

FERRANDINO & ASSOCIATES INC.

VISIONARY PLANNING · MOVING FORWARD

DESPITE CHANGES AT HUD, WORK ON ASSESSMENT OF FAIR HOUSING CONTINUES

With a new administration in Washington, changes are coming to HUD.

As part of its housing and community development practice F&A is working with the City of Yonkers to prepare its first ever *Assessment of Fair Housing (AFH) Plan*. Despite uncertainties at the federal level on the future of the Community Development Block Grant (CDBG) program and HUD's commitment to fair housing enforcement, the City of Yonkers, one of the first in the country, has decided to forge ahead in its promise to affirmative further fair housing.

What are the AFFH and the AFH?

The Affirmatively Furthering Fair Housing (AFFH) Rule, published July 16, 2015, is a legal requirement for federal agencies and grantees to further the purposes of the 1968 Fair Housing Act, with a streamlined process to analyze the local fair housing landscape and set fair housing priorities and goals through an Assessment of Fair Housing (AFH). The AFH replaces the Assessment of Impediments to Fair Housing (AI). Unlike the AI, the AFH is a standardized format that program participants use to conduct their analysis and submit to HUD for review and acceptance every 5 years. The AFFH rule is designed to improve community planning to address fair housing issues. The AFH process begins with inclusive community participation and results in the setting of fair housing goals to increase fair housing choice and provide equal access to opportunity for all community members.

What is included in the AFH?

The AFFH identifies four fair housing issues that program participants must assess:

- Patterns of integration and segregation;
- Racially or ethnically concentrated areas of poverty;
- Disparities in access to opportunity; and
- Disproportionate housing needs.

The process begins with an assessment of data provided by HUD through their assessment tool, supplemented with local data and local knowledge. Program participants are then required to set goals to address fair housing issues and related "contributing factors". Those goals must inform subsequent housing and community development planning processes, including Consolidated Plans, Annual Action



Valentine Townhomes, Helena Ave, Yonkers, NY

Plans, Public Housing Authority (PHA) Plans and Capital Fund Plans.

Who must complete an AFH and when is it due?

AFH Plans must be completed by program participants that receive CDBG, HOME, ESG or HOPWA formula funding and Public Housing Agencies (PHAs) receiving assistance under the United States Housing Act of 1937. HUD has published, or plans to publish, Assessment Tools to guide the development of AFHs for four types of program participants. Program participants are not obligated to prepare or submit an AFH Plan until the final Assessment Tool is published.

The first AFH prepared by a program participant must be submitted to HUD no later than 270 calendar days prior to the start of the program year for which a new Consolidated Plan/PHA Plan is due, on or after the dates below:

	AFH due 270 days prior to the start of the program year, for which a new Consolidated/PHA Plan is due, on or after:
Local Government and Joint/Regional	January 1, 2017 January 1, 2018*
PHA and PHA-only Collaboration	January 1, 2018
Qualified PHA	January 1, 2019
State and Insular Area	January 1, 2018

* For Consolidated Plan Participants whose fiscal year (FY) 2015 CDBG grant was \$500,000 or less.

For questions, contact cworstell@faplanners.com

F&A PREPARES SPECIALIZED REPORTS/STUDIES TO SUPPORT NYC PROJECTS

LAND USE & ZONING ANALYSIS TO SUPPORT TAMI USES IN EAST WILLIAMSBURG, BROOKLYN

Working with land use attorney Eric Palatnik, P.C., F&A recently prepared a Land Use & Zoning Analysis for a proposed rezoning to construct a new 10-story mixed-use building for a private client in East Williamsburg, Brooklyn. The project requires a zone change from the M3-1 District to the M1-5 District, and will provide over 495,000 SF of new space for technology, advertising, media and information (TAMI) firms, “maker” and/or other kinds of commercial and quasi-industrial uses.

The Land Use & Zoning Analysis includes:

- A narrative describing the proposed rezoning;
- Maps of existing land uses; and
- An analysis on general land use, zoning and market trends.

The report concluded that the Project:

- Is consistent with the proposed North Brooklyn Industrial & Innovation Plan;
- Will complement the current uses found in the neighborhood; and
- Rezoning the site would maintain manufacturing districts in the City.



200 Morgan Avenue, East Williamsburg, Existing Conditions



Rendering of Proposed Project Along Newtown Creek
John Schimenti, P.C. Architect, AIA

ANALYSIS OF TRADE UNIONS IN NEW YORK CITY MANUFACTURING DISTRICTS

Also with Eric Palatnik, P.C., F&A recently prepared a specialized report for Teamsters Local 813 for a project that considers rezoning the property from a medium intensity manufacturing district to a light manufacturing district and the construction of a four-story addition to an existing two-story building in an industrial area of Long Island City. The specialized report defines the relationship of the current location of unions compared with the proposed project and its impact on the inventory of industrial space in the City.



48-43 Van Dam Street, Long Island City, Existing Conditions

F&A conducted a site visit, a survey and comparative analysis for unions located in New York City and Long Island City in particular, and mapped unions in manufacturing districts in New York City, concluding that the project and the rezoning of the property:

- Are not out of character, as other unions are clustered in the manufacturing districts of Long Island City;
- Will create 94,452 SF of new industrial space in Long Island City;
- Will open up additional industrial space, as unions in Long Island City consolidate in the new facility;
- Do not result in any loss of manufacturing zoned property; and
- Do not put any pressure on the neighborhood for up-zoning to allow non-industrial uses.

The client and F&A have met with NYC Department of City Planning and is expected to submit a formal application for rezoning under the Uniform Land Use Review Procedure (ULURP).

F&A PROVIDES COMPREHENSIVE PLANNING SERVICES

AFTER MANY YEARS OF EXTENSIVE PUBLIC REVIEW GREENBURGH ADOPTS ITS FIRST COMPREHENSIVE PLAN



Community Visioning Meeting

In September 2016, following eight years of extensive community input the Greenburgh Town Board adopted its *Comprehensive Plan 2016*. Described by the County Planning Commissioner as one of the most “encyclopedic” comprehensive plans ever completed in Westchester, the Plan was recently submitted to the Westchester Municipal Planning Federation for a 2017 planning award.

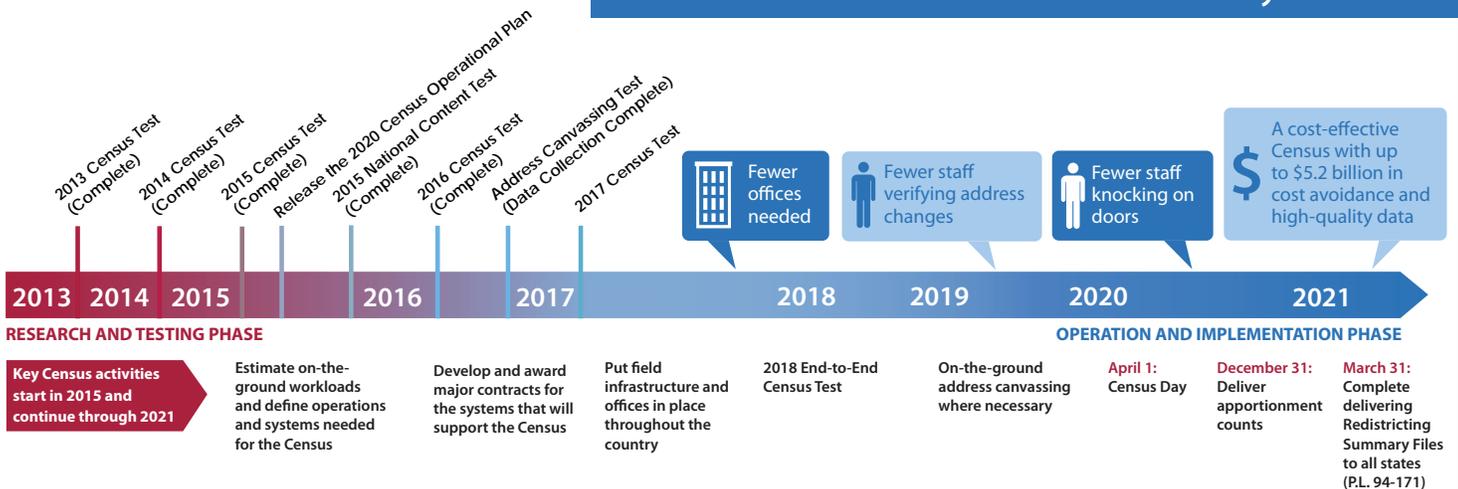
Working closely with the Town and community, a multi-disciplinary team led by F&A prepared a draft of the Plan that not only addresses current issues and concerns but also promotes future growth and prosperity. The Plan included:

- Inventory of land uses;
- Zoning;
- Residential, historical and cultural resources;
- Transportation and utility infrastructure;
- Real estate and development trends; and
- Demographic analysis and business profile.

Following completion of the draft Plan, the Comprehensive Plan Steering Committee took the lead in finalizing the document.

F&A also assisted the Town in the environmental review process and overall compliance with SEQR, which led to the Plan’s unanimous adoption.

Road to the 2020 Census Three Years Until Census Day

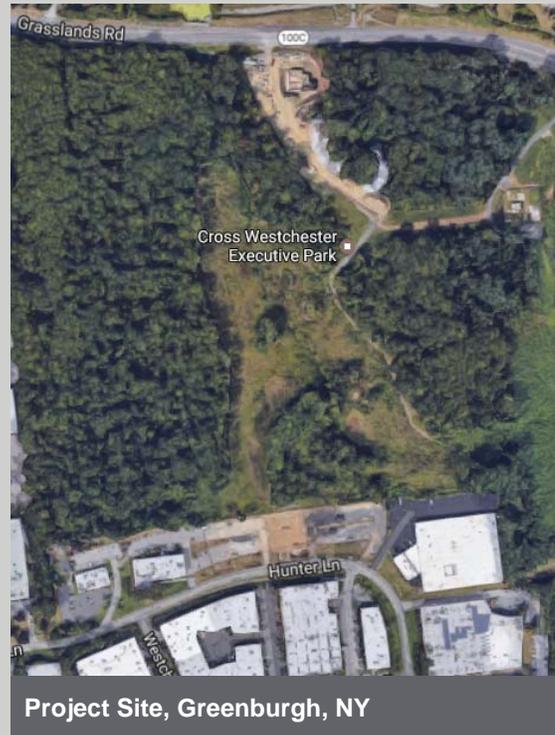


ENVIRONMENTAL DOCUMENTATION FOR NEW WATER TRANSMISSION LINE TO SERVE THE VILLAGES OF SLEEPY HOLLOW, TARRYTOWN AND BRIARCLIFF MANOR

F&A, along with Dolph Rotfeld Engineering, P.C., is currently preparing environmental documentation for a water transmission line project sponsored by the Villages of Sleepy Hollow, Tarrytown and Briarcliff Manor, NY. The project is part of their joint long-term plan and wider activities to consolidate and update the Villages' water supply and transmission functions, supported by a \$602,879 grant from New York State.

The project includes approval and installation of 2,200 L.F. of 30" ductile iron pipe water transmission main from an existing County-owned water distribution chamber to an existing 30" connection owned by the Villages, but located in the Cross Westchester Executive Park and on New York City owned property in the Town of Greenburgh, NY. This new pipe will bring water from the new NYC Ultra Violet treatment plant.

F&A is assisting in the preparation of environmental documentation under SEQR to support the project application before the Town of Greenburgh Planning Board. Approval is expected later this year.



ONGOING PROJECT UPDATES

Yorktown, NY:

- Amended site plan for a proposed 120,000 SF **Lowe's** was approved by the Planning Board in late 2016. The project also includes a 25,000 SF garden center, 7,600 SF full service restaurant, 4,500 SF non-fast food drive-thru restaurant and a 4,000 SF bank.

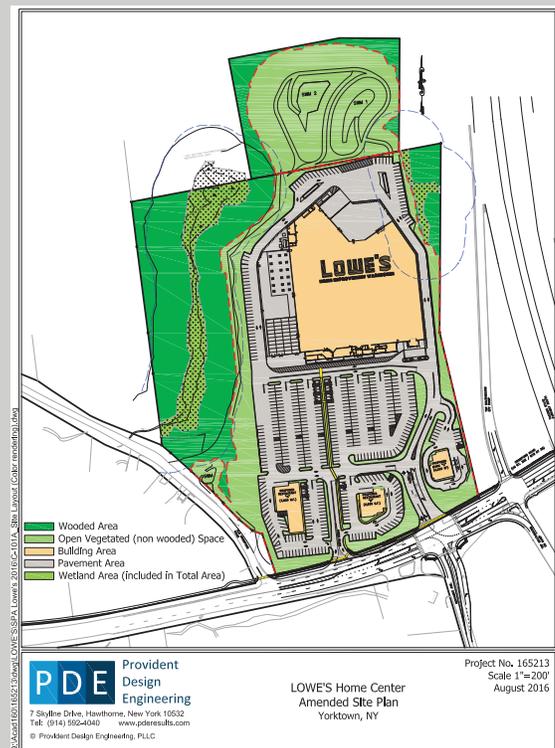
Mount Vernon, NY:

The Pointe:

- An Environmental Impact Statement (EIS) prepared as part of the Preliminary Development Concept Plan approval for *The Pointe*, a mixed-use redevelopment project in an urban renewal area on Mount Vernon's south side, is underway;
- The DEIS is expected to be declared "complete" in spring of this year.

MX-1 District:

- Under contract to the City of Mount Vernon and in conjunction with two private developers, F&A is developing a hybrid form-based code for a new mixed-use Commercial Corridor District (MX-1 District) on East Third Street;
- The FGEIS is expected to be declared "complete" in spring of this year.



Proposed Lowe's in Yorktown Heights, NY