South Jamaica Gateway Rezoning
Block 10161, Lots 1, 3 and 9
and
Block 10129, Lots 1, 3 and 4
Borough of Queens

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD") and Fulcrum Properties LLC, The Briarwood Organization LLC, and Moses Sole Realty LLC (collectively, the "Developer," and together with HPD, the "Applicants"), propose certain land use actions to facilitate the development of two mixed-use residential and community facility buildings containing a total of approximately 143 affordable housing units, plus two units for superintendents (the "Proposed Developments") in the South Jamaica neighborhood of Queens, Community District 12. The Proposed Developments will be developed on the following sites (collectively, "Development Sites"):

Development Site A, located at 106-01 Guy R. Brewer Boulevard, consists of one privately owned lot (Block 10161, Lot 1) and two City-owned lots (Block 10161, Lots 3 and 9) and will contain a nine-story mixed-use building with approximately 45,054 zoning square feet (zsf), including approximately 42,272 zsf of residential uses—approximately 78 Affordable Independent Residents for Seniors ("AIRS") units, plus one superintendent's unit—and approximately 2,782 zsf of community facility space for the faith-based Godian Fellowship ("Proposed Development A").[1]

Development Site B, located at 162-02 Tuskegee Airmen Way, consists of three privately owned lots (Block 10129, Lots 1, 3 and 4) and will contain a nine-story mixed use building with approximately 47,516 zsf, including approximately 43,088 zsf of residential uses—65 income-restricted dwelling units plus one superintendent's unit—and approximately 4,428 zsf of community facility space for the non-profit Thomas White Jr. Foundation ("Proposed Development B").

The Proposed Developments are not contiguous but are both located primarily within an R5D/C1-4 zoning district. The land use actions required to facilitate the Proposed Developments are as follows:

Requested by the Developer:

1. Zoning map amendment from R4, R5B, R5D and R5D/C1-4 to R7A/C1-4 for portions of block fronts on Blocks 10129 and 10161 (the "Rezoning Area");

[1] An Affordable Independent Residence for Seniors is a building with residences in which at least 90% of the dwelling units are occupied by at least one person 62 years old or older, and are income-restricted housing units with incomes at or below 80% AMI.

a. The Rezoning Area will encompass the following blocks and lots:
   A. Queens Block 10161, Lots 1, 3, 69, part of 68, and de minimis portions (<100 sf) of Lots 13 and 14; and
   B. Queens Block 10129, Lots 1, 3, 4, 6, 7, 9, 10 and 11.

2. Zoning text amendment to zoning resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Rezoning Area as a Mandatory Inclusionary Housing ("MIH") Area; and

Requested by HPD:

3. Urban Development Action Area ("UDAA") designation and approval of an Urban Development Action Area Project ("UDAAP") for Development Site A/Proposed Development A; and
4. Disposition of City-owned portion of Development Site A (Block 10161, Lots 3 and 9) to a developer to be selected by HPD.

2. Background

The majority of the Rezoning Area was zoned its current designation of R5D/C1-4 as part of the City-sponsored Jamaica Plan Rezoning, approved in September 2007.[2] The Jamaica Plan was a comprehensive planning and rezoning strategy for a 368-block area designed to encourage the economic revitalization of downtown Jamaica and provision of affordable housing while preserving the adjoining residential homeowner neighborhoods. Prior to 2007, the Rezoning Area was zoned R4 with a C1-2 overlay, which was the original zoning designation established in 1961 when the Zoning Resolution of the City of New York was first enacted.

The Rezoning Area is within the boundary of the former South Jamaica I Urban Renewal Area, which expired in 2011. The South Jamaica Urban Renewal Area was first designated in 1971 and identified specific parcels within the URA boundary for acquisition by the City for the primary purpose of developing vacant or abandoned lots as affordable housing, along with some commercial, infrastructure and open space uses. Development Site A was former Sites 27a and 27c under the Sixth Amended South Jamaica I Urban Renewal Plan. The South Jamaica I Urban Renewal Plan expired on August 19, 2011.

Additionally, the City of New York acquired Lots 3 and 9 via in rem tax foreclosure in 1984 and 1989, respectively.

3. Surrounding Area

The Project Area (the Rezoning Area together with Block 10161, Lot 9, which is the only portion of the Development Sites that is not in the Rezoning Area) is in the South Jamaica neighborhood

[2] CPC Application Nos. C 070158 MMQ, N 070315A ZRQ, C 070314A ZMQ, C 070317 HGQ, C 070318 PPQ, C 070322 HDQ, and N 080022 ZRQ .

of Queens in Community District 12. Within 600 feet of the Project Area, the prevailing built form is that of academic buildings, athletic fields and vacant land to the north, as well as two- and three-story residential townhouses to the south. To the north, there is a substantial amount of vacant open space owned by the Dormitory Authority of the State of New York for use by the City University of New York (CUNY)'s York College campus. To the south of the Project Area is a neighborhood of attached and detached one- and two-family homes and three-story walk-ups, some of which have ground-floor retail or other non-residential uses. The Project Area is located along Guy R Brewer Boulevard, a primary commercial corridor in the neighborhood that contains locally-serving retail and community facilities such as libraries and houses of worship. Liberty Avenue, one block to the north of the Project Area, is one of the major roads in the neighborhood.

The closest subway station, Jamaica Center - Parsons/Archer station (the northern terminal station of the E/J/Z lines), is an approximate half-mile, ten-minute walk north of the Project Area. The Project Area is also approximately one mile from the Long Island Rail Road (LIRR) stop at Jamaica, which serves several LIRR lines. The Q111, Q112 and Q114 bus lines run on Guy R. Brewer Boulevard, adjacent to Development Site A, linking Jamaica to Rosedale, Ozone Park, and Far Rockaway, respectively. Public open spaces within a half-mile walk from the Project Area include Detective Keith L. Williams Park, about five blocks east of the development sites, Marconi Park, about five blocks southwest of the Development Sites, and two playgrounds, Jamaica Playground, about four blocks south of the site, and Latimer Playground, four blocks southeast of the site.

The Project Area is not mapped as an Historic District, nor does it contain any landmarked sites.

Zoning districts surrounding the Project Area include R4, R5, R5B, R5D, and R6 districts, as well as a C1-4 commercial overlay over portions of Tuskegee Airmen Way and Guy R. Brewer Boulevard. De minimis portions of the Project Area fall within the R4, R5 and R5B zoning districts and total less than 100 sf of area. The majority of the Project Area is currently within an R5D zoning district mapped with a C1-4 commercial overlay. Within R5D zoning districts mapped with a C1-4 overlay, residential uses, community facility uses, and certain local retail uses are permitted. Residential, community facility and commercial uses are each permitted at a 2.0 floor area ratio ("FAR"). In R5D districts, developments may rise to a height of 40 feet above base plane, although if a qualifying ground floor is provided, a development may rise to 45 feet or four stories, whichever is less, pursuant to ZR Section 23-631(f).

Across from the northern boundary of the Project Area is an R6 district. R6 districts permit residential development under either Quality Housing regulations or Height Factor regulations. R6 districts allow a residential FAR of up to 2.43 for height factor developments, and up to 2.2 (on a narrow street) or 3.0 (on a wide street) for Quality Housing developments. A community facility FAR of 4.8 is permitted in an R6 district. Affordable Independent Residences for Seniors ("AIRS") developments are permitted at 3.9 FAR. Under height factor regulations, within an initial setback distance of 20 feet (on a narrow street) or 15 feet (on a wide street), the front wall of a building may not exceed 60 feet or six stories, whichever is less. Beyond the initial setback distance, a building may rise away from the street line at a slope of 2.7 feet of vertical distance to 1 foot of horizontal distance (on a narrow street), or 5.6 feet of vertical distance to 1 foot of horizontal distance (on a wide street). Under Quality Housing regulations, a residential development in an

R6 district may reach a minimum base height of 30 feet (on a narrow street) or 40 feet (on a wide street) and a maximum base height of 45 feet (on a narrow street) or 65 feet (on a wide street). Above the base height, a 10- or 15-foot setback must be provided along wide and narrow streets, respectively. The building may reach a maximum height of 55 feet (on a narrow street) or 70 feet (on a wide street).

A portion of the Project Area, southeast of Development Site A, is currently mapped as an R5B zoning district. In R5B districts, residential development is permitted at 1.35 FAR and community facility development is permitted at 2.0 FAR. In R5B districts, development may rise to a height of 33 feet above base plane, with a maximum street wall height of 30 feet. In addition, no portion of a building may penetrate a plane rising from the maximum street wall height, at 20 degrees to the horizontal, to a maximum height of 33 feet above base plane.

A portion of the Project Area, southwest of Development Site A, is currently mapped as an R4 zoning district. R4 residential zoning districts allow all types of housing but typically produce three story homes with pitched roofs. R4 districts allow for a FAR of 0.75, plus an attic allowance of up to 20% for inclusion of space under pitched roofs.

Just outside the Project Area, west of Development Site B and within a 600-foot radius is an R5 zoning district. R5 districts are non-contextual districts that allow for neighborhoods to have a variety of residential developments with higher densities. This district allows for three- and four-story attached houses as well as small apartment houses. R5 districts permit a maximum FAR of 1.25 for residential uses and 2.0 for community facility uses, and developments may rise to a building height of 30 feet before a required setback to reach the maximum height of 40 feet.

4. Description of Proposed Project Area

The Project Area is located within the South Jamaica neighborhood of Queens in Community District 12. The Project Area measures approximately 36,285 sf in total, and is generally bounded by Tuskegee Airmen Way (formerly South Road), an 80-foot-wide street to the north, 164th Street, measuring 50 feet across, to the east, lines 125 feet and 100 feet south of Tuskegee Airmen Way to the south, and Union Hall Street, a 50 foot-wide street, to the west.

The Project Area comprises the following properties:

Block 10161:

- Lot 1 (106-01 Guy R. Brewer Boulevard, Part of Development Site A), which is owned by Godian Fellowship, Inc. ("Godian"), is approximately 3,736 square feet in area, and is currently vacant.
- Lot 3 (163-10 Tuskegee Airmen Way, Part of Development Site A), which is owned by the City of New York, is approximately 4,865 square feet in area and is currently vacant, despite being classified as a parking lot.
- Lot 9 (104-10 164th Street, part of Development Site A, but not part of the Rezoning Area), which is owned by the City of New York, is approximately 1,713 square feet in area and is currently vacant.

- Lot 13 (part of 104-18 164th Street), which is non-applicant owned, is approximately 1,799 square feet of lot area and contains a two-family residential building containing approximately 1,300 square feet. The rezoning boundary would encompass less than 25 feet of the site at the western lot line.
- Lot 14 (part of 104-20 164 Street), which is non-applicant owned, is approximately 1,799 square feet of lot area and contains a one-family residential building containing approximately 1,200 square feet. The rezoning boundary would encompass less than 25 feet of the site at the southwestern lot line.
- Lot 68 (part of 106-09 Guy R. Brewer Boulevard), which is non-applicant owned, is 2,000 square feet in area and is improved with a three-story residential building containing 3,300 square feet. Only the northern portion of Lot 68 (to a depth of 11.16 feet) falls within the Rezoning Area.
- Lot 69 (106-07 Guy R. Brewer Boulevard), which is non-applicant owned, is 2,000 square feet in area and is improved with a three-story residential building containing 3,300 square feet.

Block 10129

- Lot 1 (162-02 Tuskegee Airmen Way, Part of Development Site B), which is owned by Thomas White Jr. Foundation ("TWF"), is 3,147 square feet in area, and is improved with a one-story community facility building that contains 7,695 square feet and spans Lots 1, 3 and 4.
- Lot 3 (162-04 Tuskegee Airmen Way, Part of Development Site B), which is owned by TWF, is 3,670 square feet in area, and is improved with a one-story community facility building as discussed above in Lot 1.
- Lot 4 (162-06 Tuskegee Airmen Way, Part of Development Site B), which is owned by TWF, is 3,588 square feet in area, and is improved with a one-story community facility building as discussed above in Lot 1.
- Lot 6 (162-08 Tuskegee Airmen Way), which is owned by Nazareth Holiness Church, is 3,600 square feet in area, and is improved with a one-story house of worship that contains 2,660 square feet.
- Lot 7 (162-14 Tuskegee Airmen Way), which is non-applicant owned, is 4,752 square feet, and is improved with a two-story mixed retail and residential building containing 4,080 square feet.
- Lot 9 (162-18 Tuskegee Airmen Way), which is non-applicant owned, is 2,323 square feet in area, and is improved with a two-story multifamily residential building containing 2,160 square feet.
- Lot 10 (162-20 Tuskegee Airmen Way), which is non-applicant owned, is 2,020 square feet in area, and is improved with a two-story multifamily residential building containing 2,160 square feet.
- Lot 11 (162-24 Tuskegee Airmen Way), which is non-applicant owned, is 2,574 square feet in area, and is improved with a three-story mixed-use building containing 5,220 square feet.

The Project Area is also located in a FRESH (Food Retail Expansion to Support Health program) zone. FRESH zoning provides property owners with zoning and tax incentives to construct slightly

larger buildings in mixed residential and commercial districts if they include a FRESH supermarket. The Project Area is located just outside the Transit Zone.

5. Description of Proposed Development Sites

Development Site A

Development Site A is approximately 10,314 square feet, comprising Tax Lots 1, 3 and 9 in Block 10161. It is located at the southeast corner of Tuskegee Airmen Way (an 80-foot-wide "wide street") and Guy R. Brewer Boulevard (a 70-foot-wide "narrow street") though Lot 9 extends from the main portion of the site and fronts on 164th Street, a 50-foot-wide "narrow street." Development Site A is currently vacant. Most recently, the site contained a building that was used for Godian's offices, ministry, and public outreach, but the building was demolished. Development Site A is partially owned by Godian (Lot 1) and partially owned by the City of New York (Lots 3 and 9). There are no parking spots, driveways or curb cuts at Development Site A.

Development Site B

Development Site B is a 10,405 square foot zoning lot comprising Tax Lots 1, 3 and 4 in Block 10129. It is located at the southeast corner of Tuskegee Airmen Way (an 80-foot-wide "wide street") and Union Hall Street (a 50-foot-wide "narrow street"). Development Site B has a one-story brick building constructed in 1931, which contains the TWF offices and is used for TWF services and public outreach. The existing building contains approximately 7,695 square feet of floor area, with an existing built FAR of 0.74. There is a driveway and an approximately 15-foot-wide curb cut at Development Site B, at the southern portion of the site along Union Hall Street, approximately 100 feet from Tuskegee Airmen Way. Development Site B is entirely owned by TWF, first as the J-Cap Foundation and then in its current capacity as TWF, since 1988. TWF is a non-profit that provides drug prevention programming, educational opportunities to high school and college students, and partners with local organizations for educational programming. Development Site B currently contains an outdated one-story brick building constructed in 1931.

6. Description of Proposed Developments

Proposed Development A

The Applicants propose a new nine-story mixed residential and community facility building at Lots 1 and 3 of Development Site A. Lot 9 will be improved with a residential garden serving Proposed Development A.

Proposed Development A would contain a total of approximately 45,054 square feet of zoning floor area (4.37 FAR), comprising approximately 42,272 square feet of residential floor area and approximately 2,782 square feet of community facility floor area. Proposed Development A would contain approximately 79 AIRS units, including one superintendent's unit that would not be age restricted. Of the 79 units, there would be a mix of studios and one-bedroom units, as well as one two-bedroom unit for the superintendent.

Proposed Development A's community facility space is proposed to be located on the ground floor and cellar levels, accessible via entrances located on Tuskegee Airmen Way and Guy R. Brewer Blvd., and will be used by Godian for offices, ministry and programming, and to continue its 40+ year service for the South Jamaica community. Programmed spaces include a worship area and gathering hall at the ground level, as well as accessory office space, food prep, and ADA-compliant bathrooms at the cellar level accessible via an elevator. The 2nd through 9th floors will contain residential units and accessory uses, accessible through a separate entrance on Tuskegee Airmen Way as well as through a pathway on Lot 9, which fronts 164th Street. Accessory residential uses for the AIRS units include recreation space in the cellar and on floors 1 and 7, totaling 1,913 square feet of space, meeting the minimum requirement for AIRS of 4% of zoning floor area dedicated to accessory social and welfare facilities. Floors 2 through 6 will contain a communal balcony area, and terraces will be provided on the 7th-through 9th floors as well as on the roof. A residential garden would be provided on the entirety of Lot 9.

Proposed Development A would rise to a height of 95 feet. Complying setbacks would be provided, with a 10-foot setback at a height of 75 feet above curb level (above the seventh story) along Guy R. Brewer Boulevard and a 15 foot setback 75 feet above curb level (above the seventh story) along Tuskegee Airmen Way.

Proposed Development A is located just outside the Transit Zone. In R7A districts outside of the Transit Zone, residential parking for 50% of units is required for quality housing buildings, but may be reduced to 15% for income-restricted and 10% for AIRS units. There are no requirements for Community Facility uses. Parking is expected to be provided as required per zoning, at the ground level of the building, accessible via a 20-foot-wide curb cut on Tuskegee Airmen Way. For residential uses with enclosed bicycle parking proposed, accessory bicycle parking spaces are required to be provided at 1 bicycle parking space per 10,000 zoning square feet for AIRS units, and a minimum of 5 bicycle parking spaces would be required. 10 spaces of bicycle parking would be provided in the cellar.

Proposed Development B

Developer proposes a new nine-story mixed residential and community facility building at Development Site B.

Proposed Development B would contain a total of approximately 47,516 square feet of zoning floor area (4.56 FAR), comprising approximately 43,088 square feet of residential floor area (4.14 FAR) and approximately 4,428 square feet of community facility floor area (0.43 FAR). Proposed Development B would contain approximately 65 affordable units, plus one super's unit, and would be compliant with Option 2 of the MIH program, which requires that a minimum of 30% of the units be income-restricted. Additionally, 15% of the units would be set aside for formerly homeless residents.

Proposed Development B's community facility space is proposed to be located on the ground and cellar levels and will be used by TWF for offices and programming in furtherance of its decades of service for the South Jamaica community.

Proposed Development B would rise to a height of 95 feet. Complying setbacks would be provided above the seventh story (at a height of 75 feet) along Tuskegee Airmen Way, and above the third story (at a height of 45 feet) and seventh story (75 feet) along Union Hall Street.

Located outside the Transit Zone, in R7A districts, residential parking for 50% of units is required for quality housing buildings, but this may be reduced to 15% for income-restricted and 10% for AIRS units. There are no requirements for Community Facility uses. Parking is expected to be provided as required per zoning, at the ground level of the building, accessible via a 16-foot-wide curb cut on Union Hall Street. For residential uses with enclosed bicycle parking proposed, accessory bicycle parking spaces are required to be provided at 1 bicycle parking space per two dwelling units, and 33 bicycle parking spaces would be required for Development Site B. Bicycle parking totaling 36 spaces would be provided in the cellar.

7. Actions Required to Facilitate Development

The following actions are required to facilitate the Proposed Developments:

Zoning Map Amendment

The Rezoning Area is currently zoned R5D with a C1-4 overlay, and R4, R5B and R5D without an overlay on a small portion. The Applicants propose to rezone Block 10161, Lots 1, 3, 69, a portion of 68, and de minimis portions of Lots 13 and 14 and Block 10129, Lots 1, 3, 4, 6, 7, 9, 10 and 11 to an R7A district with a small enlargement of the existing C1-4 overlay to map the entirety of Block 10129, Lots 1, 3, 4, and 6 within the overlay. The Rezoning Area includes a portion of Development Site A (Lot 9 would remain mapped in the existing R5D zoning district), Development Site B, and five other properties fronting on Tuskegee Airmen Way.

In R7A zoning districts, when paired with an MIH area, residential uses are permitted at 4.6 FAR, AIRS uses are permitted at 5.01 FAR, and community facility uses are permitted at 4.0 FAR. In a C1-4 zoning district, when overlaid on an R7A zoning district, commercial uses are permitted at 2.0 FAR. Contextual bulk regulations within an R7A zoning district require compliance with Quality Housing regulations that either preserve or establish a scale compatible with older, higher density buildings, with street walls located at the street line. Within an MIH area, new developments may rise to a base height of 40 to 75 feet before setting back and rising to a maximum height of 95 feet (with a Qualifying Ground Floor) and nine stories. Accessory off-street parking spaces are required for 50% of dwelling units that are not income-restricted housing units ("IRHUs"). Outside the Transit Zone, off-street accessory parking spaces are required for 15% of IRHUs and 10% of AIRS units; resulting parking requirements may be waived entirely if a development requires 15 or fewer parking spaces. [2]

[2] If the City of Yes for Housing Opportunity text amendment is adopted as currently proposed by the Department of City Planning, R7A districts would allow up to 5.0 FAR and a maximum height of 115'. Parking would no longer be required for residential uses.

The proposed rezoning from R5D and R4, R5B and R5D to R7A would facilitate the creation of approximately 145 units of affordable housing across both proposed developments and the creation of new homes for two non-profits who are deeply committed to serving South Jamaica.

The proposed rezoning is appropriate because the Rezoning Area benefits from (1) its proximity to Downtown Jamaica, a regional-scale central business district well served by local and regional public transit; and (2) a uniquely advantageous position adjacent to large undeveloped State-owned parcels to the north that serve a park-like function in the light and air this campus provides to the Rezoning Area and other residential properties south of Tuskegee Airmen Way.

Tuskegee Airmen Way serves as a border or transition area between the commercial streets of Archer and Jamaica Avenues and York College to the north, and the lower-rise residential neighborhood to the south. In this way, Tuskegee Airmen Way serves as a de facto "gateway" to Jamaica and Southeast Queens.

Downtown Jamaica is a regional-scale central business district with high density commercial, institutional, and residential development. Well-served by public transportation, downtown Jamaica is a hub of transit, education, business, and culture. Less than a half-mile walk from the Rezoning Area north along Guy R. Brewer Boulevard, Jamaica and Archer Avenues serve as primary east-west corridors through downtown Jamaica. Here, at the corner of Archer Avenue and Parsons Boulevard, the Rezoning Area is positioned only a ten-minute walk to an MTA subway station, Jamaica Center - Parsons/Archer Avenue, which is the eastern terminus of the E, J and Z lines. Moreover, there are three bus lines running on Guy R. Brewer Boulevard linking the Rezoning Area with Rosedale, Ozone Park, and Far Rockaway in Queens; more bus lines, including newly established "busways", run along Jamaica Avenue and Archer Avenue with restrictions on passenger vehicle use to increase bus line efficiencies. The Rezoning Area is also approximately one mile from the Jamaica hub and transfer point of the Long Island Railroad, providing commuter rail access to Long Island and Manhattan, as well as AirTrain access to JFK Airport.

To reinforce its status as a major retail and business center, the 2007 Jamaica Plan rezoned much of downtown Jamaica to permit and incentivize high density mixed-use development. Just north of the York College campus, the Jamaica Plan rezoned downtown to a C6-3 classification within the Special Downtown Jamaica District, permitting commercial development up to 8.0 FAR. Adjacent to the Jamaica LIRR Station, a 15-minute walk west of the Rezoning Area, C6-4 zoning was established permitting commercial development at 12.0 FAR. Throughout the Special Downtown Jamaica District incentive zoning bonuses permit even greater density where public realm improvements are made due to development. For all the foregoing reasons, a rezoning of the Rezoning Area to permit mid-density residential development near Jamaica's multi-modal transit hub is both appropriate from a land use perspective and in furtherance of transit-oriented development goals.

In addition to its locational attributes, the Rezoning Area is conducive to mid-density residential development given the unique development patterns in its immediate surroundings, which give

Tuskegee Airmen Way a "boulevard" profile with requisite light and air to accommodate the proposed R7A residential density.

North of Tuskegee Airmen Way, between the Rezoning Area and downtown Jamaica, are multiple large, partially vacant and underdeveloped superblocks owned by the Dormitory Authority of the State of New York, a number of which are operated by York College as part of its Jamaica Queens campus. Totaling approximately 40 acres, the expanse includes parking lots, open fields, tennis courts, a running track, and numerous low-rise academic buildings. North of York College, the Long Island Railroad tracks run east/west, and beyond the railroad tracks are Archer and Jamaica Avenues, the heart of downtown Jamaica Queens proper.

A zoning change in the Rezoning Area to R7A/C1-4 on the border between the institutional land to the north of Tuskegee Airmen Way and high-density downtown Jamaica beyond, and the lower rise residential neighborhood to the south, would not disrupt the existing context of the Surrounding Area because it serves as a border between the two distinct characters of the Surrounding Area.

Zoning Text Amendment

A zoning text amendment is proposed to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Rezoning Area as an MIH Area, which requires permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use. Within the proposed MIH Area, all housing developments, enlargements and conversions must meet the criteria set forth in the MIH Program. The Applicants propose the following options pursuant to ZR Section 23-154:

> Option 1: at least 25 percent of residential floor area must be permanently affordable to households with income at a weighted average of 60 percent of Area Median Income ("AMI"); or
> Option 2: at least 30 percent of residential floor area must be permanently affordable to households with income at a weighted average of 80 percent of AMI.

Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project

Development Site A consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. Development Site A, therefore, is eligible to be an Urban Development Action Area and Proposed Development A is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property

The City-owned portion of Development Site A (Block 10161, Lots 3 and 9) will be conveyed to a developer to be selected by HPD.

8. Conclusion

In conclusion, the Applicants are seeking land use actions including UDAA designation, UDAAP approval, the disposition of City-owned land, a zoning map amendment, and a zoning text amendment to facilitate the development of two mixed-use residential and community facility buildings containing a total of approximately 143 affordable housing units, plus two units for superintendents. The Proposed Developments will provide much needed affordable housing, including 78 units of Affordable Independent Residences for Seniors, and provide new program space for two well established entities in the South Jamaica neighborhood: the Godian Fellowship and the Thomas White Jr., Foundation. The Proposed Development also is a direct response to the goals of *Housing Our Neighbors: A Blueprint for Housing and Homelessness,* which commits to creating and preserving affordable housing.