

# Quarterly Public Meeting #4

**Gowanus Oversight Task Force**

Thursday, December 14, 2023  
6:00 pm - 8:00 pm

P.S. 133 | William A. Butler School  
610 Baltic St, Brooklyn, NY

*Source: Noah Sheidlower*



## WELCOME!

- This meeting will be recorded and posted on the Task Force website ([gowanustaskforce.net](http://gowanustaskforce.net))
- Pick up meeting materials
- Restrooms located at the rear of the room, to the right of the school's front desk

## ¡BIENVENIDOS!

- Esta reunión será grabada y se publicará en el sitio web del Task Force ([gowanustaskforce.net](http://gowanustaskforce.net))
- Recoja los materiales de la reunión cuando ingrese
- Baños situados en la parte trasera de la sala, a la derecha de la recepción de la escuela.

# Meeting Structure

Maximize opportunities for **Public Engagement**  
Focus on **timely topics of interest** to the Gowanus community

## (1) NYCHA Investments and Affordable Housing



NYC Housing  
Preservation and  
Development (HPD)

NYC Housing Authority  
(NYCHA)

Task Force  
Housing Committee

## (2) Small Business and Workforce Development



NYC Department of  
Small Business Services  
(SBS)

Task Force  
Economic and Workforce Development Committee

# AGENDA

## 1. Welcome (5 min)

## 2. NYCHA Investments + Affordable Housing

**(50 minutes)**

*Presenting agencies: NYC Housing Preservation and Development (HPD), NYC Housing Authority (NYCHA)*

- GOTF Committees Opening Statement
- Agency Presentation: **HPD**
- **Discussion and Public Q+A (8 min)**
- Agency Presentation: **NYCHA**
- **Discussion and Public Q+A (20 min)**

## 3. Small Business + Workforce Development

**(40 minutes)**

*Presenting agency: NYC Department of Small Business Services (SBS)*

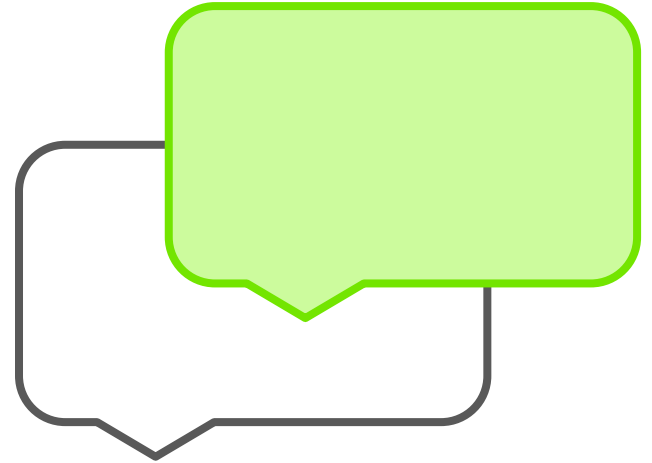
- GOTF Committees Opening Statement
- Agency Presentation: **SBS (Small Biz)**
- **Discussion and Public Q+A (10 Minutes)**
- Agency Presentation: **SBS (Workforce)**
- **Discussion and Public Q+A (15 Minutes)**

## 4. Closing and Next Steps (5 min)

# COMMENTS + QUESTIONS

## Please include on your note card:

- Your Name
- Affiliation
- Agency(ies) of interest
- City Commitment / Focus  
Area of interest



Website: [gowanustaskforce.net](http://gowanustaskforce.net)

Questions can be sent to: [info@gowanustaskforce.net](mailto:info@gowanustaskforce.net)

# TASK FORCE MEMBERS



**14**

**Community Residents**



**10**

**Community Organizations**



**6**

**Local Workers**



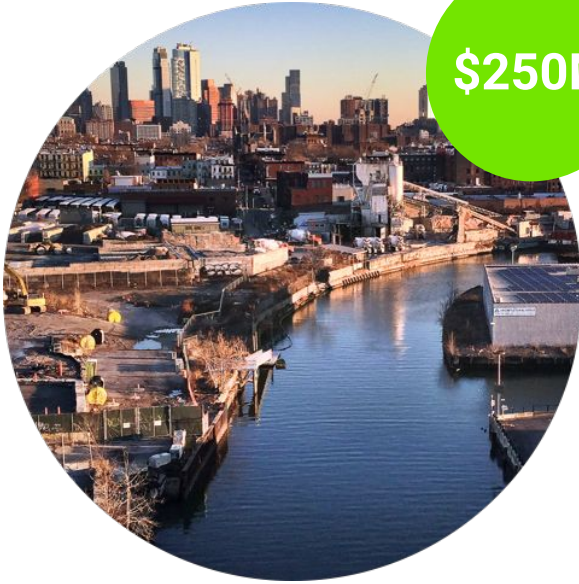
**30**

**Community Volunteers**

# Community Advocacy



Source: Gowanus Neighborhood Coalition for Justice



\$250M

## Public Investments

Housing, public space, community amenities, workforce and business support



\$200M

## Priority Capital Needs for NYCHA

Gowanus Houses and Wyckoff Gardens



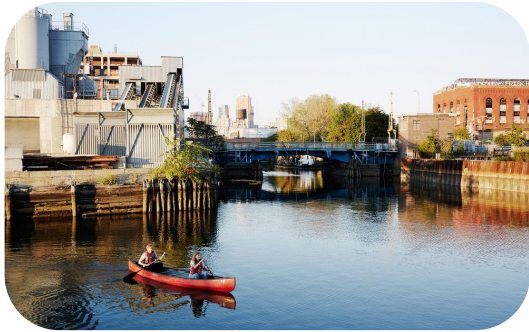
# IMPACT OF COMMITMENTS



**Job Training and Business Support**



**Affordable Housing and  
Tenant's Rights**



**Flooding, Pollution, and Sanitation**



**Cyclist, Pedestrian, and  
Resident Safety**



**Schools, Parks, and Other  
Public Spaces**

# City Commitment Tracker

- Comprehensive updates on all 56 Commitments uploaded to task force website prior to quarterly public updates
  - **Gowanustaskforce.net:**

## Gowanus Oversight Task Force

Home [Commitments](#) Meetings About

GOWANUS OVERSIGHT TASK FORCE  
City Commitment Tracker

City Rezoning Tracker	Committee	GOTF Item #	Item Description	Prime Agency	
					<b>AGENCY UPDATE: Q1</b>
15	Membership and Communications	1.1	<p><b>Support the Council, Community Board 6, and other stakeholders to form a Community Oversight Task Force.</b></p> <p>In the first quarter of 2022, City Hall and DCP will support the Council, Community Board 6 (CB 6), and other stakeholders including NYCHA residents and Tenant Association leadership to develop a detailed plan for a Community Oversight Task Force dedicated to commitments related to the Gowanus Neighborhood Plan. The framework of this plan will include:</p> <ul style="list-style-type: none"> <li>• Quarterly meetings will be open to the public with relevant updates on implementation of major plan components and POA commitments, including capital project progress updates by the relevant agency.</li> </ul>	DCP	DCP has been engaged during the facilitator selection as well as the formation of the community oversight team driven primarily by City Council Members Hanif and R DCP's Director, Dan Garodnick, joined elected officials announcement for the final selection of the facilitator task force process. DCP will continue being involved as needed, while ensuring that the task force is driver facilitator and other key stakeholders.

# NYCHA Investments and Affordable Housing

**Task Force**  
Housing Committee

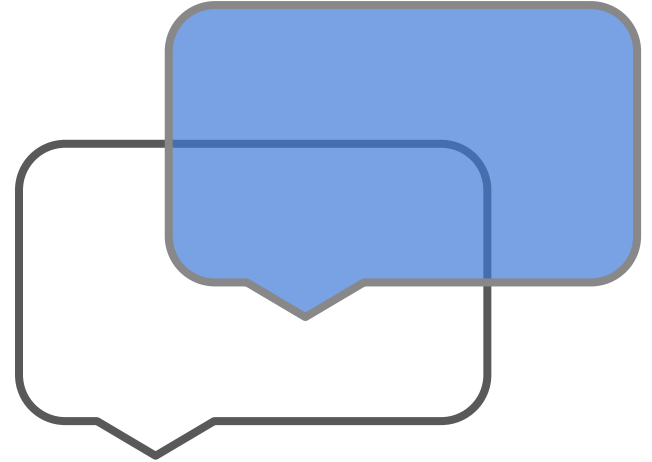
**NYC** Housing  
Preservation and  
Development  
(HPD)

**NYC** Housing Authority  
(NYCHA)

# NYCHA Investments and Affordable Housing QUESTIONS

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Area of Interest



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**Questions can be sent to:** [info@gowanustaskforce.net](mailto:info@gowanustaskforce.net)

# **Gowanus Oversight Task Force**

## **Housing Committee**

### **Committee Members:**

Ariel Krasnow

Vie Mae Richardson

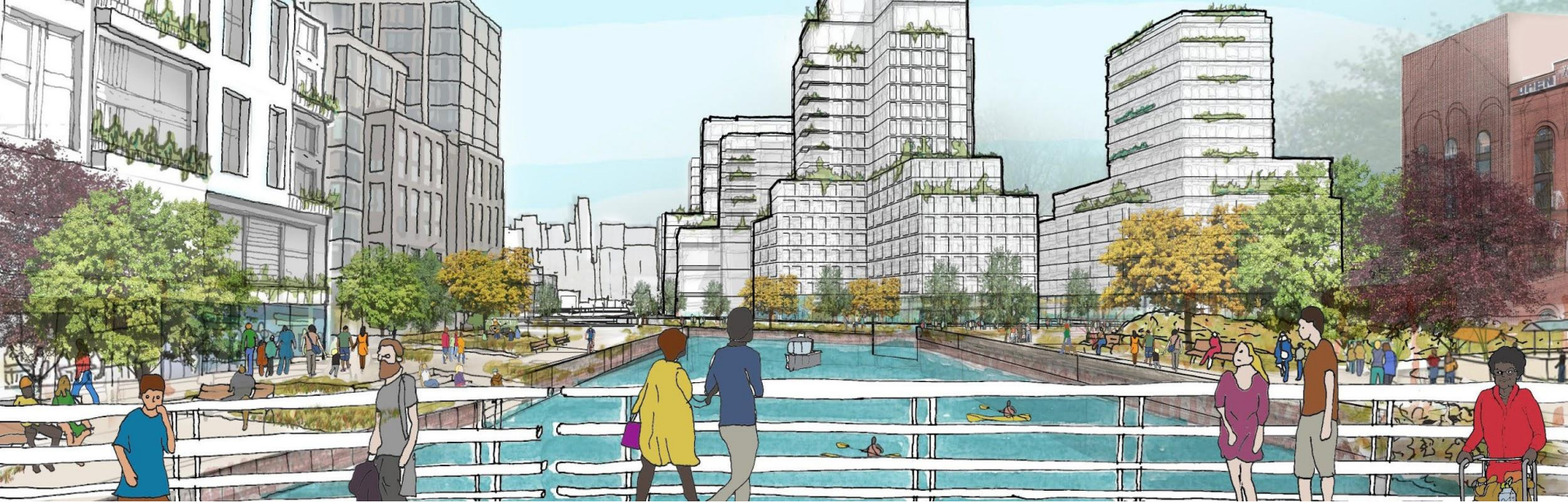
Bahij Chancey

Michelle de la Uz

Monica Underwood

Nilda Lino

Valerie Bell



December 14, 2023

# Gowanus Oversight Task Force

## Quarterly update

# Agenda

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- 1. HPD's role in affordable housing**
- 2. HPD financed, 100% affordable housing:  
Kay's place**
- 3. MIH in Gowanus**
- 4. Housing Connect—NYC's Affordable  
Housing Lottery**

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**What is HPD&**

**What is affordable housing?**



# NYC Housing Preservation and Development's mission

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## Ensuring Housing Quality



## Preserving Affordability



## Building New Affordable Housing



# HPD plays multiple roles in creating new affordable housing

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**HPD finances 100% affordable housing on both public & private property**

**HPD administers zoning and tax incentives**

- Mandatory Inclusionary Housing (MIH); Voluntary Inclusionary Housing (VIH); tax benefits

**Most new housing development occurs without HPD involvement**

- 2 out of 3 homes built in NYC since 2014 were privately financed and market rate



***Chestnut Commons***

*274-units of 100% affordable housing in East New York opened in 2022*

# Affordable housing types in NYC

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Public  
housing



Rental  
voucher



Government  
administered




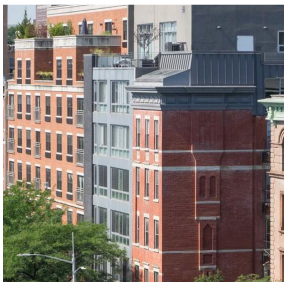



Pre-1974 rent  
stabilized



Unregulated  
housing





# Affordable housing types in NYC

Public housing	Rental voucher	Government administered	Pre-1974 rent stabilized	Unregulated housing
				

- HPD-financed, 100% affordable (e.g. Kay's Place)
- Mandatory Inclusionary Housing (e.g. 375 Dean)

# Tools to create or maintain affordability in Government Administered housing

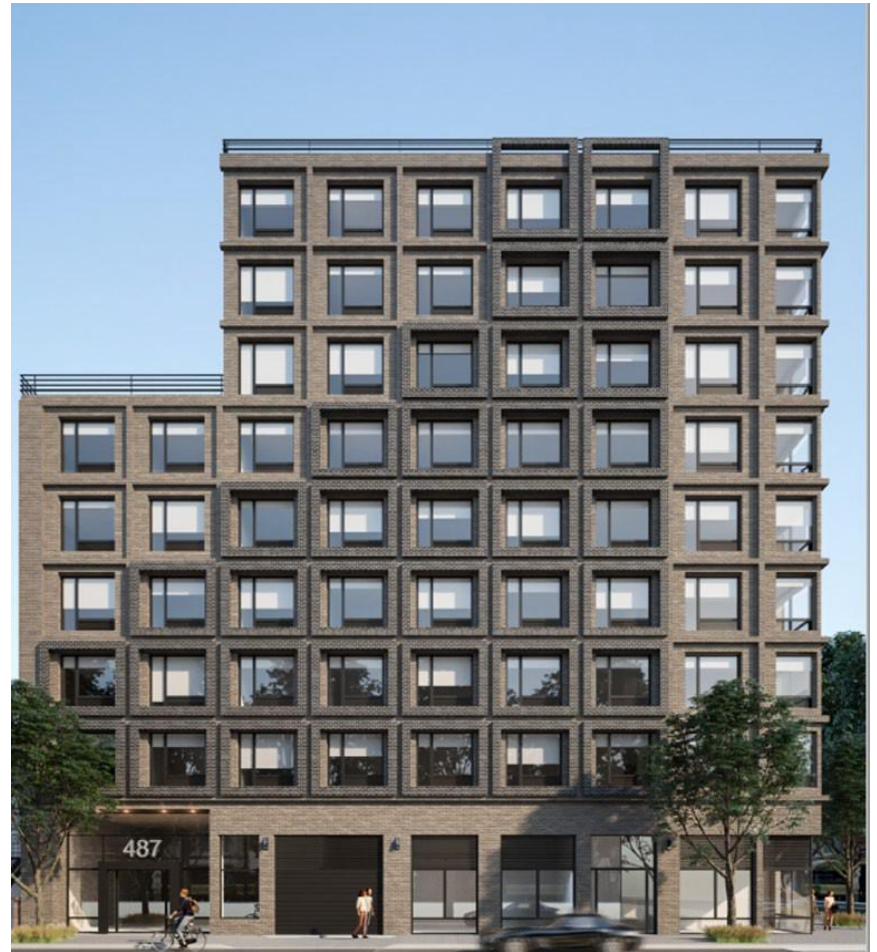
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Tool	Benefit
 <b>Income restriction</b>	Income-based eligibility that aims to ensure that subsidies go to households that need them
 <b>Rent stabilization</b>	Protection from sudden rent increases that may cause financial hardship or displacement

# HPD financed, 100% affordable housing: Kay's Place

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- **100% affordable housing located on the corner of 4th Avenue and 12th Street**
- **Developers: Mercy Home of Children, Inc and Procida Development Group LLC**
- **Approximately 43 affordable apartments plus one super's units up to 80% AMI**
- **Approximately 2,100 sf of local retail fronting 4th Avenue**
- **Building will include social services space, storage lockers, terrace, community room, and laundry**
- **Construction financing closed June 2023 and broke ground shortly thereafter in July 2023**



# Affordable housing at 375 Dean is on the Housing Lottery!

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- **Mandatory Inclusionary Housing development**
- **36 affordable apartments of 143 total**
- **18 units with preference for Community District 6**
- **2 units set aside for applicants with mobility disability; 1 for vision/hearing disabilities**
  
- **Rents for MIH units**
  - **40% AMI – 14 apartments**  
(studio = \$835; 2-bedroom = \$1,050)
  - **50% AMI – 14 apartments**  
(studio = \$1,070; 1-bedroom = \$1,140)
  - **100% AMI – 5 apartments**  
(1-bedroom = \$2,390; 2-bedroom = \$2,850)

Apply at  
[HousingConnect.nyc.gov](https://HousingConnect.nyc.gov)  
(Lottery closes January 29, 2024)



*375 Dean Street (@ 4<sup>th</sup> Ave)*

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# Mandatory Inclusionary Housing



# What is Mandatory Inclusionary Housing (MIH)?

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- New zoning tool passed in 2016
- MIH areas are mapped through rezonings, like the Gowanus Neighborhood Plan
- If a property is in an MIH area, new housing developments must provide permanently affordable homes
- HPD administers the affordable (aka inclusionary) homes through the affordable Housing Lottery



*Mandatory Inclusionary Housing areas in Brooklyn (as of February 2023)*


# MIH is bringing affordable housing to Gowanus

- **Rezoning passed December 2021**
  - Through MIH, rezoning projected 8,500 new homes, 2,100 affordable
  - *Additional 950 affordable homes at Gowanus Green*
- **Private property owners are already building new housing**
- **So far, >550 affordable units have been financed across 9 development sites**
  - Most are under construction
  - One development is complete



# Much of Gowanus now requires permanently affordable housing



 Mandatory Inclusionary Housing Area

 Community District Boundary

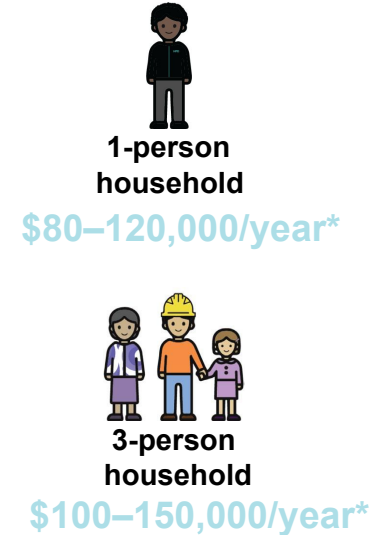
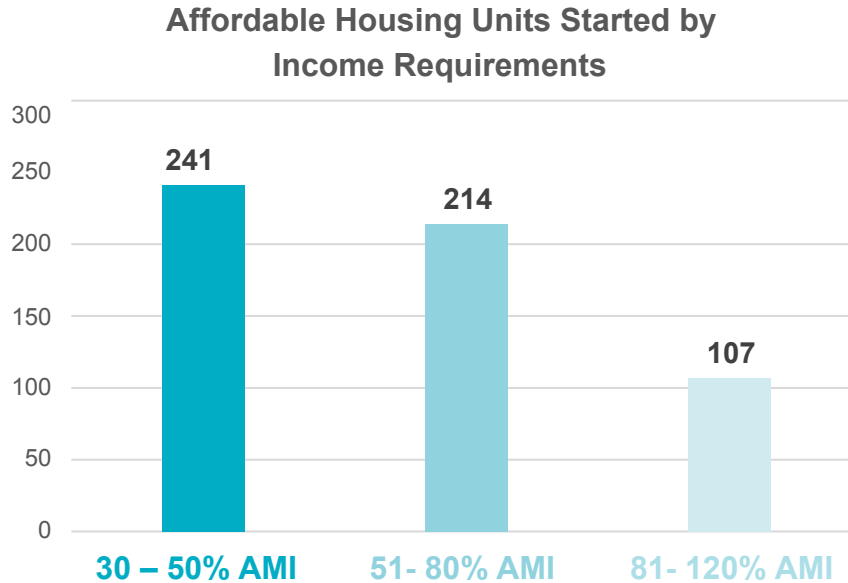
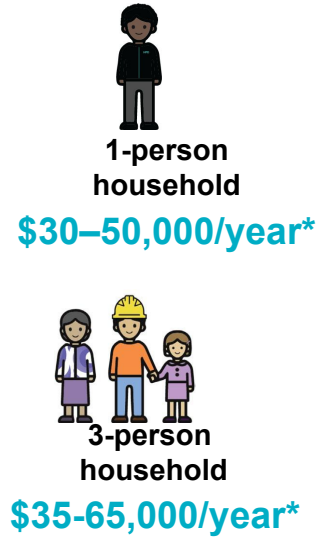
## New developments have two MIH options

- **Option 1**: 25% of units\* averaging 60% AMI
- **Option 3**: 20% of units averaging 40% AMI

*\*Residential floor area*

# MIH is bringing affordable housing to Gowanus

“Affordable for whom?” depends on income requirements and household size



# 9 Gowanus MIH Projects Have Been Financed so far

Lottery is live!

Address	Financial Closing	Total Apartments	Permanently Affordable Apartments	30-50% AMI	51-80% AMI	81-120% AMI
380 4TH AVE	Oct 2022	197	50	19	21	10
<b>375 DEAN ST</b>	Nov 2022	143	33	28	0	5
585 UNION ST	Jun 2022	224	56	23	23	10
420 CARROLL ST	Jun 2022	360	89	36	36	17
540 DEGRAW ST	Aug 2022	255	67	27	26	14
653 UNION ST	Apr 2023	193	47	20	20	7
267 BOND ST	May 2023	344	88	35	35	18
499 PRESIDENT ST	May 2023	350	88	35	35	18
498 SACKETT ST	May 2023	173	44	18	18	8
<b>Totals</b>		<b>2,239</b>	<b>562*</b>	241	214	107

\* 562 permanently affordable units. Many of these projects have additional affordable units required through other programs, such as 421-a tax incentives.

# Use Housing Connect to Enter the Housing Lottery

- Housing Connect includes rentals and ownership opportunities
- Simple one-click application process
- Create your application once—submit for multiple lotteries
- Available in different languages
- Lotteries close after approximately 2 months

Apply at [HousingConnect.nyc.gov](https://HousingConnect.nyc.gov)

The screenshot displays the NYC Housing Connect website interface. At the top, the logo for NYC Housing Connect is on the left, and navigation links for 'Open Lotteries', 'About', 'Learn', 'Log In', and 'Register' are on the right. Below the navigation, there are tabs for 'Rentals' (which is selected) and 'Sales'. A search bar indicates '31 Rental Lotteries' and includes a 'Refine Search' button. A dropdown menu shows 'Sort by Days Remaining'. Three lottery listings are visible:

- Betances VI Family Apartments:** Lottery closing in 68 days, 64 Units Available, Nearby Transit (4, 5, 6), location: Hunts Point and Mott Haven | Bronx.
- Vista65 (97-12 65th Road):** Lottery closing in 57 days, 56 Units Available, Nearby Transit (E, M, R), location: West Central Queens | Queens.
- 3073 Barker Avenue Apartments:** Lottery closing in 56 days, 24 Units Available, Nearby Transit (2, 5, D), location: Bronx Park and Fordham | Bronx.

# Thank you!

## Apply for Affordable Housing

[HousingConnect.nyc.gov](https://HousingConnect.nyc.gov)

## Housing Lottery Questions?

[NYCHousingConnect@hpd.nyc.gov](mailto:NYCHousingConnect@hpd.nyc.gov)

(212) 863-7990

Renae Widdison  
[widdisor@hpd.nyc.gov](mailto:widdisor@hpd.nyc.gov)

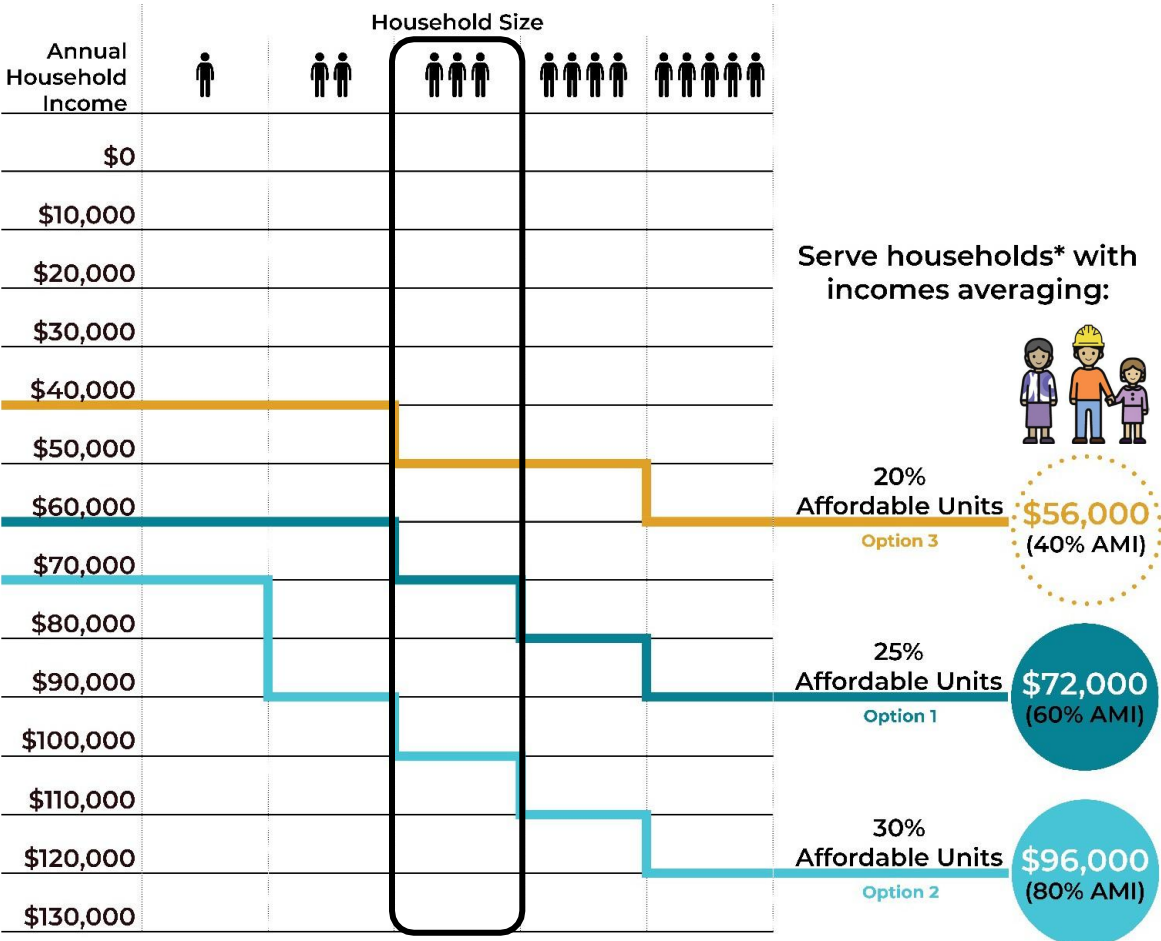
Hallah Saleh  
[salehh@hpd.nyc.gov](mailto:salehh@hpd.nyc.gov)

# Appendix

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# AMI is Relative to Household Size



*\*Incomes are approximate based on 2022 Income Limits for a three-person household*

# *Housing Connect help*

[WWW.NYC.GOV/HousingConnect](http://WWW.NYC.GOV/HousingConnect)

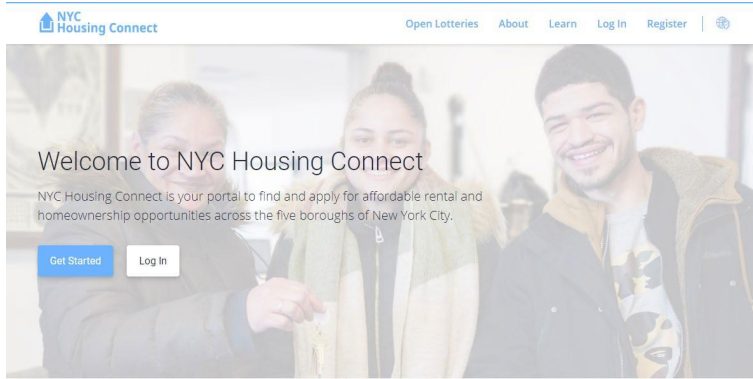
[WWW.NYC.GOV/Housing-Ambassadors](http://WWW.NYC.GOV/Housing-Ambassadors)

[WWW.NYC.GOV/Ready-to-rent](http://WWW.NYC.GOV/Ready-to-rent)

**Email:** [NYCHousingConnect@hpd.nyc.gov](mailto:NYCHousingConnect@hpd.nyc.gov)

**Phone:** (212) 863-7990

# How can I find out about available affordable housing?



[housingconnect.nyc.gov](https://housingconnect.nyc.gov)

- Find a Housing Ambassador  
[www.nyc.gov/housing-ambassadors](https://www.nyc.gov/housing-ambassadors)
- Check local newspapers
- Ask your Community Board or Elected Officials

# Housing Connect

## Key Functions and Features

- Offer rental opportunities
- Offer homeownership, re-rental and re-sale opportunities
- Has a mobile-friendly design
- You can save and submit your documents online
- Allows real-time updates to your application

# How Does Housing Connect Work?

- Register and create your household profile
- Find and apply for rental and homeownership opportunities
- Qualify for lottery housing units by meeting household income and household size requirements

# Log Numbers

- Randomly Assigned
- Can be checked in your Housing Connect account
- **Applicant outreach and eligibility determination is done in log number order**

# Fees

- NO brokerage or application fee
- Credit check fees are allowed, but limited to \$20 (*credit check is not required*)
- **ONLY charged once you've been determined eligible and a unit is available**



# Credit & Criminal Background Check

- **You CANNOT be rejected for your credit score**
- Proof of positive rental history can be substituted for a credit check

You can be rejected for:

- **Bankruptcy** w/in last 12 months
- Open **delinquencies** totaling \$5,000+ (excluding medical, student debt) over 120 days due



# Rental Assistance/Subsidies

- Rental subsidies may help pay all or a portion of the rent
- Section 8 Housing Choice Voucher, City FHEPS, HASA, etc
- If you have a rental subsidy or voucher, some minimum income limits may not apply to you

# Housing Ambassadors



- 1-on-1 assistance with account registration
- 40+ community-based organizations
  - 60 locations
  - 19 languages
  - 5 boroughs
  - People with disabilities

[www.nyc.gov/housing-ambassadors](http://www.nyc.gov/housing-ambassadors)

# **Discussion and Public Q&A**

## **Affordable Housing**

# **Gowanus Oversight Task Force**

## **Housing Committee**

### **Committee Members:**

Ariel Krasnow

Vie Mae Richardson

Bahij Chancey

Michelle de la Uz

Monica Underwood

Nilda Lino

Valerie Bell



NEW YORK CITY  
HOUSING  
AUTHORITY

# NYCHA Comprehensive Modernization Department

Task Force Quarterly Update

December 14, 2023

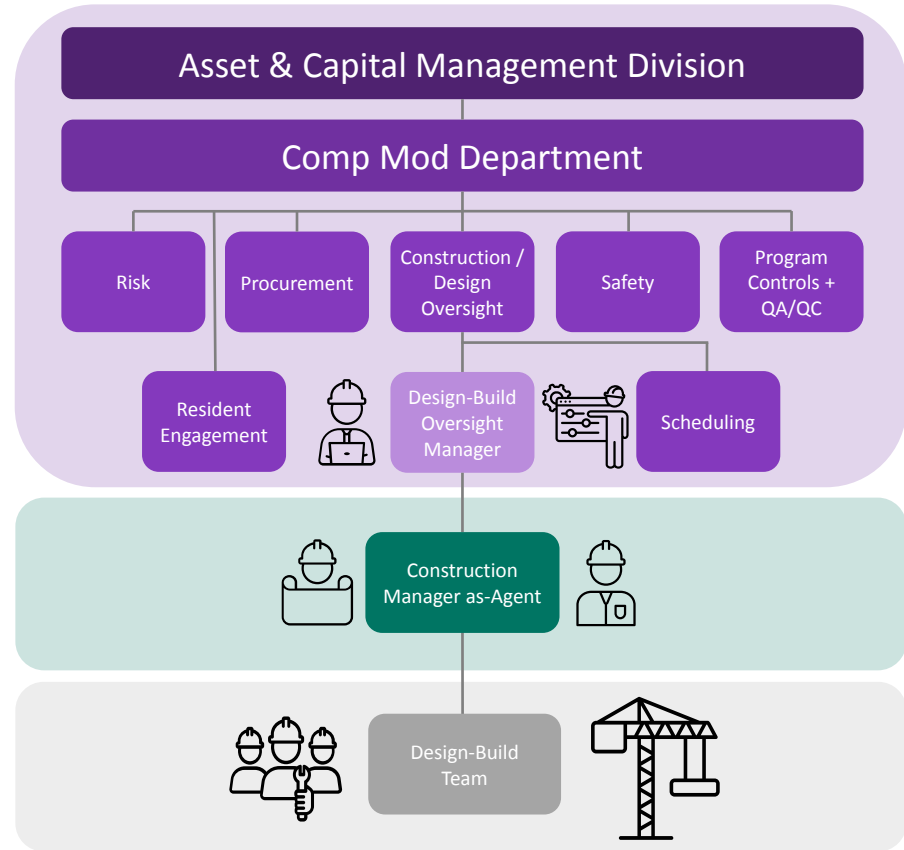
# Comp Mod Organization Structure

## Comp Mod Program Management Office

- Design-Build Oversight Manager for each project
- Oversees and manages CMA and Special Inspections firms assigned to each project
- Manages interfaces between CMA and Design-Build team
- Community Liaison assigned as dedicated point of contact for each site

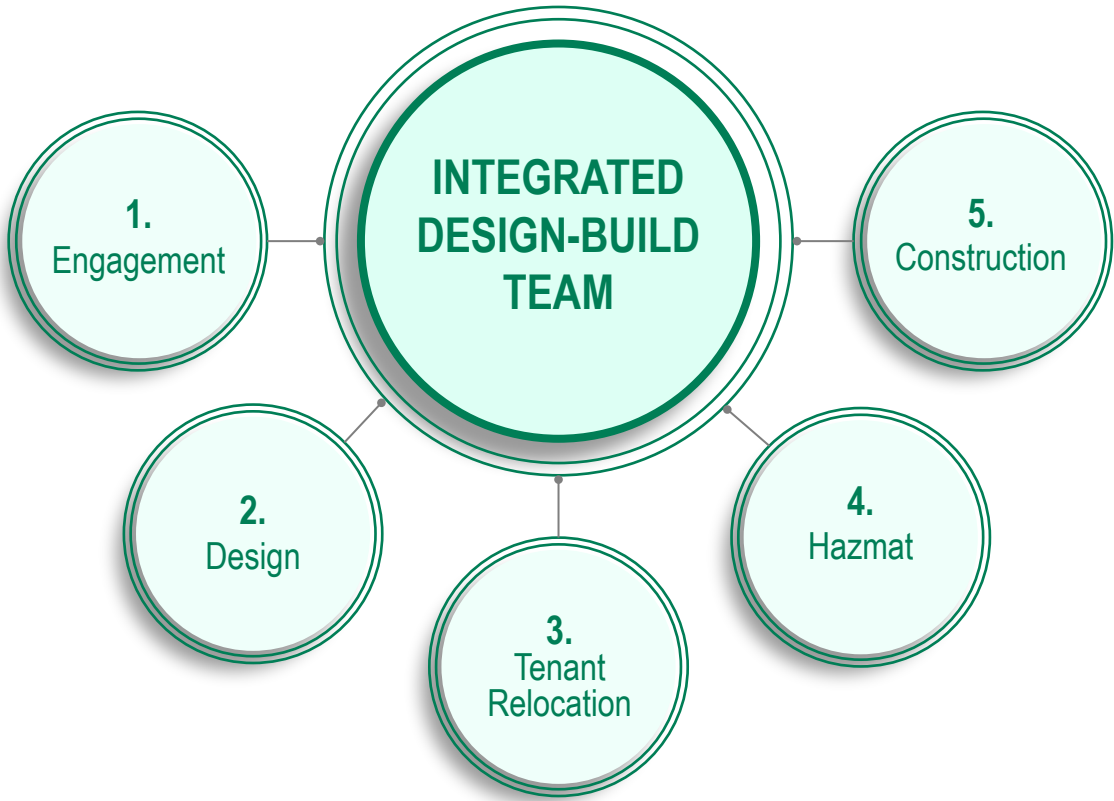
## Construction Manager as Agent

- CMA firm responsible for overseeing design and construction performed by Design-Build team interface with Property management



# Design Build Team

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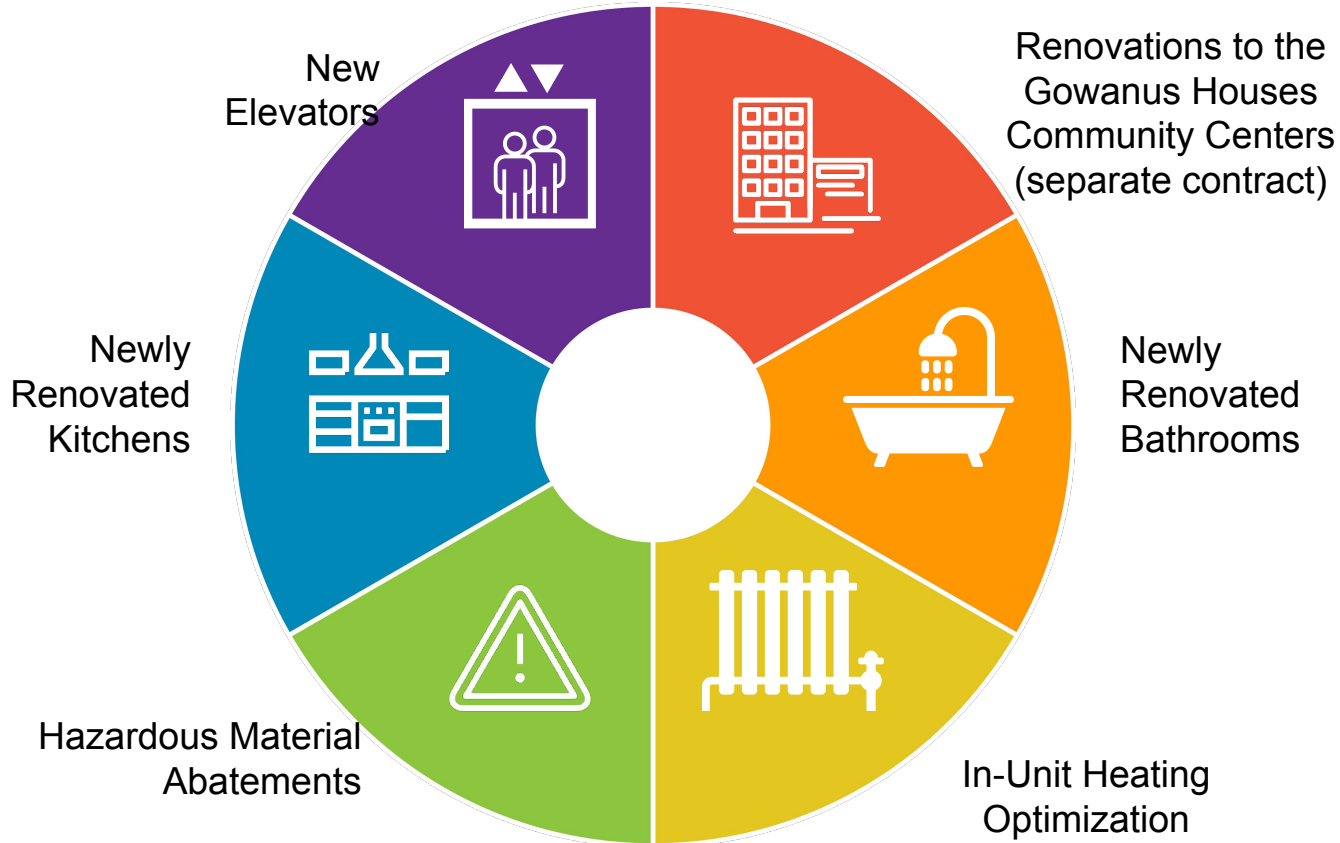
# Design Build Touchpoints with NYCHA Operations

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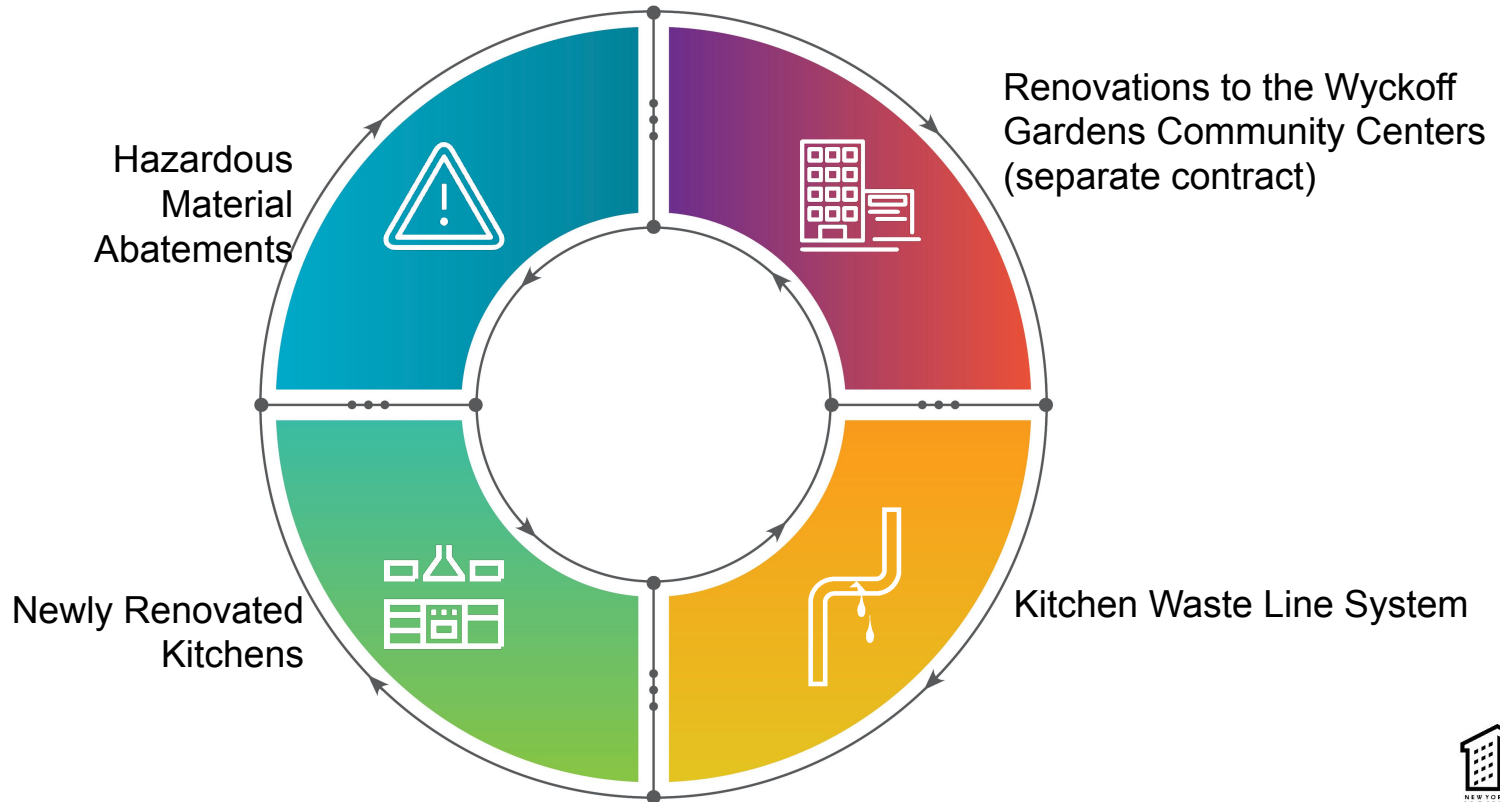
- 1 In Procurement Phase:** NYCHA staff from various departments including the Property Management Team and / or NYCHA's technical teams on the selection committee for each site. Resident representative nominated by the TA
- 2 During Design:** The D-B Team will meet with the Property Management Team to discuss any aspects of the design that will require updated maintenance procedures, scheduling of work, and overall progress.
- 3 During Construction:** The D-B Team will regularly meet with Property Management and NYCHA Operations to discuss upcoming construction activities, materials/equipment staging, safety, and overall project progress.
- 4 At Substantial Completion:** The D-B Team must provide operational information and training to the Property Management Team when necessary and ensure that any building management system and other tracking systems are functional and understood.



# Work Scope – Gowanus Houses



# Work Scope – Wyckoff Gardens



## Timeline & Next Steps

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Selection of the 3 Qualified Design Build Firms: **Complete**

Issue the Request for Proposals: **Complete**

Selection of the Design Build Firm: **In Progress (Mid 2024)**

Begin Resident Engagement on Design: **Late 2024**

Anticipated Start of Construction: **Early 2025**



# Temporary Resident Relocation

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Removal of lead-based materials and mold



Intrusive nature of work



Ensuring the fastest and safest means

**⊞** The need for **temporary** relocation



**Residents are not required to move at this time.** This will be collaboratively planned with a relocation team well in advance of construction.

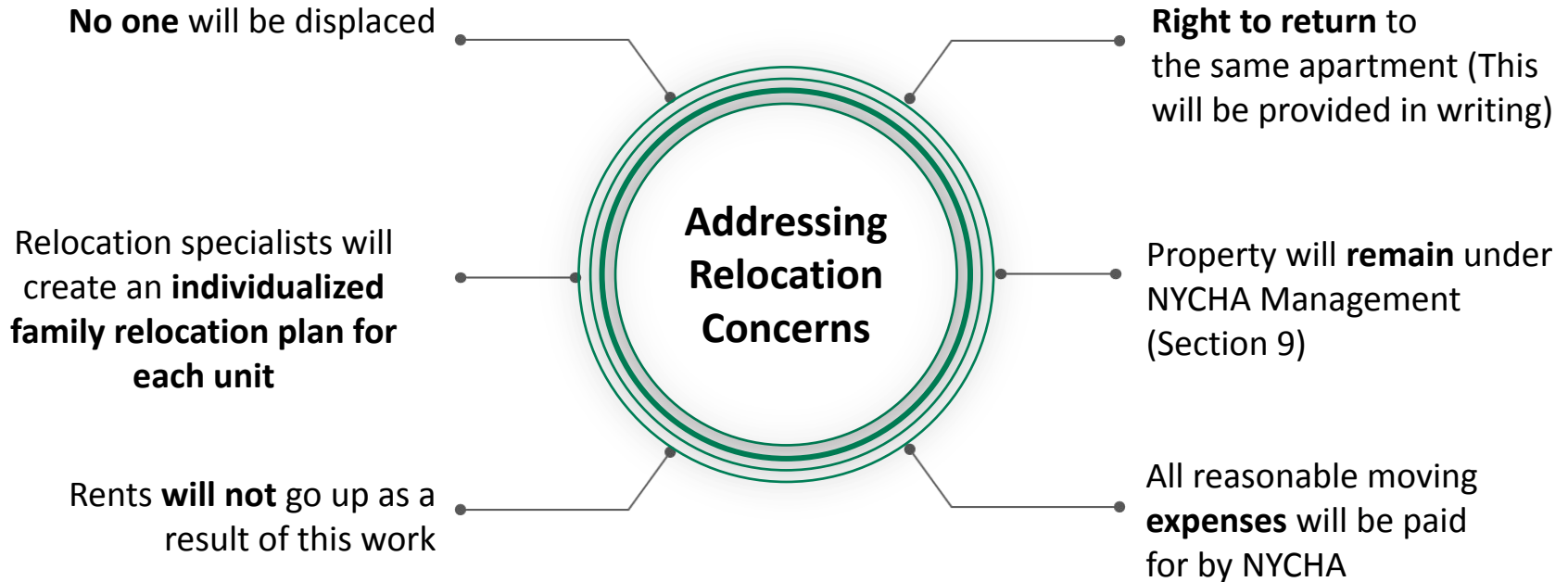
## Temporary Relocation Process and Duration

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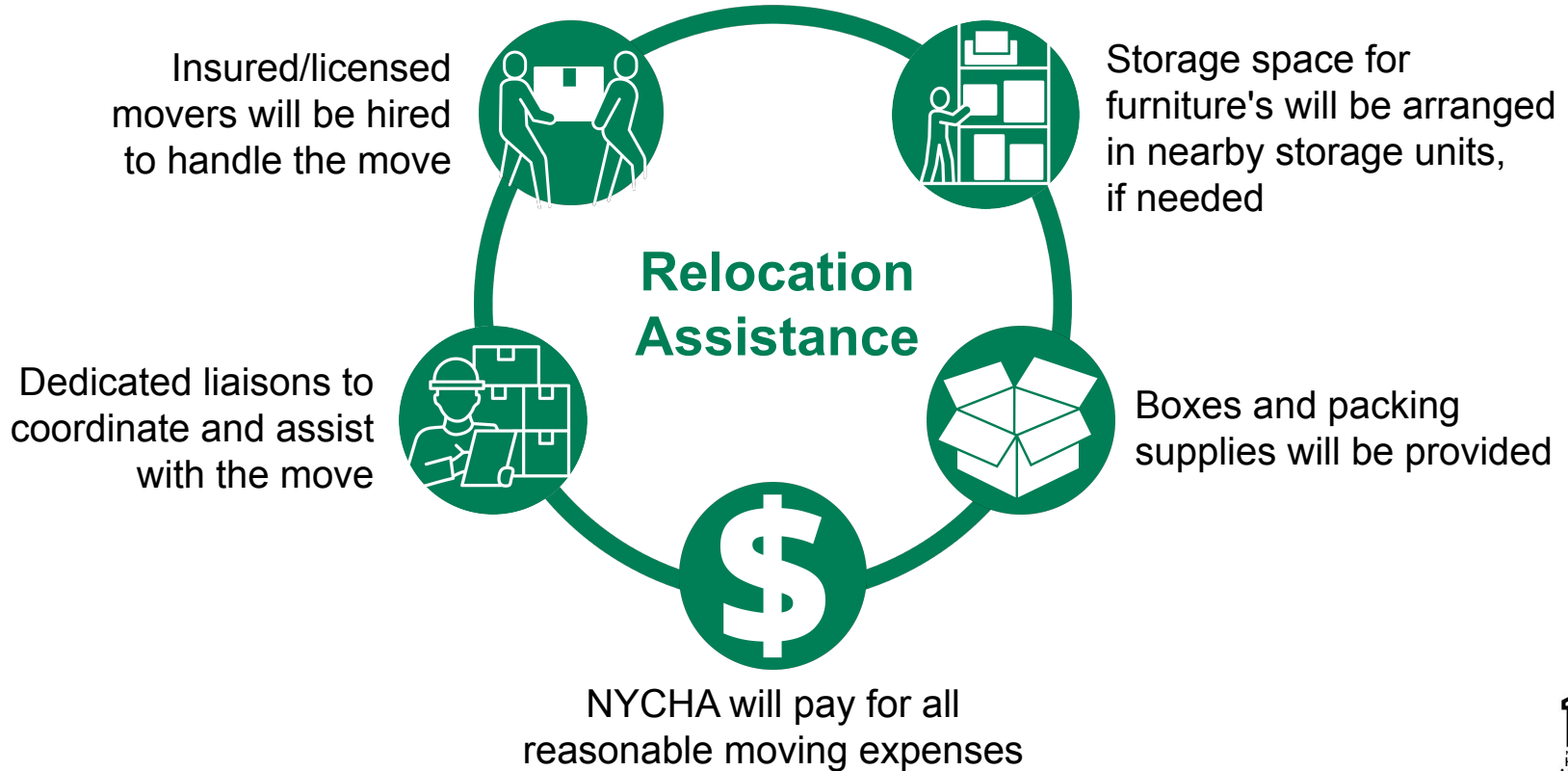
- Duration of temporary moves will be less than **30 days**.
- Residents will be temporarily relocated to hotels unless there is one of the following unique circumstances:
  - Resident requests for a special accommodation
  - Resident medical limitation
  - Residents living in a building with only one elevator during its replacement.
- More detailed schedules will be provided by the Design Builder.

# Tenants' Rights

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# NYCHA will provide support every step of the way



# Thank You



212.306.6768



[compmod@nycha.nyc.gov](mailto:compmod@nycha.nyc.gov)



<https://on.nyc.gov/comp-mod>





# **Discussion and Public Q&A**

## **NYCHA Investments**

# Small Business and Workforce Development

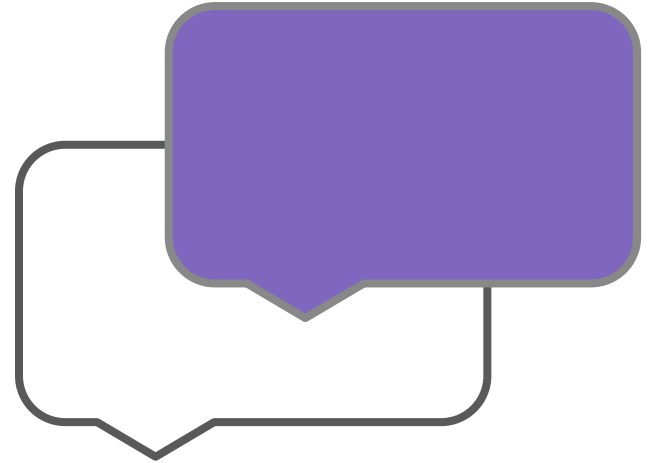
**NYC** Department of  
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# Small Business and Workforce Development QUESTIONS

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**Questions can be sent to:** [info@gowanustaskforce.net](mailto:info@gowanustaskforce.net)

# **Gowanus Oversight Task Force**

## **Economic + Workforce Development Committee**

### **Committee Members:**

Jesse Solomon

Saloni Sharma

Jessica Tolliver

Michelle de la Uz

Paul Basile

Leona Dickerson

Jeffrey Guity-El



# SBS Updates - Gowanus Rezoning

**NYC**  
Small Business  
Services

careers  
businesses  
neighborhoods

# The NYC Department of Small Business Services (SBS)

helps unlock economic potential and create economic security for all New Yorkers by connecting New Yorkers to good jobs, creating stronger businesses, and building thriving neighborhoods across the five boroughs.

# Overview

1

**Mobile Outreach Unit**

2

**Business Relocation Grant**

3

**M/WBE Recruitment**

4

**Workforce Training**

# Mobile Outreach Unit

- We organize monthly SBS Mobile Outreach Unit events in Gowanus, connecting residents to workforce and business services.
- SBS conducts door-to-door outreach to business owners.
- SBS has engaged over **285** jobseekers and entrepreneurs in 2023.

## Next Mobile Unit Outreach Event:

**Date/Time:** Friday, December 15 12 PM – 2 PM

**Location:** Outside of Community Housing Innovations, 279 Butler St





# Business Relocation Grant Program

**The Gowanus Business Relocation Grant** will reimburse businesses directly displaced by the rezoning up to \$50,000 in relocation expenses:

## Business Eligibility Criteria:

- Direct displacement due to the rezoning
- Demonstrate direct business loss due to the rezoning
- Evidence of eligible relocation expenses incurred for reimbursement
- Meet the Small Business Administration (SBA) definition of small business
- Business operated in the neighborhood at the time of rezoning (Nov. 2021)

By the end of Fiscal Year 2024, SBS aims to promulgate a final rule establishing the grant program. In the coming months we will:

- Publish proposed grant rules
- Organize a public hearing on proposed grant rules
- Publish final grant rules

SBS offers a wide variety of free services, including financing assistance, to help NYC small businesses. You can reach us at:

- NYC Funds Finder:  
<https://nycfundsfinder.nextstreet.com/>
- Brooklyn Business Solution Center:  
9 Bond St, 5<sup>th</sup> Floor  
Brooklyn, NY 11201
- Brooklyn Industrial Business Service Provider:  
Brooklyn Army Terminal  
140 58th Street, Building B  
Brooklyn, NY 11220

# M/WBE Recruitment

**M/WBE certification** expands opportunities for minority-and-women entrepreneurs to access government contracts and grow their businesses. Certified firms become more visible to prospective buyers, including City agencies and private contractors seeking to purchase goods and services.

- M/WBEs can benefit from the following SBS services:
  - One-on-One Technical Assistance
  - Mentorship Programs and Workshops
  - Networking Events
  - Contract Financing Loan Fund, up to \$1 million in loan with 3% annual interest rate
- SBS has connected Gowanus business-owners to the M/WBE program at our monthly Mobile Outreach Unit events, door-to-door outreach, webinars, and in-person workshops.
- If you are interested in becoming a certified M/WBE, contact the **SBS Hotline at 888-SBS-4NYC**.

**Discussion and Public Q&A**

**Small Business Support**

# Workforce Training Framework

## Workforce Training - Related Points of Agreements:

- Design and Deliver Workforce Training for Local Residents
- Connect Gowanus residents to construction and green manufacturing training programs
- Support access to industrial sector jobs for Community Board 6 residents

### Assess Community Need and Industry Demand

- Gowanus Points of Agreement (POA)
- GOTF Feedback
- Mayor's Office of Talent and Workforce Development

### Identify Programming

- Assess and develop potential training programs that match community needs and industry demand.
- Identify procurement mechanism to source providers for training programs.

### Release a Request for Proposals

- Issue an RFP for dedicated recruitment partner for the Gowanus community.

# ApprenticeNYC: Advanced Manufacturing

SBS plans to launch an ApprenticeNYC: Advanced Manufacturing training program to help New Yorkers develop in-demand skills in a high-growth occupation and connect them to apprenticeships such as CNC Machinists, Welders, and Industrial Mechanics.

## The program will include:

- Introductory bridge programming
- Jobs skills training
- Job placement (through apprenticeship employer partners)
- MetroCards

## ApprenticeNYC has two phases of full-time training:

- Pre-Apprenticeship: Introductory curricula for the advanced manufacturing sector. Trainees will also receive transferable and industry-recognized certification and will interview for apprenticeship.
- Apprenticeship: In-person training focused on practical learning and technical skills followed by paid, on-the-job training at an employer partner's location.

## Anticipated Timeline:

- First Cohort will launch by the end of Spring/early Summer 2024

# HVAC Pre-Apprenticeship Program

SBS plans to launch a HVAC Installation Pre-Apprenticeship Program in partnership with CUNY (City Tech) to help New Yorkers learn foundational curricula about Heating, Ventilation and Air Conditioning (HVAC) operations and maintenance. The HVAC program is designed to prepare participants for occupations such as air conditioning, heating, and refrigeration technicians trained in testing, servicing, and maintenance of commercial, industrial, and residential climate-control equipment.

## **The program will include:**

- Introductory programming
- HVAC Pre-Apprenticeship for entry level careers in HVAC
- Job connection support
- MetroCards

## **Anticipated Timeline:**

- First Cohort Launch by End of Spring/Early Summer 2024

# RFP for CB6 Recruitment Partner

- SBS will issue a Request for Proposals (RFP) to procure a recruitment partner who will help connect CB6 residents to SBS workforce training programs. Our recruitment partner will collaborate with training providers to connect Gowanus residents with a focus on Community Board 6, NYCHA residents, and young adults aged 18-25 as per the POA.
- **Timeline:**
  - SBS will release the RFP by the end of the calendar year



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**Hotline**

**888-SBS-4NYC (888-727-4692)**



# Thank You

# **Discussion and Public Q&A**

## **Workforce Development**

# THANK YOU | NEXT STEPS

- Questions + Answers Posted to Website  
(Gowanustaskforce.net)
- Website Improvements
- Membership / Committee Opportunities
- Next Public Meeting: Late March, 2024 (TBD)