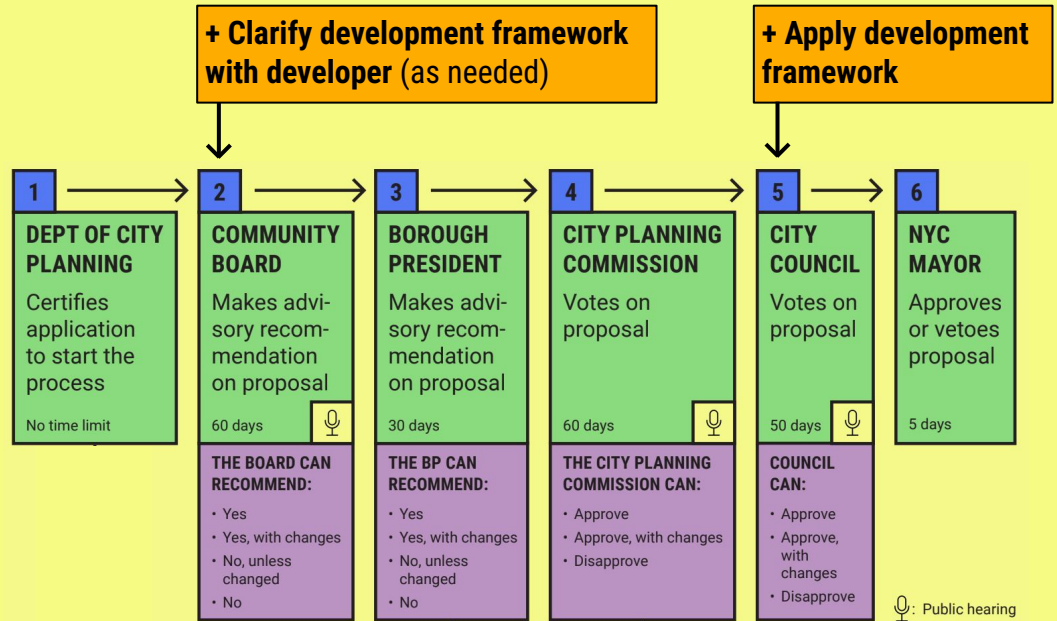
DEVELOPMENT FRAMEWORK

Refined ULURP process

The NYC Charter requires that certain projects or actions undergoing review by the City Planning Commission go through the Uniform Land Use Review Procedure (ULURP).

The development framework should be incorporated into this standardized process to ensure future development meets local needs.

- Development framework proposed steps
- Current ULURP steps
- Key decision points





Thank you



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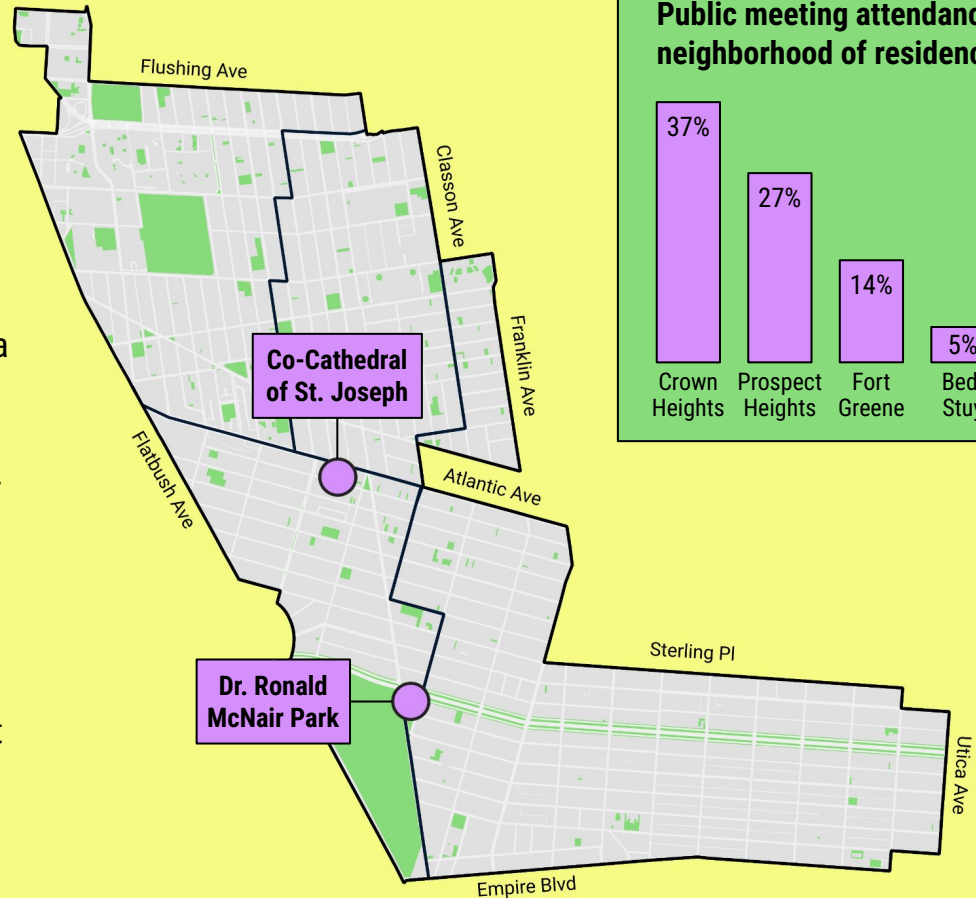
APPROACH + METHODOLOGY

Public meetings

The purpose of the public meetings was to engage a wide audience across the district in accessible public locations.

The first two meetings – held at the Co-Cathedral of St. Joseph in Prospect Heights and at Dr. Ronald McNair Park in Crown Heights – spread awareness about the process and collected input on land use through interactive activities.

The third meeting, which took place virtually, sought feedback on emerging recommendations based on engagement findings to inform the final framework.

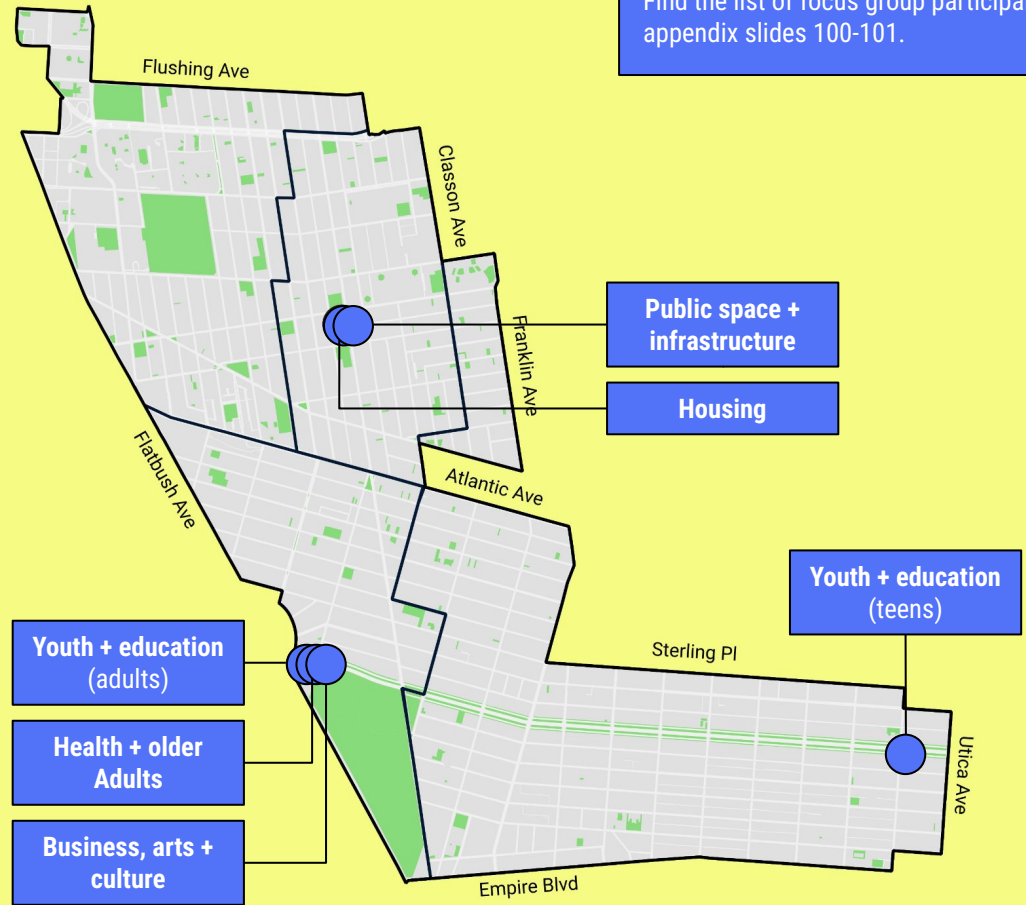


APPROACH + METHODOLOGY

Focus groups

The 6 focus groups were held at 3 Brooklyn Public Libraries in the district: the Clinton Hill, Eastern Parkway, and Central branches.

Each focus group focused on a particular land use-related topic and centered the experiences of long-time residents and local experts. The facilitated conversations collected qualitative data, stories of advocacy, and lived experience to inform priorities for the development framework.



Find the list of focus group participants on appendix slides 100-101.

APPROACH + METHODOLOGY

Informal + civic engagements

In-person canvassing and tabling in highly-visible locations, such as subway stations and libraries, reached specific audiences that lacked representation in other forms of engagement.

In-person and virtual presentations at community boards and other civic meetings kept community members apprised of progress along the way. In some cases, civic meetings took place outside the district where organizations are based.



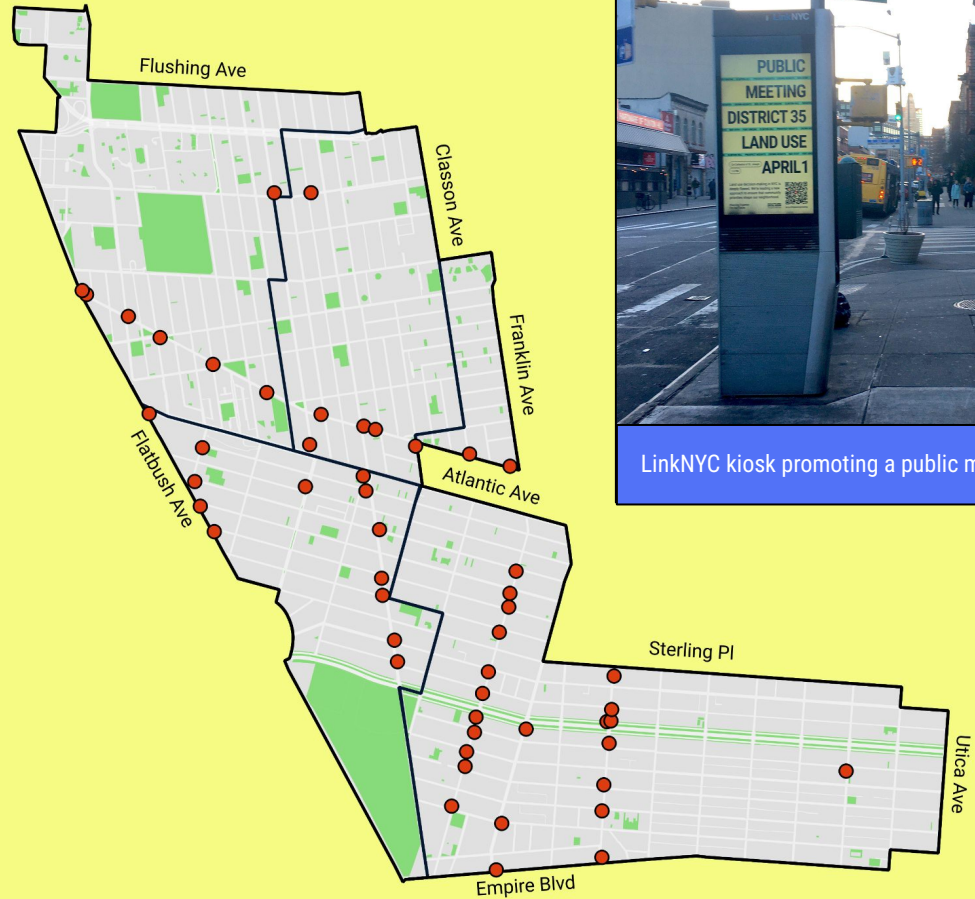
- In-person engagement
- Community board meeting (circle placed at the organization's central office location)

APPROACH + METHODOLOGY

Digital public outreach

In addition to the in-person public outreach, a digital outreach campaign reached a wider population.

Every LinkNYC kiosk in the district was used to display graphics advertising the survey and public meetings. This information was also distributed via Council Member Hudson and partner organizations' social media, newsletters, and websites.



LinkNYC kiosk promoting a public meeting

APPROACH + METHODOLOGY

Survey analysis methodology

A key component of the engagement process was a survey about changes experienced in the neighborhood and land use priorities.

The survey received 1,086 responses. The results were analyzed to identify neighborhood priorities that informed the development framework.

9. Was the impact of this change positive, neutral, or negative? (Circle 1)
- Positive Neutral Negative
10. If you would like to share more about the impact of this change, please elaborate:
- _____
- _____
11. What are your top three needs that are not currently being met in your neighborhood?
e.g: 1. There is not enough affordable housing;
2. I would love to see more healthy, affordable food;
3. Open space isn't within a close walking distance
1. _____
2. _____
3. _____
12. How easy is it to find affordable housing in the neighborhood? (Circle 1)
- 1 2 3 4 5
- Very easy Very challenging
13. What % of your gross income goes to rent?
Gross income is your total income before taxes and deductions are subtracted.
- Less than 30%
- Exactly 30%
- More than 30%
14. How easy is it to find healthy and affordable food options in the neighborhood? (Circle 1)
- 1 2 3 4 5
- Very easy Very challenging
15. What are the biggest challenges for small businesses in the neighborhood? (Select 2)
- Commercial rent prices
- Spread of large chain stores
16. What are the greatest barriers that elders face in staying in the neighborhood as they age? (Select 2)
- Lack of accessibility at home (e.g. wheelchair access, grab bars)
- Unreliable or inaccessible transit
- Social isolation
- Lack of access to healthcare
- Lack of nearby parks/open spaces
- Other: _____
17. How do you most often use the parks/open spaces in your neighborhood? (Select 2)
- Athletics and exercise
- Activities with permits
- Meeting friends
- Sitting outside
- Hobbies (e.g. birdwatching, drawing)
- Other: _____
18. What would you like more of? (Select 2)
- Affordable and/or supportive housing
- Green spaces like parks, community gardens, and parkways
- Commercial areas, or streets with small businesses
- Community or recreation centers
- Other: _____
19. What are your top accessibility needs that are not being met in your neighborhood? (Select 2)
- Inaccessible transit stations
- Lack of accessibility infrastructure (e.g. ramps and elevators)
- Poor lighting
- Lack of seating/benches
- Amenities too far away
- Other: _____

Find the full list of survey questions on appendix slides 94-97.

APPROACH + METHODOLOGY

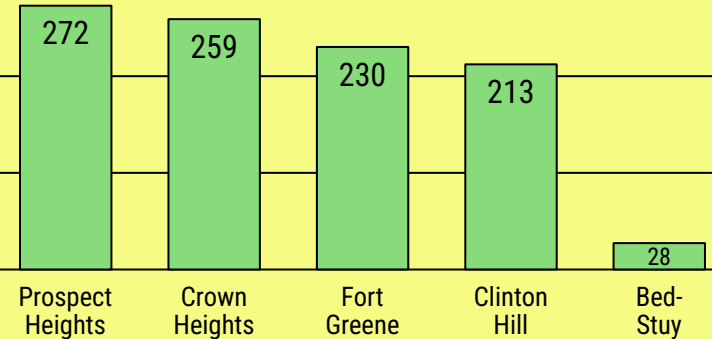
Survey responses

Fair representation of District 35 residents in this process was a fundamental priority.

Despite best efforts to reach a broad and diverse group of people, the survey respondents did not fully represent the diversity of District 35 in a proportional way.

To adjust for this outcome, and to ensure that underrepresented voices had a fair say in the development framework, each survey response was **assigned a weight** to ensure proportionality in the quantitative survey results.

Survey responses by neighborhood



Development Framework

Council District 35

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APPROACH + METHODOLOGY

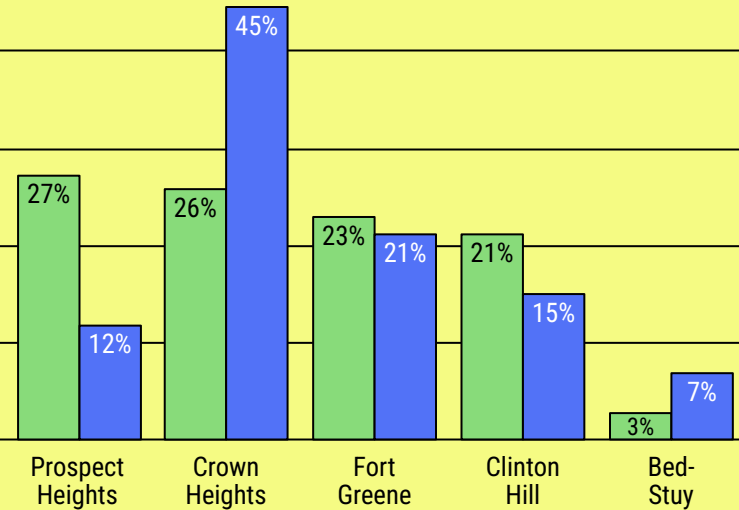
Demographic comparisons

In order to confirm how representative the survey results were, the survey respondent data was first compared against data for District 35 residents from the 2021 American Community Survey (ACS), an annual survey conducted by the US Census, for these categories:

- Neighborhood population
- Age
- Race
- Annual median household income
- Housing tenure (rent vs. own)

● Survey respondents
● ACS 2021

Survey responses vs. population of neighborhoods



Development Framework

Council District 35

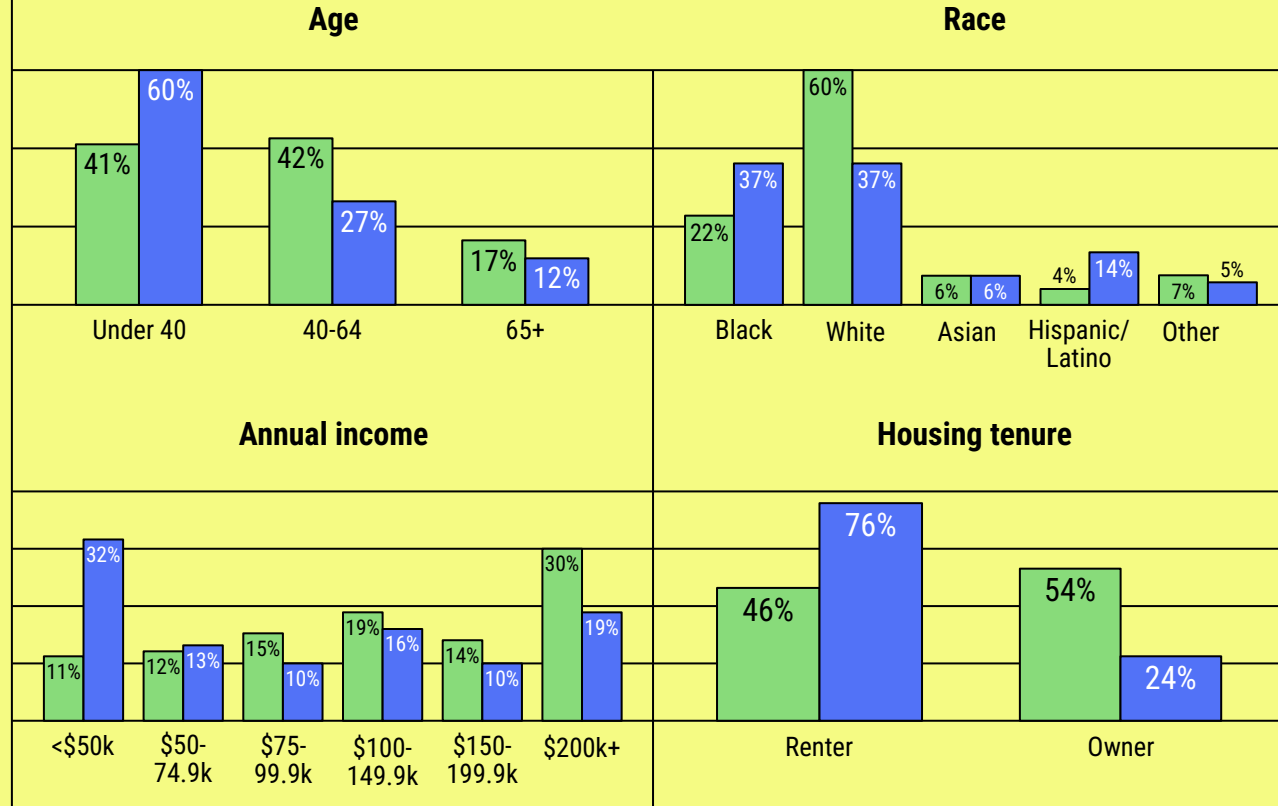
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APPROACH + METHODOLOGY

The ACS data showed that the following populations were **significantly under-represented** in responses:

- Crown Heights residents
- Residents under 40
- Black and Hispanic residents
- Low-income residents (especially those earning under \$50,000 a year)
- Renters

● Survey respondents
● ACS 2021



APPROACH + METHODOLOGY

Based on these findings, each survey response was assigned a weight, proportional to the ACS 2021 data for District 35.

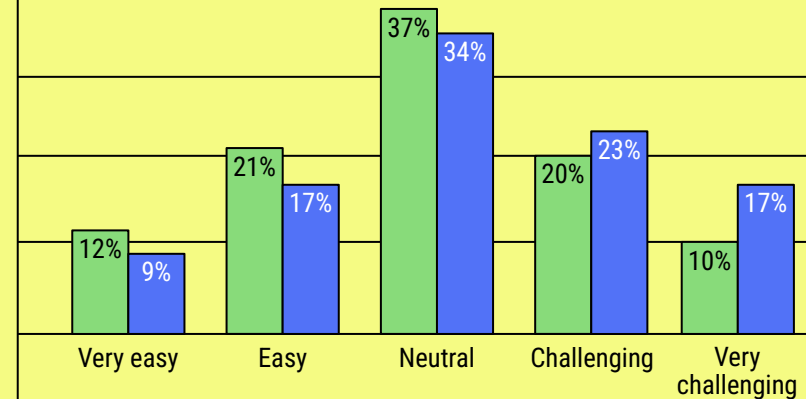
Why weight the data?

Given the discrepancies between the demographics of survey respondents and the actual demographics of the neighborhoods, it was important to weight the data in order to most accurately represent the diverse opinions and experiences of residents of the district.

- Unweighted data
- Weighted data

Weighting example

How easy or challenging is it to find healthy and affordable food options in the neighborhood?



Development Framework

Council District 35

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APPROACH + METHODOLOGY

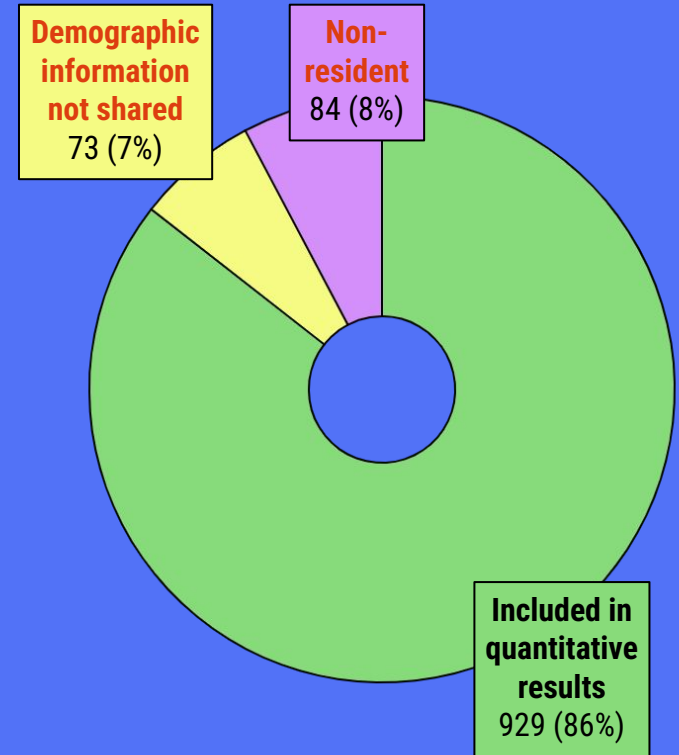
Weighting quantitative data

Unless otherwise noted, the quantitative survey results in this framework contain the weighted results.

In order to apply accurate weights based on population characteristics, the weighted quantitative survey results contain some exclusions*:

- Respondents who live outside District 35 (8%)
- Respondents who did not provide demographic information (7%)

*These responses were still incorporated into the qualitative synthesis.



APPROACH + METHODOLOGY

Synthesizing qualitative responses

Qualitative survey data for all respondents was synthesized by sorting all written responses on a virtual whiteboard by common themes to identify trends.

Once the quantitative and qualitative survey synthesis was complete, the findings were combined with takeaways from the public meetings, focus groups, and other engagements.

Findings from the entire engagement process at the district-wide and neighborhood level are presented next.

UTILITIES

1: con ed has increased what they charge for power since the pandemic and it's terrifying

#1 Crown Heights H

3: High gas bills

#3 Crown Heights H

APARTMENT REPAIRS

1: Repairs in apt

#1 Crown Heights H

1: Landlord compliance with building upkeep laws

#1 Crown Heights H

3: disrepair of buildings

#3 Crown Heights H

OWNERSHIP

1: affordable buyable housing

#1 Crown Heights H

1: Affordable Housing/Ability to purchase a home

#1 Crown Heights H

3: Help black homeowners keep their homes

#3 Crown Heights H

3: Devaluation of our real estate

#3 Crown Heights H

RENT STABILIZATION

2: Increases to rent stabilization rates

#2 Crown Heights H

1: Rent stabilization protections

#1 Crown Heights H

1: Rent Stabilization

1: Preservation of Rent Regulated

FINDINGS

After completing research and community engagement, Hester Street analyzed findings and district residents' input. The following section presents findings in two ways:

District-wide

Holistic findings on neighborhood changes and top priorities for housing, public space and physical infrastructure, youth, education, health, older adults, small businesses, and arts and culture.

Neighborhood-specific

Detailed findings for District 35's neighborhoods of Clinton Hill, Fort Greene, Prospect Heights, and parts of Crown Heights and Bed-Stuy for the same priorities presented in the district overview.

Public meetings + focus groups: top priorities

Housing

- Housing that reflects local income affordability levels
- Mix of unit sizes (especially for larger households)
- Pathways to homeownership for low- and middle-income residents
- Limit developer conversions of multifamily units into single-family homes
- Ensure housing quality and responsive building management

Public space + infrastructure

- Funding for new and existing parks
- Strong maintenance plans for parks
- Addressing open space disparities
- Green infrastructure and urban agriculture
- Streetscapes that prioritize pedestrian safety and accessibility

Public meetings + focus groups: top priorities

Youth + education

- Community centers including intergenerational spaces, youth programming, and recreation space with evening hours
- Partnerships between schools and local businesses for youth career development
- Integrating school open spaces with the surrounding community

Health + older adults

- Safety and accessibility of streetscapes
- Affordable supermarkets
- Universal design principles
- Housing for older adults with resources to age in place
- Access to social programs for seniors and health services where gaps exist

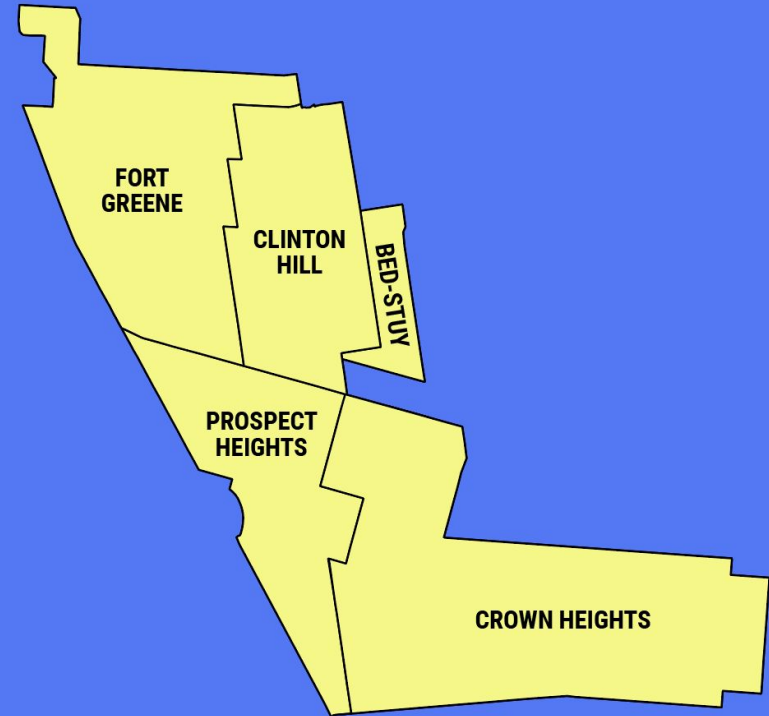
Small business, arts + culture

- Affordable, rent-stabilized space for nonprofits with long-term leases
- Pathways for local entrepreneurs and worker-owned cooperatives
- Nonprofit developers and partnerships with MWBEs commercial tenants
- More space for public events and art installations

Neighborhood-specific findings

District 35's distinct neighborhoods each have unique needs. As such, the following section summarizes key findings from the survey at the neighborhood level, with accompanying data from the District Snapshot.

This will help prioritize amenities and affordability targets in the Development Framework that genuinely meet the needs of the local community.



Crown Heights overview

259 respondents live in Crown Heights (26% of the total). Compared to the other neighborhoods, it has:

- The largest neighborhood by population and land area
- The 2nd lowest proportion of open space and community amenities per 1,000 residents
- The lowest rents and highest rates of renters (84%) and eviction
- A median household income (MHI) of \$63,619 (ACS 2021)
 - White MHI: \$97,998
 - Black MHI: \$54,305
 - Hispanic MHI: \$59,132
 - Asian MHI: \$124,984



Crown Heights overview

What is one change in the neighborhood that has impacted you?

- Traffic congestion
- Expanded access to composting
- Bike infrastructure (esp. Citi Bike)
- Increasing rents, gentrification, and development
- Loss of affordable grocery options
- Variety of new small businesses

What are your top three needs that are not currently being met in your neighborhood?

1. Safer, cleaner streets
2. Deeply affordable housing
3. Access to affordable + healthy food

What do you wish your neighborhood had more of?

42% said more affordable and/or supportive housing.

Crown Heights priorities by topic

Housing

- 87% find it 'very challenging' or 'challenging' to find affordable housing in the neighborhood
- In written-in responses, many residents cited the need for cheaper rents and access to affordable homeownership opportunities

Public space + infrastructure

- Parks are used most for sitting outside (32%) and meeting friends (27%)
- The top two accessibility needs are lack of seating/benches (27%) and inaccessible transit stations (20%)
- In written-in responses, many residents also cited the need for cleaner and safer streets, more parking, green space, and more frequent public transit (bus) service

Crown Heights priorities by topic

Youth + education

- Residents cited the need for more library access, recreational spaces, opportunities for youth, and more funding for schools in the neighborhood

Health + older adults

- 51% find it ‘very challenging’ or ‘challenging’ to find healthy, affordable food
- The top two barriers elders face to age in place are inaccessibility at home (32%) and unreliable transit or inaccessible stations (25%)
- In written-in responses, many residents cited the need for increased access to healthcare

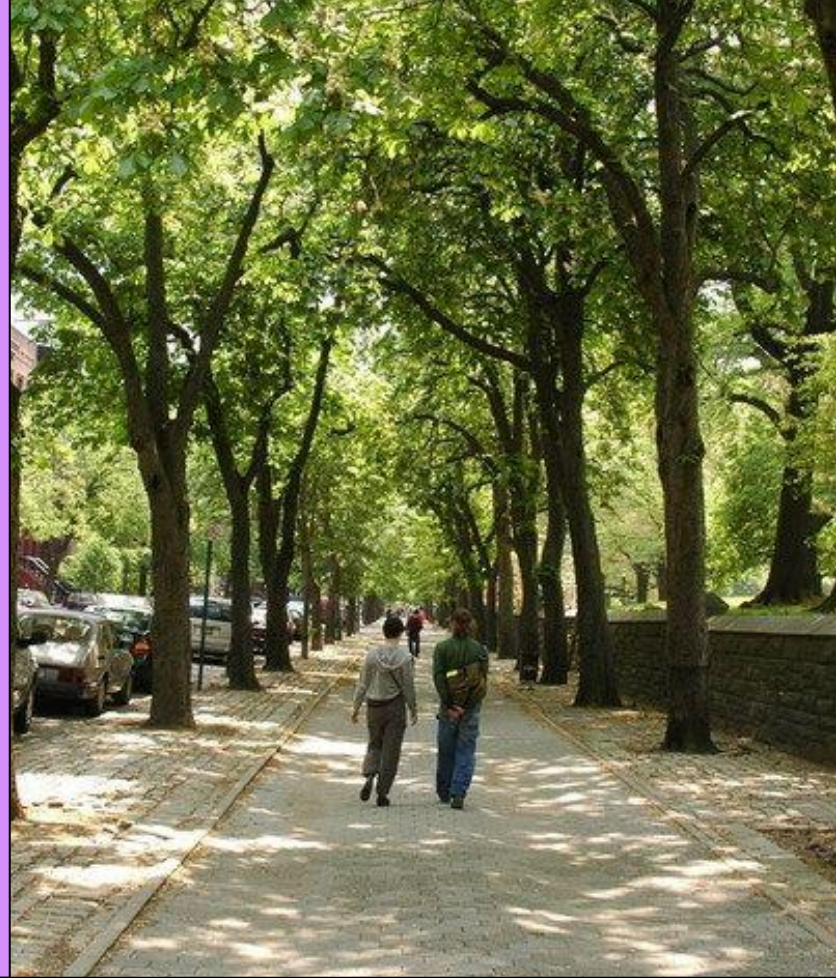
Small business, arts + culture

- The top two challenges for small businesses are commercial rent prices (43%) and rise of online shopping (19%)
- In written-in responses, many residents also cited the need for affordable commercial spaces and support for small businesses

Fort Greene overview

230 respondents live in Fort Greene (23% of the total).
Compared to the other neighborhoods, it has:

- The highest access to open space and community amenities
- The 2nd highest rates of eviction in 2019
- Some of the highest rents, and 2nd highest rate of renters (82%)
- The Barclays Center and Pacific Park redevelopments
- A median household income (MHI) of \$81,881 (ACS 2021)
 - White MHI: \$153,564
 - Black MHI: \$55,930
 - Hispanic MHI: \$47,607
 - Asian MHI: \$91,691



Fort Greene overview

What is one change in the neighborhood that has impacted you?

- Open Streets
- Traffic safety issues
- Gentrification
- High-rise developments
- More grocery stores
- Variety of small businesses and retail options

What are your top three needs that are not currently being met in your neighborhood?

1. Safer, cleaner streets
2. Walkability
3. Affordable housing for multiple income levels

What do you wish your neighborhood had more of?

39% said more affordable and/or supportive housing

Fort Greene priorities by topic

Housing

- 86% find it ‘very challenging’ or ‘challenging’ to find affordable housing in the neighborhood
- In written-in responses, many residents cited the need for more affordable housing for multiple income levels and resources for the unhoused population in the community

Public space + infrastructure

- Parks are used most for sitting outside (35%) and meeting friends (31%)
- The top two accessibility needs are lack of accessibility infrastructure like ramps and elevators (21%) and inaccessible transit stations (20%)
- In written-in responses, many cited the need for more traffic safety, parking, access to green space, and bike infrastructure

Fort Greene priorities by topic

Youth + education

- Residents cited the need for universal 3K, better quality public schools, and recreational opportunities and programming for youth in the neighborhood

Health + older adults

- 29% find it ‘very challenging’ or ‘challenging’ to find healthy, affordable food
- The top two barriers elders face to age in place are unreliable transit or inaccessible stations (34%) and social isolation (20%)
- In written-in responses, many residents cited the need more accessible streets scapes

Small business, arts + culture

- The top two challenges for small businesses are commercial rent prices (48%) and rise of online shopping (26%)
- In written-in responses, many residents also cited the need for financial support for small businesses, arts and cultural spaces, and variety of affordable retail options

Clinton Hill overview

213 respondents live in Clinton Hill (21% of the total). Compared to the other neighborhoods, it has:

- The highest number of new building permits filed since 2019
 - Some of the highest rents in the district around Pratt Institute
 - The highest rate of educational institutions per 1,000 residents
 - The highest percentage of homeowners (42%)
 - A median household income (MHI) of \$99,820 (ACS 2021)
 - White MHI: \$132,601
 - Black MHI: \$71,286
 - Hispanic MHI: N/A*
 - Asian MHI: N/A*
- *Insufficient sample size*



Clinton Hill overview

What is one change in the neighborhood that has impacted you?

- Open Streets
- Traffic congestion and less parking
- Open spaces and bike lanes
- Rising rents and gentrification
- Local public schools improvements
- More grocery stores
- New small businesses

What are your top three needs that are not currently being met in your neighborhood?

1. Safer, cleaner streets
2. Reliable public transit service
3. More access to green space

What do you wish your neighborhood had more of?

39% said more affordable and/or supportive housing

Clinton Hill priorities by topic

Housing

- 89% find it ‘very challenging’ or ‘challenging’ to find affordable housing in the neighborhood
- In written-in responses, many residents cited the need for more housing, especially for low-income residents, and resources for the unhoused population in the community

Public space + infrastructure

- Parks are used most for sitting outside (35%) and meeting friends (31%)
- The top two accessibility needs are lack of seating/benches (27%) and inaccessible transit stations (25%)
- In written-in responses, many residents also cited the need for cleaner and safer streets, reliable public transit service, and more access to green space

Clinton Hill priorities by topic

Youth + education

- Residents cited the need for more access to childcare/daycare, better quality public schools, and recreational opportunities for youth in the neighborhood

Health + older adults

- 32% find it ‘very challenging’ or ‘challenging’ to find healthy, affordable food
- The top two barriers elders face to age in place are unreliable transit or inaccessible stations (31%) and lack of accessibility at home (26%)
- In written-in responses, many residents cited the need for increased access to healthcare

Small business, arts + culture

- The top two challenges for small businesses are commercial rent prices (42%) and rise of online shopping (30%)
- In written-in responses, many residents also cited the need for more small businesses (i.e. laundromats, gyms, retail, and affordable restaurants)

Prospect Heights overview

272 respondents live in Prospect Heights (27% of the total). Compared to the other neighborhoods, it has:

- Some of the highest rents (around Prospect Park)
 - The 2nd highest percentage of homeowners (35%)
 - A median household income (MHI) of \$130,089 (ACS 2021)
 - White MHI: \$163,815
 - Black MHI: \$64,645
 - Hispanic MHI: N/A*
 - Asian MHI: \$133,795
- *Insufficient sample size*



Prospect Heights overview

What is one change in the neighborhood that has impacted you?

- Open Streets
- Increased traffic congestion
- Noise pollution
- New development construction
- Lack of affordable housing
- Gentrification
- More shopping/retail options

What are your top three needs that are not currently being met in your neighborhood?

1. Safer, cleaner streets
2. Lack of deeply affordable housing
3. Access to green space

What do you wish your neighborhood had more of?

45% said more affordable and/or supportive housing

Prospect Heights priorities by topic

Housing

- 90% find it 'very challenging' or 'challenging' to find affordable housing in the neighborhood
- In written-in responses, many residents cited the need for more housing (esp. deeply affordable housing) and resources for unhoused population

Public space + infrastructure

- Parks are used most for meeting friends (32%), sitting outside (30%) and athletics and exercise (30%)
- The top two accessibility needs are inaccessible transit stations (28%) and lack of accessibility infrastructure like ramps and elevators (27%)
- In written-in responses, many residents also cited the need for more traffic safety, bike lanes, parking, and less noise pollution

Prospect Heights priorities by topic

Youth + education

- Residents cited the need for better quality schools (esp. middle schools), recreational spaces for youth, and access to childcare services in the neighborhood

Health + older adults

- 24% find it 'very challenging' or 'challenging' to find healthy, affordable food
- The top two barriers elders face to age in place are unreliable transit or inaccessible stations (30%) and social isolation (23%)
- In written-in responses, many residents cited the need for more public safety and resources for disabled seniors

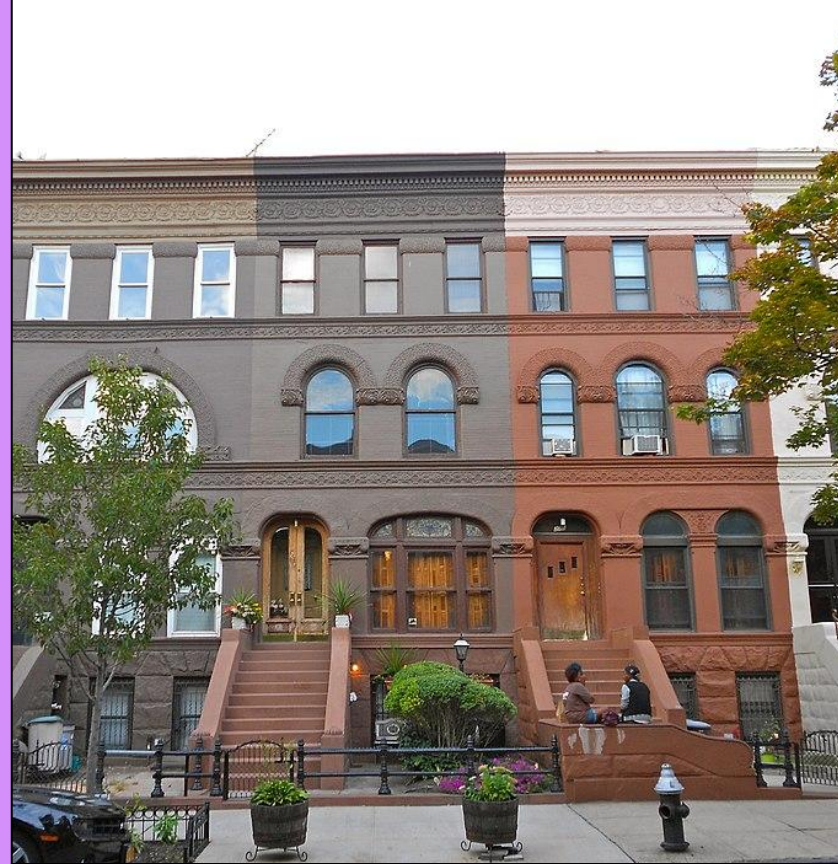
Small business, arts + culture

- The top two challenges for small businesses are commercial rent prices (46%) and rise of online shopping (27%)
- In written-in responses, many residents also cited the need more of a variety of affordable small businesses

Bedford-Stuyvesant overview

28 respondents live in Bedford-Stuyvesant (3% of the total). Compared to the other neighborhoods, it has:

- The lowest proportion of open space and community amenities per 1,000 residents
- A median household income (MHI) of \$82,775 (ACS 2021)
 - White MHI: \$129,514
 - Black MHI: \$54,162
 - Hispanic MHI: \$73,122
 - Asian MHI: \$127,814



Note: District 35's portion of Bed-Stuy will be **redistricted in January 2024** to Council District 36 (more info on slide 83).

Bedford-Stuyvesant overview

What is one change in the neighborhood that has impacted you?

- Pedestrian street safety issues
- High cost of housing and displacement of long-term residents
- Lack of childcare/daycare
- Poor quality of schools
- Limited access to affordable grocery stores
- Public safety issues
- More small businesses

What are your top three needs that are not currently being met in your neighborhood?

1. Lack of affordable housing
2. Cleaner streets
3. Lack of bike infrastructure

What do you wish your neighborhood had more of?

33% said more affordable and/or supportive housing

Bedford-Stuyvesant priorities by topic

Housing

- 84% find it ‘very challenging’ or ‘challenging’ to find affordable housing in the neighborhood
- In written-in responses, many residents cited the need for more affordable housing options (to rent and to own) and support for the unhoused population in the community

Public space + infrastructure

- Parks are used most for sitting outside (28%), meeting friends (22%), and athletics and exercise (22%)
- The top two accessibility needs are lack of seating/benches (27%), amenities too far away (21%), and lack of accessibility infrastructure like ramps and elevators (21%)
- In written-in responses, many residents also cited the need for protected bike lanes, reduced traffic, and street upgrades

Bedford-Stuyvesant priorities by topic

Youth + education

- Residents cited the need for better schools, recreational activities, and safer streets for youth in the neighborhood

Health + older adults

- 41% find it ‘very challenging’ or ‘challenging’ to find healthy, affordable food
- The top two barriers elders face to age in place are unreliable transit or inaccessible stations (33%) and lack of accessibility at home (26%)
- In written-in responses, many residents cited the need increased access to healthcare

Small business, arts + culture

- The top two challenges for small businesses are commercial rent prices (40%) and rise of online shopping (24%)
- In written-in responses, many residents also cited the need more Black-owned businesses



FINDINGS: NEIGHBORHOOD-SPECIFIC

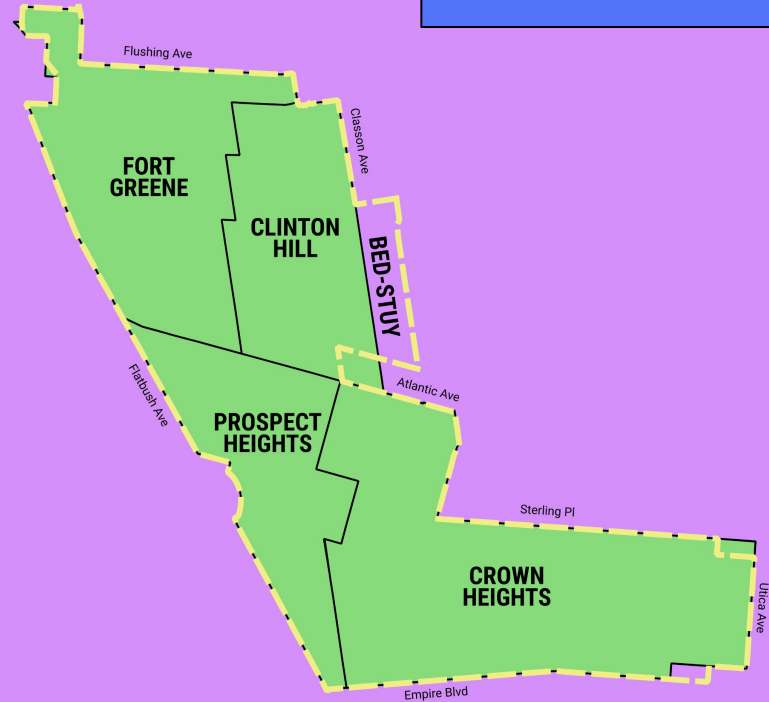
Redistricting in Bedford-Stuyvesant

Following the 2020 Census, a Districting Commission was appointed to oversee a citywide redistricting process (as mandated by the City Charter) with the goal to ensure that NYC Council Districts continue to reflect demographic changes.

After a series of public hearings, meetings, and revisions, the commission developed a Final Plan for redrawing the Council Districts that was approved by City Council on October 6, 2022. The resulting District 35 boundary, which will take effect on January 1, 2024, only varies slightly from the previous district boundary, notably the removal of the small section of Bed-Stuy (to be absorbed by District 36).

Therefore, for the purposes of creating a Development Framework for District 35 (outlined in the following section), Bed-Stuy is not included.

-  Current D35 boundary
-  D35 boundary after redistricting on January 1, 2024



DEVELOPMENT FRAMEWORK

Additional criteria: neighborhood-specific priorities

Based on the neighborhood-specific findings, certain additional criteria should be considered as **more of a priority** than others, based on the neighborhood of the proposed development.












While any neighborhood could benefit from all of these criteria, priorities are color-coded by neighborhood to provide additional guidance to developers as they design and program their developments to meet local needs.

Track 1: At least 1 amenity

Track 2: At least 3 amenities

-  All neighborhoods
-  Crown Heights
-  Fort Greene
-  Clinton Hill
-  Prospect Heights

Open space amenities

- Open space/plaza is publicly accessible with maintenance plan   
- Accessible streetscape (e.g. benches, lighting, even sidewalks, bus shelters) 
- Heat mitigation and green infrastructure (e.g. tree planting, green roof)  
- Gated dog run   
- Urban agriculture 
- Contribute funds to nearby park 

DEVELOPMENT FRAMEWORK

Additional criteria: neighborhood-specific priorities

Based on the neighborhood-specific findings, certain additional criteria should be considered as **more of a priority** than others, based on the neighborhood of the proposed development.








While any neighborhood could benefit from all of these criteria, priorities are color-coded by neighborhood to provide additional guidance to developers as they design and program their developments to meet local needs.

Track 1: At least 1 upgrade

Track 2: At least 3 upgrades

-  All neighborhoods
-  Crown Heights
-  Fort Greene
-  Clinton Hill
-  Prospect Heights

Housing upgrades

- ADA accessibility beyond minimum requirements 
- Mix of unit sizes up to 4 bedrooms 
- Senior or supportive housing 
- Passive house construction 
- Cooperative ownership model (e.g. Community Land Trust)   

DEVELOPMENT FRAMEWORK

Additional criteria: neighborhood-specific priorities

Based on the neighborhood-specific findings, certain additional criteria should be considered as **more of a priority** than others, based on the neighborhood of the proposed development.

While any neighborhood could benefit from all of these criteria, priorities are color-coded by neighborhood to provide additional guidance to developers as they design and program their developments to meet local needs.

Track 1: At least 1 non-res use

Track 2: At least 1 non-res use

-  All neighborhoods
-  Crown Heights
-  Fort Greene
-  Clinton Hill
-  Prospect Heights

Non-residential uses

- Affordable grocery store 
- Programming for seniors 
- School or programming/recreation opportunities for youth 
- Cultural institution with long-term lease 
- Healthcare facility   
- Local business with long-term lease 



Recommendations

RECOMMENDATIONS

Outreach strategy

Looking ahead, there are several opportunities to advance engagement with local community members and organizations around the development framework, including but not limited to:

- **Leverage “Coffee with Crystal” events** throughout the district to inform constituents of the development framework and gather further input from stakeholders not adequately represented by the survey results or focus groups



RECOMMENDATIONS

- **At Community Board meetings**, present findings and next steps for the implementation of the development framework
- **Identify 2-3 neighborhood reps** that can spearhead focus group style conversations about the development framework
- **Partner with older adult centers and youth centers** in the district to share development framework and uplift their concerns and community priorities



RECOMMENDATIONS

- **Present survey findings and work alongside the Advisory Committee** to disseminate survey findings and leverage immediate next steps for development framework implementation
- **Discuss the framework feasibility with real estate developers**, particularly non-profit and mission-oriented developers and HPD
- **Post pipeline projects** on the Council Member web page with basic project information and engagement opportunities



RECOMMENDATIONS

Policy recommendations

Much of the community input received during this process **exceeded the boundaries of individual development sites** and requires policy coordination and advocacy at the citywide and even federal level.

These are summarized and presented by topic.



Policy recommendations by topic

Housing

- Enact tenant protection legislation at the state level (e.g. good cause eviction)
- Catalyze AMI reform at the federal level so that NYC can produce more affordable housing units that meet local affordability needs
- Invest more in NYCHA without displacement
- Allocate more resources for people experiencing homelessness (e.g. supportive housing)
- Promote public awareness of sites slated for development and incorporate community input earlier in the process
- Limit conversions of multi-family into single-family homes

Public space + infrastructure

- Invest in public transit improvements (inc. frequency/reliability of service and accessibility of stations) and more bus routes that serve transit deserts
- Create more protected bike and bus lanes to limit traffic congestion and keep all road users – drivers, cyclists, pedestrians alike – safe
- Advocate for shade structures and seating at every bus stop in the district

Policy recommendations by topic

Youth + education

Increase funding for District 35's:

- Public schools
- Youth programs
- Community centers
- Employment opportunities (e.g. SYEP)

Health + older adults

To improve accessibility to medical appointments and affordable supermarkets, increase transportation options for older adults, including:

- Subsidized car shares
- Improvements to Access-a-Ride
- Shuttles

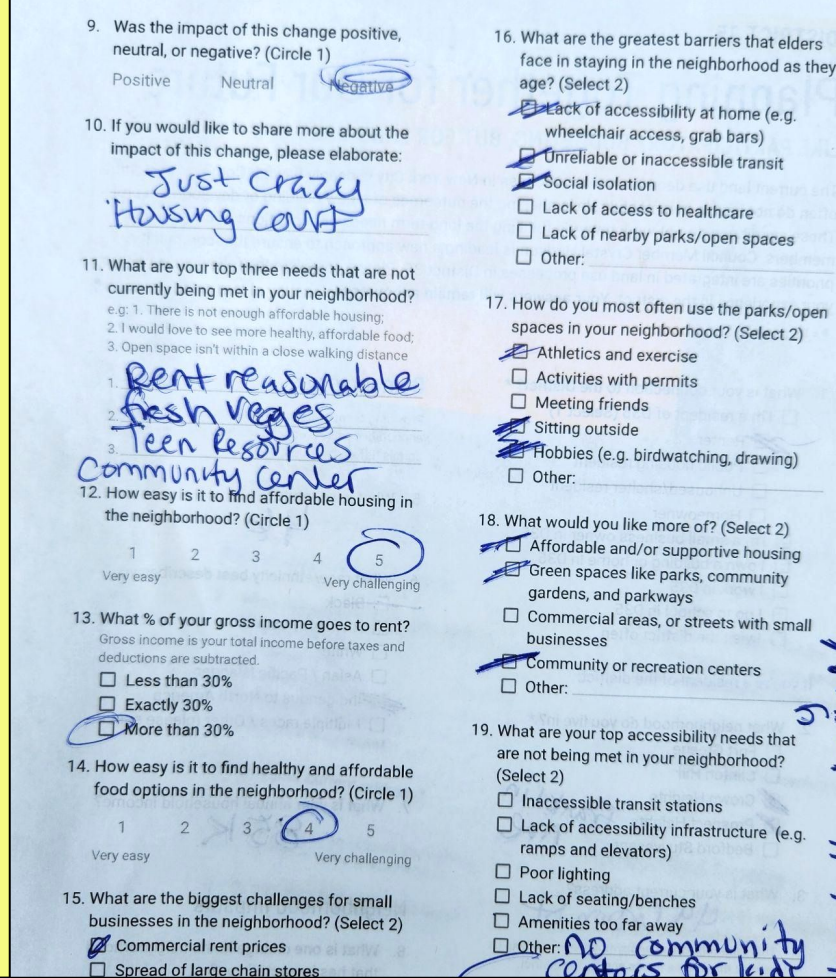
Small business, arts + culture

- Subsidize commercial rents for small businesses and M/WBEs
- Amplify and incentivize manufacturing zoning flexibility in terms of uses, especially to preserve arts and cultural spaces

Survey

The following slides contain the survey distributed as part of the engagement strategy. The survey was available online and in print and in multiple languages: English, Spanish, Haitian Creole, Simplified Chinese, and Yiddish. The survey received 1,086 responses.

The raw survey data is available [here](#).



APPENDIX

District connection

1. What is your connection to the District? *
 - I'm a resident of D35 (Select 1)
 - Renter
 - Public housing resident
 - Unhoused/shelter resident
 - Homeowner
 - I'm a small business owner in D35
 - I own a building or home in D35
 - I work in D35
 - I go to school in D35
 - I visit the district often

If you're a resident of the district:

2. What neighborhood do you live in? *
 - Fort Greene
 - Clinton Hill
 - Crown Heights
 - Prospect Heights
 - Bedford Stuyvesant
3. What is your current address?
4. How many years have you lived here? *

Demographics

5. What is your age?
6. What race/ethnicity best describes you?
 - Black
 - Hispanic / Latino
 - White
 - Asian / Pacific Islander
 - Indigenous to North America
 - Multiple races / Other (please specify):

7. What is your annual household income?

APPENDIX

Neighborhood impacts

8. What is one change in the neighborhood that has impacted you?

9. Was the impact of this change positive, neutral, or negative?

10. If you would like to share more about the impact of this change, please elaborate:

11. What are your top three needs that are not currently being met in your neighborhood?

12. How easy is it to find affordable housing in the neighborhood (on a scale from 1 to 5)?

13. What % of your gross income goes to rent?

- Less than 30%
- Exactly 30%
- More than 30%

14. How easy is it to find healthy and affordable food options in the neighborhood (on a scale from 1 to 5)?

15. What are the biggest challenges for small businesses in the neighborhood? (Select 2)

- Commercial rent prices
- Spread of large chain stores
- Access to the store (parking, bus routes)
- Rise of online shopping
- Other: _____

APPENDIX

Neighborhood impacts

16. What are the greatest barriers that elders face in staying in the neighborhood as they age? (Select 2)

- Lack of accessibility at home (e.g. wheelchair access, grab bars)
- Unreliable or inaccessible transit
- Social isolation
- Lack of access to healthcare
- Lack of nearby parks/open spaces
- Other: _____

17. How do you most often use the parks/open spaces in your neighborhood? (Select 2)

- Athletics and exercise
- Activities with permits
- Meeting friends
- Sitting outside
- Hobbies (e.g. birdwatching, drawing)
- Other: _____

18. What would you like more of? (Select 2)

- Affordable and/or supportive housing
- Green spaces like parks, community gardens, and parkways
- Commercial areas, or streets with small businesses
- Community or recreation centers
- Other: _____

19. What are your top accessibility needs that are not being met in your neighborhood? (Select 2)

- Inaccessible transit stations
- Lack of accessibility infrastructure (e.g. ramps and elevators)
- Poor lighting
- Lack of seating/benches
- Amenities too far away
- Other: _____

Weighting methodology

The quantitative survey data was weighted using the post-stratification raking procedure developed for the American National Election Study (ANES) by DeBell and Krosnick. These variables for weighting the data were sourced from the American Community Survey (ACS) 2021 at the census tract level for:

- Population of each neighborhood
- Age
- Race
- Household income
- Housing tenure (rent or own)

Of the 1,086 survey responses received, 929 (86%) were included in the weighted data analysis (N=929). 84 responses (8%) were excluded since the respondents were not residents of District 35, and 73 responses (7%) were excluded since the respondents did not provide demographic information. The survey responses excluded from the weighted data analysis were still incorporated into the qualitative survey synthesis.

DeBell, Matthew, and Jon A. Krosnick. 2009. "Computing Weights for American National Election Study Survey Data." ANES Technical Report series, no. nes012427. Ann Arbor, MI, and Palo Alto, CA: American National Election Studies.

<https://electionstudies.org/wp-content/uploads/2018/04/nes012427.pdf>

Pasek, Josh. 2022. anesrake: ANES Raking Implementation. R package version 0.80.

<https://cran.r-project.org/web/packages/anesrake/anesrake.pdf>

Organizations engaged: Advisory Committee members

Participating members:

Dante Arnwine

District Manager, Community Board 9

Michele Bonan

Brooklyn Public Library

Darold Burgess

NYCHA TA President, Ingersoll Houses

Rabbi Eli Cohen

Crown Heights JCC

Mills Dor

Greater Direction

Tara Duvivier

Pratt Center for Community Development

Michelle George

District Manager, Community Board 8

Carlos Jones

Switching Lifestylez

Claudette Macey

Fort Greene Senior Council

Taya Mueller

District Manager, Community Board 2

Naima Oyo

Ifetayo Cultural Arts Academy

Cea Weaver

Housing Justice for All

Amanda Zenteno

Myrtle Avenue Brooklyn Partnership

Also invited:

Henry Butler

District Manager, Community Board 3

Alicia Cardenas-Solano

TA Vice President, Tivoli Towers

Dr. Evelyn Castro

Medgar Evers College

Beverly Newsome

TA President, Ebbets Field Chair, Community Board 9 Housing Committee

Organizations engaged: focus group participants

Housing

- Brooklyn District Attorney's Office
- Community Board 8
- Fifth Avenue Committee
- IMPACCT Brooklyn
- Ingersoll Houses Tenant Association
- Local resident

Public space + infrastructure

- Fort Greene Park Conservancy
- Prospect Heights Neighborhood Development Council
- Prospect Park Alliance
- Riders Alliance
- The Lay Out
- Transportation Alternatives
- Together Projects
- Local resident/composter

Organizations engaged: focus group participants

Youth + education

- Greater Direction
- My Voice Junior Youth Foundation
- Local teenagers
- Local parents

Health + older adults

- Bridge Street
- Brooklyn Plaza Medical Center
- Emblem Health
- Heights and Hills
- SAGE
- Local older residents

Small business, arts + culture

- BRIC
- Brooklyn Museum
- Greenpoint Manufacturing and Design Center
- Jack Arts
- North Flatbush BID

APPENDIX

AMI charts

AMI income bands	
Income band	Percent of AMI
Extremely low-income (ELI)	0-30%
Very low-income (VLI)	31-50%
Low-income	51-80%
Moderate-income	81-120%
Middle-income	121-165%

APPENDIX

AMI charts

NYC AMI by family size												
	Very low-income			Low-income		Moderate-income				Middle-income		
Family size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$29,670	\$39,560	\$49,450	\$59,340	\$69,230	\$79,120	\$89,010	\$98,900	\$108,790	\$118,680	\$128,570	\$163,185
2	\$33,900	\$45,200	\$56,500	\$67,800	\$79,100	\$90,400	\$101,700	\$113,000	\$124,300	\$135,600	\$146,900	\$186,450
3	\$38,130	\$50,840	\$63,550	\$76,260	\$88,970	\$101,680	\$114,390	\$127,100	\$139,810	\$152,520	\$165,230	\$209,715
4	\$42,360	\$56,480	\$70,600	\$84,720	\$98,840	\$112,960	\$127,080	\$141,200	\$155,320	\$169,440	\$183,560	\$232,980
Development Framework							Council District 35				103	

APPENDIX

AMI charts

NYC affordable monthly rents by unit size

	Very low-income			Low-income		Moderate-income				Middle-income		
Unit size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$636	\$848	\$1,060	\$1,272	\$1,484	\$1,696	\$1,908	\$2,120	\$2,332	\$2,544	\$2,756	\$3,498
1-bedroom	\$794	\$1,059	\$1,324	\$1,589	\$1,854	\$2,119	\$2,383	\$2,648	\$2,913	\$3,178	\$3,443	\$4,370
2-bedroom	\$953	\$1,271	\$1,588	\$1,906	\$2,224	\$2,542	\$2,859	\$3,117	\$3,495	\$3,813	\$4,130	\$5,242
3-bedroom	\$1,101	\$1,468	\$1,835	\$2,202	\$2,569	\$2,937	\$3,304	\$3,671	\$4,038	\$4,405	\$4,772	\$6,057

Development Framework

Council District 35

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APPENDIX

Affordability programs: Option A

HPD Term Sheets for New Construction

Extremely Low + Low-Income Affordability (ELLA) program requirements

- A minimum of 80% of the units are at low income rents affordable to households earning up to 80% AMI
 - At least 50% of units must be for extremely low-income (ELI) or very low-income (VLI) bands
 - At least 25% of units must be for ELI (including 15% minimum units reserved for formerly unhoused residents)
- Up to 20% of the units may have rents affordable to moderate-income households earning between 90–100% AMI

APPENDIX

Affordability programs: Option A

HPD Term Sheets for New Construction

Senior Affordable Rental Apartments (SARA) program requirements

- 100% of units at 60% AMI or below for older residents (age 62+)
- 30% of units for formerly unhoused residents (paying 30% of their income on rent)

Supportive Housing Loan Program (SHLP) requirements

- 100% of units at 60% AMI or below
 - Tax credit projects may include a tier of units affordable to households earning between 61–80% AMI
- A minimum of 60% of units reserved for unhoused residents or those residing in shelters

APPENDIX

Affordability programs: Option B

HPD Term Sheets for New Construction

Open Door

- Cooperative and condominium buildings affordable to moderate and/or middle-income households
- Subsidy is based on market conditions and target levels of affordability

Project affordability range for all units	Maximum subsidy per unit
Private site: 110–130% AMI Public site: 80–130% AMI	\$165,000
Private site: 80–130% AMI Public site: all units at 80% AMI	\$190,000

APPENDIX

Affordability programs: Option C

HPD Term Sheets for New Construction

Mixed Income Program: Mix + Match requirements

- 40–60% of the units are at low income rents affordable to households earning up to 80% AMI
 - A minimum of 40% ELI/VLI units (including 15% minimum ELI units reserved for formerly unhoused residents)
- The other 40–60% of units have rents affordable to moderate and/or middle-income households earning up to 120% AMI

Neighborhood Construction Program (NCP) requirements

- New construction infill rental housing with up to 45 units affordable to households earning up to 165% AMI
- Projects may serve low-income households or moderate and middle-income households

APPENDIX

Affordability programs: Option C

Mandatory Inclusionary Housing (MIH) Zoning

The City Planning Commission and the City Council can choose to impose either one or both of these two basic options:

	Affordable housing set-aside	AMI
1	25% <i>With 10% required at</i>	60% on average 40%
2	30%	80% on average

The City Planning Commission and the City Council may also add one or both of two other options:

	Affordable housing set-aside	AMI
3	20%	40% on average
4	30% <i>With 5% required at</i> <i>With 5% required at</i>	115% on average 70% 90%

About Hester Street

Mission

Hester Street is an urban planning, design and community development nonprofit that works to ensure neighborhoods are shaped by the people who live in them.

Role

Hester Street led the data and research, community engagement process, and development and design of this framework, with funding from Council Member Hudson's Office.

Hester Street conducted work for this project from October 2022 through August 2023.



Acknowledgements

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Cinthia De La Rosa, Senior Project Manager

Utsa Ramaswami, Senior Project Associate

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Advisory Committee members

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