

Neighborhood Character

Action Step

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 50 percent or lower of area median income (AMI)⁵ (currently \$70,000 per year), with a mix of housing units of different sizes.
- Energy-efficient buildings that respect neighborhood character.
- Design guidelines that promote harmony between old and new buildings

This is a short- to mid-term action step.

Immediate opportunity

1) Present the standards above to Community Board 14 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.

Ways to measure progress toward this goal

- 1) Track incorporation of these standards a) as a guideline in the community board's land use review process, and b) as a part of final rezoning proposal for Flatbush.
- 2) Track the number of housing units produced annually.



⁵ AMI is a calculation of typical household income in a region. The AMI used for NYC is high, relative to most NYC neighborhoods, because our area includes more affluent Westchester, Nassau, and Suffolk counties.