



## Gowanus Neighborhood Coalition for Justice

*Dealbreakers and Priority Demands for the Gowanus Rezoning*

*Updated January 12, 2021*

**If these dealbreaker demands are not fulfilled, GNCJ will not support the rezoning in any form or fashion:**

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**1. DEALBREAKER: UPFRONT FUNDING FOR FULL CAPITAL NEEDS AT WYCKOFF AND GOWANUS** The City must dedicate enough upfront funding for full capital needs at Wyckoff Gardens and Gowanus Houses. All funding spent to improve Wyckoff Gardens and Gowanus Houses must adhere to HUD Section 3 hiring policies to ensure local NYCHA residents and low-income residents are hired to complete the work.

**2. DEALBREAKER: NET ZERO COMBINED SEWAGE OVERFLOW (CSO)** Mandate net zero CSO from new construction created as a result of the rezoning, through the following actions: (1) Accurately model how increased density will increase CSO and impact local hydrology, (2) Require and enforce CSO mitigation in new development and (3) Ensure city investment in infrastructure to completely mitigate any negative hydrological impacts of rezoning.

**3. DEALBREAKER: CREATE AN ENVIRONMENTAL JUSTICE SPECIAL DISTRICT WITH POWERFUL AND CLEAR LOCAL OVERSIGHT** Formal recognition and dedicated resources for an Environmental Justice Special District with a local oversight board with a diversity of representation from local residents including public housing, and from businesses, industries, nonprofit, faith based and civic associations to oversee implementation of all City commitments and developer requirements, inclusive of commitments to local public housing residents.

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**The below demands are priorities for the entire coalition:**

**4. UTILIZE CITY'S COMMITMENT TRACKER TO GUARANTEE TIMELY REOPENING AND RENOVATION OF THE GOWANUS COMMUNITY CENTER WITH ONGOING SUPPORT FOR RESIDENT-LED PROGRAMMING** All funding spent to improve local NYCHA developments must adhere to HUD Section 3 hiring policies to ensure local public housing and low income residents are hired to complete the work.

**5. INVEST IN COMMUNITY HEALTH & SOCIAL RESILIENCE** Commit to a comprehensive package of funding to improve Social Resilience and Health outcomes for CD6 public housing residents, by supporting an Environmental Justice and Racial Equity Assessment. Ensure *all* CD6 residents are included in a Community Health Needs Assessment and Community Emergency Preparedness Plan to address local health disparities and disaster risks.

**6. BUILD ECONOMIC EQUITY ENSURING LOCAL ACCESS TO SECTION 3 EMPLOYMENT** Commit to HUD Section 3, HPD and NYC administrative code compliance and enforcement. Fund the promotion of local CD6 residents earning under 80% of Area Median Income applying for training, employment and economic opportunities through Section 3.

**7. INVEST IN KNOW-YOUR-RIGHTS TRAININGS** The City must provide funding for know-your-rights trainings, including Affirmatively Furthering Fair Housing, civil rights compliance and other building and tenant related trainings and services to local public housing residents.

**8. 100% AFFORDABILITY ON PUBLIC LAND** Require 100% affordability on land owned by the City of New York. The City must provide the necessary subsidies to provide permanent and deeply affordable units (for seniors & low incomes 0-60% of AMI).



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- 9. ADDRESS LOCAL SKILLS GAP WITH TARGETED MULTI-YEAR WORKFORCE INVESTMENT** Programming must include bridge programming for CD6 residents with barriers to living wage employment with focus on public housing residents and an industrial sector apprenticeship program. Implement through CBOs.
- 10. STUDY, IMPLEMENT AND ENFORCE TRANSFER OF DEVELOPMENT RIGHTS TO FUND FULL CAPITAL REPAIRS AT WYCKOFF AND GOWANUS NYCHA DEVELOPMENTS** The City must comprehensively and transparently examine and permit the purchase and transfer of development rights from local public housing to privately owned parcels within the larger Gowanus area-wide rezoning, not to exceed the density that the City has already proposed in the Draft Scope of Work. Strong and representative local oversight of the generated funds must include local public housing residents.
- 11. CREATE AN AFFORDABLE HOUSING LOTTERY PREFERENCE FOR LOCAL CD6 NYCHA RESIDENTS** The City, through HPD, must make the necessary regulatory and legislative changes to create affordable housing lottery preferences for local NYCHA residents, and an increased percentage for people with disabilities as well as ensure the creation of a significant number of affordable units for seniors. The City must also commit to a significant number of Section 8 vouchers for existing NYCHA residents so they can move to newly created affordable housing. The planned Affirmatively Furthering Fair Housing (AFFH) pilot must be in Gowanus and start as soon as possible.
- 12. MAP THE MOST AFFORDABLE MIH OPTIONS** The City must map ONLY the deepest mandatory inclusionary housing (MIH) options so low-income residents and the local public housing community can afford the new affordable housing. Use existing options: option 1 - 25% of units at 60% of AMI and option 3 - 20% of units at 40% of AMI.
- 13. MANDATE DEEPER MIH LEVELS FOR PRIVATE DEVELOPERS** Developments along the Gowanus Canal must commit to deeper affordability than MIH alone by providing 25% permanently affordable housing at an average of 50% of AMI with 10% at 30% of AMI.
- 14. FOLLOW THROUGH WITH IBZ COMMITMENT** Complete IBZ visioning planning process and a final document outlining investment commitments in the IBZ including (1) workforce development funds, (2) critical infrastructure improvements, and (3) land use changes that protect industry BEFORE CB6 ULURP hearing.
- 15. CREATE JOBS FOR LOW INCOME CD6 RESIDENTS TO MAINTAIN NEW BUILDINGS AND PUBLIC SPACE** Leverage both private and public investment in buildings and public spaces to create jobs for low income CD6 residents in new buildings and the public realm by requiring and committing to local CBO partnerships for recruitment, training and hiring.
- 16. PRESERVE INDUSTRY AND ART SPACES** by implementing an incentive of .3 FAR for specific uses groups in Gowanus Mix that are limited to production, repair, and arts uses exclusively. Require public disclosure and transparency in leasing agreements of Gowanus Mix spaces.
- 17. INVEST IN LOCAL YOUTH EMPLOYMENT** Fund Summer Youth Employment Program slots to ensure access to youth from local public housing communities.