

Overview of Long Island City

November 13th, 2017
Justice for All Coalition

Topics of discussion

- 1) Rezoning / Development Scenarios
- 2) Public Land / Affordable Housing
- 3) Funding for NYCHA

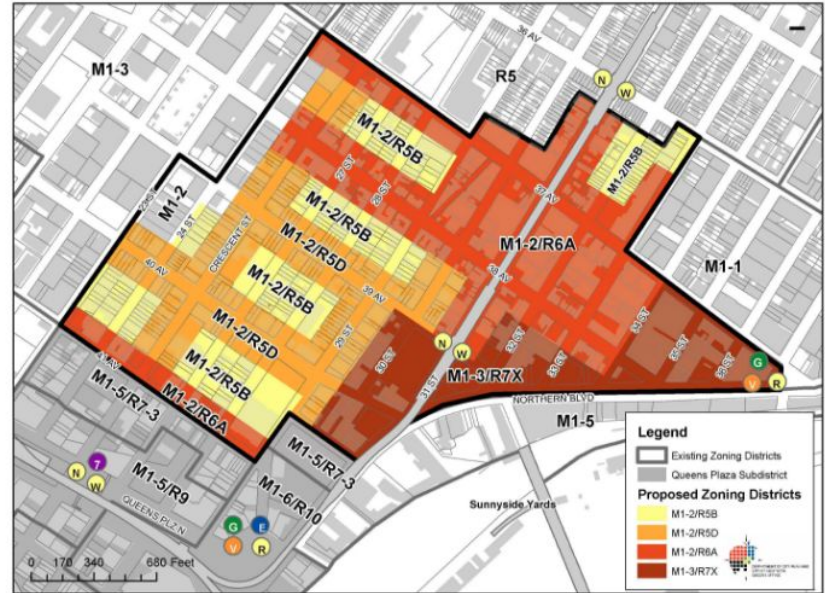
Rezoning / Development Scenarios

Zoning: Long Island City history



2001 LIC / Queens Plaza Rezoning

Dutch Kills: Proposed Zoning



2008 Dutch Kills Rezoning

Chelsea

- West Chelsea Special District Rezoning (2005)
- 401 W 25th St - Elliot Chelsea
 - 22 story building, \$65M
 - Built on NYCHA land
 - 168 “affordable units”
 - 30 units for NYCHA residents

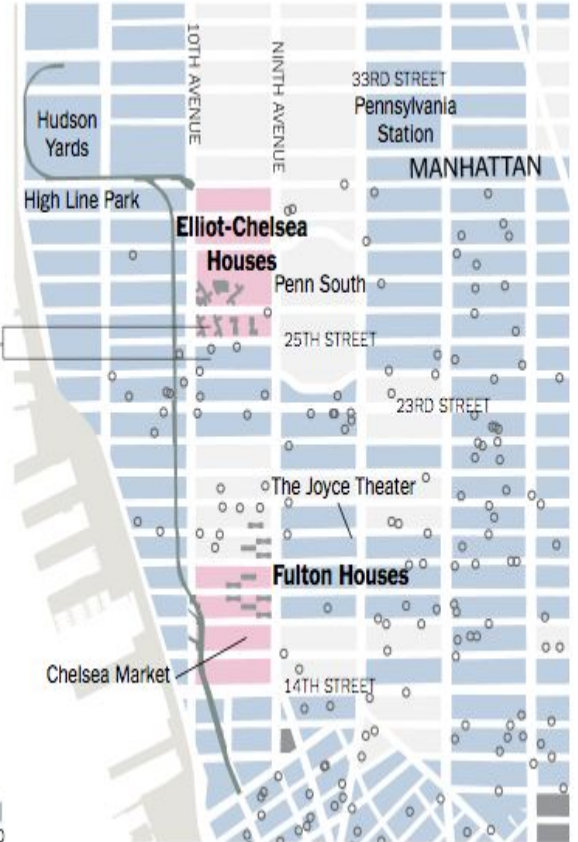
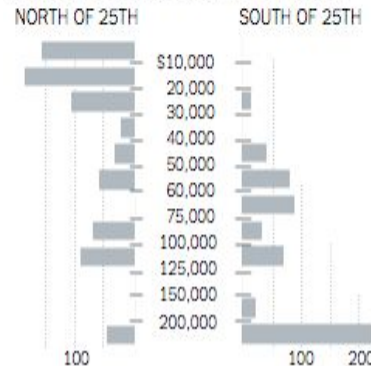
Median income in 2013, by block



25th Street: Economic canyon

In the block between Ninth and 10th Avenues north of 25th Street, most people are poor. Across the street, most people are rich.

Population by household income, 2013



Public Land / Affordable Housing

Public Land / Affordable Housing





TF Cornerstone - 44th Dr



Sunnyside Yards




“Affordable” Housing

AMI = Average Median Income.

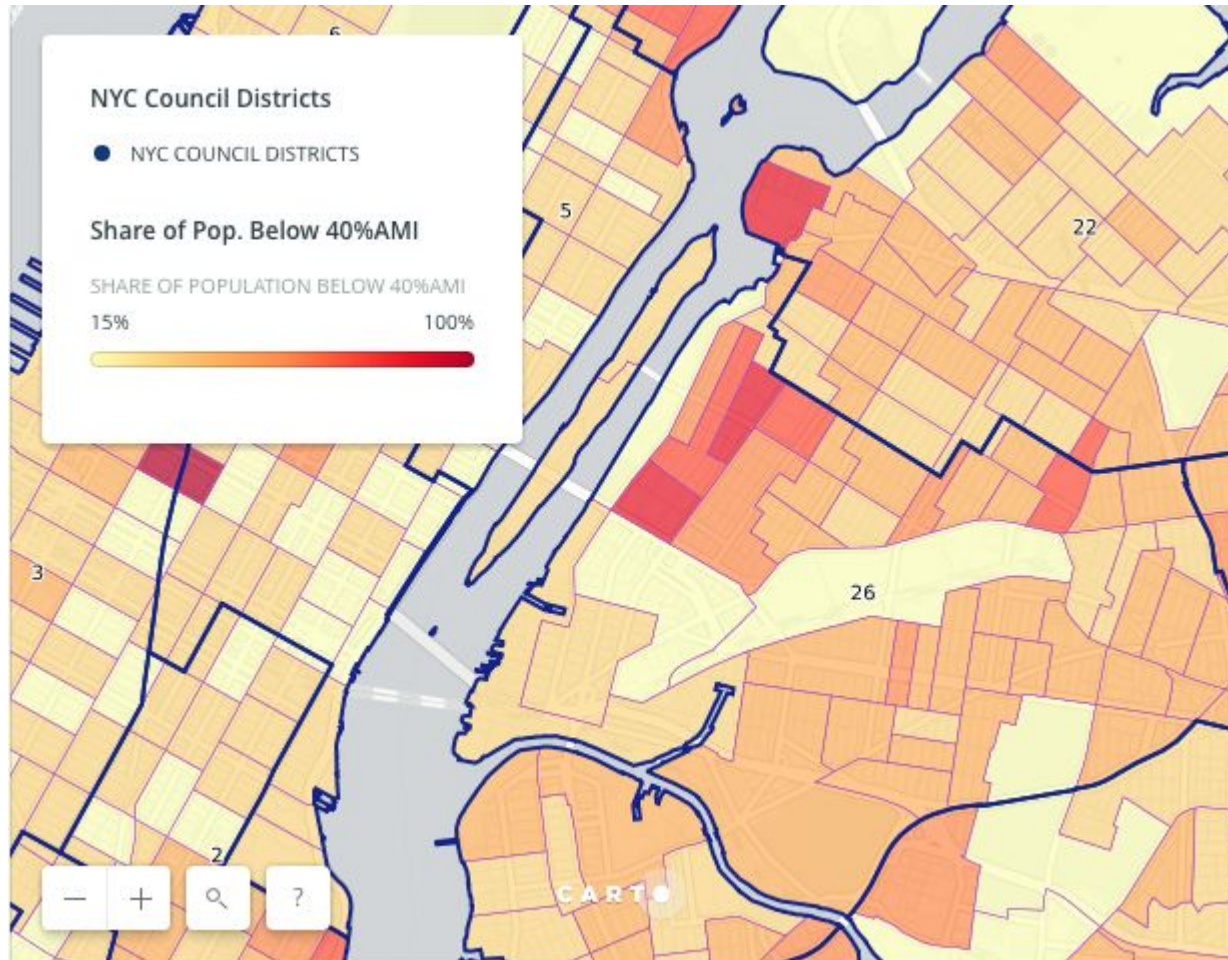
- 2017 AMI = \$85,900 for a family of 3

Average income for LIC = \$48,000 for a family of 4

Average income for Queensbridge = \$18,000

	For a 4-Person Household	 Monthly Rent [†]	 Max Income [‡]	 % of NYC Population [‡]
Extremely Low Income (ELI)	10% AMI	\$130	\$5,130	5.2%
	20% AMI	\$390	\$15,440	11.2%
	30% AMI	\$640	\$25,750	10.3%
Very Low Income (VLI)	40% AMI	\$820	\$32,640	5.9%
	50% AMI	\$1,070	\$42,950	6.7%
Low Income (LI)	60% AMI	\$1,220	\$48,960	5.7%
	70% AMI	\$1,470	\$58,830	6.5%
	80% AMI	\$1,720	\$68,700	6.0%

Affordable for
who?



Funding for NYCHA

NYCHA

Operating budget of \$3.2 billion - \$2 billion of which comes from US Dept of Housing and Urban Development

- NYCHA Funding: 50% Federal, 25% State, 25% City
- \$65 million deficit -> \$400 million in a decade
- \$17 billion in unmet capital needs

How can we channel some of the money coming into the neighborhood through development to NYCHA?

Discussion Groups

- 1) Rezoning / Development Scenarios
- 2) Public Land / Affordable Housing
- 3) Funding for NYCHA / Value Capture