

Local Environment

Action Step 1

Take a leading role in reviewing land use applications for compatibility with sustainability goals. Advocate that all future land use actions, whether publicly or privately sponsored, meet the following standards:

- Safe, affordable, and diverse housing stock that incorporates Inclusionary Zoning to achieve 30 percent affordability, defined as at least 50 percent below the average regional income (\$70,000), with a mix of housing units of different sizes.
- Energy efficient buildings that respect neighborhood character.
- Leadership in Energy and Environmental Design Green Building Rating System (LEED)¹ certification for new buildings.
- Design guidelines that promote harmony between old and new buildings.

This is a short-term action step.

Immediate opportunity

- 1) Present the standards above to Community Board 14, the Brooklyn Borough President, and City Council members and propose a motion for their incorporation as a) an energy efficiency evaluation checklist for reviewing land use proposals and b) a housing opportunity checklist for reviewing land use proposals.
- 2) Convene a meeting with representatives of the Department of City Planning (DCP) and present to them the standards above, in order to examine how well the proposed Flatbush rezoning responds to the sustainability standards established by IF2030, and how the rezoning proposal can maximize/maintain Flatbush's potential as a Solar Empowerment Zone (see below).

Ways to measure progress toward this goal

Track incorporation of these standards 1) as a guideline used throughout the land use review process, and 2) as a part of the final, approved version of DCP's rezoning proposal.

Action Step 2

Strengthen the neighborhood's capacity to increase the energy efficiency of all buildings. This includes technical training to identify what structural changes can be made in the buildings to achieve this, the financial literacy required to finance these operations, and taking advantage of new citywide programs and policies.

This is a long-term action step.

Immediate opportunity

- 1) A local group with Preservation Consultant Counselor status, such as FDC, can provide tenant and homeowner training. In particular, existing housing workshops can be expanded to provide financial training for home improvement—particularly, on how to apply for the Department of Housing Preservation and Development's (HPD) home improvement loan programs; such as the Article 8A Loan Program², the Home Improvement Program (HIP)³ and the Participation Loan Program (PLP)⁴.

¹ LEED certification is the U.S. Green Building Council's nationally-accepted benchmark for the design, construction, and operation of high performance "green" buildings.

² The Article 8A Loan Program provides rehabilitation loans to correct substandard or unsanitary conditions and to prolong the useful life of multiple dwellings in New York City.

³ HIP in cooperation with private banks provides loans, not exceeding \$20,000, to help small homeowners improve their properties.

2) Promotion and awareness-building of HPD's seminars on water/energy conservation, maintaining heat/hot water, and environmental health issues.

Ways to measure progress toward this goal

Track participation in FDC's housing programs. Track successful local applications to HPD's home improvement loan programs.



⁴ PLP provides low-interest loans to private residential building owners for the moderate-to-gut rehabilitation of housing for low-to-moderate income households.