



## COMMUNITY BOARD # 4Q

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December 7, 2015

OFFICE OF THE  
CHAIRPERSON

Hon. Carl Weisbrod, Commissioner  
Department of City Planning  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

DEC 9 - 2015

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**RE: HOUSING NEW YORK**

*Zoning for Quality and Affordability (Z.Q.A.)  
(Mandatory Inclusionary Housing (M.I.H.))*

Dear Commissioner Weisbrod:

After a presentation by the Queens Department of City Planning on October 22, 2015, Community Board 4's ULURP/Zoning Committee reviewed the above-mentioned applications. Because a quorum was not present, a vote could not be taken. However, the committee members brought up the following concerns:

**Affordability—What does it mean?**

The bulk of the housing units will be market rate with a minority of those units affordable. It's not enough.

On the ZQA text amendment, parking was a major concern. Parking in our neighborhoods is difficult enough without adding more vehicles taking up spaces that do not exist.

The \$50,000 for off street parking per parking space was questioned. To sacrifice parking is problematic because many seniors still drive.

On November 10, 2015, a presentation was given to the full Board. Following the presentation, after a careful review and discussion, the Board voted to deny both proposals.

- For the MIH proposal the vote was: 17 to deny, 3 to approve, with 8 abstentions.
- For the ZQA proposal the vote was 22 to deny, 3 to approve, with 3 abstentions.

Some of the reasons for the denial were:

- The lack of parking for any new affordable housing
- Undoing various rezoned areas

- Developers can choose to pay a fee that would fund affordable housing elsewhere
- Who would manage the fund and how the fund would be invested

The Board also noted recommendations could not be made because they did not have the expertise to do so. If the Board would accommodate a change in zoning, it needs to be an incentive. Otherwise, developers will build as of right.

Although the Board recognized the very real need for affordable housing, more research needs to be done to build affordable housing that benefits all.

Sincerely,



Christian Cassagnol  
District Manager

Cc: Kathi Ko  
Department of City Planning-Queens