



*Donovan Richards*  
*Queens Borough President*

## Community Board No. 2

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*Danielle Brecker*  
*Chairperson*

*Debra Markell Kleinert*  
*District Manager*

March 3, 2023

John Sanchez  
Executive Director  
5 Borough Housing Movement  
New York, New York

By Email: [john@5borohousing.org](mailto:john@5borohousing.org)

RE: **5 Borough Housing Movement - Affordable Housing Proposals for Office Conversions**

Dear Mr. Sanchez:

Thank you for the presentation you provided to the Land Use and Housing Committee Meeting on February 15, 2023 and the March 2, 2023 Community Board 2 Meeting on the 5 Borough Housing Movement – Affordable Housing Proposals for Office Conversions.

At the March 2, 2023, meeting of Community Board 2, a motion was made and seconded to send a letter of support on the 5 Borough Housing Movement Proposal with the following stipulations:

Incentives for office to residential conversion would require:

- ✓ Lowering the proposed AMI (area median income) affordability tiers to include units in the 30% to 80% range:
- ✓ Permanent affordability for affordable units created.
- ✓ Preferences for permanent apartments to accommodate the unhoused.
- ✓ Inclusion of affordable homeownership units.
- ✓ A mix of bedroom sizes including (2) two to (4) four bedroom apartments to accommodate larger families.
- ✓ Protections for existing businesses.
- ✓ In anticipation of increased residential density, plan for and provide stable neighborhood services such as grocery stores, parks, public libraries, and schools.

The vote was 26 in favor of the motion with none opposed and (4) four abstentions.

*“Serving the Communities of Long Island City, Sunnyside, Woodside, and Maspeth”*

If you have any questions, please contact Community Board 2.

Sincerely,



Debra Markell Kleinert  
District Manager

DMK/mag

Cc: Honorable Grace Meng, US Congress  
Honorable Nydia M. Velazquez, US Congress  
Honorable Michael Gianaris, NY State Senate  
Honorable Kristen Gonzalez, NY State Senate  
Honorable Jessica Ramos, NY State Senate  
Honorable Juan Ardila, NYS Assembly  
Honorable Jessica Gonzalez-Rojas, NYS Assembly  
Honorable Zohran Mamdani, NYS Assembly  
Honorable Steven Raga, NYS Assembly  
Honorable Robert Holden, NYC Council Member  
Honorable Shekar Krishnan, NYC Council Member  
Honorable Julie Won, NYC Council Member  
Honorable Donovan Richards, Queens Borough President  
Alexis Wheeler, Department of City Planning  
Teal Delys, Department of City Planning  
Danielle Brecker, Chairperson, Community Board 2  
Lisa Deller, Chair, Land Use & Housing Committee  
Christine Hunter, Co-Chair Land Use & Housing Committee