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## Community Board No. 2

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Patrick A. O'Brien  
Chairman

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**RESOLUTION OF COMMUNITY BOARD NO. 2 IN THE BOROUGH OF QUEENS  
REGARDING "ZONING FOR QUALITY AND AFFORDABILITY (ULURP Application No.  
N160049ZRY) ("ZQA") and "MANDATORY INCLUSIONARY HOUSING (N160051ZRY) ("MIH")**

WHEREAS, in May 2014, Mayor de Blasio released a city-wide, ten-year plan to build and preserve 200,000 units of affordable housing throughout New York City known as Housing New York through the creation and implementation of a set of strategies to accomplish that goal; and

WHEREAS, after considerable effort and community outreach, the Department of City Planning ("DCP") and the Department of Housing Preservation and Development ("HPD") have identified several such strategies and amendments to the Zoning Resolution that they believe would effect changes that, among other things, encourage affordable, quality housing; and

WHEREAS, on September 21, 2015, DCP officially launched for public review two proposed changes to New York City's Zoning Resolution designed to promote more affordable housing in better quality buildings, and foster more inclusive and diverse neighborhoods, in furtherance of the goals of Housing New York, which proposals are known respectively as "ZONING FOR QUALITY AND AFFORDABILITY (ULURP Application No. N160049ZRY) ("ZQA") and "MANDATORY INCLUSIONARY HOUSING (N160051ZRY) ("MIH"); and

WHEREAS, Community Board No. 2 In The Borough Of Queens ("CB2") has thoroughly examined, reviewed, and considered each of the numerous aspects and provisions of both ZQA and MIH, both at meetings of its Land Use Committee and its full Board, and at a public community information meeting; and

WHEREAS, CB2 finds ZQA to be deficient in the following respects, among others, the exclusion of a mandatory parking requirement for the development of Senior Housing, the allowance of additional height (other than 5' at the ground floor), the permissible development of irregularly shaped lots, and the inclusion of hardship exceptions for development; and

WHEREAS, CB2 finds MIH to be deficient in the following respects, among others, the allowance of affordable units off site or in on-site but separate buildings, the allowance of a fund contribution for developments between 11-25 units with no corresponding details of how such monies would be used or administered within CB2, the distribution of affordable units on

every other floor (as opposed to evenly distributed throughout the entire building), no inclusion of lower AMI bands or AMI bands that are directly reflective of CBs actual AMIs, no inclusion of a preference for CB2 residents, and the inclusion of hardship exceptions for development; and

WHEREAS, CB2 recognizes the need for the provision of more and better affordable housing in New York City, and has been a strong and vocal advocate for same in the development of Hunters Point South and other areas within its district in the past, and will continue such advocacy in the future; and

WHEREAS, notwithstanding its strong and consistent record of advocacy for affordable housing, CB2 is constrained by the mandate of the City Charter to first consider the needs of its community district and its residents before considering city-wide or other broader initiatives, such as Housing New York; and

WHEREAS, CB2 has experienced a unprecedented growth in residential and other development, and population growth, in the immediate past, and will experience exponentially more such development in the immediate future; and

WHEREAS, the aforementioned development, and population growth, has not been accompanied by the simultaneous construction, or commitment to construct, infrastructure improvements necessary to provide the current, or future, residents of CB2 with an adequate level of the basic services to which they are entitled, including, among other things, effective and sufficient transportation, schools, medical facilities, parks and open space, sewer and sanitation, and other essential services; and

WHEREAS, neither ZQA nor MIH, nor Housing New York, addresses any of the aforementioned existing and anticipated infrastructure deficiencies within CB2 in any manner;

NOW, THEREFORE, IT IS HEREBY:

RESOLVED that Community Board No. 2 votes to oppose ZONING FOR QUALITY AND AFFORDABILITY (ULURP Application No. N160049ZRY), unless each of the above deficiencies can be fully addressed to its complete satisfaction; and

RESOLVED that Community Board No. 2 votes to oppose MANDATORY INCLUSIONARY HOUSING (N160051ZRY), unless each of the above deficiencies can be fully addressed to its complete satisfaction.

[This RESOLUTION was duly adopted, upon a motion made and seconded, at the regularly held monthly meeting of CB2 held on November 5, 2015, at which a quorum was present. The vote on the motion to oppose ZQA was 28 in favor of the motion, 2 opposed to the motion, and 3 abstaining. The vote on the motion to oppose MIH was 28 in favor of the motion, 1 opposed to the motion, and 4 abstaining]