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 2021 *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 Proposed Actions would facilitate new residential, commercial, community facility, and industrial development intended to meet the long-term vision of Long Island City and its surrounding neighborhoods. In some cases, the changes brought about by the Proposed Actions may be substantial but not adverse. The objective of this CEQR analysis is to disclose whether any of these changes would have the potential to result in significant adverse socioeconomic impacts when compared to conditions in the future absent 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 in Section B, "Methodology," the Proposed Actions could directly displace an estimated 23 residents, which is well below the *CEQR Technical Manual's* 500-person threshold warranting assessment. However, projected development resulting from the Proposed Actions could directly displace over ~~300~~500 employees, which exceeds the threshold warranting assessment of potential significant adverse impacts due to direct business displacement. In addition, the Proposed Actions would result in residential development in excess of 200 units and commercial development in excess of 200,000 square feet (sf); therefore, assessments of indirect residential displacement and indirect business displacement are warranted. Because the Proposed Actions may displace businesses, an assessment of potential adverse effects on specific industries is also warranted.

PRINCIPAL CONCLUSIONS

DIRECT RESIDENTIAL DISPLACEMENT

A screening-level assessment found 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 would displace an estimated 23 residents living in 10 residential dwelling units (DU). This level of displacement would not have the potential to alter the socioeconomic character of the area.

DIRECT BUSINESS DISPLACEMENT

A preliminary assessment found that the Proposed Actions would not result in significant adverse impacts due to direct business displacement. Under the RWCDS by the 2035 build year, the Proposed Actions could result in the direct displacement of up to ~~28~~68 businesses on projected development sites and an estimated ~~309~~538 jobs associated with those businesses. The ~~28~~68 potentially displaced businesses operate in a variety of sectors; there is no concentration in a particular industry. The industry sector with the largest number of potentially displaced employees is ~~Manufacturing~~Accommodation and Food Services, with an estimated ~~54~~77 potentially displaced workers. The largest number of displaced businesses would be within the Arts, Entertainment, and Recreation sector, within which ~~four~~12 businesses could be displaced.

~~While all~~All businesses contribute to neighborhood character ~~and~~, provide value to the City's economy, ~~the potentially displaced businesses are not~~ and provide essential services to ~~the local economy as defined by~~their customers. Based on *CEQR*. ~~The~~ *Technical Manual* guidance, the potential displacement would not result in significant adverse impacts because the goods and services provided by the potentially displaced businesses ~~would continue~~are expected to ~~be~~remain available to study area residents and businesses through other existing businesses not directly displaced; through businesses that relocate within the study area or a broader trade area; and through businesses that locate within the new spaces facilitated by the Proposed Actions. Although some businesses may be displaced from the Long Island City Industrial Business Zone (IBZ), the potentially displaced businesses within the Long Island City IBZ areas do not individually or collectively shape the overall character of Long Island City IBZ or the broader study area.

Without the Proposed Actions, the Project Area's manufacturing districts will continue to be dominated by a range of industrial and commercial uses. Due to industrial uses' relatively low employment density, industrial employment in these areas would continue to decline or remain stable. The commercial uses would continue to expand in these districts following a pattern of increasing market trends for entertainment and eating establishments in Long Island City. The Proposed Actions would facilitate development that supports future office, community facility, and industrial tenants within the study area, including new industrial, business services, and retail uses within the Long Island City IBZ.

INDIRECT RESIDENTIAL DISPLACEMENT

A detailed analysis found that the Proposed Actions would not result in significant adverse impacts due to indirect residential displacement. The Proposed Actions would result in an increment of 14,699 incremental DUs with 5,023 affordable units. The preliminary assessment found that the ~~incomes~~income of the new population in the With Action condition would be higher than the average household income of the existing population. This, in addition to the large population increase over the No Action condition, created the need for a detailed analysis to determine whether the Proposed Actions could result in significant adverse displacement impacts.

The detailed analysis focused on two subareas: Subarea A, roughly corresponding to the Queensbridge-Ravenwood-Dutch Kills NTA and Subarea B roughly corresponding to the Long Island City-Hunters Point NTA. The analysis found that while the Proposed Actions

would add a new higher-income population within or adjacent to the subareas, the mixed-income composition of the new population would not cause substantial changes in the real estate market that would lead to significant indirect displacement of vulnerable renters. In Subarea B, the potentially vulnerable residents as a percentage of the population did not exceed five percent such that the proposed actions would not have the potential to substantively affect the socioeconomic character of the subarea. In Subarea A, the potentially vulnerable residents as a percentage of the population exceeded five percent. However, The Proposed Actions are expected to introduce more affordable housing than in the Future without the Proposed Actions, potentially slowing trends of increasing rents and maintaining a more diverse mix of incomes within the subareas as compared to the No Action condition. Additionally, market rate rents in both subareas are already unaffordable to low-income households. Given the high rental housing costs in the study area, it is expected that most low-income renters in the subareas reside in protected rental units and would not be vulnerable to indirect residential displacement as a result of the Proposed Actions.

INDIRECT BUSINESS DISPLACEMENT

A preliminary assessment found 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. Market conditions throughout the study area have already incentivized a shift away from manufacturing and light industrial uses toward residential and commercial development. Recent developments in the study area have mirrored these larger trends and irrespective of the Proposed Actions, these trends are expected to continue. This ongoing turnover of industrial properties on projected development sites in the Project Area, and the surrounding area, has been occurring as part of a larger market reorientation.

While the Proposed Actions intend to facilitate the implementation of the Long Island City Neighborhood Plan and as a result, strengthen the local economy, some manufacturing and light industrial uses would continue to be vulnerable to displacement due to rent increases. Retail and other service-oriented businesses that are not capturing additional revenues from changes in consumer spending would also continue to be vulnerable to displacement. Many of these businesses operate in largely light industrial or mixed-use areas offering goods and services such as security systems, fabrication and welding services, wholesale food or office supplies, and fireproofing materials. The displacement of vulnerable businesses would not have the potential to result in significant adverse impacts because the potentially displaced businesses do not represent anchor institutions or function as a defining feature of the local economy, and the goods and services they provide would continue to be available to consumers within reasonable trade areas. The Proposed Actions would result in new residential and commercial development that adds to the potential consumer base of many local businesses and strengthens the ability of these businesses to alter or expand operations in response to changing market conditions.

ADVERSE EFFECTS ON A SPECIFIC INDUSTRY

A preliminary assessment finds that the Proposed Actions would not result in significant adverse impacts on a specific industry. An analysis is warranted if a substantial number of residents or workers depends on the goods or services provided by the affected businesses or if the Proposed Actions 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 business conditions in any industry or any category of business within or outside the study area. By 2035, the Proposed Actions could directly displace an estimated ~~28~~68 businesses and ~~309~~538 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. 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 approximate ½-mile 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 of the socioeconomic 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 implemented. Even when socioeconomic changes would not result in impacts under CEQR, they are disclosed if the changes 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 because 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.

For a project covering a large geographic area, such as an area-wide rezoning, the precise location and type of potential future development may not be known because it is not possible to determine with certainty the actions of private property owners, whose future development plans are tied to the terms of private contracts and leases. In such cases, development is analyzed based upon a RWCDS to illustrate a conservative assessment of the potential effects of a proposed action on sites considered likely to be redeveloped. While socioeconomic conditions can change (i.e., populations decreasing or businesses turning over), the socioeconomic conditions analysis is a density-based technical analysis in which development anticipated to occur on projected development sites forms the basis for the impact assessment.

The analysis of the Proposed Actions is based on its RWCDS, which includes development projected to be completed within the 10-year analysis window (by the 2035 build year). By the 2035 build year, under the RWCDS the Proposed Actions would result in the incremental development within the Project Area of 14,699 DUs; 3,427,450 gross square feet (gsf) of commercial space; 291,784 gsf of community facility space; and a loss of 526,527 gsf of industrial space.

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 and in bold italics below) to the Proposed Actions' RWCDS.

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.

Under the RWCDS, by 2035 the Proposed Actions could directly displace an estimated 23 residents living in 10 DUs. There is currently a total of 12 DUs on the projected development sites. As a result of development projected to occur on development sites in the future without the Proposed Actions, residents of two of the units could be displaced in the No Action condition. Of the remaining 10 DUs, the RWCDS development would displace residents living in all 10 DUs on two projected development sites (8 DUs on Projected Development Site 1 and 2 DUs on Projected Development Site 30). Based on the average household size of the community district in which the DUs are located,[1] an estimated 23 residents live in the 10 DUs potentially displaced by the Proposed Actions.

According to the *CEQR Technical Manual*, direct displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood. The 23 residents that could be directly displaced by the Proposed Actions represent 0.04 percent (four hundredths of one percent) of the current study area

[1] The estimated number of residents who could be directly displaced is based on the U.S. Census Bureau's 2020 Decennial Census estimates of the average household size within Queens Community Districts 1 and 2 (i.e., 2.3 people per DU).

population; this level of displacement would not have the potential to alter the socioeconomic character of the area, and further assessment is not 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?

Under the RWCDS, by 2035 the Proposed Actions would directly displace up to ~~28~~68 businesses and an estimated ~~309~~538 employees associated with those business. 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").

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.

By 2035, under the RWCDS the Proposed Actions would result in the incremental development of 14,699 DUs, which exceeds the CEQR threshold of 200 DUs, 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. If the proposed development is located on multiple sites located across a project area, a preliminary analysis is likely only warranted for retail developments in excess of 200,000 sq. ft. that are considered regional serving (not the type of retail that primarily serves the local population).

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 exceed this threshold and would introduce a substantial new residential population which could influence commercial rents; therefore, an analysis of potential indirect business displacement due to increased rents is warranted (see Section C, "Preliminary Assessment").

While the Proposed Actions would result in the incremental development of over 200,000 sf of retail across multiple sites within the Project Area, this retail is not considered regional serving. The Proposed Actions are not expected to add to or create a retail concentration that may draw substantial amounts of sales from existing businesses within the study area to the extent that certain categories of businesses 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, and further analysis of indirect business displacement due to market saturation is not warranted.

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 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 and are detailed in Section C, "Preliminary Assessment."

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.

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, ¼-mile, or ½-mile, depending upon the project size and area characteristics. According to the *CEQR Technical Manual*, the larger ½-mile study area is appropriate for projects that would potentially increase the ¼-mile area population by more than 5 percent. The Proposed Actions would significantly increase the ¼-mile area

population by approximately 33,808 people (an approximate 82 percent increase in the ¼-mile area population), warranting a larger study area.[2]

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 ½-mile radius surrounding the Project Area). For this analysis, the 19 census tracts that comprise the "socioeconomic study area," or "study area," are shown in **Figure 3-1**.[3] The adjusted study area captures an approximately ½-mile area surrounding the Project Area, including all or portions of the Long Island City, Dutch Kills, Ravenswood, Queensbridge, and Hunters Point neighborhoods.

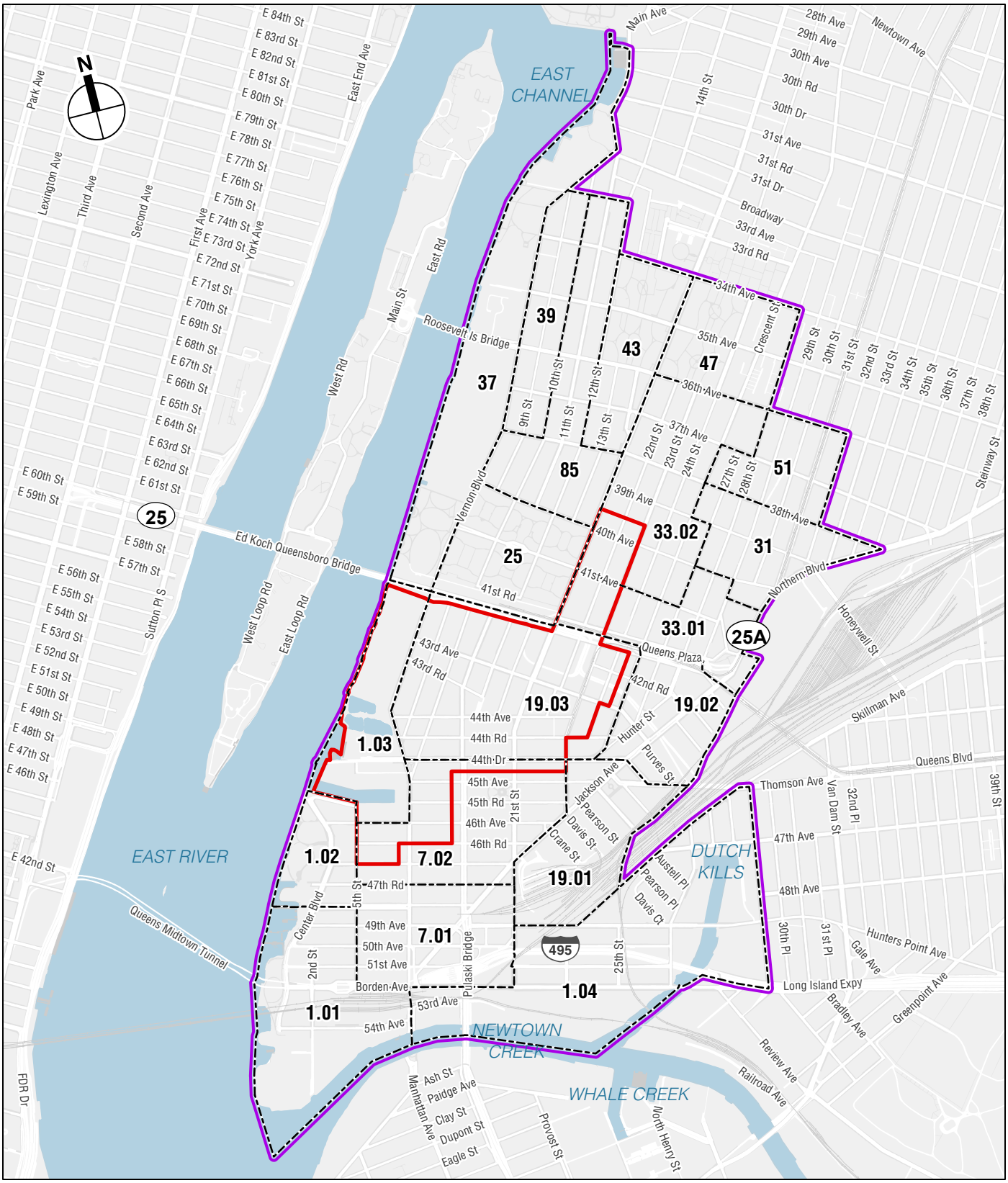
The approximately 54-block Project Area, shown in **Figure 3-1**, lies at the center of the study area. The Project Area is generally bounded to the north by the midblock between 39th and 40th Avenues, between 21st and 23rd Streets, and Queens Plaza South; to the west by the East River, Anable Basin and 5th Street; to the south by 46th and 47th Avenues, 46th Road, and the midblock between 44th Drive and 45th Avenue; and to the east by 11th, 23rd, and 24th Streets, and the midblock between 24th and Crescent Streets. The Project Area includes within its bounds 52 projected development sites and 15 potential development sites (see Figure 1-12 in Chapter 1, "Project Description"). The 52 projected development sites are the sites most likely to experience redevelopment under the Proposed Actions within the 10-year analysis period, and the 15 potential development sites are less likely to be redeveloped by 2035. Therefore, consistent with *CEQR Technical Manual* guidelines the programs associated with potential development sites are not included in the socioeconomic assessment of the Proposed Actions.

For area-wide rezonings that cover multiple neighborhoods and distinct residential markets, according to the *CEQR Technical Manual* it is appropriate to also consider subareas within the study area. For the detailed analysis of indirect residential displacement presented in Section D, "Detailed Analysis of Indirect Residential Displacement," the socioeconomic study area is divided into two subareas—Subareas A and B—as shown in **Figure 3-2**. Subarea A is nearly contiguous with the Queensbridge-Ravenswood-Dutch Kills Neighborhood Tabulation Area (NTA) and is bounded by the East River, Broadway and 36th Avenue, 38th Street, and Queens Plaza. The subarea consists of 10 census tracts[4] that generally have lower average household incomes than the study area overall. Therefore, this subarea warrants assessment of potential indirect residential displacement separate from the broader socioeconomic study area. Subarea B is fully contiguous with the Long Island City-Hunters Point NTA and is generally bounded by the East River, Newtown Creek, 30th Street, and Queens Plaza (see **Figure**

[2] The estimated population increase is estimated using the average household size for Queens Community Districts 1 and 2 (2.3) and the number of incremental DUs introduced by the Proposed Actions (14,699).

[3] The ½-mile study area is comprised of the following Queens census tracts: 51, 1.03, 19.01, 1.04, 1.01, 1.02, 7.01, 7.02, 19.02, 19.03, 25, 31, 33.01, 33.02, 37, 39, 43, 47, and 85.

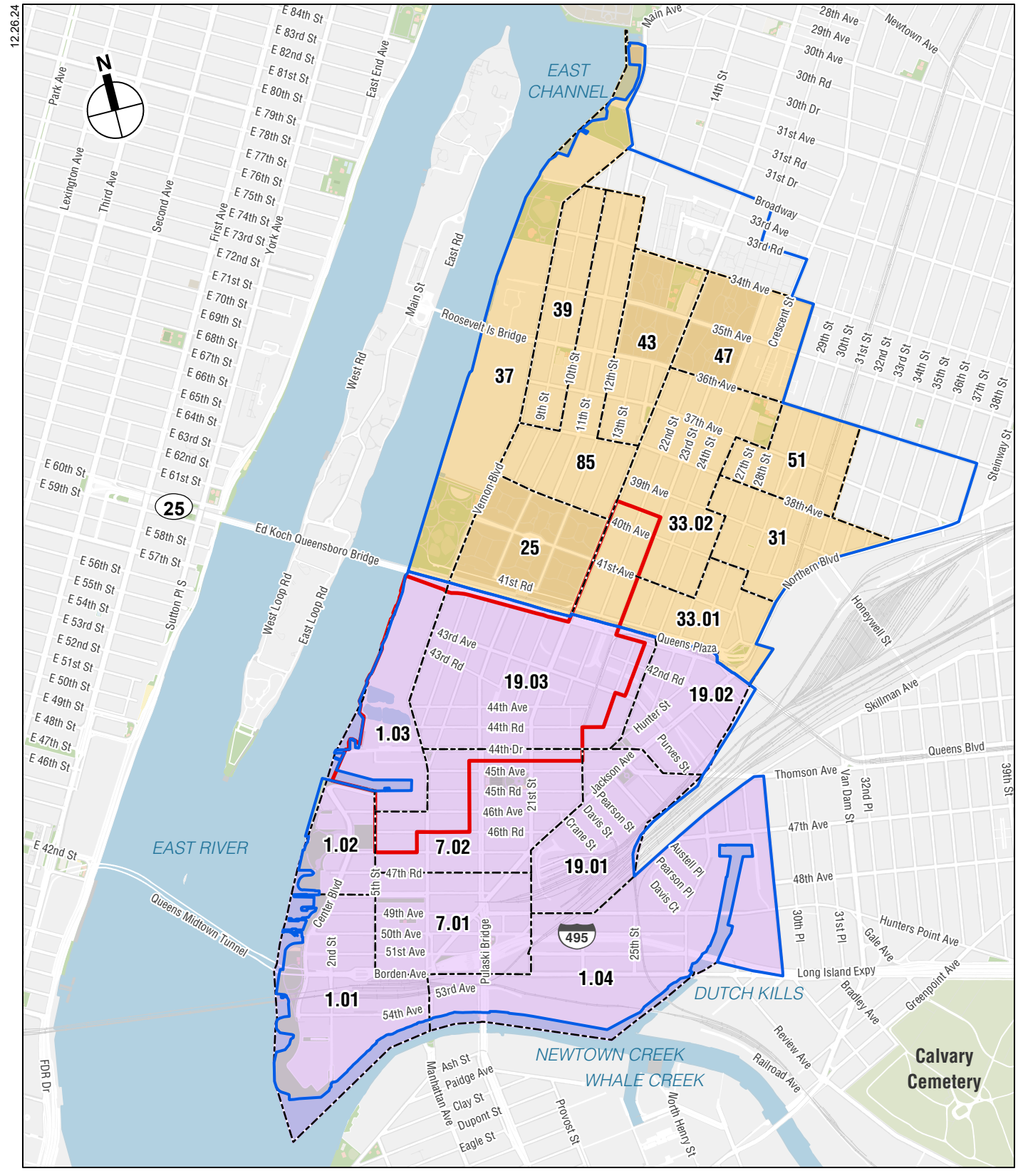
[4] Subarea A is comprised of the following Queens census tracts: Census Tracts 51, 25, 31, 33.01, 33.02, 37, 39, 43, 47, and 85.



Socioeconomic Study Area

LONG ISLAND CITY NEIGHBORHOOD PLAN

Figure 3-1



Socioeconomic Subareas

LONG ISLAND CITY NEIGHBORHOOD PLAN

Figure 3-2

3-2). The subarea consists of nine census tracts[5] that generally have higher average household incomes than the overall study area. Both Subarea A and Subarea B are used in the detailed analysis of indirect residential displacement.

DATA SOURCES

Information used in the analyses of indirect residential displacement—including population, housing, rents, and incomes—were gathered from the U.S. Census Bureau's 2006–2010 and 2018–2022 American Community Survey (ACS) using the New York City Department of City Planning (DCP) Population FactFinder. The DCP Population FactFinder online mapping tool was used to provide comparative census data between geographies and to determine the margin of error (MOE) for single variable ACS estimates presented for the study area.[6] Social Explorer was used to collect comparative census data not offered through DCP Population FactFinder for geographies within the study area. 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. Study area market-rate asking rents were researched using online real estate listing sites, including StreetEasy. 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 firms and hundreds of small-scale brokers. For the detailed indirect residential displacement analysis, data on household income by subarea and by tenure were tabulated using the 2017–2021 Comprehensive Housing Affordability Strategy (CHAS) data. CHAS data are custom tabulations of data from the ACS created for the U.S. Department of Housing and Urban Development (HUD) by the U.S. Census Bureau.[7] CHAS data classifies households by tenure and by household income as a percent of HUD Area Median Income (AMI). Estimates of protected rental units were determined using data from New York University (NYU) Furman Center Data and New York State Homes and Community Renewal (HCR) Rent Stabilized Buildings List. Estimates of current socioeconomic study area populations are based on data from the DCP Housing Database.[8] Estimates of the future No Action condition population in the socioeconomic study area are based on guidance provided by DCP for assuming a growth rate of 1,609 DUs per year.

The assessments of business and potential effects on specific industries consider business and employment trends in the study area, compared with those in New York County (Manhattan) 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

[5] Subarea B is comprised of the following Queens census tracts: Census Tracts 1.03, 19.01, 1.04, 1.01, 1.02, 7.01, 7.02, 19.02, and 19.03.

[6] 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.

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

[8] https://www1.nyc.gov/site/planning/data-maps/open-data/dwn-housing-database.page

Employer-Household Dynamics (LEHD) data available through OnTheMap.[9] Data on available warehousing and industrial space throughout the study area and surrounding neighborhoods were gathered from online commercial real estate databases such as Loop Net, Property Shark, CommercialCafe, Crexi, and SquareFoot.

The above-described data were supplemented by field surveys conducted by AKRF staff during the fall of 2024 and summer of 2025. 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 by projected development. 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 MapPLUTO24v3 and DCP's Zoning and Land Use Map (ZoLa) online tool.

C. PRELIMINARY ASSESSMENT

DIRECT BUSINESS DISPLACEMENT

The *CEQR Technical Manual* defines direct business displacement as the involuntary displacement of businesses from a site or sites directly affected by an action. Based on the guidelines, displacement of a business or group of businesses is not 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.

Projected development generated by the Proposed Actions could directly displace ~~28~~68 businesses and an estimated ~~309~~538 employees.[10] As such, a 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.

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

[10] 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.

PROFILE OF EMPLOYMENT IN THE SOCIOECONOMIC STUDY AREA

As of ~~2021~~2022 there were an estimated ~~52,574~~57,217 primary jobs in the socioeconomic study area (see **Table 3-1**).[11] These employees represented approximately ~~8.8~~9.1 percent of Queens' total primary employment, and approximately 1.4 percent of New York City's total primary employment. Throughout the study area employment is largely concentrated along Queens Plaza between 39th Avenue and 45 Avenue. The densest employment is generally found along Queens Plaza between 27th Street and 29th Street.

Table 3-1
2022 Primary Employment in Socioeconomic Study Area, Queens, and New York City

	Socioeconomic Study Area		Queens		New York City	
	Employees	**%**	**Employees**	**%**	**Employees**	**%**
Agriculture, Forestry, Fishing and Hunting	6	0.0%	34	0.0%	528	0.0%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	33	0.0%	108	0.0%
Utilities	0	0.0%	2,599	0.4%	15,968	0.4%
Construction	~~7,267~~7,245	~~12.6~~12.7%	48,728	7.8%	133,577	3.3%
Manufacturing	~~2,924~~2,917	5.1%	15,253	2.4%	53,781	1.3%
Wholesale Trade	1,674	2.9%	20,632	3.3%	126,354	3.1%
Retail Trade	~~4,064~~4,044	7.0%	56,161	8.9%	277,752	6.8%
Transportation and Warehousing	~~10,898~~10,847	~~18.8~~19.0%	64,225	10.2%	186,755	4.6%
Information	1,511	2.6%	7,738	1.2%	224,766	5.5%
Finance and Insurance	~~2,203~~2,192	3.8%	11,001	1.8%	321,553	7.9%
Real Estate and Rental and Leasing	~~1,785~~1,754	3.1%	13,812	2.2%	125,092	3.1%
Professional, Scientific, and Technical Services	~~2,591~~2,588	4.5%	19,545	3.1%	421,306	10.4%
Management of Companies and Enterprises	846	1.5%	3,249	0.5%	66,806	1.6%
Administration & Support, Waste Management and Remediation	~~5,937~~5,888	10.3%	34,473	5.5%	227,722	5.6%
Educational Services	~~2,207~~1,836	~~3.8~~3.2%	64,393	10.3%	407,044	10.0%
Health Care and Social Assistance	~~2,808~~2,780	4.9%	148,261	23.6%	763,926	18.8%
Arts, Entertainment, and Recreation	463	0.8%	4,436	0.7%	67,341	1.7%
Accommodation and Food Services	~~2,467~~2,433	4.3%	42,760	6.8%	264,533	6.5%
Other Services (excluding Public Administration)	~~1,251~~1,209	~~2.2~~2.1%	20,760	3.3%	142,004	3.5%
Public Administration	6,984	~~12.1~~12.2%	50,118	8.0%	230,599	5.7%
Total	**~~57,886~~57,217**	**100%**	**628,211**	**100%**	**4,057,515**	**100%**

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2022.

~~The economic sector with the greatest number of study area employees was Transportation and Warehousing, with its employment representing approximately 18.5 percent of total study area employment. A higher percentage of employment is within this~~

[11] Study area employment estimates are from U.S. Census LEHD program. A "primary job" is defined as the highest paying job for an individual worker within a given year. This means that if a worker has multiple jobs, the primary job is the one that provides the largest portion of their income.

~~sector as compared with Queens (9.8 percent) and New York City as a whole (4.5 percent). Within the study area, Transportation and Warehousing employment is largely found between Queens Plaza and 41st Avenue. The next largest economic sector in the study area was Construction with approximately 14.0 percent of primary employment, and a larger proportion of employment compared with Queens and New York City. Employment within the Construction sector is concentrated in two areas of the study area with high density employment being found between 44th and 50th Avenues with another hub found between 36th and 40th Avenues. The third highest private employment sector in the study area was Public Administration at approximately 13.0 percent of primary employment, and also a larger proportion of employment compared with Queens and New York City as a whole.~~

~~Employment within the Public Administration sector can be found at the highest densities near Queens Plaza between 41st Avenue and 42nd Road with another concentration found along Jackson and 49th Avenues. Administration & Support, Waste Management and Remediation is another high industry employer with almost double the share of employment compared with Queens and New York City. Employment in this sector can be found in the highest concentrations in the area surrounding Crescent Street and 43rd Avenue. A variety of other industries have large employers throughout Long Island City such as New York Life Insurance Company; the Family Service League; BNB Bank; Piping Rock Health Products; the Parker Jewish Institute for Health Care and Rehabilitation; the New York Cancer & Blood Specialists; and the Family Residences and Essential Enterprises.[12]~~

~~The Project Area contains portions of the Long Island City IBZ, which is made up of five subareas, is one of the 21 IBZs throughout New York City.[13] IBZs are specific geographic areas within New York City designated to retain and promote industrial activities. A key feature of these zones is the commitment to not supporting rezoning these areas for residential use. As shown in **Figure 3-3**, the Project Area specifically contains portions of two sub-areas: a larger IBZ area located east of the waterfront properties boundOverall, the area has long been defined by industrial use although in recent years a variety of business sectors have increased in presence throughout the study area and IBZ. From 2011 to 2021, the number of employees working in the Manufacturing sector in the study area has declined by over 1,300. The number of employees working in the Wholesale Trade sector has declined by over 1,000. During the same period, the number of employees working in the Retail Trade sector increased by over 1,800. Employment in the Educational Services sector saw an increase by almost 1,700 while employment in Public Administration increased by over 6,700. Since 2011, employment throughout the study area has generally followed a trend away from industrial uses and toward office-based employment, similar to the trend present in surrounding areas.~~

The economic sector with the greatest number of study area employees was Transportation and Warehousing, with its employment representing approximately 19.0 percent of total study area employment. A higher percentage of employment is within this

---

~~[12] Long Island Press: Top Workplaces 2023. Top Workplaces 2023: Long Island's Top Large Businesses~~

~~[13] Long Island City Partnership. LIC Industrial Business Zones. https://www.longislandcityqueens.com/about-us/lic-ibzbusiness/industrial-business-zone/~~

sector as compared with Queens (10.2 percent) and New York City as a whole (4.6 percent). Within the study area, Transportation and Warehousing employment is largely found between Queens Plaza and 41st Avenue, due in part to the JetBlue Headquarters. The next largest economic sector in the study area is Construction, with approximately 12.7 percent of primary employment, and a larger proportion of employment compared with Queens (7.8 percent) and New York City (3.3 percent). Employment within the Construction sector is concentrated in two areas of the study area with high density employment being found between 44th and 50th Avenues and another hub found between 36th and 40th Avenues. The third highest private employment sector in the study area was Public Administration at approximately 12.2 percent of primary employment, and also a larger proportion of employment compared with Queens (8.0 percent) and New York City as a whole (5.7 percent).There are a number of City-owned buildings that house agency operations and government services located throughout the study area, including the Queens Plaza Court Building which is used as office space for the New York City Department of Education and Department of Transportation. Administration & Support, Waste Management and Remediation is another high industry employer (10.3 percent of study area employment) with almost double the share of employment compared with Queens and New York City. Employment in this sector can be found in the highest concentrations in the area surrounding Crescent Street and 43rd Avenue. A variety of other industries have large employers throughout Long Island City such as New York Life Insurance Company; the Family Service League; BNB Bank; Piping Rock Health Products; the Parker Jewish Institute for Health Care and Rehabilitation; the New York Cancer & Blood Specialists; and the Family Residences and Essential Enterprises.[14]

The study area has long been defined by industrial use although in recent years a variety of business sectors have increased in presence, including in the portions of the study area within the Long Island City IBZ. As shown in **Table 3-2**, over the last two decades the number of primary jobs in the study area has increased by 55 percent, from approximately 37,000 in 2002 to approximately 57,000 in 2022. However, over the same period employment in several industrial sectors traditionally found within IBZs has declined: Manufacturing sector employment in the study area has decreased by over 5,000 jobs though the decline has slowed, with only 1,000 jobs in the Manufacturing sector leaving the study area between 2011 and 2022); Wholesale Trade sector employment has declined by approximately 1,700 since 2002 and by over 900 since 2011; and Construction and Utility sector jobs have also decreased though to a lesser extent. Conversely, Transportation and Warehousing experienced substantial growth in the study area over the years, increasing by 370 percent between 2002 and 2022, and becoming the largest employment share within the study area (19 percent).[15]

Other study area industry sectors that have seen notable increases in employment since 2002 include Retail Trade, growing by over 2,600 primary jobs between 2002 and 2022 and by over 1,600 jobs since 2011; Professional, Scientific, and Technical Services, growing by nearly 2,000 jobs since 2002; Arts, Entertainment, and Recreation, growing by approximately 1,700 jobs; and Accommodation and Food Services, growing by

[14] Long Island Press: Top Workplaces 2023. Top Workplaces 2023: Long Island's Top Large Businesses

[15] The growth in this particular sector can be attributed in part to the JetBlue headquarters moving into the Brewster Building, where it has remained for the last decade.

approximately 1,900 jobs. These growth trends, observed since 2002, align with the 2001 rezoning of approximately 34 blocks in Long Island City to accommodate high-density, mixed-use development.[16] Since both 2002 and 2011, employment throughout the study area has generally followed a trend away from industrial uses and toward office-based employment, similar to the trend present in surrounding areas.

While employment growth in the study area has been steadily increasing over the past two decades, introducing over 20,000 jobs to the neighborhood, commercial development and job creation has been largely occurring within areas previously rezoned by the City and along the waterfront. There has been limited development and employment growth within the Project Area since 2002, with some tenant turnover but no large-scale development or construction occurring.

LONG ISLAND CITY IBZ

As shown in **Figure 3-3**, the study area contains portions of the Long Island City IBZ, which is a vital economic hub in Queens made up of five subareas covering parts of five ZIP codes, and is one of the 21 IBZs throughout New York City.[17] IBZs are specific geographic areas within New York City designated to retain and promote industrial activities. A key feature of these zones is the commitment to not supporting rezoning these areas for residential use.

The Long Island City IBZ is home to a diverse mix of businesses and industries. The building stock includes a mix of older industrial buildings, modernized warehouses, as well as flex spaces occupied by light manufacturing, logistics, and creative production. Many spaces are adaptable and located near major transit routes, making them attractive for distribution and fabrication businesses. Industrial space rents in the Long Island City IBZ vary depending on location, building type, and amenities. Rents in older buildings with fewer amenities generally range from $20-$25 per square foot (psf) per year; mid-range spaces are generally between $30-$35 psf per year; while premium or newly renovated spaces can rent for in excess of $45 psf per year.[18] Rents in the Long Island City IBZ are generally higher than in other City IBZs due to its proximity to Midtown Manhattan, transit access, and mixed-use zoning.

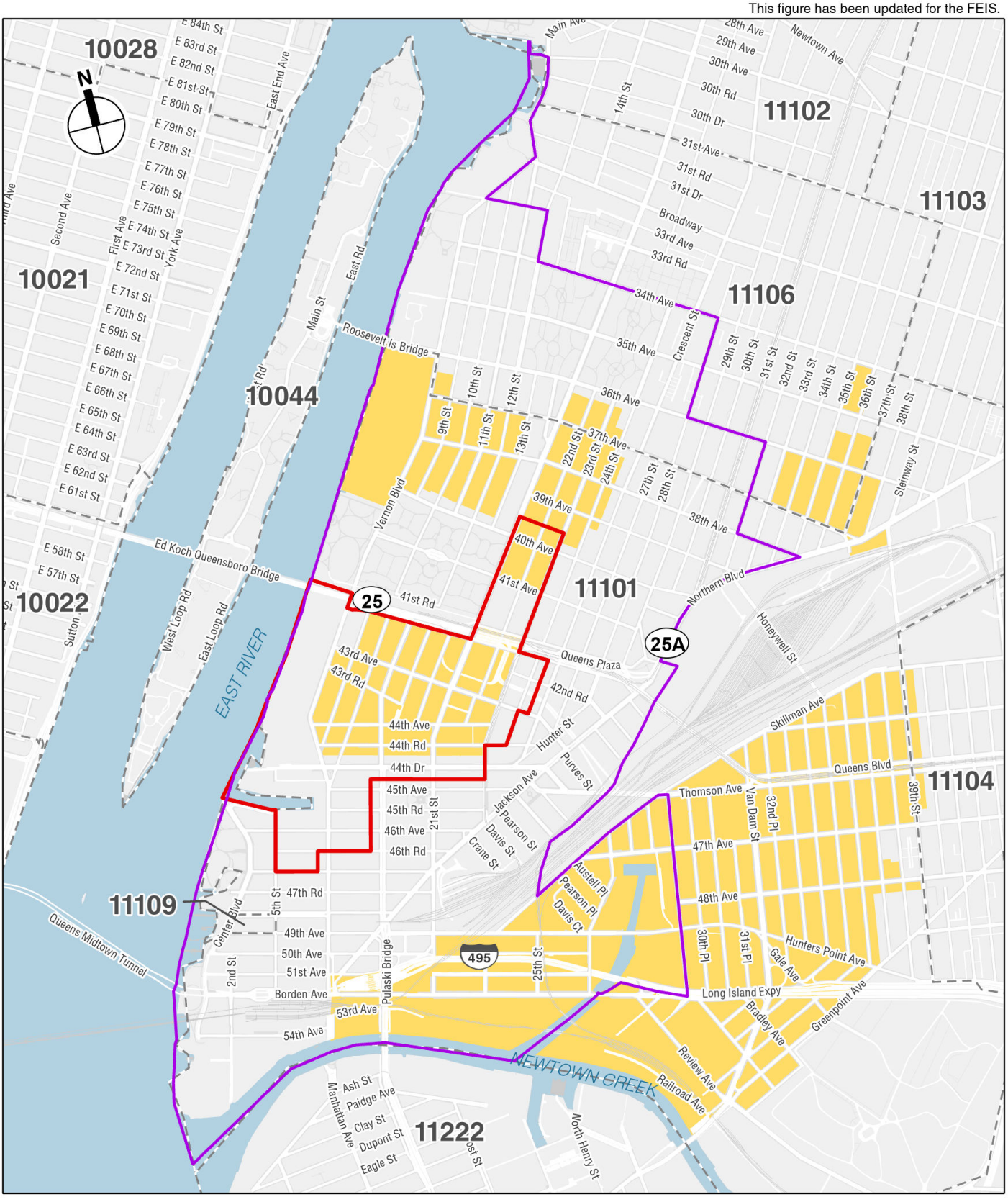
[16] https://www.nyc.gov/assets/planning/download/pdf/plans/long-island-city-mixed-use/lic.pdf

[17] Long Island City Partnership. LIC Industrial Business Zones. https://www.longislandcityqueens.com/about-us/lic-ibzbusiness/industrial-business-zone/

[18] Based on listings found on CommercialCafe, Showcase, Crexi, and SquareFoot in August 2025.

This figure has been updated for the FEIS.

8.12.25



Industrial Business Zone

LONG ISLAND CITY NEIGHBORHOOD PLAN

Figure 3-3

Table 3-2
Primary Employment Trends in Socioeconomic Study Area: 2002, 2011, and 2022

	2002		2011		2022		Change from 2002 to 2022	
	Employees	%	Employees	%	Employees	%	Employees	%
Agriculture, Forestry, Fishing and Hunting	0	0.0%	0	0.0%	6	0.0%	6	--
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0.0%	0	--
Utilities	205	0.6%	190	0.4%	0	0.0%	-205	-100.0%
Construction	8,084	21.9%	6,661	15.4%	7,245	12.7%	-839	-10.4%
Manufacturing	7,959	21.6%	3,920	9.1%	2,917	5.1%	-5,042	-63.3%
Wholesale Trade	3,376	9.2%	2,583	6.0%	1,674	2.9%	-1,702	-50.4%
Retail Trade	1,366	3.7%	2,421	5.6%	4,044	7.1%	2,678	196.0%
Transportation and Warehousing	2,306	6.3%	9,085	21.0%	10,847	19.0%	8,541	370.4%
Information	430	1.2%	759	1.8%	1,511	2.6%	1,081	251.4%
Finance and Insurance	4,050	11.0%	6,072	14.1%	2,192	3.8%	-1,858	-45.9%
Real Estate and Rental and Leasing	498	1.4%	993	2.3%	1,754	3.1%	1,256	252.2%
Professional, Scientific, and Technical Services	646	1.8%	1,674	3.9%	2,588	4.5%	1,942	300.6%
Management of Companies and Enterprises	292	0.8%	110	0.3%	846	1.5%	554	189.7%
Administration & Support, Waste Management and Remediation	4,258	11.6%	4,567	10.6%	5,888	10.3%	1,630	38.3%
Educational Services	464	1.3%	367	0.9%	1,836	3.2%	1,372	295.7%
Health Care and Social Assistance	1,060	2.9%	1,365	3.2%	2,780	4.9%	1,720	162.3%
Arts, Entertainment, and Recreation	224	0.6%	163	0.4%	463	0.8%	239	106.7%
Accommodation and Food Services	565	1.5%	1,032	2.4%	2,433	4.3%	1,868	330.6%
Other Services (excluding Public Administration)	1,058	2.9%	1,118	2.6%	1,209	2.1%	151	14.3%
Public Administration	20	0.1%	83	0.2%	6,984	12.2%	6,964	34820.0%
Total	**36,861**	**100%**	**43,163**	**100%**	**57,217**	**100%**	**20,356**	**55.2%**

Note: This table is new to the FEIS.
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics 2002, 2011, and 2022.

As shown in **Figure 3-3**, the Project Area specifically contains portions of two sub-areas: a larger IBZ area located east of the waterfront properties bounded by Vernon Boulevard to the west, Queens Plaza South to the north, 23rd Street to the east, and midblock between 44th Road and 44th Drive to the south, and a smaller IBZ area east of Queensbridge Houses and north of Queens Plaza South, bounded by 21st Street to the west, 41st Avenue to the south, 23rd Street to the east, and the midblock between 39th and 40th Avenue to the north. The Long Island City IBZ contains approximately 694 acres of land; roughly 91 acres or 13 percent of this land falls within the Project Area. An additional 344 acres of the IBZ falls within the study area.

~~*PROFILE OF POTENTIALLY DISPLACED BUSINESSES*~~

The buildings within the study area are predominantly one- to two-story industrial structures with brick exteriors. Some buildings have been repurposed for commercial uses, while others continue to serve industrial purposes. None of the buildings within the IBZ appeared to be newly constructed, although some have experienced substantial interior renovations. Many of the larger buildings span entire blockfronts with entrances on multiple streets; most of these buildings have been subdivided in recent years to accommodate multiple tenants.

Without the Proposed Actions, the Project Area's manufacturing districts will continue to be dominated by a range of industrial and commercial uses. Due to industrial uses' relatively low employment density, industrial employment in these areas would continue to decline or remain stable. The commercial uses would continue to expand in these districts following a pattern of increasing market trends for entertainment and eating establishments in Long Island City. In the future with the Proposed Actions, the portions of the Long Island City IBZ within the Project Area would not be rezoned for residential use, but zoning would be modified to allow greater commercial and industrial density. By 2035, projected development sites located within the Long Island City IBZ boundaries would be redeveloped to include 4.3 million gsf of commercial office space, 133,937 gsf of retail space, 345,707 gsf of life sciences space, and 572,320 gsf of light manufacturing space.

Business and Employment Trends

While employment in the socioeconomic study area has increased substantially over the last two decades, employment trends within the Project Area, including the Long Island City IBZ subarea, have experienced slower growth. Outside of the Project Area, the socioeconomic study area includes areas that have already been rezoned to spur development, particularly along the waterfront and Hunters Point and the previous Long Island City Rezoning of 2001; whereas the portion of the Project Area within the Long Island City IBZ has not been rezoned and its buildings and capacity have remained largely the same for the past two decades. It has long been characterized by a variety of industrial uses, though tenants have changed over the years. In 2002, approximately one-third of employment within the Project Area was within the Manufacturing sector; in 2022 the percentage is below 10 percent.[19] Today, the Project Area is home to many

[19] Based on Census LEHD data, within a geography approximating the Project Area (census tracts 1.03 and 19.03) there has been a decline in manufacturing, with the workforce decreasing from approximately 2,000 employees in 2002 to approximately 750 employees in 2022.

sectors such as film production, construction warehousing, arts production, design-focused fabrication, 3D printing, artisanal production, and large-scale food production. While the Project Area has continued to serve light manufacturing and arts production, it has experienced growth in uses such as restaurants, breweries, and retail storefronts.

Similar to the study area, the Project Area is experiencing trends toward more professional and office-based services. However, employment trends within the Project Area have not dramatically risen over the last two decades, given the limited growth opportunities and development within the physical spaces available within the Project Area, including the subarea of the Long Island City IBZ. Due to industrial uses' relatively low employment density, industrial employment in these areas is expected to continue to decline or remain stable, while commercial development and employment surrounding the industrial uses would continue to grow within the space constraints of the Project Area.

PROFILE OF POTENTIALLY DISPLACED BUSINESSES

New York City's commercial streets are dynamic, with businesses regularly opening and closing in response to changes in the economy, local demographics, and consumer trends. Therefore, through 2035, it is possible that a number of the potentially displaced businesses identified below would close or relocate for reasons independent of the Proposed Actions. Further, there are a number of businesses that could be displaced in the No Action condition because of development projects unrelated to the Proposed Actions. The businesses displaced in the No Action condition are not considered displaced by the Proposed Actions in the With Action condition because displacement could occur regardless of the Proposed Actions.

As shown in **Table 3-~~2~~3-3**, an estimated ~~309~~538 employees in ~~28~~68 businesses could be directly displaced by the Proposed Actions. These businesses, located on ~~the~~ projected development sites, span a range of industry sectors. The industry sector with the largest number of potentially displaced employees is ~~Manufacturing~~Accommodation and Food Services, with an estimated ~~54~~77 potentially displaced employees. The largest number of displaced businesses would be within the Arts, Entertainment, and Recreation sector, within which ~~four~~12 firms would be displaced.[20]

[20] Although Other Services would also experience the displacement of 12 firms, the North American Industry Classification System definition of this sector includes a variety of services that cannot be captured elsewhere and is not necessarily representative of an industry sector.

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

Industry	Firms	Percent of Displaced Businesses	Estimated Employment Displaced	Percent of Displaced Employment
~~Manufacturing~~	~~3~~	~~10.7%~~	~~54~~	~~17.5%~~
~~Construction~~	~~2~~	~~7.1%~~	~~8~~	~~2.6%~~
~~Retail Trade~~	~~3~~	~~10.7%~~	~~38~~	~~12.3%~~
~~Transportation and Warehousing~~	~~1~~	~~3.6%~~	~~12~~	~~3.9%~~
Accommodation and Food Services	~~3~~4	~~10.7~~5.9%	~~43~~77	~~13.9~~14.3%
Administrative and Support and Waste Management and Remediation Services	~~1~~2	~~3.6~~2.9%	~~36~~12	~~11.7~~2.2%
Arts, Entertainment, and Recreation	4~~1~~2	~~14.3~~17.6%	~~22~~70	~~7.1~~13.0%
Construction	6	8.8%	48	8.9%
Educational Services	3	4.4%	24	4.5%
~~Real Estate~~Health Care and ~~Rental and Leasing~~Social Assistance	~~2~~1	~~7.~~1.5%	~~28~~4	~~9.1~~0.7%
Information	~~2~~24	~~7.1~~2.9%	~~13~~5	~~4.2~~0.9%
~~Educational Services~~Manufacturing	~~2~~5	7.~~1~~4%	~~24~~49	~~7.8~~9.1%
Other Services (except Public Administration)	~~5~~12	17.~~9~~6%	~~30~~60	~~9.7~~11.2%
Professional, Scientific, and Technical Services	4	5.9%	74	13.8%
Real Estate and Rental and Leasing	6	8.8%	62	11.5%
Retail Trade	3	4.4%	23	4.3%
Transportation and Warehousing	3	4.4%	7	1.3%
Wholesale Trade	5	7.4%	23	4.3%
Total	**~~28~~68**	**100%**	**~~309~~538**	**100%**

Notes:
Firm~~ and employment~~ estimates are based on AKRF field observations conducted in November 2024~~ and~~, and updated in August 2025 based on online research and additional AKRF field observations. Employment estimates are based on standard industry employment density ratios commonly used for CEQR analysis and publicly available information regarding firm employment.
Columns may not sum due to rounding.
Sources: AKRF, Inc.; ZoLa

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?

As noted above, it is possible that a number of the potentially displaced businesses would close or relocate for reasons independent of the Proposed Actions. In addition, the

redevelopment of projected development sites would not occur all at once, affording some potentially displaced businesses opportunity to relocate to newly built commercial and light manufacturing spaces that would be developed as a result of the Proposed Actions. The Proposed Actions, through the redeveloped of projected development sites, would provide new community facility, commercial, and light manufacturing space intended to support existing businesses and the creative community and increase local job growth opportunities.

As these opportunities would not be available to all potentially displaced businesses, either due to the timing of displacement, their use and space needs (e.g., warehouse/heavy industry), and/or the cost of newly built space, some businesses are expected to relocate to existing available spaces within the Project Area, the study area, and their broader trade areas. Current listings for available industrial space within the study area and more broadly within the Long Island City IBZ suggest that potentially displaced businesses could find comparable spaces to relocate. As shown in **Figure 3-4**, comparable industrial spaces available for rent/lease are available across the Long Island City IBZ and surrounding areas. The available spaces range from approximately 1,200 sf to nearly 700,000 sf, suggesting that these listings can accommodate a variety of business operations. In total, over 300 rent/lease listings were identified in August 2025.

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 neighborhood, Queens, or even New York 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 sections detail the industry sectors within which displacement could occur, and the potential effects on socioeconomic conditions in the study area. The sections below discuss each sector with potential displacement as identified in **Table ~~3-2~~3-3**.

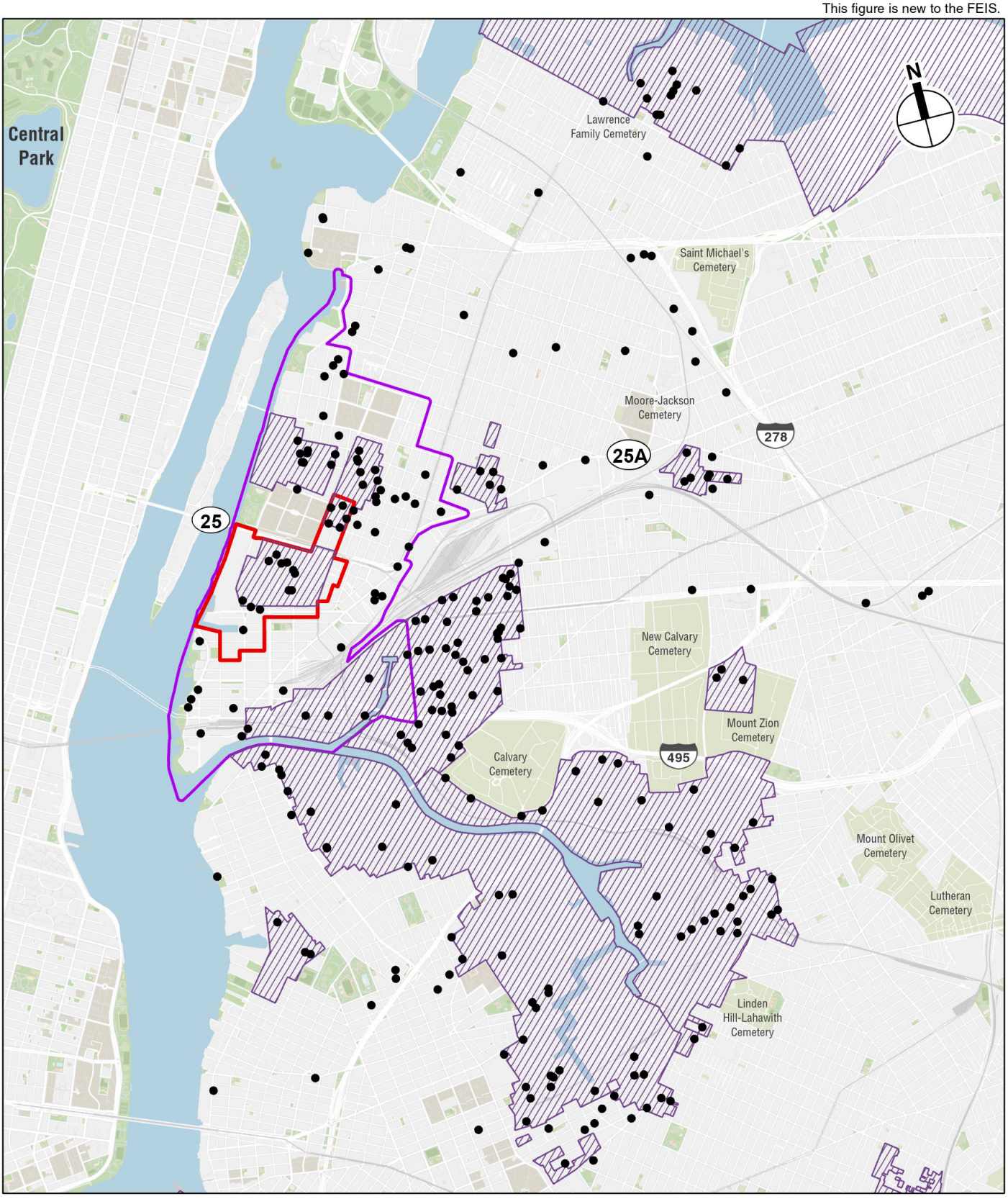
~~Manufacturing~~

~~There are three potentially displaced manufacturing sector businesses with an estimated 54 employees. The manufacturing sector is typically defined by businesses that are engaged in the physical and chemical transformation of materials and/or components into new products. Within the study area there are an estimated 2,543 employees working for manufacturing businesses. The potentially displaced employment represents approximately 2.1 percent of these workers.~~

~~The three potentially displaced manufacturing sector businesses are a brewery (Rockaway Brewing, located on Projected Development Site 1), a custom set fabricator (Konduit NYC, located on Projected Development Site 1), and a fabricator for architecture and design (Eventscape, located on Projected Development Site 64). These potentially displaced businesses provide goods and services to the local area economy as well as broader trade areas. If these potentially displaced businesses did not relocate within the study area, study area residents and business would continue to have available to them comparable goods and services from other businesses (e.g., Fifth Hammer Brewing Company on 46th Avenue between Vernon Boulevard and 11th Street, Focal Point~~

This figure is new to the FEIS.

8.12.25



Project Area

Socioeconomic Study Area

Industrial Business Zone

Industrial Space for Rent

Industrial Business Zones and Industrial Spaces for Rent

Brewing Company on 11th Street between 43rd Road and 44th Avenue, Design Development NYC at 11th Street and 44th Drive, and Stand and Build on 21st Street between Borden and 51st Avenues).

Construction

The construction sector is typically defined by businesses that engage in construction of buildings, heavy and civil engineering construction, and specialty trade contractors. There are two potentially displaced construction sector businesses that provide electrical contracting services: New York Electrical Power (Development Site 1); and Tower Electric (Development Site 30). Based on standard industry employment ratios, these businesses employ approximately eight workers at these locations. The potentially displaced employment represents 0.1 percent of construction industry workers in the study area. If these businesses did not relocate within the study area, the goods and services provided would continue to be available to study area residents and businesses (e.g., from Gatsons Electric on 21st Street, Riosdesign on Vernon Boulevard, and Gunzer Electric on 39th Avenue).

Retail Trade

There are three potentially displaced Retail Trade sector businesses employing an estimated 38 employees. Within the study area there are an estimated 4,228 employees working for retail trade businesses; the potentially displaced employment represents approximately 0.9 percent of these workers.

The potentially displaced retail businesses include a secondhand home furnishings and goods store (Remix Market, located on Development Site 1), an electrical supplies store (Gallant & Wein, on Development Site 39) and a building materials business (Beacon Building Products, on Development Site 51). These businesses provide goods and services that would continue to be available to local residents and businesses if the potentially displaced businesses choose not to relocate from other firms within the study area, Queens, and the City. For example, Just Things and Stillwell Secondhand Furniture, both located on Vernon Boulevard, sell used furniture and antiques. Cooper Electric, located on 41st Avenue, and Grant Supplies, located on 21st Street, sell electrical supplies.

Transportation and Warehousing

There is one potentially displaced Transportation and Warehousing sector business employing an estimated 12 people at the displaced business location on Development Site 46. Within the study area there are an estimated 9,732 employees working for Transportation and Warehousing businesses; the potentially displaced employment represents approximately 0.1 percent of these workers. The potentially displaced business, Cadogan Tate, provides shipping and storage for fine art and other possessions. If this business did not relocate within the study area, other businesses provide similar services within a trade area, including AirSea Packaging, located on 42nd Street between 40th and 41st Avenues, which specializes in the storage, packing and shipping of art and antiques worldwide.

Accommodation and Food Services

There are ~~three~~four potentially displaced Accommodation and Food Services sector businesses employing an estimated ~~43~~77 private employees. The potentially displaced businesses include~~ Sofun Noodle~~: Anable Basin Bar & Grill (Development Site ~~39~~63), which provides ~~fast casual~~waterfront dining~~,~~; 5 Star Banquet Hall (Development Site 42), which provides catering services and event space~~, and United Wholesale and Trading (Development Site 30), a food~~; Focal Point Beer Co., a brewery tap room; and Thomas Preti Events, a culinary event catering service~~ contractor~~. Within the study area there are an estimated ~~1,673~~2,433 employees working for Accommodation and Food Services businesses; the potentially displaced employment represents approximately ~~2.6~~3.1 percent of these workers.

With an estimated ~~33,732~~42,760 employees engaged in Accommodation and Food Services businesses throughout Queens, and an estimated ~~180,912~~264,533 throughout New York City, as well as other banquet halls and catering spaces nearby, including LIC Weddings on 46th Avenue, and The Foundry on 9th Street, it can be reasonably concluded that if the potentially displace businesses choose not to relocate within the study area, there are alternative businesses that would continue to provide food services to study area residents and businesses. Additionally, the Proposed Actions would facilitate the development of commercial spaces that can accommodate business operations comparable to that of the potentially displaced businesses. These spaces may be utilized for relocation of the potentially displaced businesses or to foster the growth of similar firms. The Proposed Actions would also facilitate the development of higher density residential buildings which provide residents (customers) that Accommodation and Food Services businesses rely on. Overall, the Proposed Actions would foster a market environment favorable to these types of businesses.

Administrative and Support and Waste Management and Remediation Services

There ~~is one~~are two potentially displaced Administrative and Support and Waste Management and Remediation Services ~~business, PAL Environmental Safety Corporation~~businesses: Briscoe Protective and Garda, which ~~employs~~employ an estimated ~~36~~3 and 9 people~~.~~ respectively. Within the study area there are an estimated ~~5,683~~5,888 employees working for Administrative and Support and Waste Management and Remediation Services businesses; the potentially displaced employment represents approximately ~~0.6~~0.2 percent of these workers.

The potentially displaced ~~PAL Environmental Safety Corporation provides asbestos testing~~businesses provide fire and safety protection (Brisco Protective) and financial logistics services~~.~~ (Garda). If ~~PAL~~ these businesses did not relocate in the study area, ~~its~~these services would continue to be available~~, potentially from other PAL locations outside the study area or~~ from other businesses within ~~the~~a reasonable trade area (e.g., ~~TESTOR Environmental Services~~Allied Universal located on ~~Jackson Avenue, and Airtek Environmental Corp~~ Queens Boulevard, and Major Fire Protection Corporation located on ~~29th Street).~~50th Avenue).

Arts, Entertainment, and Recreation

There are ~~four~~12 potentially displaced Arts, Entertainment, and Recreation sector businesses with an estimated ~~22~~70 employees. Within the study area there are an estimated ~~306~~463 employees working for Arts, Entertainment, and Recreation

businesses. The potentially displaced businesses represent approximately ~~7.2~~15 percent of this overall workforce.

The potentially displaced businesses include: an art studio space (~~Miriam Vitale~~Daniel Arsham Studio, located on Development Site ~~1),~~63); a dance studio (Dance Queen Fitness, on Development Site 1~~), and~~); gallery spaces (Culture Lab, on Development Site 64 and ~~Plaxall~~The Local Gallery, on Development Site 39); and recreation facilities (Court 16, on Development Site 43 and PANNA USA, on Development Site 64).

The Proposed Actions are intended to facilitate new commercial and community facility development in the Project Area to support existing businesses and the creative community, while also investing in existing parks and delivering new open space to the neighborhood. The Proposed Actions seek to expand the permitted commercial and industrial space throughout much of the Project Area, allowing existing businesses to expand and encourage the introduction of new businesses to the neighborhood. Most of the arts, entertainment, and recreation businesses within the Project Area are 1,000 to 2,000 sf, with the occasional larger footprint of 8,000 to 12,000 sf for sports and recreation. The Proposed Actions would facilitate development of commercial space, community facility space and public open space, allowing similar uses to move to the area. Furthermore, there are a number of light industrial spaces available for rent within the study area that offer comparable footprints or have the potential to be subdivided for different art studios and tenants.

If these potentially displaced businesses choose not to relocate within the study area, similar spaces and services would continue to be available to local residents and businesses within the study area (e.g., Long Island City School of Ballet, located at the intersection of 23rd Street and 44th Avenue; Urzua Dance Academy, located at the intersection of 11th Street and 47th Road; AlterWork Studios on 22nd Street between 40th and 41st Avenues; Studio 41 at 41st Avenue and 28th Street; and Local Project Art Space, on 44th Road between 11th and 21st Streets; New York Junior Tennis and Learning on 33rd Street).

Construction

The Construction sector is typically defined by businesses that engage in construction of buildings, heavy and civil engineering construction, and specialty trade contractors. There are six potentially displaced construction sector businesses that provide electrical contracting services, machining and installation services, and specialty contracting services: Allan Briteway Electrical Contractors, on Projected Development Site 59; Forrest Sound and Vision, on Projected Development Site 1; Power Cooling, on Projected Development Site 62; Reliance Machining, on Projected Development Site 62; Telia Contracting Corporation, on Projected Development Site 30; and Tower Electric, on Projected Development Site 30.

Based on standard industry employment ratios, these businesses employ approximately 48 workers at these locations. The potentially displaced employment represents 0.6 percent of Construction industry workers in the study area. Some businesses within this sector may require unique or large spaces to accommodate their operations. As shown in **Figure 3-4** there are many industrial spaces available for rent within and near the Long Island City IBZ. These spaces range in size up to nearly 700,000 sf, indicating that these Construction businesses would have opportunity for relocation at sites that can

accommodate their operations. H&L Electric on 28th Street, Precise AV Inc. on 24th Street, and Brothers Supply Corporation on 31st Street). In addition to comparable offerings within the study area, the goods and services provided by businesses operating in this sector are subject to a broad trade area, residents and businesses within the study area do not necessarily rely only on Construction sector firms located nearby.

Educational Services

~~*Real Estate and Rental and Leasing*~~

~~There are two potentially displaced Real Estate and Rental and Leasing businesses with an estimated 28 employees. Within the study area there are an estimated 1,416 employees working for Real Estate and Rental and Leasing businesses; the potentially displaced employment represents approximately 2 percent of these workers.~~

~~The potentially displaced businesses include Bay Crane, located on Development Site 38, and Stillwell Construction Equipment and Supplies, located on Development Site 64, both of which lease construction equipment including cranes. There are other construction equipment suppliers and rental firms available to study area residents and businesses including New York Crane & Equipment Corp (Review Avenue), and United Crane and Rigging Services Inc. (35th Avenue in Astoria), both of which provide crane rental and operation services. Accordingly, it can be reasonably concluded that there are alternative businesses that would continue to provide real estate and rental and leasing services to study area residents and businesses.~~

There are three potentially displaced Educational Services businesses employing an estimated 21 people. The existing Educational Services businesses are: the Bridgeview School of Fine Arts (which provides art lessons and classes) at Development Site 1; the TuTu School (which provides ballet classes for children) at Development Site 39; and Tiger J Taekwondo (which provides martial arts education) at Development Site 1. While these businesses provide important services to the local community and enhance community culture, there are alternative and comparable spaces for art and dance schools and studios in the study area and in Queens, including Cozy Art Land (45th Avenue), PPA Studio (11th Street), Champions Martial Arts LIC (Vernon Boulevard), and Long Island City School of Ballet (23rd Street). Additionally, there are light industrial and commercial spaces available for rent in the Project Area with comparably sized studio spaces, and the Proposed Actions will seek to introduce more permitted commercial and industrial space throughout the Project Area to support existing businesses and encourage future growth.

Health Care and Social Assistance

There is one potentially displaced Health Care and Social Assistance sector business employing an estimated four people. The potentially displaced business is Uppeal, on Development Site 64. The business provides wellness and psychological services in a variety of formats including group events and workshops. Within the study area, Health Care and Social Assistance firms employ an estimated 2,780 people. The potentially displaced employment represents approximately 0.1 percent of this workforce. If the potentially displaced business does not relocate within a reasonable trade area, its products and services would still be available from comparable firms (e.g., Urban Upbound on 41st Avenue and LIC Acupuncture and Wellness on Hunter Street). With the

Proposed Actions, approximately 346,000 sf of incremental life sciences space and 292,000 sf of community facility space is anticipated to be developed on projected development sites in the Project Area by 2035. This space would facilitate the potential relocation of displaced Health Care and Social Assistance businesses and/or the growth of comparable operations.

Information

There are two potentially displaced Information sector businesses employing an estimated ~~13~~eight people. The potentially displaced businesses are the Offices/Archives of Neustadt Collection of Tiffany Glass (business office and storage site for a collection of Tiffany lamps and other items) on Development Site 1, and Pinch Recording (a recording studio) on Development Site 39. Within the study area, Information sector businesses employ ~~over~~an estimated ~~1,209~~1,511 people. The potentially displaced businesses represent approximately ~~1.1~~0.5 percent of the displaced workforce. Other businesses in the study area that offer similar recording studio services include Hesher Studios (44th Road), Earache Records Inc (11th Street), and Spin Recording Studios (22nd Street). If the potentially displaced businesses choose not to relocate, the goods and services that they provide would continue to be available to local residents and businesses from other firms within the study area, Queens, and the City. With the Proposed Actions, approximately 2.6 million sf of office space is expected to be developed on projected development sites in the Project Area by 2035. This space would facilitate the potential relocation of displaced Information firms and/or the growth of comparable businesses.

Manufacturing

There are ~~two~~five potentially displaced ~~Educational Services business employing~~manufacturing sector businesses with an estimated 49 employees.~~24 people. The existing Educational Services businesses are the Bridgeview School of Fine Arts,~~Within the study area there are an estimated 2,917 employees working for manufacturing businesses. The potentially displaced employment represents approximately 1.7 percent of these workers.

The five potentially displaced manufacturing sector businesses include two breweries (Rockaway Brewing, located on Projected Development Site ~~1 (which provides art lessons and classes) and the TuTu School (which provides ballet classes for children). While these~~ 1 and Big Alice Brewing, located on Projected Development Site 62), a custom set fabricator (Konduit NYC, located on Projected Development Site 1), a neon signs and lighting business (Krypton Neon, located on Projected Development Site 1) and a fabricator for architecture and design (Eventscape, located on Projected Development Site 64). These potentially displaced businesses provide ~~important~~goods and services to the local ~~community and enhance community culture, there are alternative and~~ area economy as well as broader trade areas. Manufacturing operations are more likely than other types of businesses to require large spaces. This can be due to machinery and space requirements, inventory storage, and/or safety and compliance, among other reasons. Within the Long Island City IBZ and the surrounding areas. For example, at 40-09 21st Street, over 80,000 sf of industrial space is available for rent and at 12-18 38th Avenue, nearly 500,000 sf of industrial space is available. Additionally, if these potentially displaced businesses did not relocate within the study area, study area

residents and business would continue to have available to them comparable ~~spaces for art and dance schools and studios in the study area and in Queens, including Culture Lab LIC (46th Avenue), Cozy Art Land (45th~~goods and services from other businesses (e.g., Finback Brewery on 41st Avenue~~), PPA Studio (~~, Design Development NYC at 11th Street~~),~~ and ~~Long Island City School of Ballet (23rd~~44th Drive, and Stand and Build on 21st Street between Borden and 51st Avenues).

These businesses will also have the opportunity to relocate within the study area given the assortment of industrial spaces available for rent. Manufacturing spaces tend to require larger spaces for storage and operation and will likely be located within an IBZ. There are a number of available spaces within nearby IBZs that offer between 1,000 sf to 680,000 sf. Although the Proposed Actions would reduce the amount of warehouse space available within the Project Area, there would be an increase in permitted commercial and manufacturing space and enhanced flexibility for these uses. The Proposed Actions would support approximately 930,000 sf of manufacturing space. Therefore, existing businesses would have the opportunity to relocate within the study area, and new businesses would be encouraged within the Project Area.

Other Services (except Public Administration)

There are ~~five~~12 potentially displaced Other Services businesses employing an estimated ~~30~~70 people, including auto repair businesses, salons, and parking/storage. The potentially displaced businesses include several beauty salons: WM Beauty Labs, Glow by Gaya, and LIC Lifestyle & Beauty (Development Site 1), and a children's hair salon (Projected Development Site 39). There are several auto body shops that may be potentially displaced, including Latin Car Interiors (Projected Development Site 12), Five Star Auto Repair and New York Auto (Projected Development Site 31), Moe's Auto Center (Projected Development Site 40), A&M Auto (Projected Development Site 42), and Major World Auto Service Center (Projected Development Site 46~~), and an unnamed parking and storage business (Development Site 30~~).

Within the study area, there are other parking uses that would be displaced, including a surface parking lot on Development Site 30, a warehouse used for parking of U.S. Postal Service vehicles on Development Site 50, an unnamed parking and storage business on Development Site 65 and a parking lot owned by the New York City Department of Transportation (DOT) on Development Site 68.

There are a substantial number of other beauty/personal care, automotive, parking businesses, and City-owned parking lots in and near the study area and throughout Queens providing similar services to area residents, and these potentially displaced firms are not a defining characteristic of the study area. Other businesses in the area that offer similar services include Tailormade For You Skincare (47th Avenue), Hair Philosophy LIC (44th Drive), Sufi Auto Repair and Body Shop (43rd Avenue), and ~~Primetime Auto Repair~~Gotham City Collision (44th ~~Avenue~~Road). Other City-owned parking facilities include a lot at 44-36 Vernon Boulevard, north-adjacent to the DOT-owned on Development Site 68. If the potentially displaced businesses choose not to relocate, the goods and services that they provide would continue to be available to local residents and businesses from other firms within the study area, Queens, and the City.

Professional, Scientific, and Technical Services

There are four Professional, Scientific, and Technical Services businesses that employ an estimated 74 employees that have the potential to be displaced. Three of the professional businesses are more design-related, including Blatboy, a music and media production, DesignStudio, a branding agency, and Sarah Jacoby Architects, an architect firm (projected development site 1). One of the larger businesses to be potentially displaced is PAL Services, located on projected development site 49. PAL is an environmental testing and services firm. These businesses tend to operate in office spaces and operations are not tied to the physical location. Additionally, there are similar businesses and services provided within the study area, including environmental consulting services like Airtek Environmental and Green Orchard, both located on 29th Street, and design agencies like WestGroup Creative along 48th Street and Studio Lekker along 23rd Street. Therefore, if these businesses did not relocate within existing and available spaces in the study area or within newly built spaces generated by the Proposed Actions, it can be reasonably concluded that there are alternative businesses that would continue to provide similar services to study area residents and businesses.

Real Estate and Rental and Leasing

There are six potentially displaced Real Estate and Rental and Leasing businesses with an estimated 46 employees. Within the study area there are an estimated 1,754 employees working for Real Estate and Rental and Leasing businesses; the potentially displaced employment represents approximately 3 percent of these workers.

Other potentially displaced Real Estate and Rental and Leasing companies include TV Boy, a production equipment leasing company (Projected Development Site 1) and Taylor Creative, a furniture rental company (Projected Development Site 63). There are also two real estate firms, Sam Charney and Byson Realty located on projected Development Site 1. There are a number of real estate firms located within the study area, including The Corcoran Group on Vernon Boulevard and Modern Spaces on 46th Avenue. There are other equipment and furniture rental companies located throughout the study area and Queens as well, including Furniture Transport & Leasing on 21st Street and Bexel Broadcast Services on 43rd Avenue.

There are three potentially displaced Retail Trade sector businesses employing an estimated 23 employees. Within the study area there are an estimated 4,044 employees working for retail trade businesses; the potentially displaced employment represents less than one percent of these workers.

The potentially displaced retail businesses include a secondhand home furnishings and goods store (Remix Market, located on Development Site 1); a fire extinguisher retailer (Chase Fire, on Development Site 1); and a florist (Black Dahlia, on Development Site 1). For example, Just Things sells used furniture and antiques and fLorEsta sells floral arrangements and both are located on Vernon Boulevard. Major Fire Protection Corporation, located on 50th Avenue, is another fire protection equipment supplier located within the study area. Additionally, the Proposed Actions would support local retail by facilitating development of approximately 570,000 sf of additional commercial retail space within the Project Area. The new development associated with the Proposed Actions is expected to accommodate new and comparable retail businesses to the Project Area.

Transportation and Warehousing

There are three potentially displaced Transportation and Warehousing sector business employing an estimated seven people across three projected development sites. Lucca Antiques, located on Projected Development Site 1, stocks inventory for an antique shop's operations. City Vendor Wholesale operates a shipping and warehouse facility on Projected Development Site 46 and Celebrity Moving is a moving and transport company located on Projected Development Site 63. Within the study area there are an estimated 10,847 employees working for Transportation and Warehousing businesses; the potentially displaced employment represents less than one percent of these workers. If these businesses do not relocate within the study area, other businesses provide similar services within a trade area, including AirSea Packaging, located on 42nd Street between 40th and 41st Avenues, which specializes in the storage, packing and shipping of art and antiques worldwide. Nippon Express USA, located on 44th Road and 24th Street, also provides warehousing and shipping services. While the Proposed Actions would reduce the overall available warehouse space throughout the Project Area, and the inventory for large industrial spaces is more limited throughout the city, there are comparable industrial spaces located in nearby IBZs offering 20,000 to 60,000 sf that are available. Given the fact that transportation and warehousing operations tend to deal more with other businesses rather than individual consumers, these operations are not necessarily serving the immediate neighborhood and businesses, but likely larger, city-wide operations and have the potential to relocate outside of the study area without causing an adverse effect on the local residents and businesses.

Wholesale Trade

There are five potentially displaced Wholesale Trade businesses employing an estimated 23 employees. Within the study area there are an estimated 1,674 employees working in Wholesale Trade businesses; the potentially displaced employment represents approximately 1.4 percent of these workers.

The potentially displaced businesses include: United Wholesale & Trading, located on Projected Development Site 30; Gallant & Wein, located on Projected Development Site 39; QXO (formerly Beacon Building Products), located on Projected Development Site 51; Whole Foods Market Distribution located on Projected Development Site 59; and Extech Building Materials, located on Projected Development Site 61. These business operations provide a variety of distribution services across sectors, including construction and roofing materials, electronic wires and cables, food products, and general merchandising for consumers. A large portion of the space is allocated to storage of products and materials on-site. Comparable storage space is available in or around the Long Island City IBZ, for example, at 3720 22nd Street approximately 11,000 sf of warehousing and storage space is available for rent or lease. At 30-30 47th Avenue, approximately 17,000 sf of warehousing and storage space is available for rent. If the potentially displaced businesses do not relocate within the IBZ or trade area, there are a number of other wholesale distributors located within the study area and Queens, including Zest Wholesale on 51st Avenue, The Wholesale Group on 38th Avenue, and New Castle Building Products on 34th Street. Accordingly, it can be reasonably concluded that there are alternative businesses that would continue to provide wholesale trade services to study area businesses.

Summary

~~In summary, the 28 potentially displaced businesses and 309~~The goods and services provided by potentially displaced businesses provide goods and services that are essential to the local economy, but would continue to be available due to the ability to locate to new or existing spaces within or outside the study area, and due to the establishment of new, comparable businesses that would occupy the projected community facility, retail, office, and light manufacturing spaces on projected development sites. The Proposed Actions facilitate the development of commercial space that would accommodate uses similar to many of the displaced businesses. For larger and unique business operations such as some forms of manufacturing, relocation may be more difficult. However, within the Long Island City IBZ and the surrounding area there are over 300 spaces currently available for lease/rent (see **Figure 3-4**). These spaces range in size from approximately 1,200 sf to nearly 700,000 sf, accommodating a wide range of potential business operations. Even if some businesses were unable to relocate, the 68 potentially displaced businesses and 538 potentially directly displaced employees do not represent a majority of study area businesses or employment for any given sector. While all businesses contribute to neighborhood character and provide value to the City's economy, because there are alternative sources of goods, services, and employment provided within the socioeconomic study area and broader trade areas for goods and services, the potential displacement of businesses does not constitute a significant adverse impact on the socioeconomic conditions of the study area.

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?

Under the RWCDS the Proposed Actions could directly displace ~~28~~68 businesses. As discussed above, these businesses do not represent a majority of study area businesses or 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 is within a specific category of business that is the subject of regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

The Project Area overlaps with two parts of the Long Island City IBZ, as shown on **Figure 3-3**. 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 and upholding current zoning that limits residential development. Within these subareas, the Proposed Actions could directly displace up to 22 businesses. Uses that would be displaced from the IBZ areas include (but are not limited to) manufacturing, retail trade, accommodation and food services, and arts, entertainment, and recreation. The larger IBZ sub-area (east of the waterfront properties bound by Vernon Boulevard to the west, Queens Plaza South to the north, 23rd Street to the east, and midblock between 44th Road and 44th Drive to the south) is generally zoned M1-4 (light manufacturing). The M1-4 district is a non-contextual light manufacturing district which serves as a buffer between other manufacturing districts and adjacent residential or commercial districts. Under the Proposed Actions, much of this subarea would be rezoned to M1-4A, M1-5A (medium-density manufacturing), and a smaller portion of the subarea would be rezoned to M1-6A (high-density manufacturing). These districts support a range of commercial

and industrial uses including retail, offices, business services, automotive repair, and light industrial.

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 that would be displaced from the IBZ areas do not individually or collectively shape the character of the local economy and area. The businesses directly displaced by the Proposed Actions~~ within or outside the Long Island City IBZ. Many of the potentially displaced businesses within the Long Island City IBZ are the types of businesses that would be accommodated within the Long Island City IBZ at greater densities in the future with the Proposed Actions. The Proposed Actions would rezone subareas of the Long Island City IBZ to encourage modern industrial and commercial development that supports good-paying jobs, while continuing to prohibit residential development to ensure long-term viability of industrial operations. Additionally, current listings for industrial space within the Long Island City IBZ suggest that some businesses may be able to relocate within the Long Island City IBZ if not in the Project Area. Irrespective of relocation opportunities, the businesses that could be displaced from the Long Island City IBZ areas contribute to but do not individually or collectively shape the character of the local economy and area, and do not provide products or services essential to the local economy that would no longer be available in the study area~~.~~ or trade area.

INDIRECT RESIDENTIAL DISPLACEMENT

As described in the *CEQR Technical Manual*, indirect residential displacement usually results from substantial new development that is markedly different from an area's existing uses and activity and may 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 where 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 income or poverty status 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. The average household income is calculated by dividing the aggregate income by the total number of households in the study areas. The presence of high-income households raises the average income, sometimes substantially higher than the median household incomes in the study area. Therefore, the

median household income is also presented as it represents an estimate of the mid-point of all household incomes in the study area.

As shown in **Table ~~3-3~~3-4**, the estimated average household income for the study area is $147,638, substantially higher than that of Queens ($109,287) and New York City ($122,667). Average incomes in the study area have increased by an estimated 74.3 percent since 2006–2010, a much larger rate of change compared to Queens and New York City. The estimated median household income for the study area is $105,336, which, similar to the average, is higher than that of Queens ($82,431) and New York City overall ($76,607).

Table 3-4
Household Income Characteristics (2006–2010, 2018–2022 ACS)

Area	Average Household Income[1]			Median Household Income[1]		
	2006–2010 ACS	2018–2022 ACS	Change or Direction of Change[2]	2006–2010 ACS	2018–2022 ACS	Change or Direction of Change[2]
Socioeconomic Study Area	$84,704	$147,638	74.3%	$53,277	$105,336	Increase
Queens	$94,732	$109,287	15.4%	$74,604	$82,431	10.5%
New York City	$105,106	$122,667	16.7%	$67,850	$76,607	12.9%

Notes:
[1] All dollar figures are represented in 2022 dollars.
[2] If the MOE of the difference between 2006–2010 and 2018–2022 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 2018–2022 ACS 5-Year Estimates via DCP's NYC Population FactFinder.

Residential rents have increased throughout the study area since the 2006–2010 ACS (see **Table 3-5**). In 2006–2010, the average and median gross rents in the socioeconomic study were below that of Queens and New York City as a whole. In 2018–2022, however, the average and median gross rents in the study area were significantly higher than that of Queens and New York City as a whole. This points to a general trend of rapidly increasing residential rents in the study area.

Table 3-5
Average and Median Gross Rents

Area	Average Gross Rent			Median Gross Rent		
	2006–2010 ACS[1]	2018–2022 ACS[1]	Change or Direction of Change[2]	2006–2010 ACS[1]	2018–2022 ACS[1]	Change or Direction of Change[2]
Socioeconomic Study Area	$1,405	$2,481	Increase	$1,043	$2,538	143.3%
Queens	$1,580	$1,817	15.0%	$1,594	$1,847	15.9%
New York City	$1,542	$1,841	19.4%	$1,445	$1,714	18.6%

Notes:
[1] All dollar figures are represented in 2022 dollars.
[2] If the margin of error (MOE) of the difference between 2006–2010 and 2018–2022 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 2018–2022 ACS 5-Year Estimates via DCP's NYC Population FactFinder and Social Explorer.

~~Residential rents have increased throughout the study area since the 2006–2010 ACS (see Table 3-4).~~

~~In 2006–2010, the average and median gross rents in the socioeconomic study were below that of Queens and New York City as a whole. In 2018–2022, however, the average and median gross rents in the study area were significantly higher than that of Queens and New York City as a whole. This points to a general trend of rapidly increasing residential rents in the study area.~~

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 to provide a fuller understanding of where the market is today. **Table ~~3-5~~ 3-6** summarizes online listings for apartments for the study area. The average rents presented in the table were calculated based on market-rate rental units and are generally much higher than the data presented by the ACS.

Table ~~3-5~~3-6
Asking Rents in the Socioeconomic Study Area

	Studio	1BR	2BR	3BR or more
Average	$3,311	$3,854	$5,399	$6,877
Median	$3,209	$3,918	$5,500	$6,877
Third Quartile	$3,564	$4,249	$6,000	$7,810

Notes: The data presented in this table is based on the following sample sizes: Studio (56 listings); 1 Bedroom (190 listings); 2 Bedroom (126 listings); 3+ Bedrooms (27 listings).
Source: StreetEasy (http://streeteasy.com) accessed in October 2024.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

In the future without the Proposed Actions (the No Action condition) it is anticipated that the existing trends of increasing rents and increasing household income in the study area would continue. Within the socioeconomic study area, an estimated 11,355 DUs are expected to be completed by the 2035 analysis year. These DUs will introduce substantial population growth into the study area, furthering the existing trend of increasing rents and incomes. Multiple mixed-use, high-density projects are also planned for the study area. For example, 22-44 Jackson Avenue would introduce an estimated 1,122 DUs and almost 40,000 sf of commercial space. Development at 23-15 44 Road is expected to introduce almost 1,000 DUs and over 20,000 sf of commercial space, and an ongoing project at 2-21 Malt Drive is expected to introduce over 800 DUs and almost 13,000 sf of commercial space. Most of the anticipated development in the No Action condition is concentrated on the eastern side of the study area, loosely surrounding Jackson Avenue, with a slightly higher concentration to the northeast between 44th Drive and 39th Avenue. According to data from the HPD Affordable Housing Production dataset, in the study area, approximately 15 projects currently under development will add an estimated 388 affordable units.[21] While the planned affordable housing would benefit the community, it

[21] Affordable Housing Production by Building | NYC Open Data

would not be of an amount that would be expected to slow the existing trend of increasing rents and household income identified in **Tables ~~3-3~~3-4 and ~~3-4~~3-5**.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

By 2035, the Proposed Actions are projected to result in an increase in the number of DUs, due in part to the application of the MIH program to the Project Area. Of the 17,010 DUs projected under the Proposed Actions, 16,744 units would be developed in accordance with the MIH program, which sets forth three primary options that are characterized by different affordability levels to promote a range of affordable development.

- **Option 1**: 25 percent of residential floor area would be set aside for households with incomes averaging 60 percent AMI or lower. Under the RWCDS this equates to 4,188 permanently affordable DUs.
- **Option 2**: 30 percent of residential floor area would be set aside for households with incomes averaging 80 percent AMI or lower. Under the RWCDS this equates to 5,023 permanently affordable DUs.
- **Option 3**: 20 percent of residential floor area would be set aside for households with incomes averaging 40 percent AMI or lower. Under the RWCDS this equates to 3,349 permanently affordable DUs.

New York City Area AMIs and affordable monthly rents by AMI are shown in **Tables ~~3-6~~ 3-7 and ~~7~~3-8**. AMIs are calculated yearly by HUD.

Table ~~3-6~~3-7
2024 New York City Area 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	$32,610	$43,480	$54,350	$65,220	$86,960	$108,700	$130,440	$141,310	$179,355
2	$37,290	$49,720	$62,150	$74,580	$99,440	$124,300	$149,160	$161,590	$205,095
3	$41,940	$55,920	$69,900	$83,880	$111,840	$139,800	$167,760	$181,740	$230,670
4	$46,590	$62,120	$77,650	$93,180	$124,240	$155,300	$186,360	$201,890	$256,245
5	$50,310	$67,080	$83,850	$100,620	$134,160	$167,700	$201,240	$218,010	$276,705

Source: HUD

Table ~~3-7~~3-8
2024 New York City Affordable Monthly Rents by 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	$815	$1,087	$1,358	$1,630	$2,174	$2,717	$3,261	$3,532	$4,483
1 BR	$873	$1,165	$1,456	$1,747	$2,330	$2,912	$3,495	$3,786	$4,805
2 BR	$1,048	$1,398	$1,747	$2,097	$2,796	$3,495	$4,194	$4,543	$5,766
3 BR	$1,211	$1,615	$2,018	$2,422	$3,230	$4,037	$4,845	$5,248	$6,661

Note: Assumes tenant pays electricity. Rents are approximate and have been calculated at 30 percent of annual gross income of the target AMI.
Source: HUD

This analysis conservatively assumes the application of MIH Option 2.[22] Under the RWCDS, a total of 17,010 DUs would be developed on projected development sites, representing an increment of 14,699 DUs over the No Action condition. Assuming MIH Option 2 for the 16,744 units developed through the MIH program would equate to 5,023 permanently affordable DUs for households averaging 80 percent of AMI of lower; 9,676 DUs would be market rate.

Average Household Income of the With Action Population

Table ~~3-8~~3-9 shows the estimated distribution of the 9,676 incremental market-rate units in the With Action condition by number of bedrooms. Assuming the existing mix of unit types in the study area, approximately 16 percent would be studios, 42 percent would be one-bedroom units, 34 percent would be two-bedroom units, and 8 percent would be three-or-more-bedroom units.

Table ~~3-8~~3-9
Market Rate Units by Number of Bedrooms

	Percent	Number
RWCDS Market Rate Units	**100%**	9,676
Studio	15.8%	1,529
One Bedroom	42.3%	4,093
Two Bedroom	34.1%	3,300
Three bedrooms or larger	7.8%	755
Source: Distribution of units by number of bedrooms is sourced from the 2018–2022 ACS 5-year estimate for the study area.		

Table ~~3-9~~3-10 shows the calculations used to estimate the average household income of the market rate units. Using the third quartile of market rate monthly rent by bedrooms, household incomes are estimated assuming that households spend 30 percent of their gross monthly income on rent. Then, the estimated annual incomes are multiplied by the number of units to determine the aggregate income for all the units. Finally, this aggregate is divided by the total number of market rate units to determine the average household income of the market rate units of $200,625.

[22] *CEQR Technical Manual* guidelines suggest that the more conservative MIH Option is one that produces the highest average income for the introduced population. Based on the projected development expected as a result of the Proposed Actions, MIH Option 2 generates a slightly higher overall average income for the introduced population and therefore is the more conservative MIH Option for this assessment.

Table ~~3-9~~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	$3,564	$11,880	$142,560	1,529	$217,946,868
One Bedroom	$4,249	$14,163	$169,960	4,093	$695,637,442
Two Bedroom	$6,000	$20,000	$240,000	3,300	$791,883,840
Three Bedrooms	$7,810	$26,033	$312,400	755	$235,777,027
Total				9,676	$1,941,245,178
Weighted Average Income of Market Rate Units (Aggregate Income ÷ Total Units)					**$200,625**

Note:
[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 200 recent and 200 active StreetEasy Listings, October 2024; percent of units by number of bedrooms from 2018–2022 ACS 5-year estimate for the study area.

In the With Action condition under MIH Option 2, the 5,023 units on projected development sites would be affordable at 80 percent AMI (household incomes averaging $103,160).[23] **Table ~~3-10~~3-11** shows the average household income of both the affordable and market-rate units. The average income of market rate units was multiplied by the total number of market rate units. The average income of affordable units was multiplied by the total number of affordable units. These two numbers were added together to determine the aggregate income for all units. This aggregate income was divided by the total number of units to determine the average income for all units of $167,319.

Table ~~3-10~~3-11
Weighted Average Income of Total With Action Population

	Income	Units	Aggregate Income (Income x Units)
Market rate	$200,625	9,676	$1,941,245,178
Affordable MIH[1]	$103,160	5,023	$518,172,680
Total		14,699	$2,459,417,858
Weighted Average Income of the With Action Population (Aggregate Income ÷ Total Units)			**$167,319**

Note:
[1] Affordable income is based on the expected income at 40 percent AMI for a household size of 2.3 (the average household size throughout Queens CDs 1 and 2).
Numbers may not sum to totals due to rounding.
Sources: HUD

In the With Action condition, the average household income of the new population ($167,319) would exceed the average household income of the existing population in the study area ($147,638). Therefore, in accordance with *CEQR Technical Manual*

[23] Because AMI is defined by household size and the household size in the study area falls between two whole numbers (2.3 persons per household), the appropriate CEQR methodology was used to estimate affordable unit income levels.

guidelines, Step 2 of the preliminary indirect residential displacement assessment is warranted.

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

According to *CEQR Technical Manual* analysis thresholds, if the population increase is 5 percent or greater within 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, a detailed analysis is warranted.

According to the 2020 U.S. Decennial Census, the socioeconomic study area had a population in 2020 of 60,551 residents. The DCP housing database identified 6,587 net units built since 2020. These DUs can be expected to have added 15,150 residents to the study area bringing the estimated 2024 population to 75,701 residents. In the No Action condition, an annual growth rate of 1,609 DUs per year has been assumed throughout the study area.[24] As shown in **Table 3-~~11~~12**, the addition of these units to the study area is expected to bring the total population to 112,708 in 2035, a 48.9 percent increase over the current estimated population.

Table ~~3-11~~3-12
Population Estimates and Projections
Existing Conditions and Future Without the Proposed Actions

	2020 Census Population Estimate	Population Derived from Housing Completions Since 2020 Census	2024 Study Area Population Estimate	2035 Population Projection No Action Condition	Change from 2024 to 2035 No Action Condition (in percent)
Study Area	60,551	15,150	75,701	112,708	48.9%

Notes: The 2035 projected population is based on an annual growth rate of 1,609 DUs and an average household size of 2.3 persons per DU (average for Queens CDs 1 and 2).
Source: 2020 Decennial Census; DCP Housing Database.

In the With Action condition, the study area would experience substantial population growth compared with the No Action condition (see **Table ~~3-12~~3-13**). The projected population is estimated to be 33,808, representing a 30.0 percent change from the 2035 population projections under the No Action condition. As population growth in the study area in the With Action condition would exceed the No Action condition by over 10 percent, a detailed analysis of indirect residential displacement is warranted (see Section D, "Detailed Analysis of Indirect Residential Displacement").

[24] Per DCP guidance this annual growth rate results in an additional 16,090 DUs by the 2035 analysis year.

Table ~~3-12~~3-13
With Action Condition Population

	2035 Population Projections No Action Condition	Number of Incremental DUs	Projected Population Increase from With Action Dwelling Units	Percent Change from 2035 With Action Condition
Study Area	112,708	14,699	33,808	30.0%

Note: The 2035 projected population and the projected population increase under the With Action condition is based on an annual growth rate of 1,609 DUs and an average household size of 2.3 persons per DU (the average for Queens Community Districts 1 and 2).
Source: U.S. Census Bureau 2018–2022 ACS.

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 introduce residential, community, commercial, and light industrial uses. With the Proposed Actions, the residential uses would include a combination of affordable and market-rate units, and the commercial uses would include local retail, office, and life science space. As shown in **Table ~~3-13~~3-14**, the Project Area and broader study area already include industrial uses and have well-established residential and retail markets such that the Proposed Actions would not be introducing new economic activities to the projected development sites or to the study area.

Table ~~3-13~~3-14
Existing Land Uses and Incremental Land Uses under the Proposed Actions RWCDS

Use	Existing Amount on Projected Development Sites	Existing Amount in Study Area	No Action Development on Projected Development Sites	Planned No Action Development in Study Area (not on Projected Development Sites)	Incremental Amount Introduced Under the Proposed Actions RWCDS
Residential (DU)	12	45,766	2,311	6,096	14,699
Commercial office (gsf)	168,531	10,089,359	1,808,364	281,707	2,565,460
Commercial local retail (gsf)	54,805	2,328,778[1]	341,300	333,304	569,753
Industrial/Auto (gsf)	1,261,608	11,563,067[2]	1,456,677	1,002,735	526,527

Notes:
[1] Data from MapPLUTO does not break down commercial uses into local retail (general retail trade is provided and presented here) and life science and does not provide floor area estimates for community uses.
[2] The estimated industrial- and auto-related floor area is an aggregate of garage, factory, and storage floor area provided by the MapPLUTO database.
Sources: Existing use estimates for projected development sites and incremental use amounts introduced under the Proposed Actions RWCDS were based on 2024 MapPLUTO data. Existing use estimates for the socioeconomic study area were based on 2024 MapPLUTO GIS data (24v3).

The Proposed Actions are intended to promote development patterns that meet the long-term goals of the Long Island City Neighborhood Plan by comprehensively updating zoning to permit a wider range of uses including residential, commercial, retail, light industrial, arts-related, community facilities and new open space. Under existing zoning regulations, new residential development in key areas and along many major corridors is not permitted. Many businesses are restricted from expanding offerings in response to the growing residential population directly to the north and the east. In the absence of the Proposed Actions, the Project Area's manufacturing districts would continue to be dominated by a range of industrial and commercial uses. Given the low density of employment characteristic of industrial uses, employment in these areas can be expected to remain stagnant.

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

In most cases, indirect displacement of businesses occurs when a project would markedly 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 new commercial or retail services that would increase demand for services and cause rents to rise. IBZs do not allow residential development, primarily preserving land uses that foster industrial development; however, the zoning districts considered under the Proposed Actions would allow for residential development alongside new types of industrial business uses that may replace potentially displaced businesses. 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 and is already experiencing an ongoing trend toward the development of residential uses. Recent residential developments in the study area include 22-44 Jackson Avenue (introducing over 1,000 DUs in 2021), 1-15 57 Avenue (introducing over 650 DUs in 2022), 56-27 2 Street (introducing over 440 DUs in 2022), 29-59 Northern Boulevard (introducing over 950 DUs in 2021), and 23-15 44 Drive (introducing 800 DUs in 2021).

The Proposed Actions would result in the incremental development of 14,699 DUs, including between 2,940 and 5,025 permanently affordable units. The substantial number of affordable units in the With Action condition would support a mix of household incomes, helping to preserve consumer demand for businesses offering goods and services at a range of price points. This would be supportive of smaller retail businesses that may be more likely to cater to the area's residential population than large-format destination retail stores. Additionally, the introduction of a new residential population would increase demand for the goods and services provided by existing businesses. With the large amount of residential development introduced by the Proposed Actions, owners of commercial- and manufacturing-zoned properties within the study area may seek to capitalize on the increased pedestrian traffic generated by incremental residents. This influence could lead to rent increases and indirect displacement of some potentially vulnerable businesses—those uses unable to capture additional revenues from the trend

causing the ~~increased~~increase in rent (increased population and consumer expenditure potential). Study area businesses most vulnerable to indirect displacement would be industrial uses at locations within closest proximity to existing and projected residential developments, as well as retail or community facility establishments that cannot capture new consumer expenditure. As mentioned previously, the area is already experiencing a trend of industrial use turnover with the introduction of residential, office, and other types of retail uses. Recent developments of this nature include 30-30 Northern Boulevard (conversion of 230,000 gsf from industrial to office), 37-42 30 Street (introducing over 27,000 gsf of retail and grocery use in addition to residential space), and 42-59 Crescent Street (introducing over 22,000 gsf of hotel use).

Additionally, throughout the Project Area, there are projected development sites that have existing plans to turnover the current use absent the Proposed Actions. On Projected Development Site 22, for example, there currently exists about 8,000 gsf of industrial space that would be replaced by approximately 54,000 gsf of residential space irrespective of the Proposed Actions. On Projected Development Site 26 there currently exists approximately 11,000 gsf of industrial use that would be replaced by approximately 39,000 gsf of residential use irrespective of the Proposed Actions. On Projected Development Site 54 approximately 76,000 gsf of industrial space would be replaced by approximately 96,000 gsf of residential space in the No Action condition.

COMMERCIAL USES

Commercial uses include both retail and office use. In terms of retail uses, there currently exists approximately 2.3 million gsf of retail trade space throughout the socioeconomic study area, and over 300,000 gsf of local retail would be developed in the No Action condition. In addition, throughout the study area former industrial buildings have been adaptively reused for commercial, retail, and arts-related uses. These factors indicate that there is currently a trend of increasing demand for, and corresponding development of, retail space in the study area. The Proposed Actions would add an increment of 569,753 gsf of local retail over the No Action condition. This increment represents 15.9 percent of the anticipated future retail inventory in the study area. The retail added by the Proposed Actions would be reflective of continuing trends towards new retail development~~,~~ and support existing and future residents and workers.

In terms of office uses, within the wider study area, there are many employees working in office-based industries such as the Finance and Insurance (2,427 employees in the study area), Information (1,639 employees in the study area), Real Estate and Rental and Leasing (1,402 employees in the study area), and Management of Companies and Enterprises (754 employees in the study area). Buildings with over 50,000 sf of office space are generally concentrated to the southeast of the study area, along 43rd Avenue and 44th Road between 21st Street and Jackson Avenue, as well as along 49th Avenue between 11th and 30th Streets.[25] Currently, 168,531 gsf of office space exists on projected development sites and over 10 million gsf of office space exists throughout the study area. In the No Action condition, it is estimated that nearly 2 million gsf of office space would be developed on the projected development sites. An additional 281,707 gsf of office space would be developed throughout the study area on lots not on projected

[25] MapPLUTO 24v3.1

development sites. Similar to commercial retail uses, there has been reinvestment in and reactivation of older loft buildings for a variety of commercial office and artist spaces, indicating a growing local demand for new office and other workspaces. Queens as a whole has experienced increased market interest in office space, leading the outer boroughs in transaction volume since 2021.[26] The Hunters Point neighborhood, which comprises a significant portion of the study area, took the top spot in outer borough transaction volume since 2021, and experienced a higher value of transacted office space than Downtown Brooklyn. The nearby neighborhoods of Astoria, Sunnyside, and Flushing were in the top five neighborhoods for office related transaction volume since 2021. The highest value transaction since 2021 was 36-06 34th Avenue in Astoria which contains roughly 265,000 sf of office space. Between 2002 and 2022 roughly 8.3 million sf of office space was added to the Long Island City market with 2.7 million sf being brought online after 2019.

The Proposed Actions would introduce an incremental 2.5 million gsf of office space, representing roughly 17 percent of the anticipated future office inventory in the study area. The Proposed Actions would support existing trends of office space development in the study area and surrounding real estate submarkets. The amount of new office space added by the Proposed Actions would be reflective of continuing trends toward new office development within the study area and neighboring real estate submarkets.

There are also a number of projected development sites that would experience turnover of current industrial uses absent the Proposed Actions. On Projected Development Site 17, for example, there is roughly 41,000 gsf of industrial space that would be replaced by roughly 40,000 gsf of local retail and almost 46,000 gsf of office space irrespective of the Proposed Actions. Similarly, on Projected Development Site 19, there is roughly 59,000 gsf of industrial space that would be replaced by almost 75,000 gsf of local retail and approximately 540,000 gsf of office space, irrespective of the Proposed Actions. On Projected Development Site 54 the 76,000 gsf of existing industrial space would be replaced by over 19,000 gsf of local retail and approximately 39,000 gsf of office space (in addition to residential) in the No Action condition. The ongoing turnover of industrial uses throughout the Project Area and large study area speak to the trend of market pressures incentivizing a shift away from current uses. The Proposed Actions provide zoning use allowances that can better meet changing market conditions.

Many existing industrial uses on projected development sites and throughout the study area have anticipated development programs that are anticipated to shift the use towards residential, office, and retail space. These expected development programs represent an overall change in market conditions. While individually important, potentially vulnerable businesses would not meet the criteria for significant displacement impact, i.e., collectively, they are not of substantial economic value to the City, they do not represent a substantial percentage of employment in the local economy and can largely be relocated elsewhere in the City.

[26] The Real Deal – “Queens in NYCs Top Outer Borough Office Market.” July 2024.

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 directly displace uses that offer critical support services to the remaining local businesses, or that draw a substantial customer base to the study area. As described in Section C, under "Direct Business Displacement," businesses from several economic sectors could be directly displaced, with the largest number of businesses from the Arts, Entertainment, and Recreation sectors. While these businesses are individually and collectively valuable to the local and City economy, they do not function as anchors for local business operations. Generally, anchor businesses/uses take the form of big box retailers, department stores, large educational institutions, healthcare institutions, and large religious or cultural uses.[27]

The potential displacement of these businesses is not expected to reduce customer traffic to a degree that would affect the ability of remaining businesses to continue their operations. Throughout the study area, there are a variety of other businesses offering similar services to those displaced. The potentially displaced businesses do not draw large volumes of customers to their locations relative to the overall consumer draw within the study area, nor are these firms relied upon exclusively for products or services by business establishments in the study area. Therefore, the potential displacement of these businesses would not have a significant adverse effect on the remaining businesses or consumers in 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?

The Proposed Actions would not directly displace residents, workers, or visitors who form a substantial portion of the customer base of existing businesses in the study area. In the With Action condition, any potential loss of existing residential customers would be more than offset by the introduction of a new residential population (increment of 14,699 DUs) generated as a result of the Proposed Actions.

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.

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 assessment above, by 2035 the Proposed Actions could directly displace an estimated ~~28~~68 businesses and ~~309~~538 employees in several

[27] The Initiative for Competitive Inner City (ICIC) "The Role of Anchor Institutions in Supporting Local Communities."

economic sectors (detailed in **Table 3-2**). The potentially displaced businesses do not represent a critical mass of businesses within any City industry, category of business, or category of employment. Although these businesses are valuable individually and collectively to the City's economy, the goods and services offered by the potentially displaced uses can be found elsewhere within the 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 ANALYSIS OF INDIRECT RESIDENTIAL DISPLACEMENT

For the purposes of this detailed analysis, the study area is subdivided into two subareas as shown in **Figure 3-2**: Subarea A roughly corresponds to the Queensbridge-Ravenwood-Dutch Kills NTA and Subarea B roughly corresponds to the Long Island City-Hunters Point NTA.[28] As detailed below, populations living within the two subareas have markedly different average and median incomes, different rates of population in poverty, and there are differences in residential rents. Given the variation in demographic and market conditions, these two subareas warrant independent consideration as part of the detailed analysis.

EXISTING CONDITIONS AND TRENDS

HOUSEHOLD INCOME

Subarea A

Table ~~3-14~~3-15 presents average and median income trends between the 2006–2010 and 2018–2022 ACS. In Subarea A, average and median household incomes have increased since 2006–2010 but are well below borough- and City-wide incomes. Average household income in Subarea A ($81,701) is lower than that of Queens (although the exact difference cannot be reliably reported) and approximately $41,000 lower than that of New York City overall. Median household income in Subarea A ($50,618) is approximately $32,000 lower than median household income in Queens and approximately $26,000 lower than median household income in New York City overall.

[28] Subarea A contains the following Queens census tracts: 51, 25, 31, 33.01, 33.02, 37, 39, 43, 47, 85. Subarea B contains the following Queens census tracts: 1.03, 19.01, 1.04, 1.01, 1.02, 7.02, 19.02, 19.03.

Table ~~3-14~~3-15
Household Income Characteristics (2006–2010, 2018–2022 ACS)

Area	Average Household Income			Median Household Income		
	2006–2010 ACS[1]	2018–2022 ACS[1]	Change or Direction of Change[2]	2006–2010 ACS[1]	2018–2022 ACS[1]	Change or Direction of Change[2]
Subarea A	$52,977	$81,701	Increase	$33,397	$50,618	Increase
Subarea B	$153,988	$202,092	Increase	$118,897	$154,517	Increase
Queens	$94,552	$109,287	15.6%	$74,604	$82,431	10.5%
New York City	$104,908	$122,667	16.9%	$67,850	$76,607	12.9%

Notes:
[1] All dollar figures are represented in 2022 dollars.
[2] If the MOE of the difference between 2006–2010 and 2018–2022 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 2018–2022 ACS 5-Year Estimates via DCP's NYC Population FactFinder.

Subarea B

In Subarea B, average and median household incomes have increased since 2006–2010 and are well above borough- and City-wide incomes (see **Table ~~3-14~~3-15**). Average household income in Subarea B ($202,092) is nearly $93,000 higher than that of Queens and approximately $79,500 higher than that of New York City. Median household income in Subarea B ($154,517) is approximately $72,000 higher than the median household income for Queens and approximately $78,000 higher than the median household income in New York City overall.

As shown in **Table ~~3-15~~3-16**, Subarea A has approximately 5,313 DUs within New York City Housing Authority (NYCHA) housing developments; Subarea B contains no NYCHA housing. The presence of NYCHA housing in Subarea A influences the average and median household incomes in the corresponding census tracts and the overall subarea. **Table ~~3-15~~3-16** presents the NYCHA developments present in Subarea A along with their respective location, DU count, and average household income in the corresponding census tract. The census tracts in which NYCHA housing is present have significantly lower average household incomes than that of the study area, with average annual household incomes ranging from $37,808 to $71,522.

Table ~~3-15~~3-16
NYCHA Developments in the Study Area

Development	Address	Total DUs	Corresponding Census Tract (CT)	Average Household Income in CT[1]
Subarea A				
Queensbridge North	10-05 41st Avenue	1,543	25	$41,447
Queensbridge South	10-06 41st Avenue	1,604	25	$41,447
Ravenswood	21-10 35th Avenue	2,166	Portions of 43 / 47	$37,808 / $71,522

Note:
[1] All dollar figures are represented in 2022 dollars.
Sources: http://nycha.maps.arcgis.com; American Community Survey (ACS) 2022, via Social Explorer.

HOUSEHOLD INCOME DISTRIBUTION

Subarea A

Table ~~3-16~~3-17 shows household income distribution. In Subarea A, 37 percent of households make over $75,000 annually and 17 percent of households make over $150,000 annually, whereas in the comparison geographies of Queens and New York City, slightly over 50 percent of households have an annual income of over $75,000. Approximately 42 percent of households earn less than $35,000 annually, as compared to 21 percent in Queens and 27 percent in New York City overall.

Table ~~3-16~~3-17
Household Income Distribution 2022

	Subarea A		Subarea B		Queens		New York City	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total households	10,044	100%	12,162	100%	816,859	100%	3,282,804	100%
Less than $35,000	4,214	42%	1,066	9%	174,028	21%	875,902	27%
$35,000 to $74,999	2,140	21%	1,350	11%	199,756	25%	739,463	23%
$75,000 to $149,999	2,011	20%	3,522	29%	254,076	31%	859,321	26%
$150,000 or more	1,679	17%	6,224	51%	188,999	23%	808,118	25%

Notes:
Distribution represented in 2022 dollars.
Components may not sum to totals due to rounding.
Source: U.S. Census Bureau 2018–2022 ACS.

Subarea B

In Subarea B, only approximately 9 percent of households earn less than $35,000 annually, compared to 21 percent in Queens and 27 percent in New York City overall. Approximately 80 percent of households in Subarea B have household incomes over $75,000 and over half of all households have an annual income exceeding $150,000. The proportion of households in this highest income bracket exceeds those for Queens and New York City as a whole.

POPULATION LIVING IN POVERTY

Subarea A

As shown in **Table ~~3-17~~3-18**, in Subarea A the percentage of the population living in poverty is higher than in Queens and New York City across all age groups. The percentage of children (under 18) that are living in poverty (25 percent) is higher than that in Queens (14.4 percent). Approximately one-third of Subarea A seniors (65 and older) are living in poverty.

Subarea B

Subarea B has a relatively low percentage of the population living in poverty as compared to Queens and New York City overall, particularly for younger age cohorts. The percentage of children (under 18) and ~~senior~~seniors (65 and older) living in poverty in the subarea ~~are~~is not reportable.

Table ~~3-17~~3-18
Percentage of Population Living Below Poverty Level

	Subarea A	Subarea B	Queens	New York City
Total Population	19.4%	6.0%	11.7%	17.2%
Under 18 Years	25.0%	-*	14.4%	23%
65 Years and Over	28.2%	-*	14.1%	18.3%

Notes: Poverty threshold is set by the U.S Census Bureau based on family income, family size, and composition.
***A value may not be reportable if it's MOE is larger than the value itself.
Sources: U.S. Census Bureau 2018–2022 ACS

HOUSING UNITS, VACANCY, AND TENURE

Subarea A

As shown in **Table ~~3-18~~3-19**, as of the 2020 Census, there were an estimated 12,615 housing units in Subarea A, of which approximately 94 percent were occupied. Approximately four percent of housing units in the subarea were available for rent in 2020. Subarea A's rate of renter-occupied units (95 percent) is higher than the rates in Queens (60 percent) and New York City overall (70 percent).

Table ~~3-18~~3-19
Housing Units and Vacancy

	Subarea A		Subarea B		Queens		New York City	
	Count	%	Count	%	Count	%	Count	%
Total housing units	12,615	100.0%	19,084	100.0%	896,333	100.0%	3,618,635	100.0%
Occupied housing units	11,840	93.9%	16,866	88.4%	847,210	94.5%	3,370,448	93.1%
Renter occupied units	11,268	95.2%[1]	14,578	86.4%[1]	506,595	59.8%[1]	2,365,346	70.2%[1]
Total vacant housing units	775	6.1%	2,218	11.6%	49,123	5.5%	248,187	6.9%
For rent	*512*	*4.1%*	*1,565*	*8.2%*	*18,026*	*2.0%*	*100,795*	*2.8%*
Rented, not occupied	*61*	*0.5%*	*101*	*0.5%*	*2,621*	*0.3%*	*15,253*	*0.4%*
For sale only	*15*	*0.1%*	*303*	*1.6%*	*5,071*	*0.6%*	*19,760*	*0.5%*
Sold, not occupied	*13*	*0.1%*	*48*	*0.3%*	*2,271*	*0.3%*	*11,140*	*0.3%*
For seasonal, recreational, or occasional	*35*	*0.3%*	*46*	*0.2%*	*4,134*	*0.5%*	*25,735*	*0.7%*
For migrant workers	*2*	*0.0%*	*0*	*0.0%*	*46*	*0.0%*	*168*	*0.0%*
Other vacant	*137*	*1.1%*	*155*	*0.8%*	*16,954*	*1.9%*	*75,336*	*2.1%*

Note:
1. Percent of renter occupied households is calculated based on the total occupied housing units in the study area rather than the total housing units.
Source: U.S Census Bureau Decennial Census 2020.

Subarea B

There were an estimated 19,084 housing units in Subarea B in 2020. Of the total units in the subarea, approximately 88 percent were occupied, and approximately 8 percent of all units were available for rent. Approximately 86 percent of the occupied housing units in the subarea were renter-occupied, which is a higher percentage of renter households than is found in Queens and New York City overall.

HOUSING UNITS BY YEAR STRUCTURE BUILT

Subarea A

As shown in **Table ~~3-19~~3-20**, approximately half of Subarea A housing units were built prior to 1950, a slightly higher percentage than in Queens and New York City overall. The subarea saw relatively little housing construction between 1950 and 1999—26 percent of units were built during this period, while 46 percent of housing units in Queens and 41 percent of housing units in New York City were built during the same period. Conversely, approximately 23 percent of units were built in 2000 or later, a higher rate than in Queens and New York City. The presence of significant NYCHA housing throughout Subarea A influences the age of the overall housing stock. The Queensbridge Houses (North and South), which account for over 3,100 housing units in the subarea, were completed in 1939 and tenanted in 1940. The Ravenswood Houses account for over 2,100 housing units and were completed/tenanted in 1951.

Table ~~3-19~~3-20
2022 Housing Units by Year Structure Built

	Subarea A		Subarea B		Queens		New York City	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Housing Units:	13,246	100%	18,748	100%	896,825	100%	3,620,774	100%
Built 2000 or Later	2,994	23%	14,861	79%	76,830	9%	378,580	10%
Built 1950 to 1999	3,432	26%	1,416	8%	416,910	46%	1,478,287	41%
Built 1949 or Earlier	6,820	51%	2,471	13%	403,085	45%	1,763,907	49%
Source: U.S. Census Bureau 2018–2022 ACS.								

Subarea B

Nearly 80 percent of the housing stock in Subarea B has been built since 2000 (see **Table ~~3-19~~3-20**), and a vast majority of that construction occurred after 2010. Only about 13 percent of Subarea B's housing units were built prior to 1950; most of this older housing stock is located between 46th Road and 51st Avenue and 5th and 11th Streets. Another concentration of older housing stock in Subarea B can be found between 44th Drive and 46th Avenue and 11th and 23rd Streets.

HOUSING UNITS IN STRUCTURE

Subarea A

As shown in **Table ~~3–20~~3-21**, in Subarea A, a vast majority of housing units are in buildings with 10 or more units. The presence of large NYCHA housing developments influences this data since the mean number of floors in buildings throughout the subarea is two.[29] Outside of NYCHA housing, most buildings with 10 or more units are located between Queens Plaza and 37th Avenue and 23rd and 33rd Streets. Only about 22 percent of Subarea A housing units are in structures with one to nine units. These smaller residential buildings are found throughout the subarea with a main corridor between 36th and 40th Avenues.

[29] MapPLUTO24v3 – "NumFloors" field.

Table ~~3-20~~3-21
Units in Structure

	Subarea A		Subarea B		Queens		New York City	
Units in Structure	Estimate	Percent	Estimate	Percent	Estimate	Percent	Estimate	Percent
1 to 2	1,247	9%	730	4%	430,240	47.9%	1,044,814	28.9%
3 to 4	773	6%	503	3%	91,910	10.3%	329,814	9.1%
5 to 9	880	7%	1,011	5%	49,142	5.5%	239,448	6.6%
10 to 49	5,416	41%	2,100	11%	120,446	13.4%	821,447	22.7%
50 or more	4,880	37%	14,389	77%	202,756	22.6%	1,178,385	32.6%
Total	13,246	100%	18,748	100%	896,825	100%	3,620,774	100%

Note: Components may not sum to totals due to rounding.
Sources: U.S. Census Bureau 2018–2022 ACS 5-year estimates, Social Explorer

Subarea B

In Subarea B, over three-quarters of housing units are in buildings with 50 or more units. These large multi-family buildings are located along Queens Plaza South and Jackson Avenue East of 21st Street. Another concentration of large multi-family buildings can be found on the waterfront along Center Boulevard to the south of 46th Avenue. The remaining housing stock in the subarea consists of buildings with a mean height of three floors.[30] These units are concentrated in older buildings between 46th Road and 51st Avenue to the west of 11th Street.

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME

Table ~~3-21~~3-22 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 ~~3-21~~3-22
Renter-Occupied Housing Units by Gross Rent as a Percentage of Household Income

	30% or more (Rent-Burdened)		50% or more (Severely Rent-Burdened)	
	2006–2010	2018–2022	2006–2010	2018–2022
Subarea A	45.9%	47.1%	22.1%	19.4%
Subarea B	35.3%	32.2%	15.8%	14.2%
Queens	52.7%	52.3%	28.0%	27.2%
New York City	51.3%	52.1%	27.7%	28.1%

Source: Census Bureau 2006—2010 and 2018–2022 ACS

Subarea A

In Subarea A, 47 percent of renting households are rent-burdened, including 19 percent of households that are severely rent-burdened. There was little change in the percentage of rent-burdened households in Subarea A between 2006–2010 and 2018–2022. Subarea A has lower percentages of households who are rent burdened and severely

[30] MapPLUTO24v3 – "NumFloors" field.

rent-burdened than Queens and New York City overall. In Queens and New York City, about half of renters are rent-burdened and slightly over one-quarter of renters are severely rent-burdened.

Subarea B

In Subarea B, 32 percent of households are rent-burdened, including 14 percent of households who are severely rent-burdened. There was little change in the percentage of rent-burdened households in Subarea B between 2006–2010 and 2018–2022. Subarea B has substantially lower percentages of households who are rent-burdened or severely rent-burdened than Queens and New York City overall.

MARKET RENTS

Subarea A

As discussed above, gross rents reported by ACS are often much lower than advertised market-rate rents. **Table ~~3-22~~3-23** shows average market rents by number of bedrooms, gathered from online rental listings. Average market rents in Subarea A are lower than those found in Subarea B, ranging from about $3,000 for a studio to nearly $5,400 for units with three bedrooms. Rental listings throughout the subarea are mainly concentrated east of 21st Street and to the south of 36th Avenue. Units are found in a mix of buildings including a concentration of recently developed high-rise buildings between 41st Avenue and Queens Plaza North and smaller mid-rise developments near 31st Street to the south of 36th Avenue.

Table ~~3-22~~3-23
Market Rate Rents in Subarea A

	Studio	1BR	2BR	3BR
Average Monthly Rent	$3,034	$3,608	$5,178	$5,387
Median Monthly Rent	$3,050	$3,626	$5,370	$5,513
Third Quartile Monthly Rent	$3,247	$4,020	$5,717	$6,976

Notes: The data presented in this table is based on the following sample sizes:
Studio (55 listings); 1 Bedroom (155 listings); 2 Bedroom (98 listings); 3+ Bedrooms (12 listings)
Source: StreetEasy (http://streeteasy.com) accessed in November 2024 and represented in current dollars as of November 2024.

Subarea B

As shown in **Table ~~3-23~~3-24**, market rate rents in Subarea B are quite high, ranging from an average of nearly $3,500 for a studio to about $7,400 for a three-bedroom unit. Rental listings throughout the subarea are mainly concentrated in the eastern and southern portions of the subarea. Many of these listings can be found in luxury multifamily buildings located between Queens Plaza South and Jackson Avenue. Similar buildings exist along Jackson Avenue to the south and along Center Boulevard to the west with older buildings found throughout.

Table ~~3-23~~3-24
Market Rate Rents in Subarea B

	Studio	1BR	2BR	3BR
Average Monthly Rent	$3,470	$4,120	$5,735	$7,368
Median Monthly Rent	$3,371	$4,085	$5,600	$6,995
Third Quartile Monthly Rent	$3,630	$4,497	$6,500	$7,938

Notes: The data presented in this table is based on the following sample sizes:
Studio (59 listings); 1 Bedroom (189 listings); 2 Bedroom (119 listings); 3+ Bedrooms (31 listings)
Source: StreetEasy (http://streeteasy.com) accessed in November 2024 and represented in current dollars as of November 2024.

RECENT RESIDENTIAL CONSTRUCTION ACTIVITY

Subarea A

Table ~~3-24~~3-25 shows new buildings and alterations requiring a new certificate of occupancy (A1) permits for residential buildings approved or permitted since 2015. In Subarea A, alterations and new buildings resulted in a gain of 6,115 DUs, while 39 demolitions resulted in a loss of 70 DUs, for a net increase of 6,045 DUs in the subarea. Major new developments include 30-02 39th Avenue, a 10-story mixed-use building with 428 DUs and 29-59 Northern Boulevard, a 63-story building featuring 958 DUs.

Table ~~3-24~~3-25
Permits for Construction and Residential Demolitions—2015 or Later

	Subarea A		Subarea B	
	Permits	Net DUs	Permits	Net DUs
Alterations	41	322	52	227
New Buildings	88	5793	133	15,816
Demolitions	39	-70	31	-87
Total	**168**	**6,045**	**216**	**15,956**

Source: DCP Housing Database v24Q2, DCP

Subarea B

In Subarea B, 15,956 net DUs have been gained since 2015. Major new developments include 22-44 Jackson Avenue, a 1,122-DU mixed-use building; 23-15 44th Road, a 67-story mixed-use building with 938 DUs; and 2-21 Malt Drive, a 39-story mixed-use building with 811 DUs. Other ~~development~~developments in the subarea ~~consists~~consist of the conversion of smaller residential buildings or commercial buildings, such as 24-16 Queens Plaza South, which enlarged and converted a former industrial building into a mixed-use residential building with 109 DUs.

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 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~~income 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 subareas.

Subarea A

Of an estimated 13,533 occupied rental DUs in the Subarea A, it is conservatively assumed that as many as 9,879 of those units—approximately 73 percent—may be occupied by low-income households (see **Table ~~3-25~~3-26**). The estimate of renters who are low income is based on HUD's CHAS (Comprehensive Housing Affordability Strategy) database, which estimates that between 2017 and 2021 approximately 73 percent of Subarea A renters were considered low income, defined as a household income that does not exceed 80 percent AMI using ~~HUDs~~HUD's calculation of the Area Median Family Income. This relatively high rate of low-income renters is heavily influenced by the presence of over 5,300 NYCHA DUs in Subarea A; applying the 73 percent low-income rate to more recent development likely overpredicts the number of low-income renters in the subarea. If the census tracts containing NYCHA DUs were to be removed from consideration, the rate of low-income renters in the subarea is approximately 46 percent.

Table ~~3-25~~3-26
Allocation of Low-Income Households, Subarea A

Renter-Occupied Housing Units		Low-Income Renter Households	
Total Renter-Occupied	13,533	Total	9,879
Income-Restricted	6,084	in Income-Restricted Protected Units	5,974
Income-Restricted but not Low-Income	*110*	*Income-Restricted but not Low-Income*	*0*
Low Income-Restricted	*5,974*	*Low Income-Restricted*	*5,974*
Non-Income-Restricted	4,050	in Non-Income-Restricted Protected Units	2,123
Unprotected	3,399	in Unprotected Units	1,782
Total Potentially Vulnerable Population in Unprotected Units (Household Size 2.09)			3,724
Total Potentially Vulnerable Population in Unprotected Units as Percentage of Total Population			11.2%
Sources: NYU Furman Center; New York State HCR Rent Stabilized Buildings List, Queens 2024; U.S. Census Bureau Decennial Census 2020; DCP Housing Database accessed in April 2025; AKRF, Inc.			

Based on data from the NYU Furman Center and the HCR Rent Stabilized Buildings List, there is an estimated total of 10,134 protected DUs in Subarea A. As detailed in **Table ~~3-25~~ 3-26**, of that total, an estimated 5,974 are income-restricted protected units, meaning residents must be low income to live in the units (e.g., NYCHA units and units in buildings receiving Low-Income Housing Tax Credits). Another estimated 4,050 DUs are non-income-restricted protected units, such as rent stabilized units, meaning that residents do not have to be low income to live in the units.[31] In order to determine where the low-income renters in the subarea reside, the following methodology is employed: the estimated 5,974 low-income-restricted protected units are assumed to be occupied by low-income households. There are more low-income renter households than low-income-restricted protected units, and therefore this analysis proportionally (based on the ratio of non-income restricted units and unprotected units) allocates the remaining 3,905 low-

[31] Data from HCR includes buildings with one or more units that are rent stabilized. For the purposes of this analysis, all units in buildings on the Rent Stabilized Buildings List are counted as non-income-restricted protected units.

income renter households between non-income restricted protected units and unprotected units. This results in an estimated 1,782 low-income households in the subarea that are residing in unprotected rental units. Assuming a household size of 2.09, there are up to an estimated 3,724 residents that are potentially vulnerable to indirect residential displacement. The subarea has an estimated year 2025 total population of 33,282; therefore, the potentially vulnerable population is up to approximately 11.2 percent of the existing subarea population.

Subarea B

Based on HUD's CHAS database, of the estimated 19,297 total renter households in Subarea B, approximately 21 percent (4,052 households) are considered low income, with household incomes that do not exceed 80 percent AMI (see **Table ~~3-26~~3-27**).[32]

Table ~~3-26~~3-27
Allocation of Low-Income Households, Subarea B

Renter-Occupied Housing Units		Low-Income Renter Households	
Total Renter-Occupied	19,297	Total	4,052
Income-Restricted	3,198	in Income-Restricted Protected Units	2,812
Income-Restricted but not Low-Income	*386*	*Income-Restricted but not Low-Income*	*0*
Low Income-Restricted	*2,812*	*Low Income-Restricted*	*2,812*
Non-Income-Restricted	7,035	in Non-Income-Restricted Protected Units	542
Unprotected	9,064	in Unprotected Units	698
Total Potentially Vulnerable Population in Unprotected Units (Household Size 2.12)			1,480
Total Potentially Vulnerable Population in Unprotected Units as Percentage of Total Population			3.4%
Sources: NYU Furman Center; New York State HCR Rent Stabilized Buildings List, Queens 2024; U.S. Census Bureau Decennial Census 2020; DCP Housing Database accessed in April 2025; AKRF, Inc.			

Based on data from the NYU Furman Center and the HCR Rent Stabilized Buildings List, there are an estimated 10,233 protected rental units in Subarea B. As detailed in **Table ~~3-26~~3-27,** an estimated 3,198 units are income-restricted protected units, and 7,035 are non-income-restricted protected units. To estimate where the low-income renters in the subarea reside, the following methodology is employed: the estimated 2,812 low-income-restricted protected units are assumed to be occupied by low-income households. There are more low-income renter households than low-income-restricted protected units, and therefore this analysis proportionally (based on the ratio of non-income restricted units and unprotected units) allocates the remaining 1,240 low-income renter households between non-income restricted protected units and unprotected units. This results in an estimated 698 low-income households in the subarea that are residing in unprotected rental units. Assuming a household size of 2.12, there are an estimated 1,480 residents that are potentially vulnerable to indirect residential displacement. The subarea has an estimated total population of 43,282 in 2025; therefore, the potentially vulnerable population is approximately 3.4 percent of the existing subarea population.

[32] This is based on HUDs calculation of the Area Median Family Income (HAMFI) and the Area Median Income (AMI) as calculated in the 2017–2021 CHAS dataset.

THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO ACTION CONDITION)

SUBAREA A

In the No Action condition, residential development is expected on one projected development site in Subarea A. This development would result in 2 DUs across projected development sites. As shown in **Table ~~3-27~~3-28**, there is a total of 18 planned developments that are planned or under construction and would be developed within the 2035 analysis year irrespective of the Proposed Actions. These No Action developments would result in 1,442 DUs across the subarea. Most of the planned projects are moderate in size and include some square footage dedicated to another use (retail, community facility, etc.).

Table ~~3-27~~3-28
Known Residential Development, Subarea A

Project Name/Address	Development Proposal Program	Development Type
28-08 38 Avenue	50 DUs with over 9,000 sf of retail space and 27 parking spaces.	New Construction
41-45 24 Street	117 DUs with over 1,000 sf of retail space.	New Construction
41-08 Crescent Street	96 DUs, over 73,000 of retail space and 101 parking spaces.	New Construction
40-25 Crescent Street	233 DUs, over 2,000 sf of retail, over 1,000 sf of community facility, approximately 14,000 sf of manufacturing, and 114 parking spaces.	New Construction
27-09 40 Avenue	46 DUs with over 35,000 sf of manufacturing and 98 parking spaces.	New Construction
38-16 Crescent Street	11 DUs and 5,058 sf of retail space with 7 parking spaces.	New Construction
40-46 24 Street	42 DUs with 7,551 sf of retail and 21 parking spaces.	New Construction
41-46 27 Street	417 DUs with 7,720 sf of retail.	New Construction
37-27 12 Street	70 hotel rooms with 24,987 sf of hotel space.	New Construction
33-10 38 Avenue	20 DUs with 2,972 sf of retail and 10 parking spaces.	New Construction
39-26 30 Street	50 DUs and 16 parking spaces.	New Construction
40-09 29 Street	20 DUs with 5,665 sf of retail and 13 parking spaces.	New Construction
29-24 40 Avenue	26 DUs and 628 sf of retail.	New Construction
36-26 31 Street	20 DUs with 745 sf of retail.	New Construction
35-10 12 Street	152 DUs with 69 parking spaces.	New Construction
36-45 31 Street	40 DUs and 6,225 sf of retail.	New Construction
37-42 30 Street	63 DUs and 27,347 sf of retail.	New Construction
25-16 37 Avenue	39 DUs and 12,800 sf of retail with 29 parking spaces.	New Construction

Note: All development projects are expected to be completed by 2035
Sources: DCP, DOB, CEQR Access, ZAP Search, Field Checks October/November 2024, https://newyorkyimby.com

SUBAREA B

In the No Action condition, current market trends are expected to continue. New residential development is anticipated on several projected development sites, resulting in 2,309 DUs. Independent of the Proposed Actions, development is planned on 22 sites throughout Subarea B and would result in 4,339 new DUs (see **Table ~~3-28~~3-29**). Many of the units expected in the subarea are concentrated in larger developments with over 100 units. A new building at 23-15 44 Road would contain 938 DUs. Some developments would not add residential space but have been included due to the large number of other uses introduced.

Table ~~3-28~~3-29
Known Residential Development, Subarea B

Project Name/Address	Development Proposal Program	Development Type
23-15 44 Road	938 DUs with 21,074 sf of retail and 206 parking spaces.	New Development
23-10 42 Road	240 DUs with 10,000 sf of retail and 91 parking spaces.	New Construction
10-37 47 Road	9,953 sf of community space (or commercial space).	Expansion
11-36 45 Road	115 DUs with 22,675 sf of community space with 52 parking spaces.	New Construction
45-28 21 Street	64 DUs with 27 parking spaces.	New Construction
46-30 21 Street	71 DUs with 65 sf of retail and 23 parking spaces.	New Construction
43-14 Queens Street	301 DUs with 28,387 sf of retail.	New Construction
42-38 27 Street	56 DUs with 12,334 sf of retail.	New Construction
43-05 Crescent Street	39 DUs and 200 sf of retail.	New Construction
46-06 11 Street	59 DUs with 7,131 sf of retail and 30 parking spaces.	New Construction
42-59 Crescent Street	62 hotel rooms and 22,080 of hotel space.	New Construction
26-38 Jackson Avenue	363 DUs with 19,923 sf of retail space.	New Construction
27-49 Jackson Avenue	76 DUs and 11,735 sf of retail space.	New Construction
27–20 42 Road	51 DUs with 3,327 sf of retail space.	New Construction
42-62 Hunter Street	27 DUs with 3,326 sf of retail space.	New Construction
2-33 50 Avenue	499 DUs with 23,748 sf of retail and 3,411 sf of community space with 111 parking spaces	New Construction
25-08 43 Avenue	39 DUs with 200 sf of retail space.	New Construction
49-18 Vernon Boulevard	15 DUs with 3,940 sf of retail space.	New Construction
2-21 Malt Drive	3.5 Acres of open space to HPS Park	Expansion
2–20 Malt Drive	3.5 Acres of open space to HPS Park	Expansion
23-30 Borden Avenue	953,657 sf of manufacturing space and 100 parking spaces.	New Construction
10-12 Borden Avenue	43,344 sf of office space.	New Construction

Note: All development projects are expected to be completed by 2035
Sources: DCP, DOB, CEQR Access, ZAP Search, Field Checks October/November 2024, https://newyorkyimby.com

SUMMARY

In the No Action condition, 5,781 DUs are anticipated to be added to the subareas from known residential development. In addition to these known projects, additional residential development would be expected to come online prior to the 2035 analysis year. Therefore, a background growth rate of 1,609 DUs per year—accounting for known projects and additional projects expected by the 2035 analysis year—has been assumed for this analysis, resulting in an estimated 16,090 DUs by the analysis year.

THE FUTURE WITH THE PROPOSED ACTIONS (WITH ACTION CONDITION)

According to the *CEQR Technical Manual*, if the vulnerable population potentially subject to indirect displacement exceeds 5 percent of the subarea population, the Proposed Actions may result in a significant change in the socioeconomic character of the subarea and a potential significant adverse impact may occur. However, as also noted in the *CEQR Technical Manual*, if it is determined that a project, because of its mixed income composition, would not cause drastic changes in the real estate market, it may not affect rents for some or all of the existing vulnerable units.

SUBAREA A

In the With Action condition, 2,682 incremental DUs would be developed on seven projected sites within Subarea A.[33] The estimated 5,605 new residents from these incremental DUs would represent 16.7 percent of the future subarea population. Additionally, all of the projected development sites are within a ¼-mile radius of the subarea; therefore, the Proposed Actions would introduce a population large enough to potentially alter demographic and market conditions in Subarea A.

According to the *CEQR Technical Manual*, if the vulnerable population potentially subject to indirect displacement exceeds five percent of the subarea population, the Proposed Actions may result in a significant change in the socioeconomic character of the subarea and a potential significant adverse impact may occur. As detailed above, based on an extremely conservative assumption that 73 percent of Subarea A renters are low-income, the potentially vulnerable population living in unprotected units could represent up to approximately 11 percent of the Subarea A population. Even under this conservative assumption, the number of new permanently affordable units in the With Action condition would far exceed the estimated number of potentially vulnerable households.

As also noted in the *CEQR Technical Manual*, if it is determined that a project, because of its mixed-income composition, would not cause drastic changes in the real estate market, it may not affect rents for some or all ~~of~~ the existing vulnerable units. Though the low-income renter population in unprotected housing units could represent up to 11 percent of the existing population, the mixed-income composition of residents introduced to and near the subarea as a result of the Proposed Actions would not create or accelerate a trend of increasing rents such that all ~~of~~ the potentially vulnerable population would be displaced. Household incomes in the subarea have increased since the 2006–2010 ACS (see **Table ~~3-14~~3-15**) and median rents are already unaffordable to low-income households (see **Table ~~3-22~~3-23**). The addition of new, permanently affordable housing units in the subarea and nearby, could slow this trend and would serve to maintain a wider range of household incomes over the long term as compared to the No Action condition. The application of MIH to the Project Area in the With Action condition would result in the creation of up to 803 permanently affordable, income-restricted units in Subarea A. Additionally, Subarea B will see the creation of up to 3,743 permanently affordable units in the With Action condition.

SUBAREA B

In the With Action condition, there are 10,698 incremental DUs located on seven projected development sites within Subarea B.[34] The estimated 22,680 new residents from these incremental DUs would represent 30 percent of the future subarea population. Additionally, all ~~of~~ the projected development sites are within a ¼-mile radius of the subarea, therefore the Proposed Actions would introduce a population large enough to potentially alter demographic and market conditions in Subarea B.

[33] These projected development sites would include between 536 and 803 permanently affordable units under MIH.

[34] These projected development sites would include between 2,496 and 3,743 permanently affordable units under MIH.

According to the *CEQR Technical Manual*, if the vulnerable population potentially subject to indirect displacement exceeds five percent of the subarea population, the Proposed Actions may result in a significant change in the socioeconomic character of the subarea and a potential significant adverse impact may occur. As detailed above, the potentially vulnerable population living in unprotected units an estimated 3.4 percent of the Subarea B population. Therefore, the Proposed Actions would not be expected to result in a significant change in the socioeconomic character of the subarea. Median rents in the subarea are already unaffordable to low-income households (see **Table ~~3-23~~3-24**). A majority of low-income renters reside in protected rental units and would not be vulnerable to displacement as a result of the Proposed Actions. Additionally, any low-income renters in the subarea potentially vulnerable to displacement would be eligible for the affordable units introduced through the Proposed Actions.

Based on this detailed assessment, the Proposed Actions are not expected to result in significant adverse impacts due to indirect residential displacement. ✷