



## RESPONSIBLE DEVELOPMENT POLICY

At the December 15, 2021 Public Hearing and Regular Meeting, the full board voted unanimously in favor of the Housing and Land Use Committee’s recommendation in favor of adopting the policy standards below for all development within Bushwick.

This is an iterative document that reflects the board’s and community at large’s development priorities. Developers should take the following standards into consideration prior to engaging and/or presenting to the board.

*v12.15.21*

Category	Evidenced by:
As-of-Right, Requests for Proposals (RFPs), or Uniform Land Use Review Procedure (ULURP) Developments	<ul style="list-style-type: none"> <li>● These development standards should apply to all proposed developments in Community District 4, whether they are as-of-right, a city- or government-issued Request for Proposals (RFP), or in connection with an application for a variance, a zoning change, an amendment of an urban renewal plan, a disposition of City-owned property or another action under ULURP</li> <li>● Any proposed rezoning should comply with the recommended zoning designations in the <a href="#">Bushwick Community Plan</a></li> <li>● While it’s not required, as-of-right developers are strongly encouraged to voluntarily attend a housing and land use committee meeting and inform the community about their proposed project</li> <li>● If a development is proposing rezoning from Manufacturing to Residential with mixed-use (Mx), either: 1) the same amount of existing industrial square footage must be preserved in the new development or 2) the affordable housing provided must surpass MIH in both number of units and depth of affordability</li> </ul>
Zoning Regulations	<ul style="list-style-type: none"> <li>● Development should fit in with its surroundings in a reasonable manner</li> <li>● Where zoning allows Height Factor developments, projects should voluntarily follow Quality Housing rules that conform to the existing streetscape and character of the neighborhood, particularly in midblock locations</li> </ul>
Mandatory Inclusionary Housing (MIH)	<ul style="list-style-type: none"> <li>● Where MIH is being proposed as part of a rezoning, only Options 1 and 3 should be mapped</li> </ul>

	<ul style="list-style-type: none"> <li>● Where MIH has already been mapped, developments should comply with Options 1 or 3, as applicable</li> </ul>
Area Median Income (AMI) Bands and Government Subsidy	<ul style="list-style-type: none"> <li>● New development must serve the needs of existing Bushwick residents, by providing affordable housing that truly matches the community, based on median household income levels from the most recent census data (ACS or Decennial)</li> <li>● Developments should commit to going beyond the affordability requirements of MIH, providing permanently affordable housing by using all available government subsidy programs</li> <li>● Developments providing affordable housing beyond MIH can either: 1) provide a similar percentage of affordable units but at deeper AMI levels (ELI &amp; VLI) than MIH or 2) provide 100% affordable housing at a range of AMI levels (ELI up to Middle Income)</li> <li>● Regardless of which option is chosen, unit sizes must match the requirements of MIH – both in the range of bedroom sizes and the minimum required square footage</li> <li>● Regardless of which option is chosen, all developments must include at least 15% of units set aside for the formerly homeless, or more as required by current City law for developments over a certain size</li> <li>● Developments should partner with local non-profits to manage the affordable housing (“administering agent”)</li> </ul>
Unit Composition	<ul style="list-style-type: none"> <li>● The composition of unit sizes within a development should match the demographics and need of the community - based on household sizes from the most recent census data and the needs identified in the most recent Statement of Community District Needs - including larger units (2 or 3+ bedrooms) for families, as well as units for senior and supportive housing</li> </ul>
Parking	<ul style="list-style-type: none"> <li>● Affordable housing should be prioritized over the inclusion of accessory parking in new developments; where new developments meet the standards of Zoning for Quality and Affordability (ZQA) rules, parking is optional for affordable units in designated transit-accessible areas (which includes all of CD 4)</li> <li>● Larger developments (over 100 units) should include accessory parking, even if ZQA rules would allow parking to be optional</li> </ul>
Good Neighbor Policy	<ul style="list-style-type: none"> <li>● A commitment to meeting with neighboring residents and businesses on a regular basis to discuss and plan schedules, equipment routings, traffic impacts, and other disruptions, and the handling of complaints.</li> <li>● A 24-hour contact number for neighbors</li> <li>● A signed contract stating that any damage sustained to neighboring properties will be covered by the developer</li> </ul>

	<ul style="list-style-type: none"> <li>● A commitment to notify the community board and local precincts of street closures well in advance</li> </ul>
<p>Construction Contracting</p>	<ul style="list-style-type: none"> <li>● Provide living wages and benefits to all project employees with wage equity across demographic groups</li> <li>● Prioritize local and targeted hire, including for contractors and subcontractors - prioritizing workers that live in CD 4 as well as those who suffer from certain barriers to employment, such as the formerly incarcerated, women, and low-income residents</li> <li>● Achieve local and targeted hiring by following the requirements of HUD’s Section 3 program wherever applicable</li> <li>● Documented participation (and commitment to continued participation) in New York State-certified apprenticeship programs in trades in which the developer is working.</li> <li>● Prioritize local and MWBE businesses when procuring materials or services</li> <li>● Help to achieve these goals by partnering with local workforce development organizations (see below or attached)</li> <li>● Commit to hiring union labor and respecting the right of workers to organize</li> </ul>
<p>Employment Opportunities Post-Construction</p>	<ul style="list-style-type: none"> <li>● Provide living wages and benefits with wage equity across demographic groups for all post-construction employment directly controlled by the developer or management agency</li> <li>● Prioritize local and targeted hire for all post-construction employment directly controlled by the developer or management agency</li> <li>● For commercial or industrial spaces being leased post-construction, require as a condition of occupation that any tenant who leases space in the project abide by the same wage, hiring, and procurement practices that the developer/management agency implemented (as outlined above)</li> <li>● Help to achieve these goals by partnering with local workforce development organizations (see below or attached)</li> <li>● Commit to hiring union labor and respecting the right of workers to organize</li> </ul>
<p>Safety &amp; Quality of Construction</p>	<ul style="list-style-type: none"> <li>● A track record of, and commitment to, operating worksites that are safe and healthy, for both workers and neighbors, as evidenced by OSHA-10 (all workers) and OSHA-30 (supervisors) forms as well as other information provided by the City, State, or Federal government</li> <li>● Establishment of safe worksites, appropriate safety training, and fair worker treatment (including an opportunity for workers to organize</li> </ul>

	and express grievances), to ensure compliance with safety rules and safe working conditions.
Sustainability & Resiliency	<ul style="list-style-type: none"> <li>● Prioritize sustainability through baseline requirements such as HPD’s Active Design Guidelines and Local Law 97 for health-promoting and energy efficient design in all new development projects, including affordable developments</li> </ul>
Community Engagement	<ul style="list-style-type: none"> <li>● Research the community through existing plans and stated needs, such as the Bushwick Community Plan and the most recent Statement of Community District Needs, before proposing any development and present an explicit outline as to how the proposed development responds to the needs addressed there</li> <li>● Consider making a charitable donation to a local organization (see CB4 CBO list)</li> <li>● Commitment to meeting with residents and businesses on a regular basis throughout the development process in an accessible space with translation provided as needed</li> <li>● Partner with a local non-profit or CBO to facilitate community engagement</li> <li>● Partner with a local non-profit or CBO to market affordable units and ensure eligible local residents are informed and able to apply</li> </ul>
Community Benefits and Investment	<ul style="list-style-type: none"> <li>● Designate space for a community asset that meets a demonstrated need as identified by community plans, the Community Board and meetings with residents (eg. community center/meeting space, education space, manufacturing space, public open space)</li> <li>● Designate space that is accessible, affordable and culturally relevant (eg. affordable grocery store, health clinic, local credit union)</li> <li>● Designate space for a local non-profit or CBO</li> </ul>
Board of Standard and Appeals (BSA) Variances	<ul style="list-style-type: none"> <li>● These development standards should apply to developments seeking a variance through the BSA</li> </ul>
Landmarks Preservation Commission Designations	<ul style="list-style-type: none"> <li>● The Landmarks Preservation Commission (LPC) should approve the creation of the 3 historic districts (Bushwick Avenue, Northeast Bushwick and Moffat Street) and the landmarking of the 6 individual properties identified in the Bushwick Community Plan.</li> <li>● Absent LPC action, developers should not seek a rezoning or the substantial alteration of any properties identified in the Bushwick Community Plan for inclusion in a historic district or individual landmark status</li> </ul>

Waste Management	<ul style="list-style-type: none"><li>● Provide information on waste management and the development sanitation plan</li><li>● Commit to maintaining property cleanliness and ensure all tenants are informed of sanitation regulations</li><li>● When applicable, hire nearby waste carting services</li></ul>
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