GOD'S BATTALION SENIOR HOUSING
426-444 BEACH 67TH STREET
NOVEMBER 2, 2020

1. INTRODUCTION

Brisa Builders Development LLC (the "Applicant") and God's Battalion of Prayer Properties, Inc. (the "Co-Applicant") seek a zoning map amendment to rezone 450, 444, 442, 438, 432, 430 and 426 Beach 67th Street (Block 16040, Lots 12, 14, 16, 18, 20, 22 and 24) and 430 Beach 68th Street (Block 16041, Lot 6) (the "Area to be Rezoned"), in the Arverne neighborhood of Queens Community District 14 on the Rockaway Peninsula, from an R4A zoning district to an R6 zoning district. The proposed zoning map amendment will facilitate the development of two new buildings on a 31,000-square foot zoning lot, Block 16040, Lots 12, 14, 16, 18, 20, 22 and 24 (the "Proposed Development Site"). The proposed buildings include: (1) a Use Group ("UG") 2 nine-story Affordable Independent Residence for Seniors (AIRS) building on Lots 18, 20 and 22 (the "Proposed Residential Site") with approximately 58,259 square feet of floor area (1.88 FAR) providing 84 dwelling units, and (2) a UG 3 eleven-story community facility building, intended for use as a charter school, on Lots 12, 14 and 16 (the "Proposed Community Facility Site") with approximately 71,996 square feet of floor area (2.32 FAR). Lot 24 is improved with a two-story, 7,082-square foot (0.23 FAR) house of worship/community center, the Battalion Pentecostal Assembly Church, which will remain.

The Applicant and Co-Applicant also seek a zoning text amendment to amend Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Queens Community District 14, to establish the Area to be Rezoned as a Mandatory Inclusionary Housing ("MIH") Designated Area. The Applicant and Co-Applicant propose mapping MIH Options 1 and 2 over the Area to be Rezoned to provide maximum flexibility for non-applicant-controlled sites.

2. BACKGROUND

The Area to be Rezoned was originally zoned R3-2 at the adoption of the Zoning Resolution in 1961. In 2008, the Rockaway Neighborhoods Rezoning (C 080371 ZMQ), approved by the City Planning Commission ("CPC") on July 23, 2008, and adopted by the City Council on August 14, 2008, rezoned 280 blocks of the Rockaway Peninsula to reinforce and protect the special character of the Rockaway neighborhoods and to provide opportunities for new development on underutilized sites. The Rockaway Neighborhoods Rezoning rezoned the Area to be Rezoned from the R3-2 zoning district to the current R4A zoning district.

In 1987, the Board of Standards and Appeals ("BSA") granted an appeal application for 450 Beach 67th Street (Lot 24). According to a February 1992 Certificate of Occupancy issued for the existing two-story house of worship/community center building, the BSA granted an appeal under BSA Cal. No. 995-87-A, relating to drywells at the site.

The Co-Applicant has controlled portions of the Proposed Development Site since 1986 when it acquired Lot 24. Lot 18 was acquired in 1996. Lots 12 and 16 were acquired in 1999. Lots 20 and 22 were acquired in 2006, and Lot 14 was acquired in 2008.

3. DESCRIPTION OF THE SURROUNDING AREA

The Area to be Rezoned is in the Arverne neighborhood of Queens Community District 14 on the Rockaway Peninsula.

Zoning

The area within a 600-foot radius of the Area to be Rezoned (the "Surrounding Area") is zoned R4-1, R4A, R5, R5A, R5A/C1-3, R5D and R5D/C1-3.

R4-1 districts are contextual residential districts that are designed for neighborhoods with a slightly wider range of housing types than might be found in other contextual neighborhoods. R4-1 districts allow single- or two-family detached and semi-detached residences to a maximum FAR of 0.75 (or 0.90 with attic allowance). R4-1 districts permit a maximum street wall height of 25 feet and a maximum building height of 35 feet. A minimum front yard of 10 feet (not to exceed 20 feet) and a minimum rear yard of 30 feet are required. Detached homes are required to have one side yard totaling eight feet, and a minimum of eight feet is required between buildings on adjacent zoning lots. Semi-detached homes are required to have one side yard at a minimum of four feet, totaling four feet. One off-street parking space is required per dwelling unit and 50% is required for income-restricted housing units (IRHU).

R4A districts are contextual residential districts often mapped to preserve or establish the character of older neighborhoods with pitched roof homes on smaller zoning lots. R4A districts allow single- and two-family detached residences to a maximum FAR of 0.75 (or 0.90 with attic allowance). R4A districts permit a maximum street wall height of 21 feet and a maximum building height of 35 feet. A minimum front yard of 10 feet (not to exceed 20 feet), a minimum rear yard of 30 feet, and two side yards of at least two feet each, totaling 10 feet, are required. One off-street parking space is required per dwelling unit and 50% is required for IRHU.

R5 districts are non-contextual residential districts which typically produce three- and four-story attached houses and small apartment buildings. R5 districts are often mapped as transition districts between medium and lower density areas. Within an R5 district, the maximum permitted FAR is 1.25, the maximum permitted street wall height is 30 feet and the maximum permitted building height is 40 feet. Above a height of 30 feet, a setback of 15 feet is required from the street wall. R5 districts require a minimum front yard of 10 feet and a minimum rear yard of 30 feet. Detached houses must have two side yards that total at least 13 feet, each with a minimum width of five feet. Semi-detached houses require one eight-foot side yard. Apartment buildings require two side yards, each at least eight feet wide. Off-street parking is required for 85% of the dwelling units and 42.5% is required for IRHU.

R5A districts are contextual residential districts that are often mapped in older neighborhoods characterized by pitched roof homes on smaller zoning lots. R5A districts allow for single- and two-family detaches residences to a maximum FAR of 1.10. R5A districts permit a maximum street wall height of 25 feet and a maximum building height of 35 feet. A minimum front yard of 10 feet (not to exceed 20 feet), a minimum rear yard of 30 feet, and two side yards of at least two feet each, totaling 10 feet, are required. One off-street parking space is required per dwelling unit.

R5D districts are contextual residential districts characterized by moderate-density, multi-family housing and serve as a transition between lower-density districts and moderate-density districts. R5D districts allow for all types of residences in all building types; detached, semi-detached, attached and zero-lot line residences. Within an R5D district, the maximum permitted FAR is 2.0 and the maximum permitted building height is 40 feet (45 feet with a Qualifying Ground Floor). R5D districts require a minimum front yard of 5 feet (at least as deep as one of the adjacent front yards, not to exceed 20 feet) and a minimum rear yard of 30 feet. Detached homes are required to have one side yard totaling eight feet. Semi-detached homes are required to have one side yard at a minimum of four feet, totaling four feet. Side yards are not required for multi-family homes on lots less than 30 feet wide. For lots at least 30 feet wide, zero lot line buildings require one side yard at least eight feet wide, and a minimum of eight feet is required between buildings on adjacent zoning lots. Off-street parking, which is not permitted in front of the building, is required for 66% of the dwelling units and for 35% of IRHU.

C1-3 are commercial districts mapped within residential neighborhoods along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. C1-3 districts can be mapped as commercial overlays or as stand-alone districts. These districts are typically mapped at a depth of 150 feet. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Off-street parking requirements vary by use but are typically one space per 400 square feet.

Flood Zone

The Proposed Residential Site is located in flood zone AE (EL8), per FIRM Panel 0381F of the Flood Insurance Rate Map dated 2007.

Land Uses and Prevailing Built Form

The land uses within the Surrounding Area consist of a variety of uses including residential, commercial and community facility uses, as well as vacant land.

The Surrounding Area in the Arverne neighborhood of Queens is primarily comprised of one- to three-story single-, two- and multi-family residences ranging from one- to three-stories in height. In addition, there are scattered community facility and commercial uses. There are three churches

just south of the Area to be Rezoned, between Beach Channel Drive and Rockaway Beach Boulevard, and bounded between Beach 68th Street and Beach 66th Street. P.S./M.S. 042 is located one block east of the Area to be Rezoned on an approximately 88,00 square foot lot bounded by Thursby Avenue, Beach 66th Street and Beach 65th Street (Block 16039, Lot 14). The Alemeda Playground is adjacent to P.S./M.S. 042. The Horizon Care Center nursing home is located east of the Area to be Rezoned at the corner of Beach Channel Drive and Beach 65th Street (Block 15908, Lot 9). According to Certificate of Occupancy No. 410014513F issued in December 2013, the 6-story nursing home contains approximately 58 bed nursing units per floor and 46 parking spaces. There are grocery stores, dining establishments, a liquor store and a health product store located along Beach Channel Drive. Jamaica Bay lies three blocks to the north of the Area to be Rezoned.

Community facilities ranging from two- to eight-stories in height are located within the Area to be Rezoned (Battalion Pentecostal Assembly Church and Resort Nursing Home) and are scattered to the east (P.S./M.S. 042) and south (Macedonia Baptist Church) of the Area to be Rezoned. Several one-story commercial establishments are located south (delis and several vacant commercial storefronts) of the Area to be Rezoned along Beach Channel Drive.

Mass Transit

An elevated subway line, located south of the Area to be Rezoned, is served by the A train at the Beach 67th Street and Beach 60th Street stations. The A train runs east/west along Rockaway Beach Boulevard, terminating at the Far Rockway Mott Av Station. The A train runs north/south through Broad Channel, through southern Brooklyn and northly through the west side of Manhattan, eventually terminating at the 207 St Station in Inwood. The Surrounding Area is also accessible by bus service. The Area to be Rezoned is located one block west of the Beach 62nd Street and Reverend Joseph May Drive bus stop serving the Q22 line. The Q22, QM17 and R/E/S lines stop at the Beach Channel Drive & Beach 67th Street bus stop, located five blocks east of the Area to be Rezoned. The Q52-SBS lines stop at the Beach 59th Street & Rockaway Freeway bus stop, located one block southeast of the Area to be Rezoned. The Q22 bus line has 35 stops departing from Beach 21 St Terminal/Beach 21 St in Far Rockaway and ending in Beach 116 St/Newport Av in Roxbury. The QM17 bus line has 25 stops departing from E 34 St/3 Av in Manhattan and ending in Beach 21 St Terminal/Beach 21 St in Far Rockaway. The Q52-SBS bus line has 20 stops departing from Hoffman Dr / Woodhaven Bl in Queens and ending in Beach 54 St/Beach Channel Dr in Far Rockaway. The R/E/S Rockaway East NYC Ferry Shuttle bus has 2 stops departing from Beach Channel Dr/Beach 108 St and ending in Beach Channel Dr/Beach 36 Street.

4. DESCRIPTION OF THE AREA TO BE REZONED

The Area to be Rezoned includes 450, 444, 442, 438, 432, 430 and 426 Beach 67th Street (Block 16040, Lots 12, 14, 16, 18, 20, 22 and 24) and 430 Beach 68th Street (Block 16041, Lot 6) in the Arverne neighborhood of Queens Community District 14 on the Rockaway Peninsula. The

Area to be Rezoned is zoned R4A, a low-density contextual residential district with a maximum permitted FAR of 0.75 for residential uses. The Co-Applicant controls the Proposed Development Site (Block 16040, Lots 12, 14, 16, 18, 20, 22 and 24).

450 Beach 67th Street (Lot 24) has 80 feet of frontage on Beach 67th Street, a lot area of 8,000 square feet and is improved with a two-story house of worship/community center built in 1990 (Battalion Pentecostal Assembly Church) with a total floor area of approximately 7,082 square feet (0.89 FAR). There is one cub cut located approximately 160 feet south of Thursby Avenue which accesses a driveway to four accessory parking spaces located in the rear. This building and the four parking spaces will remain.

444-438 Beach 67th Street (Lots 22, 20 and 18), part of the Proposed Residential Site, each have 40 feet of frontage on Beach 67th Street and each have a lot area of 4,000 square feet. These three lots are used in conjunction for accessory parking and recreational basketball space related to the church/community center on Lot 24. There are 30 parking spaces and one curb cut located approximately 68 feet south of Lot 24 which accesses this lot. As a result of the Proposed AIRS Building, church congregants will rely on street parking and use the neighboring nursing home parking lot as needed (as agreed upon by the parties).

432 Beach 67th Street (Lot 16), part of the Proposed Community Facility Site, has 40 feet of frontage on Beach 67th Street, a lot area of 4,000 square feet and is currently a vacant lot . The lot was previously utilized as a community garden by the church/community center on Lot 24 – this community garden closed approximately 10 years ago.

430 Beach 67th Street (Lot 14), part of the Proposed Community Facility Site, has 40 feet of frontage on Beach 67th Street, a lot area of 4,000 square feet and is improved with a three-story two-family residential building with a total floor area of approximately 2,829 square feet (0.71 FAR). There is one cub cut located approximately 18 feet south of Lot 18 which accesses accessory parking. The building is partially occupied but will be vacated shortly and will be demolished.

426 Beach 67th Street (Lot 12), part of the Proposed Community Facility Site, has 30 feet of frontage on Beach 67th Street, a lot area of 3,000 square feet and is a vacant lot.

430 Beach 68th Street (Lot 6) is a through lot with 280 feet of frontage along Beach 67th and Beach 68th Streets, a lot area of approximately 56,000 square feet and is improved with an eight-story, 76,692 square foot (1.37 FAR) UG 3 nursing home, the Resort Nursing Home. Two curb cuts are located on Beach 67th Street, one accesses a loading dock and the other access the accessory parking lot with approximately 60 spaces. Another curb cut is located approximately 60 feet east from Beach 68th street along Beach Channel Drive, which also accesses the accessory parking lot. The nursing home and parking lot will remain as is.

5. DESCRIPTION OF PROPOSED DEVELOPMENT SITE

The Proposed Development Site includes 450, 444, 442, 438, 432, 430 and 426 Beach 67th Street, Block 16040, Lots 12, 14, 16, 18, 20, 22 and 24 (all of which are contemplated to be a single zoning lot). The Proposed Development Site is comprised of interior lots, with Lot 12 located approximately 230 feet north of the corner of the intersection formed by Beach 67th Street and Beach Channel Drive and Lot 24 located approximately 240 feet south of the corner of the intersection formed by Beach 67th Street and Thursby Avenue. The Proposed Development Site has a lot width of 310 feet, a depth of 100 feet and a total lot area of 31,000 square feet. As discussed above, the Proposed Development Site is currently improved with a two-story church, a three-story, two-family residential building, a community garden, 34 open parking spaces and vacant land.

6. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed zoning map amendment will facilitate the development of two new buildings at the Proposed Development Site:

1. Proposed AIRS Building

   A UG 2, nine-story, AIRS building with approximately 58,259 square feet of floor area (1.88 FAR) providing 84 dwelling units on the Proposed Residential Site. The proposed AIRS building will have a total height of 80'-0", with a 60'-0" base height and a 10'-0" setback at the eighth floor. Nine accessory parking spaces will be provided at the ground level, as AIRS buildings outside of the Transit Zone are required to provide off-street parking for 10% of the units.

   The proposed AIRS building is aligned with the Co-Applicant's goals and mission of supporting seniors in both the Far Rockaway and Brooklyn communities by providing much needed recreational, educational and health related services. These services includes physical fitness, walking club with a buddy, discussion groups, book club, education, flower arrangements, BP monitoring, soup sandwich and salad with instruction, prayer and bible study, seniors volunteering at the day school during lunch, annual tea party, visits to museums and gardens and annual Avery Fisher Hall and Carnegie Hall visits. These services will be accessible only to the building's residents.

2. Proposed Community Facility Building

   A UG 3 eleven-story community facility building, intended for use as a charter school, with approximately 71,996 square feet of zoning floor area (2.32 FAR) on the Proposed Community Facility Site. The proposed community facility building will have a total height of 127'-11", with a 58'-10" base height and a 15'-0" setback at the seventh floor. The proposed charter school would be an elementary school with approximately 22 classrooms for grades K-6th and with a maximum capacity of approximately 950 students.

There are currently approximately 267 charter schools in New York City. According to media reports, the State legislature and FY 2021 Executive Budget set a cap of 460 charter slots statewide, while also proposing to authorize the reissuance of any charter originally issued to a charter that subsequently closed due to surrender, revocation, termination or non-renewal of its charter.

As of October 2020, the Applicant is working on an ongoing basis with several charter school providers to plan and operate the school. A decision has not yet been finalized. In light of the charter school climate in the City and due to the preliminary nature of the Applicant's conversations with the charter school, the Applicant does not foresee any impact or delay to their timeline.

Cumulatively, with the development of the UG 2 AIRS building at the Proposed Residential Site, the UG 3 charter school building at the Proposed Community Facility site, and the existing UG 4 house of worship/community center to remain on Lot 24 the Proposed Development Site will be improved with a total of approximately 137,311 square feet of floor area (4.43 FAR). There will be a proposed sale of air rights from Lot 24 to Lots 22, 20, 18, 16, 14 and 12 in order to develop the Proposed AIRS and Community Facility Buildings.

The Proposed Residential Site is located in flood zone AE (EL8) per FIRM Panel 0381F of the Flood Insurance Rate Map dated 2007. Per the building code, this zone results in a BFE+1 from the base plane. The following flood resiliency measures have been conducted in order to comply with the building code at this site:

- Site BFE+1 is required at 10'-0'' above the base plane. Habitable spaces are provided at Level 2, which is 12'-8'' above the base plane.
- Per the building code, parking, building entry and storage may be located below the base flood elevation. Ground level includes exterior parking, building entry (lobby) and storage. No habitable spaces are provided below base flood elevation.
- All interior spaces below the base flood elevation will be flood proofed, including flood vents in all spaces as required.
- Elevator cab will be set to rest on the second level, to prevent damage during a flood.
- All interior spaces below the base flood elevation will have resilient materials including CMU walls, cast in place concrete, porcelain tile, resilient wall panels, etc.

7. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the proposal are (1) a zoning map amendment to rezone the Area to be Rezoned from an R4A zoning district to an R6 zoning district, and (2) a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory

Inclusionary Housing Areas for Queens Community District 14, to establish the Area to be Rezoned as a MIH Designated Area. The Applicant and Co-Applicant propose mapping MIH Options 1 and 2 within the Area to be Rezoned to provide maximum flexibility for non-applicant-controlled sites. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI.

a. RATIONALE FOR THE R6 ZONING DISTRICT AT THE AREA TO BE REZONED

This application seeks to rezone the Area to be Rezoned from an R4A zoning district to an R6 zoning district.

R6 districts are residential districts which are widely mapped in built-up, medium-density areas. Under height factor regulations, the FAR in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories. There are no height limits, although buildings must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Quality Housing regulations produce high lot coverage buildings set at or near the street line. Under Quality Housing regulations, for buildings on or within 100 feet of a wide street, the maximum FAR is 3.0, the maximum base height before setback is 65 feet with a maximum building height of 70/75 feet. On a narrow street, the maximum FAR is 2.2, the maximum base height before setback is 45 feet with a maximum building height of 55 feet. Within Queens Community District 14, R6 districts are subject to the accessory off-street parking regulations of an R5 district, which generally requires off-street parking for 85% of the dwelling units. The proposed developments will be developed under Quality Housing regulations.

The proposed zoning map amendment will facilitate the development of medium-density buildings. The Area to be Rezoned is located on Beach 67th and Beach 68th Streets, approximately 100 feet from the intersection with Beach Channel Drive. Beach 67th and 68th Streets are both wide streets which can support increased bulk and density. Medium-density development is in the Surrounding Area and within the Area to be Rezoned, including the existing 280-bed Resort Nursing Home (Block 16041, Lot 6), an eight-story building currently in an R4A district which allows nursing homes at a maximum FAR of 0.75. The existing nursing home has an approximate FAR of 1.37. R6 districts allow nursing homes a maximum FAR of 2.43. As such, Lot 6 is included in the Area to be Rezoned and the proposed rezoning will bring the existing nursing home building into compliance.

Beach Channel Drive is a major thoroughfare with medium-density residential development, commercial uses and open spaces. Horizon Care Center located at 6411 Beach Channel Drive, zoned R5D, and Daytop Village Treatment Center located on Beach 65th Street, zoned R5D, are six-story buildings of similar scale and bulk to the Proposed Development. Other multi-family residences with elevators include NYCHA's Carleton Manor west of the project area on Beach

Channel Drive, and the J. Philip Nordeck Apartments (6 buildings, 6 stories) and NYCHA's Ocean Bay Apartments (31 buildings, 6 and 9 stories) located east on Beach Channel Drive.

The elevated tracks and the Beach 67th Street station of the MTA's A train are located one block to the south of the Area to be Rezoned which provides access to mass transit. The close proximity to transit also supports increased density at the Proposed Development Site.

The proposed R6 zoning district would promote the development of medium-density residential development, including affordable housing to address the City's growing need for additional housing, particularly for seniors. While one- and two-family detached residences are permitted in the existing R4A at a maximum FAR of 0.9, which includes an attic allowance, AIRS is not permitted. The proposed R6 zoning would permit the development of senior housing with an increased FAR of 3.9 and maximum height of 80 feet. At this density, the Applicant is able to construct a building with 84 dwelling units of senior housing under NYCHPD's Senior Affordable Rental Apartments (SARA) program to meet increasing demand for senior housing in Far Rockaway and in furtherance of their non-profit mission. In addition to the SARA program, the Applicant anticipates funding through New York State tax credits.

The proposed rezoning to an R6 zoning district will enable the Applicant and Co-Applicant to develop the Proposed Development Site, which is an underutilized site, with a both UG 2 AIRS and UG 3 community facility buildings in close proximity to mass transit. As discussed above, the Proposed Development Site is well served by mass transit as it is a 5-minute walk from the elevated subway line which is served by the A train at the Beach 60th Street Station, located one block south of the Area to be Rezoned. In addition, bus service is also located in the immediate vicinity of the Area to be Rezoned. The neighborhood surrounding the Proposed Development Site consists of a wide range of uses, including several dense residential developments as discussed below. As such, the mid-rise apartment house and community facility that the proposed rezoning would permit is compatible with the surrounding land uses. Although the Area to be Rezoned along Beach Channel Drive was rezoned to an R4A zoning district in 2008 to promote moderate growth, no development has occurred resulting in a barren, underutilized block. The modestly higher density permitted by the proposed R6 zoning district would facilitate the long-sought development at the Proposed Development Site consistent with the goal of the Rockaway Neighborhoods Rezoning (C 080371 ZMQ), which included providing opportunities for new development on underutilized sites, such as these.

Moreover, an existing R6 zoning district is mapped on 85 blocks in the surrounding area. These areas include Bay Towers (two 13-story buildings on 320 Beach 100th Street to the west of site), two blocks near Bayswater Park to the east of the site that includes Seaview Towers (two 20-story buildings), and 82 blocks directly to south the of the site along Rockaway Beach Boulevard, Arverne by The Sea and along the beach and boardwalk. These 82 blocks are dominated by multi-family residences with a few commercial uses, public facilities, 13 blocks of one- and two-

family buildings with some multi-family walk-ups, 19 blocks of subway station and a telephone utilities building for transportation and utility uses, 26 full and 4 partial vacant lots and 3 blocks of open space/recreation. Multi-family residences include the 25-story Sandcastle Oceanfront Living, two mixed-use eight-story buildings, the Ocean Park Apartments (2 buildings, 26 stories), the Israel Senior Citizens Housing (2 buildings, 17 stories), the 12-story Evelyn and Lewis A. Green Residence, the Brookdale Village Apartments (2 buildings, 22 stories), the Wavecrest Gardens (8 buildings, 7 stories), the Ocean Village Apartment Complex (15 buildings, 4, 11, and 19 stories), the Dayton Towers East Complex (9 buildings, 15 stories), NYCHA's Hammel (15 buildings, 6 stories) and two apartment buildings (7 stories). Public facilities include Rockaway Manor Home for Adults, three schools, three churches and a YMCA.

b. Rational for the Appendix F: Inclusionary Housing Designated Area Text Map Amendment

Over the last 15 years the demands for housing, both in this community and throughout the City, have steadily increased. This has resulted in rising prices for for-sale residences and rising rents for rental housing. The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. The administration has released *Housing New York, A Five-Borough, Ten-Year Housing Plan*, which calls for the production and preservation of 200,000 affordable housing units within a decade. After decades of decline, the Rockaway community has more recently experienced gains in both population and, therefore, the need for housing. According to American Community Survey data for the neighborhood surrounding the Area to be Rezoned, census tract 964, the population has increased since 2000 by approximately 25%. In addition, according to American Community Survey data, the medium income for census tract 964 is approximately $60,000. Thus, as the population increased, the need for affordable housing has too.

Although the Proposed Development does not include MIH units, the proposed text amendment to ZR Appendix F will ensure that any future residential development within the Area to be Rezoned will address the need for affordable housing by including permanent affordable housing units. The applicant proposes mapping MIH Options 1 and 2 within the Area to be Rezoned. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI.

8. CONCLUSION

As discussed above, Brisa Builder Development LLC and God's Battalion of Prayer Properties, Inc. propose (1) a zoning map amendment to rezone the Area to be Rezoned from an R4A zoning district to an R6 zoning district and (2) a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Queens Community District 14, to establish the Area to be Rezoned as a MIH Designated Area. The proposed actions

will facilitate the development of (1) a UG 2 nine-story AIRS building on Proposed Residential Site with approximately 58,259 square feet of floor area (1.88 FAR) providing 84 dwelling units, and (2) a UG 3 eleven-story community facility building, intended for use as a charter school, on Proposed Community Facility Site with approximately 71,996 square feet of floor area (2.32 FAR) in the Arverne neighborhood of Queens Community District 14 on the Rockaway Peninsula. The proposed zoning text amendment of Appendix F will facilitate the development of permanently affordable housing units within the Area to be Rezoned pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse population, needs and incomes.