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Irreversible and Irretrievable Commitments of Resources

Per the *2021 CEQR Technical Manual*, this chapter should summarize a proposed project's impacts on the loss of environmental resources, both in the immediate future and in the long-term. Resources include both man-made and natural resources. Examples of losses include removal of vegetation without replacement, use of fossil fuels and materials for construction, etc. The extent to which the Proposed Project forecloses future options or involves trade-offs between short-term environmental gains and long-term losses should also be addressed. In considering the trade-offs of the project, it is also possible to compare short-term losses with long-term benefits.

The Proposed Project constitutes a long-term commitment of land resources, thereby rendering land use for other purposes highly unlikely in the foreseeable future; however, the Development Site does not possess any natural resource of significant value, and the site has been previously developed. Furthermore, funds committed by the Applicant to the design, construction/renovation, and operation of developments under the Proposed Actions are not available for other projects.

These commitments of resources and materials are weighed against the benefits of the Proposed Project. As described in **Chapter 1, Project Description,** the Proposed Actions

would facilitate the construction of a new, mixed-use development surrounding the existing Christian Cultural Center (CCC) with affordable housing, a mix of community facility uses, and commercial uses. The Proposed Project would also provide significant improvements to the public realm, including a publicly accessible street network and new public open space. Through the development of this new mixed-use development that is integrated into the urban fabric, the Proposed Actions seek to provide needed services, business opportunities, and affordable housing to the community.

The Proposed Actions would facilitate the development of market rate and affordable housing, the latter of which would add to the City's affordable housing stock and support the goals outlined in the City's affordable housing plan, "Housing New York: A Five-Borough Ten-Year Plan" of producing 200,000 affordable homes two years ahead of schedule, by 2022, and generating an additional 100,000 homes over the following four years. Additionally, the trade school, Performing Arts Center, neighborhood retail, and publicly accessible open space would provide needed services and amenities to the neighborhood. The Proposed Actions would work in concert to leverage investments in local public infrastructure and housing.