



City of New York Community Board #1, Queens

The Pistilli Grand Manor
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President, Queens
Vicky Morales
Director, Community Boards
Joseph Risi,
Chairperson
Florence Koulouris,
District Manager

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November 13, 2015

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

RE: N160049 ZRY Zoning for Quality and Affordability zoning text amendment

Dear Chair Weisbrod:

Community Board 1 Queens (CB1Q), after a duly advertised public hearing held during its full board meeting on November 10, 2015, voted 29 in favor, 4 opposed and 0 abstaining to **approve with stipulations** the proposed zoning text amendment N160049 ZRY Zoning for Quality and Affordability. **The stipulations supported by CB1Q include:**

A. PARKING

1. Affordable housing and affordable senior housing developments should **require mandatory parking for no less than 20% of the affordable units** in addition to meeting regular parking requirements for the market rate units in the development. **Parking waivers should not be permitted for new developments.**

The proposed zoning text would make required parking optional for new buildings with affordable housing and affordable senior housing units when located within designated Transit Zones. Since Transit Zones use a half-mile catchment area around each station and bus route, the entire District, with the exception of the northeast section of CD1Q (Astoria Heights and Woodside neighborhoods), is covered by Transit Zones making a parking requirement optional for any new developments with affordable units. Although the N/Q elevated line, the R line below-ground and one F train station serve parts of the District, only the 21st Street/Queensbridge station in the southern part of the District is ADA accessible. Surface transit in the district is inefficient at best with circuitous bus routes and long headways between buses.

BOARD MEMBERS (cont.)

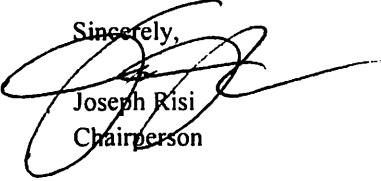
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Antonella Disaverio
Katie Ellman
Elizabeth Erion
Mackenzi Farquer
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Prabir Mitra
Kevin Mullarkey
Stella Nicolaou
Gus Prentzas
Yawne Robinson
Rudolfo Sarchese
Nancy Silverman
Dominic Stiller
Danielle Tharrington
Marie Torniali

Eliminating a parking requirement for new development will significantly and negatively impact the quality of life for area residents who already deal with an extremely limited supply of on-street parking spaces in the District.

B. GENERAL INCENTIVES TO ENCOURAGE AFFORDABLE HOUSING IN NEW CONSTRUCTION

1. **In each new development exclude a percentage of affordable-unit floor area from countable floor area to provide an additional number of affordable housing units or to increase the size of those units in the new building. This would be in addition to the proposed reduction of the floor area factor that would increase maximum density per development.**
2. **Change or remove some of the zoning regulations that restrict provision of parking in districts where the Quality Housing Program applies, (i.e. curb cut prohibitions, location of on-site parking areas) to allow more flexibility to meet market demands for parking.**

Sincerely,



Joseph Risi
Chairperson

cc: Hon. Vicki Breen
Hon. Melinda Katz
Hon. Costa Constantinides
Hon. Aravella Simotas
Hon. Michael Giannaris
John Carusone, Chair, CBIQ Land Use and Zoning Committee
Elizabeth Erion, Assist. Chair, CBIQ Land Use and Zoning Committee



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Jose Batista
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John Carusone

November 13, 2015

Hon. Carl Weisbrod, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

RE: N160051 ZRY Mandatory Inclusionary Housing zoning text amendment

Dear Chair Weisbrod:

Community Board 1 Queens (CB1Q), after a duly advertised public hearing held during its full board meeting on November 10, 2015, voted 33 in favor, 0 opposed and 0 abstaining to **approve with stipulations** the proposed zoning text amendment N160051 ZRY for Mandatory Inclusionary Housing. **The stipulations supported by CB1Q include:**

A. GENERAL STIPULATIONS

1. **Infrastructure (sewers, utilities and mass transit) and social services must be upgraded in any rezoning area to accommodate the additional population and dwelling units.**
2. **Buildings with affordable units must distribute affordable units throughout the building and not cluster those units in less desirable sections of the structure.**
3. **All building amenities must be accessible to both market and affordable units.**

B. SETTING AFFORDABLE RENTS

The rental levels that are considered "affordable" do not correlate with the income levels of CD1Q residents. To bring affordable rents to a level more in line with area income:

1. **Index affordable housing rents to the Average Median Income (AMI) of the Community District where the project is developed rather than using a citywide AMI figure.**

BOARD MEMBERS (cont.)

Rose Anne Alafogiannis
George Alexiou
Gerald Caliendo
Joanna D'Elia
Dolores DeCrescenzo
Mary Demakos
Antonella Disaverio
Katie Ellman
Elizabeth Erion
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Dean O. Feratovic
Evie Hantzopoulos
Amy Hau
Pauline Jannelli
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Prabir Mitra
Kevin Mullarkey
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Yawne Robinson
Rudolfo Sarchese
Nancy Silverman
Dominic Stiller
Danielle Tharrington
Marie Torniali

2. **Apply the phrase TERM OF THE TENANCY (instead of TERM OF THE LEASE) to any Affordable Housing unit agreement when referring to Preferential Rent.** This will eliminate future problems for seniors or the disabled who apply to freeze their rent through SCRIE/DRIE (Senior Citizen Rent Increase Exemption or Disabled Citizen Rent Increase Exemption). Since affordable senior housing will be subject to rent stabilization increases, a senior's rent could be frozen at a considerably higher "legal" rent if the above phrase is not substituted.

C. PAYMENT IN LIEU

Most of CDIQ is zoned for medium density development - buildings with 11 to 25 units - where the option to pay into a housing fund would apply instead of constructing actual affordable units. This approach does little to support the City's goal of preserving economically diverse neighborhoods when developments in newly rezoned areas can opt out of providing affordable housing. The option as presented instead encourages higher density market rate developments with affordable housing segregated into off-site locations.

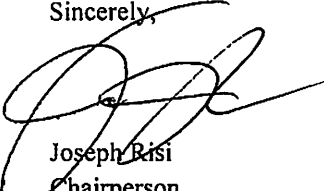
It is premature to offer this option for affordable housing since guidelines for its application and operation have not yet been defined. What are the criteria that determine whether a project can make such a payment in lieu of constructing the units? If a payment is made, who determines the site location of units that receive these payments? After a time, the amendment states that payments in lieu can ultimately be applied to housing outside the Community District where the payment was originally generated.

Recognizing that the City intends to provide this option for developers, **the following stipulations should be incorporated into any guidelines:**

1. **Payments in lieu of affordable units must be used to produce *new or additional* affordable housing units within the same Community District as the project that generates the payment.**
2. **Community Boards must be notified at the time of rezoning of intent by the developer to use the payment in lieu option.**
3. **Community Board must review the proposed locations for affordable units that are to be placed off site from the source project.**
4. **Reduce the ½ mile catchment area for sites that receive payments in lieu.** To foster economic diversity in newly rezoned areas, receiving sites must be in close proximity to the revenue-generating building.
5. **Once formulated, there must be Community Board review and comment on the rules and guidelines for payments in lieu.**
6. **There must be Community Board review and comment on any future changes to the rules and guidelines for payments in lieu.**

CBIQ expects that with fine-tuning the new Mandatory Inclusionary Housing text amendment can ultimately provide much needed affordable housing in our District. We look forward to working with your agency and with the Department of Housing Preservation and Development to ensure that the program is workable for both builders and residents, the economic diversity of our area is maintained and the needs of our residents.

Sincerely,



Joseph Risi
Chairperson

cc: Hon. Vicki Breen
Hon. Melinda Katz
Hon. Costa Constantinides
Hon. Aravella Simotas
Hon. Michael Giannaris
John Carusone, Chair, CB1Q Land Use and Zoning Committee
Elizabeth Erion, Assist. Chair, CB1Q Land Use and Zoning Committee

N 16 00442RY
 Zoning for Quality @ All
 (ZQA)

COMMUNITY BOARD 1, QUEENS

Voting Roster

Date 11/10/15

CPC _____

BSA _____

DCA _____

Community Board Member	Yes	No	Abs.	Community Board Member	Yes	No	Abs.
Rose Ann Alafogiannis	✓			Jerry Kril	✓		
George Alexiou	✓			Melanie La Rocca			
Daniel Aliberti	✓			Vincent G. Marsanico	✓		
Joan Asselin	✓			Frances Luhmann-McDonald	✓		
Edward Babor	✓			Antonio Meloni	✓		
Jose Batista				Prabir Mitra			
Ann Bruno	✓			Kevin Mullarkey			
Gerald Caliendo	✓			Stella Nicolaou	✓		
John Carusone				Norma Nieves-Blas	✓		
Jean Marie D'Alleva	✓			Mary O'Hara	✓		
Joanna D'Elia				Linda Perno	✓		
Dolores DeCrescenzo	✓			Robert Piazza			
Mary Demakos	✓			Rose Marie Poveromo			
Antonella Di Saverio		✓		Gus Prentzas			
Katie Ellman				Joseph Risi Jr.	✓		
Elizabeth Erion				Yawne Robinson			
Mackenzi Farquer	✓			Thomas Ryan	✓		
Dean Feratovic				Rudolfo Sarchese	✓		
Evie Hantzopoulos	✓			Nancy Silverman	✓		
Amy Hau	✓			George L. Stamatiades		✓	
Pauline Jannelli				Dominic Stiller		✓	
Vanessa Jones-Hall	✓			Danielle Tharrington			
John Katsanos	✓			Marie Torniali		✓	
Richard Khuzami	✓			Judy Trilivas			
Nancy Konipol	✓						
				Totals			

Number Of Board Present _____

In Favor 29 Against 1 Abstain _____ Abstain For Cause _____

Comments _____
