Chapter 3: Socioeconomic Conditions

A. INTRODUCTION

This chapter describes the socioeconomic changes that could result from the Proposed Actions and assesses whether such changes could result in significant adverse impacts. As described in the 2020 *City Environmental Quality Review (CEQR) Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. The objective of the CEQR analysis is to disclose whether any of these changes would have the potential to result in significant adverse socioeconomic impacts when compared with what could happen in the future without the Proposed Actions.

The *CEQR Technical Manual* guidelines recommend examination of five ways in which a project could alter socioeconomic conditions: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on specific industries. As detailed below, the Proposed Actions warrant an assessment of socioeconomic conditions with respect to all but one of these principal issues of concern—direct residential displacement. The Proposed Actions could directly displace an estimated 16 residents, which is well below the *CEQR Technical Manual* analysis threshold of 500 residents and would not be expected to alter the socioeconomic characteristics of a neighborhood.

PRINCIPAL CONCLUSIONS

A screening-level assessment of direct residential displacement; preliminary assessments of direct business displacement, indirect business displacement, and adverse effects of specific industries; and a detailed assessment of indirect residential displacement determined that the Proposed Actions would not result in significant adverse impacts related to Socioeconomic Conditions.

DIRECT RESIDENTIAL DISPLACEMENT

The screening-level assessment determined that the Proposed Actions would not result in significant adverse impacts due to direct residential displacement. Under the Reasonable Worst Case Development Scenario (RWCDS), the Proposed Actions could directly displace an estimated 20 residents living in nine dwelling units (DUs) by 2032. The nine DUs in the Project Area that would be displaced are located on Projected Development Sites A (six DUs) and F (three DUs).

According to the *CEQR Technical Manual*, direct displacement of fewer than 500 residents would not typically be expected to substantially alter the socioeconomic character of a neighborhood. The potentially displaced residents represent less than one percent of the estimated 36,569 residents

within the socioeconomic study area;[1] therefore, this potential direct displacement would not substantially alter the socioeconomic character of the neighborhood.

DIRECT BUSINESS DISPLACEMENT

A preliminary assessment determined that the Proposed Actions would not result in significant adverse impacts due to direct business displacement. Under the RWCDS, projected development generated by the Proposed Actions by the 2032 Build Year could directly displace an estimated 20 businesses on projected development sites and an estimated 170 jobs associated with those businesses. The 20 potentially displaced businesses include: two Construction sector businesses; one Manufacturing sector businesses; two Wholesale Trade sector businesses; five Retail Trade sector businesses; one Transportation and Warehousing sector businesses; one Information sector business; one Accommodation and Food Services sector business; and seven "Other Services (except Public Administration)" sector businesses. The 20 businesses do not represent a majority of study area businesses or employment for any given industry sector. While all businesses contribute to neighborhood character and provide value to the City's economy, there are alternative sources of goods, services, and employment provided within the socioeconomic study area; therefore, the potential displacement of these businesses does not constitute a significant adverse impact on the socioeconomic conditions of the area as defined by CEQR. None of the potentially displaced businesses are within a category of business that is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

INDIRECT RESIDENTIAL DISPLACEMENT

A detailed assessment determined that the Proposed Actions would not result in significant adverse impacts due to indirect residential displacement. The primary concern of indirect residential displacement analyses is the introduction of a higher income population that could cause increased rents in the study area and could displace low-income renters in unprotected housing. By 2032, the Proposed Actions would introduce 3,643 incremental DUs and approximately 8,123 incremental residents. The preliminary assessment found the average household income of the new population in the With Action condition would be higher than the average household income of the existing study area population and that the Proposed Actions would increase the study area population by approximately 21 percent; therefore, a detailed analysis was conducted. The detailed analysis determined that currently, approximately 8.8 percent of the study area population is potentially vulnerable to indirect residential displacement if their rents were to increase. However, this population would be vulnerable to displacement in the future with or without the Proposed Actions. Rents are already rising in the neighborhood and are expected to continue to rise as there is new market rate development occurring without the Proposed Actions. This project would increase the supply of market rate housing, but would also add affordable housing that would otherwise not exist absent the Proposed Actions. The Proposed Actions would be the largest MIH project in Queens and would add affordable units in the community for those of moderate means. This housing would serve to preserve a more diverse mix of incomes in the study area as compared with the No Action condition. Therefore, the Proposed Actions do not have the potential to alter or significantly accelerate trends, and no significant adverse impacts related to socioeconomic conditions are anticipated.

[1] The socioeconomic study area is the area within which the Proposed Actions have the greatest potential to directly or indirectly affect socioeconomic conditions. The socioeconomic study area captures an approximately ½-mile area surrounding the Project Area.

INDIRECT BUSINESS DISPLACEMENT

A preliminary assessment determined that the Proposed Actions would not result in significant adverse impacts due to indirect business displacement. Concerns under CEQR are whether the Proposed Actions could lead to changes in local market conditions that could lead to increases in commercial property values and rents within the study area, making it difficult for some categories of businesses to remain in the area, and whether the Proposed Actions could lead to displacement of a use type that directly supports businesses in the study area or brings people to the area that forms a customer base for local businesses.

The Project Area and broader study area have well-established residential, retail, and office markets such that the Proposed Actions would not introduce new economic activities to the projected development sites or to the study area and would not add to a concentration of a particular sector of the local economy enough to significantly alter or accelerate existing economic patterns. The Proposed Actions would add an increment above the No Action Condition of 3,643 DUs, providing significant amounts of new housing for current and future residents. This would introduce a new residential population, but the demand for goods and services from existing residents has already established a strong commercial market such that the influence of new residents would not markedly increase commercial property values and rents throughout the study area. Planned development outside of the Project Area also shows a trend toward mixed-use residential development near Northern Boulevard. In addition, the introduction of a new residential population would increase demand for the goods and services provided by existing businesses. The Proposed Actions would add an increment of 23,873 gross square feet (gsf) of retail space and an increment of 250,070 gsf of office space. There is an existing trend of retail development in mixed-use residential and commercial buildings in the study area. The retail added in the With Action condition would not be enough to alter or accelerate ongoing trends. In terms of office uses, the study area already has a strong commercial office market, particularly in the southwest portion of the study area in the Long Island City neighborhood. The office space in the With Action condition would connect the Project Area to Long Island City and would not alter or accelerate trends. The community facility and office uses in the Proposed Development would be targeted toward arts-related uses and would include studio space, flexible office space, and an arts and cultural center, which would strengthen the existing cluster of arts and cultural uses found in the study area. In addition to arts-related uses, the community facility space would include English classes for speakers of other languages, health and wellness uses, and after-school programs.

The Proposed Actions would not directly displace uses that provide substantial direct support for businesses in the area or that bring people into the area that form a substantial portion of the customer base for local businesses. The Proposed Actions would result in increased economic activity in the study area. The residential and worker population (increment of 3,643 DU, and 1,133 employee population) generated by the Proposed Actions on the projected development sites would become new customers at many of the existing retail businesses in the study area.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

A preliminary assessment determined that the Proposed Actions would not result in significant adverse impacts due to adverse effects on specific industries. An analysis is warranted if a substantial number of residents or workers depend on the goods or services provided by the affected businesses or if an action would result in the loss or substantial diminishment of a particularly important product or service within the industry. The Proposed Actions would not significantly affect the business conditions in any industry or any category of business within or outside the study area. By 2032, the Proposed Actions could directly displace an estimated 20

businesses and 170 employees in several economic sectors. The businesses that could be displaced do not represent a critical mass of businesses within any City industry, category of business, or category of employment. The goods and services offered by potentially displaced uses can be found elsewhere within the socioeconomic study area, within a broader trade area, and within the City as a whole. The products and services offered by potentially displaced businesses are not essential to the viability of other businesses within or outside the study area. The Proposed Actions would not result in significant indirect business displacement, and therefore would not indirectly substantially reduce employment or have an impact on the economic viability in any specific industry or category of business.

B. METHODOLOGY

The objective of a socioeconomic conditions analysis is to disclose whether any changes resulting from a project would have a significant adverse impact compared with what would happen in the future if the project was not completed. Even when socioeconomic changes would not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area.

Changes to an area's socioeconomic character may occur directly or indirectly as a result of a project. Direct (or primary) displacement is defined by CEQR as the involuntary displacement of residents or businesses from a site or sites directly affected by a proposed project. Examples of direct displacement include a proposed redevelopment of a currently occupied parcel for a new use or structure, or a proposed easement or right-of-way that would take a portion of a parcel, rendering it unfit for its current use.

Indirect (or secondary) displacement is defined by CEQR as the involuntary displacement of residents, businesses, or employees that results from a change in socioeconomic conditions created by a proposed action. Examples of indirect displacement include lower-income residents forced out due to rising rents caused by a new concentration of higher-income housing introduced by a project, or a similar turnover of industrial uses being forced out in favor of higher-paying commercial tenants attracted to an area because of a successful office project.

If a project does not affect an area's socioeconomic characteristics directly or indirectly, it may still affect the operation of a major industry or commercial operation in the City. An example would be the implementation of new regulations that restrict a certain process that is vital to a particular industry. In these cases, the effect of a proposed action on a particular industry is analyzed.

The analysis of the Proposed Actions is based on the With Action condition described further in Chapter 1, "Project Description." In total, the Proposed Development would include 12 buildings with approximately 2.9 million gsf of space, of which approximately 2.4 million gsf would be residential space (2,843 DUs, of which 711 would be permanently affordable DUs pursuant to MIH); 250,000 gsf, of office space; 209,000 gsf of other commercial uses; 108,000 gsf of community facility; and 1.94 acres of publicly accessible open space. In addition to the Proposed Development with approximately 2.9 million square feet of space, the Proposed Actions would facilitate the redevelopment of several projected development sites in the Additional Affected Area that are not controlled by the Applicant. In total, in the With Action condition, the Projected Development Sites (inclusive of the Proposed Development in the Development Site and the sites in the Additional Affected Area) would contain approximately 3.75 million gsf of space, an increase of approximately 3.3 million gsf above the No Action scenario. The With Action

condition would include a total of approximately 3.1 million gsf of residential space (approximately 3,652 DUs, of which 914 would be permanently affordable pursuant to Mandatory Inclusionary Housing (MIH), approximately 540,000 gsf of commercial space, approximately 108,000 gsf of community facility space, and approximately 1,700 parking spaces.

The following sections describe how the Proposed Actions are analyzed.

DETERMINING WHETHER A SOCIOECONOMIC ASSESSMENT IS APPROPRIATE

This section presents the *CEQR Technical Manual* threshold circumstances that can lead to socioeconomic changes warranting further analysis and compares those circumstances (numbered in bold italics below) to the Proposed Actions' With Action condition.

1. Direct Residential Displacement: Would the Proposed Actions directly displace population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of less than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.

In the With Action condition, by 2032 the Proposed Actions could directly displace an estimated 20 residents living in nine DUs. The nine DUs that would be displaced are located on Projected Development Sites A (six DUs) and F (three DUs). Based on the average household size of the community district in which the DUs are located,[2] an estimated 20 residents live in the nine potentially displaced DUs.

According to the *CEQR Technical Manual*, direct displacement of less than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood. The 20 residents that could be directly displaced by the Proposed Actions represent 0.05 percent of the current study area population; this level of displacement would not have the potential to alter the socioeconomic character of the area, and no further assessment of this direct residential displacement is warranted.

2. Direct Business Displacement: Would the Proposed Actions directly displace more than 100 employees, or would it displace any business that is unusually important because its products or services are uniquely dependent on its location, are subject of policies or plans aimed at its preservation, or that serves a population uniquely dependent on its services in its present location?

By 2032, the Proposed Actions could directly displace up to 20 businesses located on the projected development sites. The businesses include: two Construction sector businesses; one Manufacturing sector businesses; two Wholesale Trade sector businesses; five Retail Trade sector businesses; one Transportation and Warehousing sector businesses; one Information sector business; one Accommodation and Food Services sector business; and eight "Other Services (except Public Administration)" sector businesses. Based on employment density ratios widely used in CEQR analyses, there are approximately 170 employees associated with the potentially displaced businesses. The number of potentially displaced employees exceeds the 100-employee threshold and, as such, further analysis of direct business displacement is warranted (see Section C, "Preliminary Assessment").

[2] The estimated number of residents who could be directly displaced is based on the average household size of Queens Community District 1 as of the 2020 Decennial Census (2.23 people per DU).

3. Indirect Residential Displacement due to Increased Rents: Would the Proposed Actions result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts.

The Proposed Actions would result in the incremental development of 3,643 DUs, which exceeds the CEQR threshold of 200 units, warranting further analysis (see Section C, "Preliminary Assessment").

4. Indirect Business Displacement due to increased rents or market saturation: Would the Proposed Actions result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood; or would the Proposed Actions add to, or create, a retail concentration that may draw a substantial amount of sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase, thus resulting in a potential for disinvestment on local retail streets? Projects resulting in less than 200,000 sf of retail on a single development site would not typically result in socioeconomic impacts.

The *CEQR Technical Manual* suggests that commercial development of 200,000 sf or less would typically not result in significant indirect business displacement due to increased rents. The Proposed Actions would result in an increase in retail and office uses that would exceed the 200,000-sf threshold. As such, an analysis of potential indirect business displacement due to increased rents is warranted (see Section C, "Preliminary Assessment").

Based on *CEQR Technical Manual* guidelines, an assessment of potential business displacement due to retail market saturation (i.e., competition) is not warranted. The Proposed Actions would introduce an increment of up to approximately 23,873 sf of local retail. The local retail space would not be concentrated on a single site but would be distributed among the projected development sites within the Project Area. The Proposed Actions are not expected to add to or create a retail concentration that may draw substantial sales from existing businesses within the study area to the extent that certain categories of business close and vacancies in the area increase. The increase in population due to the Proposed Actions is also expected to increase demand for local retail. Therefore, the Proposed Actions would not have the potential to result in disinvestment on local retail streets due to retail market saturation and associated competitive effects, but instead has the potential to increase investment.

5. Adverse Impacts on Specific Industries: Is the project expected to affect conditions within a specific industry? An analysis is warranted if a substantial number of residents or workers depend on the goods or services provided by the affected businesses or if it would result in the loss or substantial diminishment of a particularly important product or service within the industry.

As noted in the responses to screening questions two and four above, the Proposed Actions could result in direct and indirect business displacement. As such, an assessment is warranted in order to understand whether a substantial number of residents or workers depend on the goods or services provided by the affected businesses. Section C, "Preliminary Assessment," addresses whether the Proposed Actions could significantly affect business conditions in any industry or category of business within or outside the study area, or whether they could substantially reduce employment or impair viability in a specific industry or category of business.

Based on the above screening assessment, the Proposed Actions warrant further assessment of direct business displacement, indirect residential displacement, indirect business displacement due to increased rents, and adverse effects on specific industries.

ANALYSIS FORMAT

Following *CEQR Technical Manual* guidelines, the socioeconomic analysis begins with a screening assessment that determines the need for a preliminary assessment. As described above, for one of the five areas of concern—direct residential displacement—the potential effects of the Proposed Actions did not warrant a preliminary assessment. For the four other areas of socioeconomic concern—direct business displacement, indirect residential displacement, indirect business displacement, and adverse effects on specific industries—preliminary assessments were conducted.

The preliminary assessments are conducted to learn enough about the potential effects of the Proposed Actions to either rule out the possibility of significant adverse impacts or determine that a more detailed analysis is required to fully determine the extent of the impacts. A detailed analysis is designed to examine existing conditions and then evaluate the changes to those conditions in the With Action condition as compared with the changes that would be expected in the No Action condition. The results of the preliminary analyses ruled out the possibility of significant adverse impacts and detailed analyses were not warranted.

STUDY AREA DEFINITION

A socioeconomic study area is the area within which the Proposed Actions have the greatest potential to directly or indirectly affect population, housing, and economic activities. A study area typically encompasses a project area and adjacent areas within approximately 400 feet, a quarter mile, or half mile, depending upon the project size and area characteristics. According to the *CEQR Technical Manual*, the larger half-mile study area is appropriate for projects that would potentially increase the quarter-mile area population by more than five percent. Under the RWCDS, the Proposed Actions would increase the quarter-mile area population by approximately 8,123 people (81 percent), warranting a larger study area. Therefore, a half-mile study area is used for this analysis.

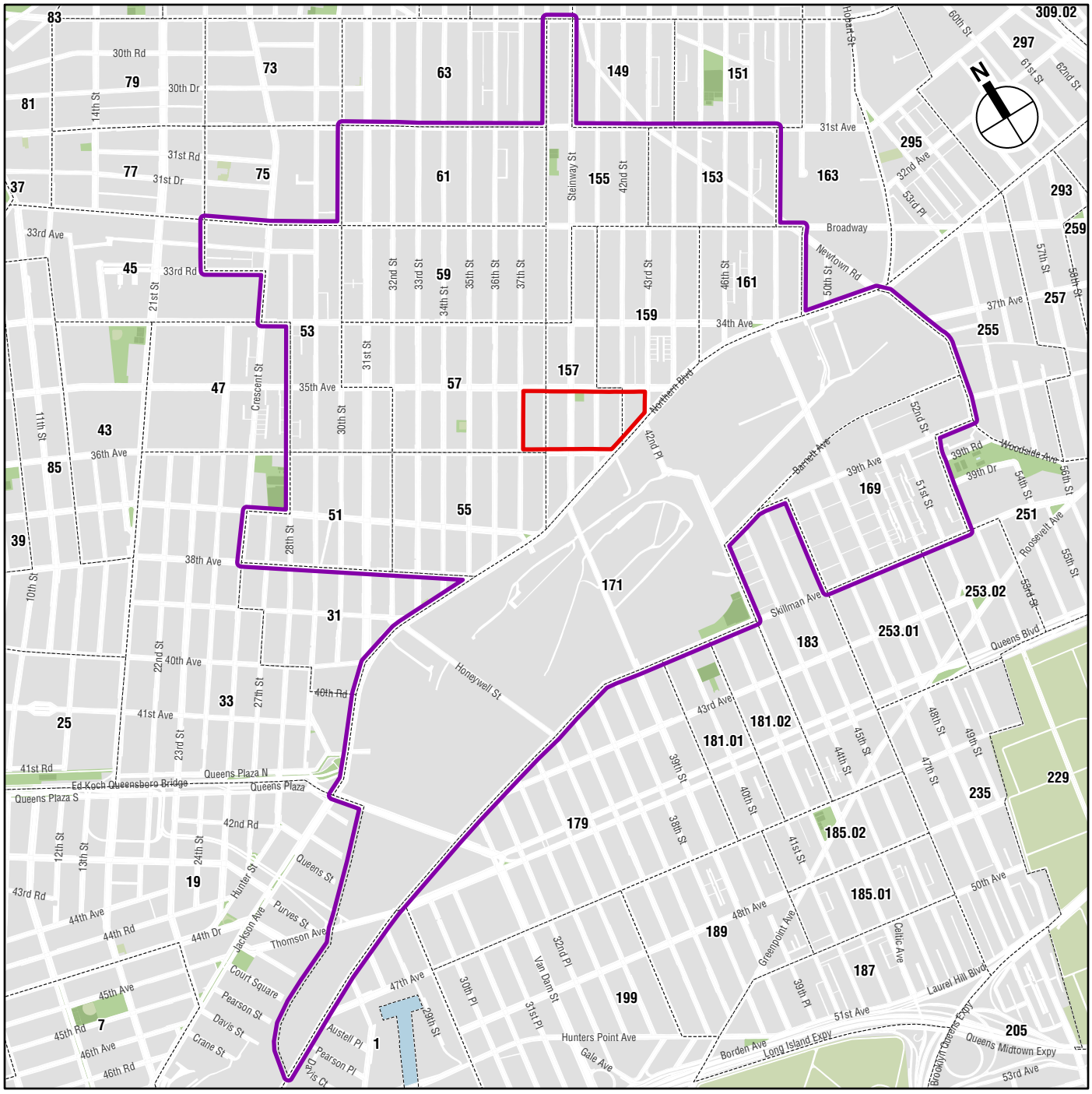
Because socioeconomic analyses depend on demographic data, it is appropriate to adjust the study area boundary to conform to the census tract delineation that most closely approximates the desired radius (in this case, a half-mile radius surrounding the Project Area). For this analysis, the census tracts that comprise the "socioeconomic study area," or "study area," are shown in **Figure 3-1**. The study area is generally bounded by 31st Avenue to the north, Newtown Road to the east, Skillman Avenue to the south, and 28th Street to the west. The study area covers parts of the neighborhoods of Astoria, Woodside, and Long Island City and the Sunnyside Yard.

The five-block Project Area is at the center of the study area. It is bounded by 37th Street to the west, 43rd Street and Northern Boulevard to the east, 35th Avenue to the north and 36th Avenue to the south.

DATA SOURCES

Information used in the analyses of direct and indirect residential displacement—including population, housing, rents, and incomes—were gathered from the U.S. Census Bureau's 2006–2010 and 2015–2019 American Community Survey (ACS), and the 2020 Decennial Census using Social Explorer and the New York City Department of City Planning (DCP) Population FactFinder. Social Explorer is a demographic data visualization and research website that agglomerates a variety of data including data from the U.S. Census and ACS. The DCP Population FactFinder online mapping tool was used to provide comparative census data between geographies and to determine the margin of

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Socioeconomic Study Area

Figure 3-1

error (MOE) for single variable ACS estimates presented for the study area.[3] Study area market-rate asking rents were researched using online real estate listing sites, including StreetEasy and recent rental data from Modern Spaces, a real estate group that specializes in Astoria and Long Island City residential real estate. StreetEasy is a searchable online database that uses web data extraction to compile an aggregated list of residential property listings from most of New York City's largest brokerage firm and hundreds of small-scale brokers.

The assessments of business and potential effects on specific industries consider business and employment trends in the study area, compared with those in Queens County and New York City. The data for the study area that were used to estimate the total number and types of jobs were based on U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data available through OnTheMap.[4]

The above-described data were supplemented by field surveys conducted by AKRF staff during the spring of 2021. During the field surveys, AKRF staff characterized land uses and economic activities. Further, AKRF staff identified businesses that could be directly displaced by projected development. AKRF staff field surveys were supplemented by online information, including websites of businesses that would be directly displaced under the RWCDS. Employment estimates are based on a combination of online research of individual businesses, AKRF field observations, and standard industry employment density ratios commonly used for CEQR analysis. Employment density ratio calculations are based partly on the size of the building in which a business is located. Building square footage data was obtained from MapPLUTO.

C. PRELIMINARY ASSESSMENT

DIRECT BUSINESS DISPLACEMENT

The *CEQR Technical Manual* defines direct business displacement as the involuntary displacement of businesses from the site of, or a site directly affected by, a proposed action. In accordance with the guidelines, displacement of a business or group of businesses is not, in itself, considered a significant adverse environmental impact. While all businesses contribute to neighborhood character and provide value to the City's economy, the *CEQR Technical Manual* specifies consideration of the following in determining the potential for significant adverse impacts: (1) whether the businesses to be displaced provide products or services essential to the local economy that would no longer be available to local residents or businesses, and (2) whether adopted public plans call for preservation of such businesses in the area.

As detailed below, projected development generated by the Proposed Actions could directly displace 20 businesses and an estimated 170 jobs associated with those businesses.[5] As such, a

[3] MOEs describe the precision of an estimate within a 90-percent confidence interval and provide an idea of how much variability (i.e., sampling error) is associated with the estimate. The larger the MOE relative to the size of the estimate, the greater potential for variability within the data. The MOE is partially dependent on the sample size, because larger sample sizes result in a greater amount of information that more closely approximates the population.

[4] https://onthemap.ces.census.gov/

[5] Certain businesses may own the property on which they are located and would not be involuntarily displaced as defined under CEQR, because they would have to willingly enter an agreement to sell their property and relocate. However, to more fully evaluate businesses' contributions to the local economy and whether similar products and services would continue to be available, this direct business displacement analysis identifies and evaluates all potentially displaced businesses irrespective of ownership. Businesses that would be displaced in the No Action condition are not considered displaced in the With Action condition.

preliminary assessment of direct business displacement was conducted, examining the employment and business value characteristics of the potentially displaced businesses. The analysis begins with a description of overall business activities within the study area, then describes the businesses and employment that could be directly displaced by the Proposed Actions. CEQR assessment criteria are used to determine whether such displacement could result in significant adverse impacts.

PROFILE OF EMPLOYMENT IN THE SOCIOECONOMIC STUDY AREA

The study area contains a variety of businesses. In the northern and northwestern portions of the study area, commercial uses mainly consist of neighborhood-serving retail such as restaurants, grocery stores, and general retail. In the southern portion of the study area, economic activities are a mix of light industrial and commercial uses including warehouse space, auto-repair shops, and, along Northern Boulevard, car dealerships and destination retail. The study area has a cluster of arts and cultural uses, including the Kaufman Astoria Studios, several other production studios, and the Museum of the Moving Image. Businesses that support these uses are also found in the study area, including a stage lighting equipment supplier, an audio equipment supplier, photography studio space, a television broadcast station, and offices.

Table 3-1 shows employment in the study area by industry. There are 20,554 jobs in the study area. The industry with the highest employment is retail trade, comprising 14.6 percent of the jobs in the study area. The study area has a higher share of employment in retail trade than Queens (9.1 percent) and New York City (7.5 percent). Health care and social assistance is the industry with the second highest share of jobs in the study area at 13.5 percent of total employment. The study area has a lower share of employment in health care and social assistance than Queens (23.7 percent) and New York City (18.8 percent). Accommodation and food service employment comprises 9.5 percent of employment in the study area, relatively similar to the share seen in Queens (6.9 percent) and New York City (7.8 percent). Construction, wholesale trade, and transportation and warehousing represent 24.5 percent of jobs in the study area. Jobs in these three industries comprise a higher share of total jobs in the study area than in Queens (20.8 percent) and New York City (10.6 percent). Wholesale trade is particularly concentrated in the study area, at 8.1 percent of total employment compared to 3.0 percent in Queens and 3.1 percent in New York City. Transportation and warehousing employment in the study area includes jobs at Sunnyside Yard. Arts, entertainment, and recreation employment comprises 1.4 percent of employment in the study area.[6]

[6] The data shown in **Table 3-1** do not include many of the jobs created by Kaufman Astoria Studio's television and film productions, such as jobs performed by independent contractors or those employed by agencies or production companies based outside the study area. LEHD data is based on State Unemployment Insurance and Quarterly Census of Employment and Wages. These data sources do not include independent contractors and would not capture those who work for companies located outside the study area.

Table 3-1
2019 Employment by Industry

NAICS Industry Sector[1]	Study Area		Queens		New York City	
	Count	Share	Count	Share	Count	Share
Retail Trade	**2,997**	**14.6%**	66,391	9.1%	344,137	7.5%
Health Care and Social Assistance	2,768	13.5%	**172,717**	**23.7%**	**866,620**	**18.8%**
Construction	2,006	9.8%	56,348	7.7%	155,963	3.4%
Accommodation and Food Services	1,953	9.5%	50,406	6.9%	360,057	7.8%
Wholesale Trade	1,656	8.1%	21,835	3.0%	141,931	3.1%
Transportation and Warehousing	1,356	6.6%	73,403	10.1%	189,545	4.1%
Administration & Support, Waste Management and Remediation	1,159	5.6%	36,130	5.0%	273,949	6.0%
Educational Services	1,148	5.6%	64,956	8.9%	419,194	9.1%
Professional, Scientific, and Technical Services	920	4.5%	20,254	2.8%	416,686	9.1%
Real Estate and Rental and Leasing	870	4.2%	16,520	2.3%	139,674	3.0%
Public Administration	846	4.1%	65,469	9.0%	255,452	5.5%
Manufacturing	781	3.8%	18,758	2.6%	65,539	1.4%
Other Services (excluding Public Administration)	720	3.5%	26,063	3.6%	178,786	3.9%
Finance and Insurance	448	2.2%	15,538	2.1%	343,615	7.5%
Arts, Entertainment, and Recreation	350	1.7%	6,963	1.0%	97,890	2.1%
Information	338	1.6%	11,065	1.5%	258,346	5.6%
Management of Companies and Enterprises	227	1.1%	3,478	0.5%	78,048	1.7%
Utilities	1	0.0%	2,967	0.4%	17,230	0.4%
Agriculture, Forestry, Fishing and Hunting	0	0.0%	31	0.0%	438	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	31	0.0%	87	0.0%
TOTAL	**20,544**		**729,323**		**4,603,187**	

Note: Sectors are sorted by the industry with the largest employment in the study area. The industries with the largest employment for each geography are indicated in bold.
Sources: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2019

PROFILE OF POTENTIALLY DISPLACED PRIVATE BUSINESSES

Under the RWCDS, the Proposed Actions could directly displace 20 businesses with an estimated 170 employees (see **Table 3-2**). These businesses are located on the projected development sites and would not be relocated in the Proposed Development. The Regal United Artists Kaufman Astoria Cinema in the Project Area is not considered displaced because it would be relocated in the Proposed Development. For the purposes of a conservative analysis, the Harley Davidson Motorcycle showroom and the P.C. Richard & Sons store in the Project Area are considered displaced, though they may be relocated in the Proposed Development.

Table 3-2
Private Businesses and Employment Potentially Displaced by the Proposed Actions

	Firms	Percent of Displaced Businesses	Estimated Employment Displaced[1]	Percent of Displaced Employment	Industry Annual Average Wage (Queens, 2020)
Construction	2	10%	7	4.1%	$84,152
Manufacturing	1	5%	0	0.0%	$61,286
Wholesale Trade	2	10%	17	10.0%	$74,908
Retail Trade	5	25%	80	47.0%	$39,648
Transportation and Warehousing	1	5%	2	1.2%	$69,456
Information	1	5%	3	1.8%	$89,773
Accommodation and Food Services	1	5%	12	7.0%	$28,411
Other Services (except Public Administration)	7	35%	49	29.0%	$37,432
TOTAL	**20**		**170**		

Note:
1. Employment estimates are based on AKRF field observations and standard industry employment density ratios commonly used for CEQR analysis.

Sources:
AKRF, Inc.; DCP MapPLUTO 2021; U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Queens County, 2020 Annual Averages. In 2020 Dollars

The industry with the largest number of displaced employees is retail trade with 80 employees, comprising 47.0 percent of displaced employees. Retail trade businesses that would be displaced include P.C. Richard and Son (Projected Development Site B); Tiles by Kia (Projected Development Site H); and Harley Davidson of New York City, Koeppel Subaru showroom, and Showroom Auto (Projected Development Site E). P.C. Richard and Son is the largest business that would be displaced, in terms of employment, with 35 employees; although the store may be relocated in the Proposed Development, for the purposes of a conservative analysis, it is considered a displaced business. In Queens, workers in the retail sector received an annual average wage of $39,648 in 2020, including full- and part-time workers.

The "other services" sector would experience a loss of eight business and 49 employees.[7] Other services would be the sector with the second largest number of displaced employees and the largest number of displaced businesses. The other services sector businesses that would be displaced are mainly auto repair shops with the exception of Centro Mundial de Avivamiento NY, a house of worship (Projected Development Site G). The average annual wage for workers in the "other services" sector was $37,432 in 2020, including full- and part-time workers. Wholesale trade would be the sector with the third largest number of displaced employees. Approximately 17 employees in 2 businesses in the wholesale trade sector would be displaced. The average annual wage for workers in the wholesale trade sector was $74,908 in 2020, including full- and part-time workers.

[7] "The Other Services (except Public Administration) sector comprises establishments engaged in providing services not specifically provided for elsewhere in the classification system. Establishments in this sector are primarily engaged in activities such as equipment and machinery repairing, promoting, or administering religious activities, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services, death care services, pet care services, photofinishing services, temporary parking services, and dating services." – North American Industry Classification System (NAICS). https://www.bls.gov/iag/tgs/iag81.htm

CEQR PRELIMINARY ASSESSMENT CRITERIA

According to the *CEQR Technical Manual*, the following threshold indicators are considered to determine the potential for significant adverse impacts due to direct business displacement.

1. Would the businesses to be displaced provide products or services essential to the local economy that would no longer be available in their "trade areas" to local residents or businesses due to the difficulty of either relocating the businesses or establishing new, comparable businesses?

By the 2032 Build Year, it is possible that some of these businesses may relocate or close regardless of the Proposed Actions. It is also possible that not all businesses projected to be displaced would be able to relocate to other space. Businesses that would wish to continue to operate may have to choose to relocate outside of the study area, Queens, or even the City. Generally, those businesses with more stringent location and space constraints would be less likely to find comparable, suitable nearby space. For example, those businesses that can operate out of a 5,000-sf storefront would find it easier to locate to new space than a business that needs a 50,000-sf space.

The following details the industry sectors within which displacement could occur, and the potential effects on socioeconomic conditions in the study area. See **Table 3-3**, which shows displaced employment as a percentage of employment in the study area, Queens, and New York City. In total, the displaced employees represent 1.3 percent of total employment in the study area and less than 0.1 percent of total employment in Queens.

Table 3-3
Directly Displaced Employment

NAICS Industry Sector	Displaced Jobs	Study Area	Displaced as % of Study Area	Queens	Displaced as % of Queens	New York City	Displaced as % of New York City
Construction	7	2,006	0.3%	56,348	0.0%	155,963	0.0%
Manufacturing	0	781	0.0%	18,758	0.0%	65,539	0.0%
Wholesale Trade	17	1,656	1.0%	21,835	0.1%	141,931	0.0%
Retail Trade	80	2,997	2.7%	66,391	0.1%	344,137	0.0%
Transportation and Warehousing	2	1,356	0.1%	73,403	0.0%	189,545	0.0%
Information	3	338	0.9%	11,065	0.0%	258,346	0.0%
Admin. & Support & Waste Mgmt. & Remediation Services	0	1,159	0.0%	36,130	0.0%	273,949	0.0%
Arts, Entertainment, and Recreation	0	350	0.0%	6,963	0.0%	97,890	0.0%
Accommodation and Food Services	12	1,953	0.6%	50,406	0.0%	360,057	0.0%
Other Services (except Public Administration)	49	720	6.9%	26,063	0.2%	178,786	0.0%
Total	**170**	**13,316**	**1.3%**	**367,362**	**0.0%**	**2,066,143**	**0.00%**

Note:
1. Displaced employment estimates are based on AKRF field observations and standard industry employment density ratios commonly used for CEQR analysis.

Sources:
U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2018

Construction

In the With Action condition, two construction firms with seven employees would be displaced. The two construction businesses to be displaced are AIK Renovations with an estimated two on-

site employees and Napoleon Contracting with an estimated five on-site employees. Both firms are general contractors that provide services throughout New York City. These businesses do not provide services that are essential to the local study area economy or that could not be found elsewhere within the trade area. The seven employees that would be displaced represent 0.3 percent of total construction employment in the study area, and less than one tenth of a percent of construction employment in Queens and New York City. Both businesses occupy spaces of 5,000 gsf or less and therefore would likely be able to relocate within the study area or trade area.

Manufacturing

One manufacturing businesses with no employees would be displaced in the With Action condition. This business, Standard Motor Products, Inc., is a parking lot that is used for vehicle storage for a motor vehicle parts manufacturer; no employment is associated with the parking lot. This business does not provide goods or services that are essential to the local economy and or that would no longer be available in the trade area. The motor vehicle parts manufacturer itself may not be displaced due to the loss of the parking lot, but they would need to relocate their vehicle storage to a different parking lot or garage. Parking uses are common in the study area.

Wholesale Trade

In the With Action condition, two wholesale trade businesses with 17 employees would be displaced from the projected development sites. The largest employer to be displaced in the wholesale trade sector is Mayer Malbin, with 13 on-site employees. Mayer Malbin is a wholesale supplier of pipes, valves, and fittings. The existing business occupies nearly 55,000 gsf on four lots, however, three of those lots (on Projected Development Sites C and D) would be displaced in the No Action condition and the With Action Condition and therefore are not considered displaced by the Proposed Actions. A 15,000-gsf warehouse on Projected Development Site H would also be displaced in the With Action condition and is considered displaced by the Proposed Actions. Because of the size of the space required to operate this business, relocation within the study area may be difficult. Mayer Malbin's trade area is the New York City metropolitan region and relocation within their trade area would be possible. In addition, Mayer Malbin owns their properties and would therefore not be involuntarily displaced.[8] The other wholesale trade business is a home improvement supply store called Home Art Tile Kitchen and Bath with four employees. The store sells tiles, kitchen cabinets, and countertops. There are other businesses that provide similar products in Astoria and Long Island City such as Milestone Kitchen and Bath Corp, the Home Depot, Royal Kitchen and Bath, and Cabinet Design LLC.

Retail Trade

In the With Action condition, five businesses with 80 employees would be displaced. The largest of these is P.C. Richard and Son (Projected Development Site B) with 35 employees.[9] P.C. Richard and Son sells appliances and has seven locations in Queens. The next closest P.C. Richard and Son is on Queens Boulevard and 50th Street, 1.5 miles from Projected Development Site B. Local residents would be able to find the same products at a different P.C. Richard location or at similar stores such as the Home Depot. Other retail businesses that would be displaced include a retail tile store (Tiles by Kia with approximately 7 employees), two car showrooms/dealerships

[8] Though owner-occupied properties are not considered involuntary displaced, they are included in order to provide a conservative analysis.

[9] P.C. Richard and Son may be relocated in the Proposed Development, but for the purposes of a conservative analysis, it is considered a displaced business.

(Showroom Auto and Koeppel Subaru with 2 and 16 employees respectively), and a Harley Davidson motorcycle showroom (approximately 20 employees). As noted above, there are several locations in Astoria at which to purchases tile. There are several other car dealerships on Northern Boulevard within or in close proximity to the study area, including Major World, City Motor, and Paragon. There is another motorcycle dealership on 36th Avenue and 38th Street, within the study area.

Transportation and Warehousing

One transportation and warehousing firm, Royale Limousine, with an estimated two employees would be displaced in the With Action condition. This firm does not provide essential goods or services that cannot be found elsewhere in the trade area. The two employees associated with this business are 0.1 percent of the total employment in this industry sector within the study area and less than one tenth of a percent of the total employment in this sector in Queens. There are numerous warehouse spaces in the study area and in Astoria to which this firm could relocate.

Information

One information firm, Big Foot Productions, with an estimated three employees would be displaced in the With Action condition. This firm is a small video and broadcast production studio that provides space, equipment, and staff for productions. The displaced employment in the information sector is 0.9 percent of the total employment in this sector in the study area. The study area has several studio spaces available such as 3636 Studios on 37th Street and Kaufman Astoria Studios. In addition, this firm operates in a 3,100 gsf building and would likely be able to relocate within the study area. Big Foot Productions is owner-occupied and therefore would not be involuntarily displaced.[10]

Accommodation and Food Services

One business in the accommodation and food services sector, a restaurant called No5 with an estimated 12 employees, would be displaced in the With Action condition. This restaurant does not provide an essential service to the study area that cannot be found elsewhere in the trade area. There are numerous restaurants in the study area. The 12 displaced employees represent 0.6 percent of the employment in the sector in the study area.

Other Services (except Public Administration)

Of the seven "other services" firms that would be displaced in the With Action condition, six are auto services such as repair shops, detailing services, and tire services. These businesses include Auto Center Collision, Inc. with an estimated 9 employees; Formula Auto Care with an estimated 4 employees; Epic Towing Inc./ Innovation Auto Body with an estimated 5 employees; Tolima's Auto Center with an estimated 12 employees; TM&T Tire with an estimated 7 employees; and Bimmer Motors Group, Inc. with an estimated 7 employees. A house of worship would also be displaced that may employ up to 5 people. There are several other auto repair shops in Astoria that provide similar services as the displaced businesses. The other services sector is not a large employment sector in the study area, comprising 3.5 percent of total employment.

[10] Though owner-occupied properties are not considered involuntary displaced, they are included in order to provide a conservative analysis.

2. Is the category of businesses or institutions that may be directly displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?

As discussed above, the 20 directly displaced businesses do not represent a majority of study area employment for any given sector and there are alternative sources of their goods and services within the study area, Queens, and New York City. None of the potentially displaced businesses are within a category of business that is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

The Project Area is located adjacent to the Long Island City Industrial Business Zone (IBZ), as discussed in Chapter 2, "Land Use, Zoning, and Public Policy." The purpose of IBZs is to promote clusters of active industrial and commercial uses by creating models for unique mixed-use districts that include light industrial and commercial uses, while upholding current zoning that limits residential development. The Proposed Actions would not directly displace any businesses within the IBZ. Furthermore, as discussed in the preliminary assessment of indirect business displacement below, the Proposed Actions would not result in new economic activities that would alter or accelerate ongoing trends. Therefore, the Proposed Actions would not adversely affect the Long Island City IBZ.

Based on the above analysis, according to *CEQR Technical Manual* impact thresholds, the Proposed Actions would not result in significant adverse impacts due to direct business displacement. The businesses directly displaced by the Proposed Actions do not provide products or services essential to the local economy that would no longer be available in the study area. Further, there is no category of business that may be directly displaced that is the subject of regulations or plans to preserve, enhance, or otherwise protect it.

INDIRECT RESIDENTIAL DISPLACEMENT

As described in the *CEQR Technical Manual*, indirect residential displacement usually results from substantial new development that is markedly different from existing uses and activity in an area, which can lead to increased property values in the area. Increased property values can lead to increased rents, which can make it difficult for some existing residents to remain in their homes.

Generally, an indirect residential displacement analysis is conducted only in cases in which the potential impact may be experienced by renters living in privately held units unprotected by rent control, rent stabilization, or other government regulations restricting rents, and whose incomes or poverty status indicate that they may not support substantial rent increases. Residents who are homeowners or who are renters living in rent-restricted units would not be vulnerable to rent pressures. The *CEQR Technical Manual's* step-by-step guide for a preliminary assessment of indirect residential displacement is presented in bold italics below.

1. Determine if the Proposed Actions would add new population with higher average incomes compared with the average incomes of the existing populations and any new population expected to reside in the study area without the Proposed Actions.

EXISTING CONDITIONS AND TRENDS

Household income characteristics for the study area population are described using the average and median household incomes (see **Table 3-4**). The study area's average household income has increased since 2010 to $95,687 in 2019, while median household income ($76,472) has also increased, consistent with the trends seen in Queens overall. The study area's median household income is similar to that of Queens ($73,185) and New York City ($68,210). Average household

income in the study area is consistent with that of Queens ($95,839) and lower than that of New York City ($109,772).

Table 3-4
Household Income Characteristics (2006–2010, 2015–2019 ACS)

Area	Average Household Income			Median Household Income		
	2006–2010 ACS[1]	2015–2019 ACS[1]	Change or Direction of Change[2]	2006–2010 ACS[1]	2015–2019 ACS[1]	Change or Direction of Change[2]
Socioeconomic Study Area	$77,290	$95,687	Increase	$62,914	$76,472	Increase
Queens	$87,930	$95,839	9.0%	$69,248	$73,185	5.7%
New York City	$97,561	$109,722	12.5%	$62,979	$68,210	8.3%

Notes:
[1] All dollar figures have been adjusted to 2021 dollars based on the U.S. Department of Labor Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA region.
[2] If the margin of error (MOE) of the difference between 2006–2010 and 2015–2019 ACS data is greater than the difference, a change cannot be reported with confidence; if the MOE of the difference is greater than one third of the difference, a change cannot be estimated with confidence and only the direction of the change can be reported (i.e., Increase/Decrease).
Sources: U.S. Census Bureau, 2006–2010 and 2015–2019 ACS 5-Year Estimates via DCP's NYC Population FactFinder.

Rents in the study area have increased since 2010 (see **Table 3-5**). Average gross rent in the study area increased nearly 19 percent between the 2010 and 2019 ACS, while median gross rent increased nearly 22 percent over the same period. Average gross rent and median gross rent in the study area ($1,835 and $1,867 respectively) are higher than those in Queens and in New York City overall.

Table 3-5
Average and Median Gross Rents

Area	2006–2010 ACS		2014–2018 ACS		Change or Percent Change[2]	
	Average[1]	Median[1]	Average[1]	Median[1]	Average	Median
Socioeconomic Study Area	$1,543	$1,534	$1,835	$1,867	18.9%	21.8%
Queens	$1,469	$1,479	$1,164	$1,687	10.6%	14.0%
New York City	$1,434	$1,342	$1,620	$1,538	13.0%	14.6%

Notes:
[1] All dollar figures have been adjusted to 2021 dollars based on the U.S. Department of Labor Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA region.
[2] If the MOE of the difference between 2006–2010 and 2015–2019 ACS data is greater than the difference, a change cannot be reported with confidence; if the MOE of the difference is greater than one third of the difference, a change cannot be estimated with confidence and only the direction of the change can be reported (i.e., Increase/Decrease).
Sources:
U.S. Census Bureau, 2006–2010 and 2015–2019 ACS 5-Year Estimates via Social Explorer and DCP's NYC Population FactFinder.

U.S. Census and ACS data do not provide specific rent information according to regulation status or unit size, but instead can paint a general picture about the rate at which housing costs are changing in a neighborhood. Market comparables were therefore used (below) to provide a fuller understanding of where the market is today. **Table 3-6** summarizes online listings for apartments for the study area. Overall, recent market rate listings exceed the rents reported in the ACS. The average rent of a listing in the study area is $2,076. Recently built residential buildings in the study area are renting at higher prices than average in the study area. Recently rented units in buildings built since 2010 have an average rent of $3,115.

Table 3-6
Average Rents in the Study Area

	Studio	1BR	2BR	3BR or more	Total
All Listings	$1,622	$1,852	$2,162	$2,909	$2,076
Buildings Built Since 2010	$2,427	$3,047	$3,962	$5,187	$3,115
Sources: StreetEasy (http://streeteasy.com) accessed in May 2021; Modern Spaces rental data					

NO ACTION CONDITION

In the No Action condition, the existing trend of increasing rents in the study area is expected to continue. Without the Proposed Actions, MIH will not be mapped in the Project Area. No residential units will be built in the Project Area in the No Action condition. A total of 1,210 units will be built in the study area outside the Project Area.

WITH ACTION CONDITION

Under the RWCDS, by 2032 the Proposed Actions would result in an incremental increase in the number of market-rate and affordable DUs in the study area due to the application of the MIH program to the Project Area. The MIH program sets forth two primary options that are characterized by different affordability levels, which promote a range of affordable development. The RWCDS assumes Option 1.[11]

- Option 1: 25 percent of residential floor area would be set aside for households making up to 60 percent Area Median Income (AMI) on average, with 10 percent of that number set aside for households making up to 40 percent AMI.
- Option 2: 30 percent of residential floor area would be set aside for households making up to 80 percent AMI on average.

New York City AMIs and affordable monthly rents by AMI are shown in **Tables 3-7 and 3-8**. AMIs are calculated yearly by the U.S Department of Housing and Urban Development (HUD).

Table 3-7
2021 New York City Area Median Income (AMI)

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
1	$25,080	$33,440	$41,800	$50,160	$66,880	$83,600	$100,320	$108,680	$137,940
2	$28,650	$38,200	$47,750	$57,300	$76,400	$95,500	$114,600	$124,150	$157,575
3	$32,220	$42,960	$53,700	$64,440	$85,920	$107,400	$128,880	$139,620	$177,210
4	$35,790	$47,720	$59,650	$71,580	$95,440	$119,300	$143,160	$155,090	$196,845
5	$38,670	$51,560	$64,450	$77,340	$103,120	$128,900	$154,680	$167,570	$212,685
Source: U.S. Department of Housing and Urban Development (HUD) via New York City Housing Preservation and Development (HPD). https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page									

[11] For the purposes of the socioeconomic analyses, Options 1 and 2 resulted in similar average incomes of the new population in the With Action condition. Option 1 is used for consistency with the RWCDS.

Table 3-8
2021 New York City Affordable Monthly Rents by Area Median Income (AMI)

Unit Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	120% of AMI	130% of AMI	165% of AMI
Studio	$419	$598	$777	$956	$1,314	$1,726	$2,084	$2,263	$2,889
1 BR	$532	$756	$980	$1,204	$1,651	$2,166	$2,614	$2,838	$3,621
2 BR	$631	$900	$1,168	$1,437	$1,974	$2,592	$3,129	$3,397	$4,337
3 BR	$722	$1,032	$1,343	$1,653	$2,273	$2,987	$3,608	$3,918	$5,004

Notes: Assumes tenant pays electricity, no electric stove. Rents are approximate and have been calculated at 30% of annual gross income of the target AMI. For low-income bands, rents are based on 30% of 27%, 37%, 47%, 57%, 67%, and 77% of AMI. All rents are subject to program requirements.
Source: U.S. Department of Housing and Urban Development (HUD) via New York City Housing Preservation and Development (HPD). https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page

Table 3-9 shows the unit mix for the new market-rate units in the Project Area under the With Action condition based on the existing unit mix in the study area. The actual unit mix for the With Action condition is not yet known, therefore the existing unit mix in the study area is used for the purposes of analysis. There would be 2,738 market-rate units in the Project Area. Approximately 7 percent would be studios, 48 percent would be one-bedrooms, 32 percent would be two bedrooms, and 12 percent would be three bedrooms or larger. This unit mix is used to approximate rents for the market-rate units.

Table 3-9
Market Rate Units by Number of Bedrooms

	Percent	Number
Total Units Proposed	**100%**	**2,738**
Studio	7.2%	198
One Bedroom	47.7%	1,307
Two Bedroom	32.2%	882
Three bedrooms or larger	12.8%	351

Notes: Total units in the With Action condition is 3,652. Of the 3,652, it is assumed that 914 would be affordable and 2,740 would be market rate.
Source: Distribution of units by number of bedrooms is sourced from the 2014–2018 ACS for the study area.

Table 3-10 shows the calculation of the weighted average income for the With Action Market-Rate renters. Using the average monthly rent by bedroom for recently completed buildings in the study area, the estimated household income for each type of unit was estimated, assuming that households spend 30 percent of their gross monthly income on rent. Then, the estimated annual incomes were multiplied by the number of units to determine the aggregate income for all the units. Finally, this aggregate was divided by the total number of market rate units to determine the average household income of the residents of the market rate units of $142,852. Given that the average household income for the study area is $95,687, market-rate rents in newer buildings are not affordable to the average household in the study area.

Table 3-10
Weighted Average Income of With Action Market-Rate Renters

Number of Bedrooms	Monthly Rent	Estimated Gross Monthly Income[1]	Estimated Gross Yearly income	Units	Aggregate Income by Number of Bedrooms (Yearly Income x Units)
Studio	$2,427	$8,091	$97,086	198	$19,223,082
One Bedroom	$3,047	$10,158	$121,891	1,307	$159,312,146
Two Bedroom	$3,962	$13,205	$158,462	882	$139,763,846
Three bedrooms or larger	$5,187	$17,291	$207,488	351	$72,828,405
Total				2,738	$391,127,480
Weighted Average Income of Market Rate Units (Aggregate Income ÷ Total Units)					$142,852

Notes:
[1] Monthly income was estimated using the assumption that renters spend 30 percent of their gross monthly income on rent. Numbers may not sum to totals due to rounding.
Sources: Monthly rent from Street Easy Listings, May 2021; Percent of units by number of bedrooms from 2014–2018 ACS

Under MIH Option 1, 25 percent of the new units in the Project Area would be income-restricted to be affordable for households with incomes at 60 percent AMI. Using a conservative assumption of a three-person household, the average household income of the MIH units would be $64,440. The overall average income of the market-rate and MIH units would be $123,227, which is higher than the average household income of the existing study area population (see **Table 3-11**).

Table 3-11
Weighted Average Income of Total With Action Population

	Income	Units	Aggregate Income (Income x Units)
Market rate	$142,852	2,738	$391,127,480
Affordable MIH	$64,440	914	$58,898,160
Total		3,655	$449,654,141
Weighted Average Income of the With Action Population (Aggregate Income ÷ Total Units)			**$123,227**

Source: HUD

As described above, the concern for indirect residential displacement is if a project would introduce a population with higher average income than the existing study area population, potentially causing an increase in rents, which could displace low-income renters in unprotected units. Because the projected average income of the existing population would be higher than the average household income of the incoming population, the preliminary analysis continues to Step 2.

Step 2. Determine if the Proposed Actions' increase in population is large enough relative to the size of the population expected to reside in the study area without the Proposed Actions to affect real estate market conditions in the study area.

According to *CEQR Technical Manual* analysis thresholds, if the population increase is greater than five percent of the study area, the incremental population may be large enough to affect real estate market conditions, and Step 3 of the preliminary assessment would be warranted. If the population increase is more than 10 percent in the study area or identified subareas, a detailed analysis is warranted.

As shown in **Table 3-12**, the population of the study area as of the 2020 Census is 36,569. There are 1,210 planned units in the study area. At an average household size of 2.23, the study area will gain 2,698 new residents in the No Action condition, for a total population of 39,267, an increase of 7.4 percent above existing conditions.

Table 3-12
No Action Condition Population

	2020 Census	2032 No Action Projection	Percent Change
Socioeconomic Study Area	36,569	39,267	7.4%
Sources: 2020 Census, DCP Housing Database			

In the With Action condition, there would be an increment of 3,643 units, which would generate an estimated increase in population of 8,123 residents (see **Table 3-13**). The total population in the study area in the With Action condition would be 47,390, which is 20.7 percent higher than in the No Action condition. Because the With Action population would increase the study area population by more than 10 percent, a detailed analysis of indirect residential displacement is warranted.

Table 3-13
With Action Condition Population

	2032 No Action Projection	2032 With Action Population	Percent Change
Socioeconomic Study Area	39,267	47,390	20.7%
Sources: 2020 Census, DCP Housing Database			

INDIRECT BUSINESS DISPLACEMENT

Similar to the analysis of indirect residential displacement, the preliminary assessment of indirect business displacement focuses on whether the Proposed Actions could increase property values and rents within the study area, making it difficult for some categories of businesses to remain in the area. The preliminary analysis follows the methodology of the *CEQR Technical Manual* in analyzing the criteria numbered in bold, italics below.

1. Would the Proposed Actions introduce enough of a new economic activity to alter existing economic patterns?

The Proposed Actions would not introduce a new use or economic activity to the study area. As discussed in Chapter 2, "Land Use, Zoning, and Public Policy," the Proposed Actions would result in new residential, commercial, and community facility space, the largest change being the addition of 3,643 residential units. Though the Proposed Actions would add a large residential population, the study area already has a well-established residential market, particularly in the north and northwest portion of the study area. The study area's commercial market is also well established including the Steinway Street, 35th Avenue, and Northern Boulevard commercial corridors. The community facility uses in the Proposed Development would include an arts and cultural center, which would strengthen the existing cluster of arts and cultural facilities within the study area (such as the Kaufman Astoria Studios and the Museum of the Moving Image). Therefore, the Proposed Actions do not constitute a new economic activity with the potential to alter existing patterns in the study area.

2. Would the Proposed Actions add to the concentration of a particular sector of the local economy enough to alter or accelerate an ongoing trend or to alter existing patterns?

RESIDENTIAL USES

Indirect displacement of businesses can occur when a project would increase property values and rents throughout the study area, making it difficult for some categories of businesses to remain in

the area. An example of a potentially vulnerable business cited in the *CEQR Technical Manual* is industrial business in an area where land use change is occurring, and the introduction of a new population would result in increased demand for retail services and cause rents to rise. The Proposed Actions would add to the concentration of residential uses in the study area, but the study area contains well-established residential neighborhoods and consumer markets. As evidenced by recent development, the study area is already experiencing a trend toward residential uses. Examples of recent developments with residential uses include the Astor and the Silver Star, both built in the southern portion of the study area near Northern Boulevard. The Astor, a 143-unit mixed-use commercial and residential building, was recently developed on the southeast corner of Steinway Street and Northern Boulevard. The Silver Star, a 122-unit condominium building, was built in 2016 on 36th Street and Northern Boulevard, adjacent to the Collective Paper Factory Hotel.

In the No Action condition, 1,210 residential units are planned within the study area, consistent with the trend of increased residential development in the southern portion of the study area. The largest planned residential development in the study area is a 337-unit building is planned at 44-10 Northern Boulevard that will be subject to MIH. The next largest planned project is a 186-unit mixed-use building at 37-05 30th Street in the northern portion of the study area. An 89-unit residential building is planned on the block bounded by 37th and 38th Avenues and 32nd and 33rd Streets. On the adjacent block to the east at 37-29 31st Street, a 70-unit, mixed manufacturing and residential building is planned. A 39-DU mixed-use building is planned at 25-16 37th Avenue. Several smaller residential projects are planned throughout the study area.

The Proposed Actions would introduce a new residential population, but the demand for goods and services from existing residents has already established a strong commercial market on Steinway Street, 35th Avenue, and Northern Boulevard such that the demand from new residents would not markedly increase commercial property values and rents throughout the study area. Additionally, the introduction of a new residential population would increase demand for the goods and services provided by existing businesses.

COMMERCIAL USES

The Proposed Actions would add an increment of 23,873 gsf of retail space to the Project Area. In the No Action condition, 301,299 gsf of retail uses are planned in other projects in the study area. The study area has a strong retail market that serves the existing residential population. Steinway Street and 35th Avenue are the main local retail corridors and Northern Boulevard is a major destination retail corridor with large format retail. Because the study area already has a strong and steadily growing retail market, the Proposed Actions would not alter or accelerate existing trends but would reinforce the existing strong retail market.

The Proposed Actions would add an increment of 250,070 gsf of commercial office space to the Project Area. In the No Action condition, 485,889 gsf of commercial office is planned in other projects in the study area. The largest planned office development is a 362,970-gsf development at 30-20 Northern Boulevard. Existing and planned office space in the study area is more concentrated in the southwest portion of the study area, in the Long Island City neighborhood and along Northern Boulevard. The Proposed Actions would connect the Project Area to the existing office market in Long Island City. The office uses in the With Action condition would not alter or accelerate existing economic trends.

Community Facility/Arts and Cultural Space

The Proposed Actions are intended to strengthen the existing cluster of arts and cultural facilities and businesses in the study area. The Project Area is partially within the Kaufman Arts District (KAD), which is bounded by 31st Street and Steinway Street and 34th and 37th Avenues. The KAD seeks to advance and promote the area as a vibrant cultural destination and home for creative individuals and industries. The Proposed Development's community facility and commercial spaces are intended to serve the arts and creative industries by providing gallery and studio space, an arts and cultural center, and flexible office space, as well as relocating the Regal United Artists Kaufman Cinema. The Proposed Development would support the goals of the KAD.

3. Would the Proposed Actions directly displace uses of any type that directly support businesses in the study area or bring people to the area that form a customer base for local businesses?

The Proposed Actions would not displace uses that directly support businesses in the study area or bring people to the area that form a customer base for local businesses. The Proposed Development's commercial space, arts and cultural uses, and open spaces would create a destination that would attract additional workers and visitors to the study area.

4. Would the Proposed Actions directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the study area?

As described above, the Proposed Actions would not have a significant adverse impact due to direct or indirect residential displacement or direct worker displacement. The Proposed Actions would add a new residential and worker population that would support existing and planned businesses. The Proposed Actions would add an increment of 8,123 residents and 1,133 workers to the study area.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

According to the *CEQR Technical Manual*, a significant adverse impact may occur if an action would quantifiably diminish the viability of a specific industry that has substantial economic value to the City's economy. An example cited in the *CEQR Technical Manual* is new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. The questions below in bold are from the *CEQR Technical Manual.* An answer of "no" to both questions indicates that no significant impact would occur due to adverse effects on specific industries and no further analysis is warranted.

1. Would the Proposed Actions significantly affect business conditions in any industry or any category of business within or outside the study area?

The Proposed Actions would not significantly affect the business conditions in any industry or any category of business within or outside the study area. As described in the direct business displacement analysis above and shown in **Table 3-2**, by 2032 the Proposed Actions could directly displace an estimated 20 businesses and 170 employees in several economic sectors.

As described above, the businesses that could be displaced do not represent a critical mass of businesses within any City industry, or category of employment. Although these businesses are valuable individually and collectively to the City's economy, the goods and services offered by potentially displaced uses can be found elsewhere within the socioeconomic study area, within a broader trade area, and within the City as a whole. Furthermore, the products and services offered by potentially displaced businesses are not essential to the viability of other businesses within or outside the study area. Therefore, the Proposed Actions would not adversely affect business conditions in any specific industry within or outside the study area.

2. Would the Proposed Actions indirectly substantially reduce employment or have an impact on the economic viability in the industry or category of business?

As described in the Indirect Business Displacement analysis, the Proposed Actions would not result in significant indirect business displacement. Therefore, the Proposed Actions would not indirectly substantially reduce employment or have an impact on the economic viability in any specific industry or category of business.

Based on this preliminary assessment, the Proposed Actions would not result in significant adverse impacts due to adverse effects on specific industries.

D. DETAILED INDIRECT RESIDENTIAL DISPLACEMENT ANALYSIS

EXISTING CONDITIONS AND TRENDS

HOUSEHOLD INCOME

Table 3-14 presents median and average income trends. In the study area, the average and median household incomes have increased since 2010. As of 2019, median household income in the study area ($76,472) was similar to the median household income in Queens ($73,185) and New York City overall ($68,210). The average household income in the Study Area ($95,687) is also similar to that of Queens ($95,839) but lower than that of New York City overall ($109,722).

Table 3-14
Household Income Characteristics (2006–2010, 2014–2019 ACS)

Area	Average Household Income			Median Household Income		
	2006–2010 ACS[1]	2015–2019 ACS[1]	Change or Direction of Change[2]	2006–2010 ACS[1]	2015–2019 ACS[1]	Change or Direction of Change[2]
Socioeconomic Study Area	$77,290	$95,687	Increase	$62,914	$76,472	Increase
Queens	$87,930	$95,839	9.0%	$69,248	$73,185	5.7%
New York City	$97,561	$109,722	12.5%	$62,979	$68,210	8.3%

Notes:
[1] All dollar figures have been adjusted to 2021 dollars based on the U.S. Department of Labor Consumer Price Index for all urban consumers in the New York-Newark-Jersey City, NY-NJ-PA region.
[2] If the MOE of the difference between 2006–2010 and 2014–2019 ACS data is greater than the difference, a change cannot be reported with confidence; if the MOE of the difference is greater than one third of the difference, a change cannot be estimated with confidence and only the direction of the change can be reported (i.e., Increase/Decrease).
Sources: U.S. Census Bureau, 2006–2010 and 2014–2019 ACS 5-Year Estimates via DCP's NYC Population FactFinder.

HOUSEHOLD INCOME DISTRIBUTION

Study Area

Table 3-15 shows household income distribution. In the study area, the proportion of households with incomes below $35,000 (24 percent) is similar to Queens (26 percent) and slightly lower than New York City overall (31 percent). Approximately 48 percent of study area households earn over $75,000 annually compared to 46 percent of Queens households and 44 percent for New York City as a whole. In the study area, 15 percent of households earn over $150,000 annually, compared to 19 percent in New York City.

Table 3-15
Household Income Distribution 2019

	Socioeconomic Study Area		Queens		New York City	
	Number	Percent	Number	Percent	Number	Percent
Total households	16,846	100%	778,932	100%	3,167,034	100%
Less than $34,999	4,095	24%	201,978	26%	988,266	31%
$35,000 to $74,999	4,716	28%	217,050	28%	774,357	24%
$75,000 to $149,999	5,540	33%	234,154	30%	805,928	25%
$150,000 or more	2,495	15%	125,750	16%	598,483	19%

Note: Components may not sum to totals due to rounding.
Source: U.S. Census Bureau 2015–2019 ACS.

POPULATION LIVING IN POVERTY

Study Area

As shown in **Table 3-16**, in the study area, the percentage of the population living in poverty is similar to that of Queens and lower than that of New York City across all age groups. Within the study area, approximately 10.5 percent of the population is living in poverty, which is less than the 17.9 percent of New York City's population that is living in poverty. Poverty rates are often higher among seniors and children than that of the total population. Approximately 12.3 percent of the senior population (65 years and older) in the study area is living in poverty. The percentage of children (under 18) in the study area living in poverty cannot be reported with confidence.

Table 3-16
Percentage Living in Poverty[1] 2019

Population[2]	Socioeconomic Study Area	Queens	New York City
Total	**10.5%**	**12.2%**	**17.9%**
Under 18 years	-[3]	15.9%	25.1%
65 years and over	12.3%	13.8%	18.2%

Notes:
[1] Poverty threshold is set by the U.S Census Bureau based on family income, family size, and composition.
[2] For which poverty level has been determined.
[3] The estimate cannot be reported with confidence because the MOE is more than one third of the estimate.
Sources: U.S. Census Bureau 2015–2019 ACS.

HOUSING UNITS, VACANCY, AND TENURE

As shown in **Table 3-17**, as of 2019 there were approximately 19,552 housing units in the study area, of which approximately 86.2 percent were occupied. The 2019 housing inventory was slightly greater than the 18,474 housing units in the study area in 2010, however the occupancy rate was higher in 2010 at 93.4 percent. The study area's occupancy rate (86.2 percent) is lower than the rates in Queens and New York City (90.6 percent). The rate of renter-occupied units (83.6 percent) is higher than Queens (55.2 percent) and New York City (67.3 percent).

Table 3-17
Housing Units, Vacancy, and Tenure

	Total Housing Units		Percent Occupied		Percent Renter-Occupied Units	
	2006–2010	2015–2019	2006–2010	2015–2019	2006–2010	2015–2019
Socioeconomic Study Area	18,474	19,552	93.4%	86.2%	83.8%	83.6%
Queens	832,357	859,529	93.0%	90.6%	54.5%	55.2%
New York City	3,343,424	3,494,228	91.1%	90.6%	67.0%	67.3%

Sources: U.S. Census Bureau 2006–2010 and 2015–2019 ACS.

HOUSING UNITS BY YEAR STRUCTURE BUILT

The study area consists mainly of housing units built prior to 1950, which comprise 65.4 percent of housing units in the study area, as compared with 46.9 percent in Queens and 50.2 percent in New York City overall (see **Table 3-18**). The study area has a lower proportion of housing built since 2000 (4.4 percent) as compared to Queens (6.3 percent) and New York City (8.1 percent).

Table 3-18
2019 Housing Units by Year Structure Built

	Socioeconomic Study Area		Queens		New York City	
	Number	Percent	Number	Number	Percent	Number
Total Housing Units:	16,846	100.0%	778,932	100.0%	3,167,034	100.0%
Built 2000 or Later	734	4.4%	49,113	6.3%	256,205	8.1%
Built 1950 to 1999	5,088	30.2%	364,745	46.8%	1,322,231	41.7%
Built 1949 or Earlier	11,024	65.4%	365,074	46.9%	1,588,598	50.2%

Source: U.S. Census Bureau 2015–2019 ACS.

HOUSING UNITS IN STRUCTURE

As shown in **Table 3-19**, in the study area, approximately 33.1 percent of housing units are in structures with 10 to 49 units, and 11.8 percent of units are in structures with 50 or more units. Roughly a fifth of all units in the study area have 1 to 2 units (21.2 percent). Residential uses are typically contained within a mix of one- to two-story detached buildings or three- to six-story apartment buildings. Larger residential buildings are concentrated in the northern and western portions of the study area (e.g., along streets north of 34th Avenue and between 32nd and 34th Street north of 36th Avenue). Residential units with commercial retail below are more commonly found along 34th Avenue or along Steinway Street.

Table 3-19
Units in Structure—Socioeconomic Study Area 2019

Units in Structure	Estimate	Percent
1 to 2	4,151	21.2%
3 to 4	2,823	14.4%
5 to 9	3,714	19.0%
10 to 49	6,480	33.1%
50 or more	2,298	11.8%
Total	19,552	100%

Note: Components may not sum to totals due to rounding.
Source: U.S. Census Bureau 2015–2019 ACS

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

Table 3-20 shows gross rent as a percentage of household income for renter-occupied units. If a household is paying more than 30 percent of gross income toward rent, that household is considered rent burdened. If the household is paying over 50 percent of gross income toward rent, the household is considered severely rent-burdened.

Table 3-20
Renter-Occupied Housing Units by Gross Rent as Percentage of Household Income

	29% or less (Not Rent-Burdened)		30% or more (Rent-Burdened)		50% or more (Severely Rent-Burdened)	
	2006–2010	2015–2019	2006–2010	2015–2019	2006–2010	2015–2019
Socioeconomic Study Area	48.8%	50.8%	48.1%	45.4%	23.5%	22.4%
Queens	45.1%	43.7%	50.3%	50.7%	26.7%	27.1%
New York City	46.5%	45.1%	49.0%	49.8%	26.4%	26.8%

Source: U.S. Census Bureau 2015–2019 ACS

In the study area, 45.4 percent of renter households are rent-burdened, of which about half are severely rent-burdened (22.4 percent). In Queens, approximately 50.7 percent of renter households are rent burdened, similar to the rate in New York City overall (49.8 percent). Approximately 22.4 percent of households in the study area are severely rent burdened, compared to 27.1 percent of households in Queens and 26.8 percent of households in New York City overall.

MARKET RENTS

As discussed in the preliminary indirect residential displacement assessment, gross rents reported by ACS are often much lower than advertised market-rate rents. **Table 3-21** shows average market rents by number of bedrooms, for recently rented units in buildings built since 2010. Average market rents for units in newer buildings in the study area range from around $2,400 for a studio, $3,000 for a one-bedroom, $4,000 for a two-bedroom, to $5,000 for a unit with three-bedrooms or more. Units in recently built building are renting at higher rates than the average in the study area. As noted in **Table 3-18**, 95.6 percent of units in the study area were built prior to 2000.

Table 3-21
Average Market Rents for Units Built Since 2010

Unit Type	Socioeconomic Study Area
Studio	$2,427
1-Bedroom	$3,047
2-Bedroom	$3,962
3+ Bedroom	$5,187

Source: Modern Spaces, 2021; AKRF, Inc.

As shown in **Table 3-5**, average and median gross rent (for all units) in the study area have increased since 2010. Average gross rent has increased nearly 19 percent and median gross rent has increased nearly 22 percent. Growth in rents in the study area exceeds that seen in Queens and New York City overall.

RECENT RESIDENTIAL CONSTRUCTION ACTIVITY

Table 3-22 shows new buildings and major alterations (A1) completions for residential buildings completed since 2010. Considering units added and demolished, the study area has experienced a

net gain of 1,894 units since 2010. New buildings have added 1,588 new units and alterations have added 381 units. Demolitions resulted in a loss of 75 units. Notable projects include the ALTA LIC at 29-22 Northern Boulevard, a 467-unit, 44-story residential building completed in 2017. This project is located in the southwest of the study area near Queens Plaza in Long Island City. Another notable project is Astoria Central, a 114-unit, 7-story residential building in the northwest of the study area on 31st Street between 31st Avenue and Broadway.

Table 3-22
Certificates of Occupancy and Residential Demolitions 2010-2021

Construction Type	Socioeconomic Study Area	
	Certificates	Net DUs
Alterations	118	381
New Buildings	64	1,588
Demolitions	42	-75
Total	**224**	**1,894**

Source: New York City Department of City Planning Housing Database, 2021.

ESTIMATES OF POTENTIALLY VULNERABLE POPULATION IN UNPROTECTED UNITS

A key objective of the detailed indirect residential displacement analysis is to characterize existing conditions of residents and housing in order to identify populations that may be vulnerable to displacement. Vulnerable populations are defined as people living in privately held units that are unprotected by rent regulations, whose incomes or poverty status indicates that they could not pay substantial rent increases. The following analyses estimate the percentage of low-income renters and the protected and unprotected housing stock in the study area.

Low-income households are defined as those households making 80 percent AMI or less. AMI is set by HUD and is based on the median income of the New York City region and household size (see **Table 3-7**). Data on household income by tenure was tabulated using the 2013–2017 CHAS data. CHAS data are custom tabulations of data from the ACS created for HUD by the U.S. Census Bureau.[12] CHAS data classifies households by tenure and by household income

Table 3-23 presents the estimated income distribution of renter households in study area. As of the 2013–2017 ACS, 54 percent of renter households in study area have hou**se**hold incomes less than or equal to 80 percent of AMI, which is considered low-income. Approximately 20 percent of renter households are considered very low-income and have household incomes that are less than or equal to 50 percent AMI. Approximately 19 percent of renter households are considered extremely low-income with household incomes that do not exceed 30 percent of AMI.

[12] https://www.huduser.gov/portal/datasets/cp.html

Table 3-23
Low-Income Renter Households: Socioeconomic Study Area

	Estimate	Percent of Total
Total Renter Households	**14,543**	
Income <= 30% of AMI[1]	2,763	19%
Income > 30% or <= 50% of AMI	2,086	14%
Income > 50% or <= 80% of AMI	2,955	20%
Total Low-Income Renter Households	**7,804**	**54%**

Notes: [1] HUD Area Median Family Income (HAMFI)/ Area Median Income (AMI) as calculated in the 2013–2017 CHAS data.
Sources: 2013–2017 CHAS data, AKRF, Inc.

Some of these low-income renter households reside in rent-protected housing. Some rent-protected housing in New York City is restricted to low-income tenants, such as NYCHA housing and certain units in buildings that utilize Low-Income Housing Tax Credits (LIHTC). Other rent-protected housing, such as units that are rent stabilized through the Emergency Tenant Protection Act (ETPA) are non-income-restricted, meaning that households of any income level may reside there. Residents in both income-restricted and non-income-restricted rent-protected units are not considered vulnerable to displacement due to increased rents.

Properties listed in the CoreData database for the study area were reviewed, and the number of units in each building that are rent protected were estimated and classified as low-income-restricted or non-income restricted based on the terms of the affordable housing financing and subsidy programs identified for each building. All units in buildings identified in the HCR Rent Stabilized Buildings List that are not also enrolled in an affordable housing program are considered non-income-restricted protected units. The buildings identified through the HCR Rent Stabilized Buildings List are likely stabilized through ETPA and some of the units in the building may be destabilized. Data on rent stabilized units are limited and it is not feasible to accurately determine the exact number of rent stabilized units in these buildings.

Table 3-24 estimates the allocation of low-income renter households among protected and unprotected rental units. First, all income-restricted (low-income) units are assumed to be occupied by low-income households; therefore 66 low-income renter households reside in low-income-restricted protected housing. These low-income units are located at 31-34 33rd Street at the HANAC-PCA Senior Residence.

Table 3-24
Allocation of Low-Income Households

Renter-Occupied Housing Units		Low-Income Renter Households	
Total	14,091	Total	7,804
Low-Income-Restricted Protected	66	In Low- Income-Restricted Protected Units	66
Non-Income-Restricted Protected	11,417	in Non-Income-Restricted Protected Units	6,299
Unprotected	2,608	in Unprotected Units	1,439
Total Potentially Vulnerable Population in Unprotected Units (HH Size 2.23)			3,209
Total Potentially Vulnerable Population in Unprotected Units as Percentage of Total Population			8.8%

Sources: NYU Furman Center CoreData; New York State Homes and Community Renewal (HCR) Rent Stabilized Buildings List, New York County 2019; AKRF Inc.

Using the New York State Homes and Community Renewal (HCR) 2019 Rent Stabilized Buildings List, shared publicly by the Rent Guidelines Board, to flag buildings that contain rent stabilized units, this analysis determined that there are 11,314 rental units contained within rent stabilized buildings and an additional 97 units identified via CoreData that are stabilized (but not

reserved for low-income households) due to the buildings' participation in one of more government subsidy programs.[13] Assuming that all of the units in rent stabilized buildings are rent stabilized, this would mean that these units comprise 81 percent of the remaining non-income restricted renter-occupied units in the study area and that 19 percent are unprotected units. While this is likely a significant overestimate of rent protected units since it assumes that there has been no deregulation of rent regulated units in those buildings, because there are no aggregated public data sources that specifically identify the number of rent stabilized units in a building or that would help identify the number in the study area more generally, this analysis is not able to refine this estimate any further. This analysis conservatively assumes that low-income households are living in non-income restricted protected units and unprotected units in the same proportions as the general population. Therefore, this analysis conservatively assumes 81 percent of the low-income households not residing in income-restricted protected units reside in non-income-restricted protected units, and the remainder reside in unprotected units. Using these assumptions, 1,439 households (3,209 residents) comprising 8.8 percent of the study area's total population, are potentially vulnerable to indirect residential displacement.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

In the No Action condition, the existing trend of increasing rents in the study area is expected to continue. Without the Proposed Actions, MIH will not be mapped in the Project Area. No residential units will be built in the Project Area in the No Action condition. A total of 1,210 units will be built in the study area outside the Project Area. The planned mixed-use development at 44-01 Northern Boulevard will have 337 residential units and would be subject to MIH with approximately 25 to 30 percent of residential floor area reserved for affordable housing. Another notable planned residential project in the study area is at 31-05 30th Street, which will add 186 residential units to the study area.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

In the With Action condition, the Proposed Actions would result in the incremental development of 3,643 residential units, of which approximately 914 would be affordable under MIH. The estimated income of the market rate units would be $142,852 and the estimated income of the affordable units would be $64,440. The average household income of the new residents would be approximately $123,227 which exceeds the existing average household income of $95,687 in the study area. The With Action condition would add 8,123 residents to the study area, increasing the study area population by 21 percent.

According to the *CEQR Technical Manual*, if the vulnerable population who are potentially subject to indirect displacement exceeds five percent of the study area population, the Proposed Actions may result in a significant change in the socioeconomic character of the study area and a potential significant adverse impact may occur. As detailed above, the potentially vulnerable population living in unprotected units (based on conservative assumptions) represents approximately 8.8 percent of the study area population. Rents are already rising in the neighborhood and are expected to continue to rise as there is new market rate development occurring. The Proposed Actions would increase the supply of market rate housing, but would also add affordable housing that would otherwise not exist absent the Proposed Actions. The

[13] CoreData identified several additional buildings in the study area that are subject to 421-A. However, the 421-A benefits and rent protections for these buildings expire before or shortly after (within 3 years) of the 2032 Build Year; therefore, these buildings were excluded from the count of rent protected units.

Proposed Actions would be the largest MIH project in Queens and would add affordable units in the community for those of moderate means. In this respect, the Proposed Actions help to grow the inventory of permanently affordable housing that supports a broader demographic long-term. ✷