



COMMUNITY BOARD #14

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City of New York
Borough of Queens

DOLORES ORR
Chairperson

JONATHAN GASKA
District Manager

November 12, 2015

Mayor Bill DeBlasio
The City of New York
Office of the Mayor
New York, NY 10007

Dear Mayor DeBlasio:

Community Board 14 at its November 10, 2015 board meeting voted unanimously 32-0 to oppose the proposed Zoning Text Amendment N160049 / N160051 ZRY / Mandatory Inclusionary Housing / Zoning for Quality and Affordability Text Amendments.

Within the boundaries of Community Board 14, we have almost 6,000 nursing and adult home beds, 5,000 units of Public Housing, the highest Section 8 voucher client placement in the Borough of Queens, over two dozen group homes, the St. Johns Boys Home, the recently opened homeless shelter, more than a handful of alcohol and drug rehabilitation centers, the highest unemployment rate in the Borough of Queens and according to the Department of City Planning over 28% of our population receives some type of Public Assistance. The largest employer in the district, Peninsula Hospital closed three years ago leaving no job prospects for any new resident.

Community Board 14 has done more than its fair share to help those in need. The burden of these unfortunate statistics has strangled our community economically, and is partially to blame for the closure of Peninsula Hospital. We continue to be poorly served by mass transportation and our limited roads and infrastructure cannot handle the already large increase in population that has occurred over the last decade. In 2008 in an effort to preserve quality of life and stop overcrowding in our district, we worked diligently with the Queens Borough office of the Department of City Planning to contextually down zone our community.

This proposed amendment allows for more Dense and Higher residential units to be built, reducing, or eliminating parking requirements and potentially further burdening our community economically and straining our already fragile and limited health care facilities. It also allows for more adult and nursing home and other health related beds to be built without a special permit.

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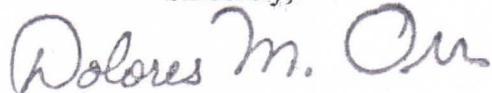


Our Land Use and Housing Committee made the following comments in their motion to the Board to object to the proposed text amendment:

1. The Board does not support any additional affordable housing units to be built or created in Community Board 14 that are not at 60% of AMI or greater and that the focus be on homeownership and that higher AMI's and Market rate housing are strongly preferred.
2. That special permits continue to be required for any proposed additional Adult, Nursing, Federal or State sponsored or licensed facilities / housing projects, as well as any other type of skilled or semi health care beds.
3. That NO reduction in parking requirements be allowed in any zoning district, under any circumstances including new senior housing units.
4. That height limits not be increased or any Zoning restriction be reduced nor waived for ANY type of housing or in any Zone without following ULURP process for each individual building and or project.

We thank you in advance for supporting our position on this important matter.

Sincerely,



Dolores Orr
Chairperson

JG/dls

Cc:

Hon. Melinda Katz
Hon. Donovan Richards
Hon Eric Ulrich
Carl Weisbrod, Chairperson CPC