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FRANCHISES

January 21st, 2018

Hon. Alicia Glen
New York City Deputy Mayor for Housing & Economic Development
City Hall
New York, NY 10007

Re: Affordable Housing Development
Borough: Queens, Block: 611, Lot: 25
31-07 31st Street, Astoria NY 11106

Dear Deputy Mayor Glen:

I am writing to bring to your attention to a parcel of land within my Council District owned and operated by the City of New York which has tremendous potential to serve the surrounding community as an affordable housing development. As real estate market demand in my Council District continues to skyrocket, we've found that low and middle-income New Yorkers are feeling the greatest tension and are being priced out of the neighborhoods they've called home for generations. In my Council District alone, LiveOn New York estimates that there are over 20,000 individuals currently on waiting lists for affordable senior housing. That is, by far, the largest waiting list throughout the entire City. In light of this urgent need, I have made it a priority to seek out potential sites for affordable housing developments.

Mayor de Blasio and I share the same vision of fostering inclusive community development that represents the diverse fabric of our great City. To do this, we must actively seek out opportunities to build new affordable housing developments which give individuals the ability to generate an equity stake in their neighborhoods.

I believe that the lot at 31-07 31st Street should be developed as affordable senior housing. The parcel's current use is a municipal parking field owned by the New York City Department of Transportation (DOT). The site is rectangular in shape, has an area over 20,000 square feet, and is located along the medium-density 31st Street corridor. This also puts it directly within the Transit Zone; in fact, it is less than 100 feet away from the Broadway stop on the N and W subway line. In addition, it is located directly adjacent to a lively commercial corridor, Broadway, with a nearby supermarket and local shops. It's a bustling neighborhood with many amenities that offers a robust quality of life.

The proposed site is a prime location for a new affordable senior housing development. Its proximity to mass transit and local shopping offers seniors the unique chance to live in an environment with many opportunities for socialization – a critical component to mental and physical health as we age.

Our senior citizens are perhaps the most vulnerable group in the midst of our City's affordability crisis. Social Security income struggles to merely keep up with inflation, let alone the City's constant rise in the cost of living and housing. This leaves our seniors in a position of weakness - forcing them to choose between the city they love and have contributed to for years, and their financial security. Integrating affordable senior housing into our communities is one method we could use to avoid such stark choices.

For these reasons, I am fully committed to realizing this project. I look forward to working with our partners in government and my community towards this vision. Together, I believe we could leave a lasting impact on this city while helping older New Yorkers age with dignity.

Sincerely,

A handwritten signature in black ink, appearing to read "Costa Constantinides", with a long horizontal flourish extending to the right.

Costa Constantinides
Council Member
22nd District