

For the Record



Testimony of Habitat for Humanity – New York City

October 24th, 2008

City Council Public Hearing on Hunters Point South

Testimony respectfully submitted by:
Paige Bellenbaum
Habitat for Humanity – New York City

Introduction

Thank you for the opportunity to testify today. My name is Paige Bellenbaum, and I am the Director of Advocacy at Habitat for Humanity - New York City. Habitat for Humanity is a proud member of Queens for Affordable Housing, which is a coalition of community-based organizations that was formed to ensure that new residential development in the borough creates housing that is truly affordable to a diverse mix of Queens residents.

As an affordable housing developer and advocate, Habitat for Humanity – New York City urges the City, to make 3,000 units of the housing units included in the Hunters Point South development in Community Board 2, affordable to working families in Queens. Habitat-NYC was founded in 1984 as an independent affiliate of Habitat for Humanity International, and we build affordable housing in all five boroughs. Our homes are built with the “sweat equity” of our family partner homeowners, who work side-by-side with volunteers. Each year, an average of 10,000 New Yorkers from faith institutions, corporations, schools and civic groups come to build with us and learn more about how to help solve New York’s affordable housing crisis.

In addition to building homes, Habitat–NYC is a leading advocate for affordable housing, with the goal of ensuring that every New Yorker has a decent, affordable home. We work to achieve this by creating a social movement to end

the housing crisis plaguing New York City and by calling on elected officials to make affordable housing a priority. We were an instrumental voice in the fight for Inclusionary Zoning along the Brooklyn waterfront. Today, we are urging you to create the same kind of affordable housing opportunities at Hunters Point South.

The Need for Affordable Housing in Queens

The need for more affordable housing in the Queens is tremendous. Between 1990 and 2000, Queens experienced the largest population growth of any borough, up a dramatic 14.2%. As the borough has grown, real incomes have fallen—and rents have skyrocketed.

- **In Queens, median household incomes dropped more than 6%, from \$48,162 in 2002 to \$45,000 in 2005. Over the same period, the average rent rose more than 7%, from \$886 in 2002 to \$950 in 2005.**
- **Currently, more than half of all households in Queens (51.5%) pay more than 30% of their income in rent. Presently, almost 9% of all occupied housing units in Queens are classified as severely overcrowded, with the neighborhoods of Corona, Elmhurst and Jackson Heights suffering the highest rates of severe overcrowding.**

This trend has significantly increased housing costs for Queens households, particularly for working family households such as nursing aides, taxi drivers and school aides—the backbone of our city. Over the next 20 years, Queens is expected to absorb the largest share of growth in the New York metropolitan region—which will make the housing shortage even more acute. Nearly one in

every five households live in severely overcrowded homes. Out of all the community districts in the city, the neighborhoods surrounding Hunters Point South have one of the lowest percentages (.03%) of subsidized rental units so desperately needed by Queens residents.

A lack of affordable housing units in Queens

Between 1990 and 2000, Queens experienced the largest population growth of any other borough, with its total number of residents increasing by 14.2 %.

Queens is the most diverse borough in New York City; more than 43% of households are headed by immigrants. Queens now has the second highest population of the five boroughs (775,120 households, or 25.7% of the city's entire population), and the second-highest number of households earning less than \$50,000 per year (377,645, or 23.7%). Over the next 20 years, the borough of Queens is expected to absorb the largest share of growth in the New York metropolitan region. New housing construction in Queens is at an all time high. Unfortunately, very few of these new units have been affordable to low- or moderate-income families. **Even though Queens has 23.7% of the city's households that earn less than \$50,000 per year, and are thus eligible for a range of affordable programs targeting low-income families, the borough has received only 3.7% of the units affordable to families under the Bloomberg Administration's programs.**

Of the 6,650 total units at Hunters Point South, the proposed project will have

1000 units at 165% of AMI, 1000 units at 130% of AMI, and 1000 units at 80%.

The rest will be market-rate. Proposed affordable housing units as part of the Hunters Point South development would be priced out of range for most Queens residents. More than 60% of Queens households (477,934 out of a total of 782,523) earn less than the proposed minimum income. Not one of the units would be affordable at the median salary for a teachers aide, a cook or a cashier-- the units are priced far beyond the reach of the vast majority of immigrant families in Queens working in retail, education, food, and health services. The 2005 median income for Queens was \$45,000, \$15,000 less than the threshold to afford one of the "affordable" units, while the median income for residents living in Community Board 2 dropped from \$43,644 in 2002 to \$40,000 in 2005.

Make half of the units at Hunters Point South affordable to working families in Queens

The city is proposing to create 6,500 new residential units at Hunters Point South, a community where new housing is certainly needed. For new housing development at Hunters Point South to address the deepest problems facing the community, it must be affordable to residents of the surrounding neighborhoods. Currently, out of the 6,500 units proposed as part of this project, it is unclear how many of these units would be affordable for households earning less than 80% of the area median income, or \$61,450 for a family of four. Public land being

developed by the city must be committed to housing affordable to people living in or near the community. At Hunters Point South, we believe that:

- **Half of the units should be affordable to residents of the surrounding neighborhoods, offering a range of low-, moderate- and middle-incomes. As a model, we point to a current EDC development on East 125th Street in East Harlem, where units are affordable to households middle-income, moderate-income and low-income levels—with a roughly third of the homes set at each level.**

QFAH endorses the following breakdown for the affordable housing units at Hunters Point South:

- **1,000 units for people with incomes of \$25,000 or less.**
- **1,000 units for people with incomes of \$25,000-\$60,000**
- **1,000 units for people making 60,000-\$100,000**
- **The rest of the units will be market rate.**

Habitat for Humanity—New York City is urging the City Council, and the Administration to adopt these income breakdowns as part of the Hunters Point South development. In doing so the city will have created housing that is truly affordable to a diverse mix of Queens residents.

Thank you for the opportunity to testify today.



Pratt Center for Community Development

For the
Record

Testimony to the New York City Council Regarding the Hunters Point South Plan October 24, 2008

Thank you for this opportunity to comment on the proposed development for Hunters Point South in Long Island City. My name is Elena Conte, and I am speaking on behalf of the Pratt Center for Community Development, an university-based non-profit organization that aims to create a more just, equitable and sustainable New York, by assisting low and moderate income communities in planning for and realizing their futures. We are a member organization of and provide support to Queens for Affordable Housing, a coalition of more than a dozen Queens-based community groups and citywide advocacy groups that is working to ensure that new residential development in the borough creates housing that is truly affordable to a diverse mix of Queens residents.

We believe that the Hunters Point South Plan has the potential to generate growth in an equitable manner, but that it fails to do so in its current form. It is essential to recognize that this project -- one of the largest parcels of public land available for development in New York City, at approximately 30 acres, rooted in the rezoning of manufacturing land for residential use, and requiring an expenditure of at least \$300 million in public funds -- must return substantial benefits for low-income, working-class, and moderate-income Queens residents, and that as currently proposed, the plan excludes low-income families entirely. We believe the plan should incorporate the following recommendations:

- **The final project should require 50% of the units in the Hunters Point South Site A be affordable at or below the median income for Queens, with at least 20% of all units affordable for truly low-income families, earning \$25,000 per year or less.**
- **The affordable units should be permanently affordable, at no time expiring to turn market rate. This will prevent the crisis of expiring affordable units that exists in many programs.**
- **The local community and affordable housing experts and advocates should be represented and meaningfully involved in the decision-making regarding management of the development.**

"Affordable" Only to the top Half of Queens

Hunters Point South is proposed to be developed under the administration of New York City's Economic Development Corporation (EDC). The plan estimates the creation of 5,000 new residential units of which the City claims 60% will be affordable. Yet, the City's plan for Hunters Point South is not an affordable housing plan for most Queens' residents, and contains no affordable units for hundreds of thousands of low- and moderate-income families who need it the most. More than 60% of Queens households (477,934 out of a total of 782,523) earn less than the proposed minimum income (2005 American Community Survey, US Census).

Of the units proposed for the City-owned Hunters Points South site, not one would be affordable for families of four earning the borough's median income of \$51,290 (2006). The rents in the Administration's proposed "affordable units" include rents of \$3000 and \$4000 a month. The Hunter's Point South proposal is actually less affordable than when it was first proposed. When the City announced the plan in 2006, it implied that all of the units would be affordable to middle-income families. Now, it turns out that 40% (2,000 units) will be market-rate.

- **None of the units would be affordable to a family living on a single nurse or firefighter's income.**

- **The units are far beyond the reach of the vast majority of immigrant families in Queens working in retail, education, food, and health services.**

The need to create new and to preserve existing affordable housing in Queens is obvious and given the staggering economic decline, this need is only poised to increase. Between 1990 and 2000, Queens experienced the largest population growth than of any other borough with its total population increasing 14.2 percent. From 2002 to 2005, Queens, median household incomes dropped over 6% from \$48,162 in 2002 to \$45,000 in 2005. Over the same period, average rents rose over 7% from \$886 to \$950. Across New York City, real incomes have fallen, while rents have risen significantly.

The redevelopment of Hunters Point South will affect Community Board 2 directly and in their evaluation of the project, they have rejected EDC's proposal and the Bloomberg Administration's vision of this project as an exclusionary development and have issued a recommendation calling for deeper tiers of affordability in the project. In that Community Board, 67% of households earn too little to be eligible to live in the development. Due to the scale of the project, and the limited opportunities for residential development on public land in Queens, Hunters Point South will have a broader impact on Queens as a whole. Over half of Queens households (51.5%) pay more than 30% of their income for rent (the federal affordability standard). Almost 9 percent of all occupied housing units in Queens were classified as severely overcrowded, with the neighborhoods of Corona, Elmhurst and Jackson Heights suffering the highest rates of severe overcrowding at 17.5%. Senior citizens, Latino, African-American, and Asian residents carry the highest rent burdens in Queens.

Administration "policy choice" worsens disturbing pattern in Queens

Just 6.7% of the housing units in the Mayor's New Housing Marketplace plan have been in Queens, and just 3.7% of the NHMP units that are affordable to families earning \$50,000 a year or less have been in the borough, despite the fact that nearly a quarter of the City's population that earns less than \$50,000 a year lives in the borough.

On most City-owned land that the Bloomberg Administration has transferred to developers for housing, a minimum of 20% of the units (and generally much more) have been reserved for low- and moderate-income families, earning \$0 - \$61,450. However, on the two biggest parcels of public land in Queens designated for residential development (Hunters Point South and Arverne East, in the Rockaways), there has been little or no requirement for truly low-income units. At Willets Point, the current proposal is similar in largely ignoring the housing needs of the surrounding communities. The progress of the NHMP to date and the recent housing proposals for the borough add up to "no low-income families allowed" policy for public-owned land in Queens. This is a disturbing pattern.

Here, the City has a golden opportunity to redress this severely inequitable pattern, without incurring additional costs to the project, but is choosing to create an exclusive development that will only serve Queens residents on the upper half of the income scale for the borough. Public sites in Queens are scarce, a fact that does not allow the Administration the luxury to defer taking responsibility for the cumulative impact of its housing decisions in the borough.

The NYC Economic Development Corporation (EDC) and the Department of Housing Preservation and Development (HPD) claim they would be open to supporting a more diverse range of incomes – including more low- and moderate-income units while maintaining middle-income and market-rate housing – but that creating affordable apartments would require more subsidies than the city has available.

This is faulty logic. In doing their math, City housing officials did not factor in any of the existing affordable subsidies (federal, state, city) that are typically used to produce low-income units. These are the subsidies that Mayor Bloomberg's New Housing Marketplace plan relies on. They are provided by the city, state, and federal government; but, for the most part, HPD determines where they go. It is precisely these subsidies that the City has failed to allocate fairly to Queens.

The City is seeking a waiver from the Federal Government of the requirement to include low-income units in developments financed with tax-exempt bonds – one that sets a dangerous precedent that could be abused by municipalities seeking to exclude all low- and moderate-income people.

The City wants to use federal tax-exempt bonds in order to save money in the development of Hunters Points South. Federal rules require that developments financed with tax-exempt bonds issued by municipalities for multifamily residential rental developments set aside at least 20% of the units for families earning no more than 50% of the area median income.

The Bloomberg Administration plans to create a 501c3 not-for-profit corporation that would be controlled by the City, which would then seek special permission from the IRS to issue tax-exempt bonds while excluding low-income families. The development of this strategy represents a tremendous effort from staff. The same effort should be applied in figuring out how the development can be truly inclusive for all Queens families.

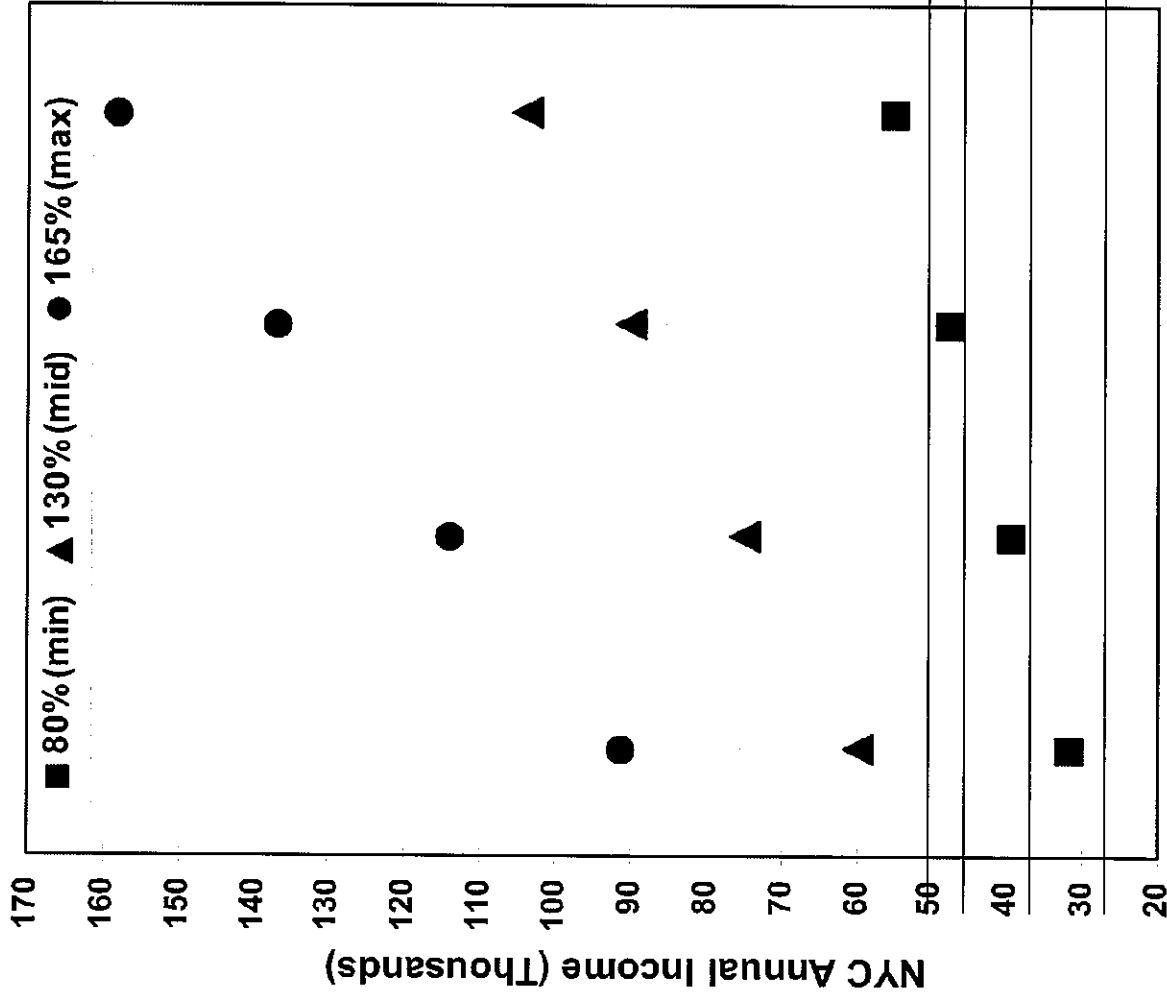
Finally, the City should not rely upon the recommendations of the Real Estate Board of New York, which has no track record in developing affordable housing, and which lobbies against affordable housing policies. Instead, the City should work with the community and affordable housing advocates and experts to accomplish the goal of an inclusive Hunters Point South that is affordable to a wide range of people.

We call on the City Council to reject the Bloomberg Administration's discriminatory approach toward Queens' working families and to only approve a substantially modified plan at Hunters Point South, achieving the eligibility goals outlined in the Queens for Affordable Housing position described above.
Thank you.

Who's excluded from Hunters Point South?

Families like these, and more than 475,000 like them, representing 60% of Queens families:

HUD Income Limits



- \$51,240 Landscape Worker + Hairdresser
- \$50,910 Retail Salesperson + Waitress
- \$41,010 Home Health Aide + Service Station
- \$39,200 Parking Lot Attendant + Cashier
- \$36,217 Security Guard + Food Counter Attendant
- \$35,300 Truck Driver
- \$27,220 Maids & Housekeeping Cleaners
- \$26,820 Rehabilitation Counselor

Household of 1 Household of 2 Household of 3 Household of 4



Pratt Center

for Community Development

How the City Can Build an Affordable Hunters Point South

As currently proposed, the City's plan to create 5,000 units in Hunters Point South – 2,000 market-rate, and 3,000 affordable to families earning roughly \$60,000 to \$160,000 a year – would prevent more than half of Queens families (those that earn less than \$60,000) from being eligible for a single unit.

The NYC Economic Development Corporation (EDC) and the Department of Housing Preservation and Development (HPD) claim they would be open to supporting a more diverse range of incomes – including more low- and moderate-income units while maintaining middle-income and market-rate housing – but that creating affordable apartments would require more subsidies than the city has available.

This is faulty logic. In doing their math, City housing officials did not factor in any of the existing affordable subsidies (federal, state, city) that are typically used to produce low-income units. These are the subsidies that Mayor Bloomberg's New Housing Marketplace plan relies on. They are provided by the city, state, and federal government; but, for the most part, HPD determines where they go. It is precisely these subsidies that the City has failed to allocate fairly to Queens.

Funding from at least seven major programs that the city currently uses could be made available and used in Hunters Point South, if the Bloomberg Administration will stop shortchanging low and moderate income Queens families.

For families earning up to \$46,000 (for a family of 4), all of the following could be utilized:

- **Federal Low Income Housing Tax Credits.** The low income housing tax credit is Washington's main source of funding for producing new housing for low-income renters.
- **Project Based Section 8.** The City is permitted to take federal rental vouchers and apply them toward specific projects, and it has done so in the past.
- **Supportive Housing Loan Program.** New York uses federal and city funds to produce housing and provide on-site support services for people with mental illnesses, AIDS and special needs.
- **Section 202.** This is the federal program for building housing for low-income seniors
- **NYC Affordable Housing Trust Fund.** These funds come from Battery Park City revenues and are specifically designated to increase income diversity by subsidizing very-low income and moderate income housing.

For families earning up to \$61,000 (including those earning less than \$46,000):

- **Federal HOME and CDBG grants.** Each year New York City receives tens of millions of dollars to help meet its housing and development needs, to be spent at the City's discretion.
- **City capital funds.** Each year the mayor and City Council budget city capital funds to produce affordable housing (averaging over \$80 million annually in the projected capital plan).
- **New York State programs.** In addition to city and federal funding, New York State provides funding from the Housing Trust Fund, NYS HOME program, and other programs, that can be utilized for low-income units in New York City.

Low-income and working class families Queens have been severely shortchanged by the Bloomberg Administration. The Independent Budget Office recently reported that under the mayor's New Housing Marketplace Program, the borough has received only 3.7% of apartments affordable to families earning less than \$50,000, even though Queens is home to 23.7% of all NYC families at that income level.

It is possible to make more apartments at Hunters Point South affordable to low-income Queens residents, and that the City has the resources to do so. It's now up to the Bloomberg administration to make up for past failures to build enough affordable housing in Queens, and make sure that Hunters Point South does not become an exclusive community that locks out half of the borough's families.



Pratt Center

for Community Development

Issue Brief

Shortchanging Working Families in Queens

Bloomberg Administration Affordable Housing Program Leaves Low-Income Queens Households Out in the Cold

A new analysis by the New York City Independent Budget Office reveals that the Bloomberg Administration's affordable housing development program, the New Housing Marketplace, consistently shortchanges low-income families and communities in the borough of Queens. While Queens has 23.7 percent of the city's households who earn less than \$50,000 per year,¹ and are thus eligible for a range of affordable programs targeting low-income families, the borough has received only 3.7 percent of the units affordable to these families under the Bloomberg Administration's programs.

This vast gap effectively locks Queens residents out of affordable housing opportunities. Most New Housing Marketplace programs set aside 50 percent of units for residents of surrounding neighborhoods. By locating so little affordable housing in Queens, City policies are forgoing precious opportunities to create affordable housing as New York City's geographically largest borough goes through a major growth spurt — a boom promoted in part through the City's own actions.

The Pratt Center for Community Development and the Queens for Affordable Housing coalition urge the Bloomberg Administration to invest its affordable housing resources to make sure that the full range of Queens residents have every opportunity to live in below-market-rate housing.

The Administration is currently missing two critical opportunities to improve affordable housing production in Queens. The Willets Point and Queens West (a.k.a. Hunters Point South) developments are projected to create more than 10,000 new units of housing. But the Administration is refusing to provide desperately needed housing for working-class and low-income Queens families on these sites.

¹ The IBO, and the NYC Department of Housing Preservation and Development, follow the U.S. Department of Housing and Urban Development in defining low-income households as those earning up to 80 percent of the "area median income." For New York City in 2007, this was \$56,700 for a family of four; it is lower for smaller families (and the average NYC household is closer to 3 people). Because the United States Census reports income in \$10,000 increments, a \$50,000 annual salary is the best Census proxy for estimating how many households count as low-income for affordable housing purposes.

Shortchanged in the New Housing Marketplace

While the Bloomberg Administration has aggressively promoted its “New Housing Marketplace” plan to create and preserve 165,000 units of affordable housing in New York City, very little of the affordable housing – and even fewer of the low-income units – have been in Queens. The Bloomberg Administration’s affordable housing program, the New Housing Marketplace, has dramatically shortchanged working families, and especially low-income families, in Queens:

- While Queens has 25.7% of the city’s population, it has received only 6.7% of all affordable housing units in the Bloomberg Administration’s housing plan.
- While Queens has 23.7% of all NYC households earning less than \$50,000 per year, it has received only 3.7% of the low-income units affordable to these families.

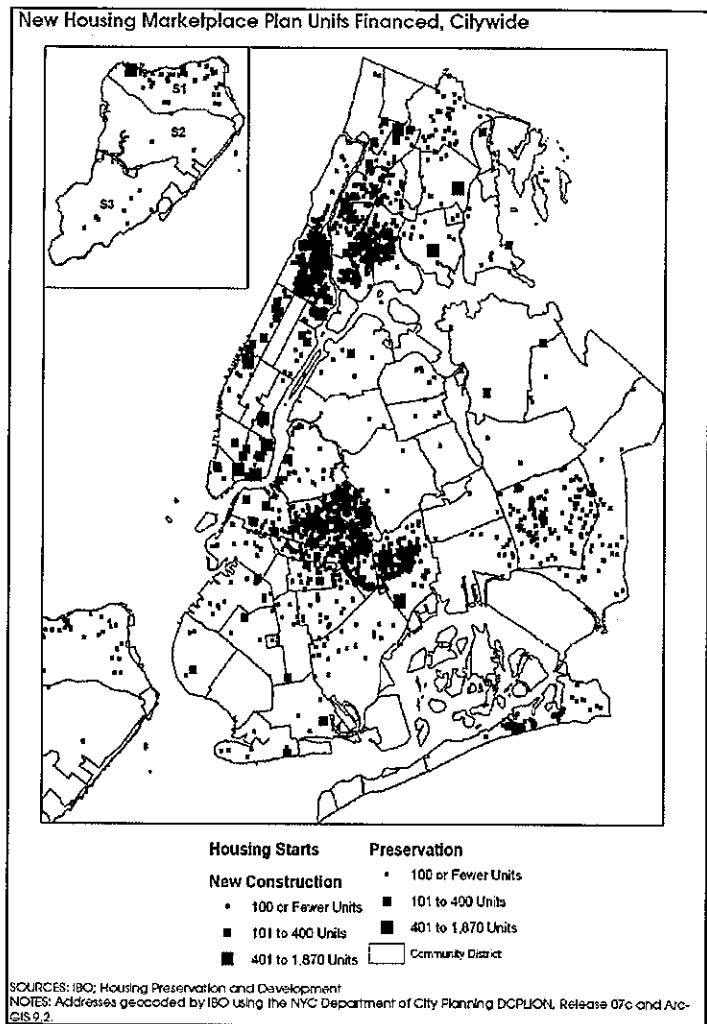
New Housing Marketplace Units By Borough and Affordability, Compared to Population								
	Total house- holds, 2006	Share of house- holds	New Housing Market- place Units	Share of afford- able housing starts	House- holds < \$50k income, 2006	Share of NYC house- holds < \$50k income	NHMP Low- Income Units	Share of NYC NHMP Low- In- come Units
Man.	735,638	24.4%	23,734	37.1%	321,232	20.2%	16,073	34.5%
BX	470,839	15.6%	20,442	32.0%	324,924	20.4%	17,037	36.6%
Bklyn	872,186	28.9%	14,560	22.8%	506,834	31.8%	11,096	23.8%
Queens	775,120	25.7%	4,305	6.7%	377,645	23.7%	1,709	3.7%
Staten Island	166,501	5.5%	866	1.4%	61,586	3.9%	679	1.5%
NYC	3,020,284	100%	63,907	100%	1,592,221	100%	46,594	100%

Population data from the 2006 American Community Survey

Affordable housing data from the NYC Independent Budget Office & Dept of Housing Preservation and Development

The near-omission of Queens from the Bloomberg Administration's housing programs is not simply the result of a lack of sites for affordable housing, but results in part from its own actions. For example, in the NYC Department of Housing Preservation and Development's most recent large request for proposals (RFP), in 2005, for "Cornerstone" and "New Foundations" projects at scores of sites around the city, only one site was in Queens: the Arverne East Urban Renewal Area in Far Rockaway. For all of the other sites in this round of RFPs, at least 20 percent of the units were required to be affordable to low-income households, and developers were encouraged to create additional affordable units as a competitive criterion for winning the site.

At Arverne East, however, low-income units were not required in the RFP. As a result, of the 1,099 units in that project, 1,014 will be for middle-income families (i.e. households making more than \$85,080 per year for a family of four), 85 will be for moderate income families (i.e. households earning from \$56,700 to \$85,080 for a family of four). Not one single unit will be for households earning less than \$56,700 per year ... despite the fact that the majority of Queens households earn less than this threshold.



Will the Administration Make Matters Worse?

The Bloomberg Administration is currently working on two major projects in Queens: Willets Point, and Queens West (a.k.a Hunters Point South). Both of these projects are being marketed as "affordable housing" projects. Together, they are projected to create over 10,000 units. The Administration has made no meaningful commitment to low-income units in either of these two projects.

Queens West/Hunters Point South

In 2006, the City of New York announced that it was buying the 24 acre "Queens West" site in Long Island City from the Port Authority of New York and New Jersey, to develop 5,000 units of affordable housing in a mixed-income community (since re-branded as "Hunters Point South" by the NYC Economic Development Corporation). Queens West is one of the largest parcels of public land available for development in New York City with breathtaking views of the Manhattan skyline across the East River.

In the intervening 18 months, however, it has become clear that the promise of affordable units is not being met. In 2007, the Administration clarified that only 3,000 of the units will be affordable, and that 2,000 will be market-rate. In addition, all of the "affordable" units are proposed to be reserved for families earning more than \$56,700 for a family of four (up to as much as \$145,000).

Moreover, analysis by the Pratt Center for Community Development reveals that **all of the proposed affordable housing units would be priced out of range for most Queens residents. More than 60% of Queens households (477,934 out of a total of 782,523) earn less than the proposed minimum income.**² Not one of the units would be affordable at the median salary for a police officer, teacher, school nurse, or firefighter. And the units are priced far beyond the reach of the vast majority of immigrant families in Queens working in retail, education, food, and health services. The 2005 median income for Queens is \$45,000, \$15,000 less than the threshold to afford one of the “affordable” units.³ Moreover, the Bloomberg Administration is going out of its way to create a new middle-income housing financing model, that would work around the normal requirement that projects financed by tax-exempt bonds include at least 20 percent low-income units.

Median Salaries in Queens

Income required for proposed Queens West affordable units	\$60,000 - \$145,000
Public School Teacher	\$55,378
Police Patrol Officer	\$52,957
School Nurse	\$46,524
Firefighter	\$43,732
Cook	\$39,512
Teacher's Aide	\$24,220
Cashier	\$22,773

Source: Salary.com New York Queens

This data makes it clear that the City's Plan for Queens West does not meet the needs of average Queens residents. In addition, the plan has nothing at all for the hundreds of thousands of lower income working families, especially immigrant families, who are making Queens thrive. According to most recent US Census figures, foreign-born households earn on average \$10,000 less than other Queens households -- with median incomes of \$28,856 for male workers and \$26,402 for female workers primarily employed in retail, educational and food services. In addition, over 80 percent of foreign-born households make under \$50,000; almost 60 percent of these households pay more than 30 percent of their income on rent.⁴

Willetts Point

The NYC Economic Development Corporation has proposed a sweeping plan to acquire and redevelop

Willetts Point, an industrial area nestled between Corona and Flushing. The City intends to acquire or condemn (through eminent domain) 61 acres of privately owned industrial businesses, including auto salvage shops and warehouse distributors - hundreds of businesses in all, employing more than 1,300 workers. EDC would arrange for a single developer to build 5,500 units of housing, 1.7 million square feet of retail, commercial and entertainment space (including a 2,700-seat movie theater), a hotel and convention center, and a 650-seat K-8 school.

While EDC has talked vaguely about “mixed-income housing,” it has made no specific commitments to percentage or ranges of affordability, leaving area stakeholders to doubt about whether their communities’ severe need for low-income housing will even be considered, much less met, at Willetts Point. This is despite facts that show a dramatically rising need for decent, affordable housing in the neighborhoods surrounding the site.

The Pratt Center, working with Queens for Affordable Housing, ACORN, community organizations, and New York City Councilmember Hiram Monserrate recently prepared a report on the broader plan for Willetts Point, which concludes that if the plan cannot be dramatically improved to create affordable housing, guarantee good jobs, and provide benefits for the surrounding neighborhoods, then the City should not move forward with eminent domain and redevelopment.

² 2005 American Community Survey, US Census

³ NYU Furman Center “State of New York City’s Housing & Neighborhoods 2005

⁴ 2005 American Community Survey, US Census



For the
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TESTIMONY

THE NEW YORK CITY COUNCIL COMMITTEE ON HUNTERS POINT SOUTH ULURP

FRIDAY, OCTOBER 24, 2008

Submitted by
Carol Waaser
Eastern Regional Director
Actors' Equity Association

Good morning.

My name is Carol Waaser; I'm the Eastern Regional Director of Actors' Equity Association, the Union of Professional Actors and Stage Managers in live theatre. I speak on behalf of the 15,000 members of Actors' Equity who live in New York City.

We, along with our sister unions, the Screen Actors Guild and the American Federation of Television and Radio Artists, are very interested in the Hunters Point South Project in so far as it opens up an enormous opportunity for this city to provide affordable housing across a broad range of incomes.

Theatre, film and television are a vital part of the New York City economy, but they depend on the proximity of the services and talent pool in this geographic area. Without this close-knit fabric in easy reach of mid-town Manhattan, the industry will become less efficient and more expensive. We therefore believe it is essential that the rezoning of any area within easy commuting distance of Manhattan be carefully tailored to produce the most units possible for moderate and middle income entertainment industry professionals. We also urge that the guidelines for eligibility be flexible enough to account for people with episodic employment and cyclical earning patterns by allowing for income averaging in the qualifying process for workers in the entertainment industry where incomes fluctuate annually. Only in this way will entertainment industry professionals be able to meet eligibility and continue to live in proximity to their varied industry work locations. And only in this way will the entertainment industry continue to flourish in New York City.

Looked at from a different perspective, the more the talent and craft workers move to Connecticut and New Jersey, the better able those states are to compete for film and television

projects and the more costly it is for Broadway and Off-Broadway productions to be mounted. It is clearly within the city's best interests to provide for affordable housing for this group of workers.

We ask that the City Council approve the Hunters Point South Development Project with the following small modifications:

1. provide a preference of 5% of marketed units to be set aside for professional entertainment industry workers;
2. modify the eligibility guidelines to allow for income averaging over a three-year lookback for qualification within the income brackets in order to account for the cyclical income patterns of entertainment industry professionals.

We are fully supportive of the plan to provide 60% of available units to moderate and middle income workers. The scope of this project will begin to address the critical shortage of housing options for the middle class within New York City. The location of the project, within an easy commute to midtown Manhattan as well as the film and television studios of Queens, makes it ideal for the artists and artisans of the entire entertainment industry.

We thank the Council for its serious consideration of these requests. The goal for all of us is to have a thriving, vibrant, culturally and economically diverse neighborhood that helps support an industry so vital to New York City.



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For the Record

Testimony of Ericka Stallings, Housing Advocacy Coordinator for the New York Immigration Coalition, regarding the New York City Council Hearing on Hunters Point South

October 24, 2008

Good Morning. My name is Ericka Stallings, and I am the housing advocacy coordinator of the New York Immigration Coalition, a policy and advocacy organization with more than 200 member groups throughout New York State that work with immigrants and refugees. I would like to first thank you for allowing our organization to testify at this very important hearing regarding Hunters Point South.

While it is clearly that affordable housing is an issue that affects nearly all New York residents, immigrant New Yorkers, particularly immigrants of color, are disproportionately impacted by the City's increasing lack of decent affordable housing. Immigrants make up two-third of New York City's low-wage workforce and subsequently have lower incomes on average. Immigrants are much less likely that comparable native-born New Yorkers to live in affordable housing created through public programs. Substantial portions of the immigrant population have extremely high rent burdens, often spending more than 50% of their income on rent.

Housing affordability directly impacts housing quality, as a result, many immigrants find themselves in dangerous housing situations. New York's immigrant renters are 62% more likely to live in substandard housing conditions and are three times as likely to live in overcrowded conditions than native-born residents. Many immigrants are forced to rely on the informal housing market as a last resort. One of the major causes of this problem is the fact that there is inadequate investment in affordable housing in areas with large and growing immigrant communities. Queens is a clear example of this, despite being the borough with the highest proportion of immigrants and a quarter of the families earning less than \$50,000 per year, little *truly* affordable housing for low- or moderate-income families has been produced in Queens.

This situation can be expected to get worse as Queens is expected to absorb the majority of the city's future population growth. Therefore we need greater investment in affordable housing in Queens to address the needs of both current and future residents.

We are therefore, deeply disappointed that the Hunters Point South project, as currently described, fails to address the housing concerns of many of our constituents, despite the grave need for more affordable housing. Many of our constituents are eager to see housing developed on the Hunter Point South site, unfortunately, the income guidelines, as proposed, will exclude most of them and most Queens families. We expect this will have a particularly negative impact on immigrant families.

Finding decent and affordable housing for low-, moderate- and even middle income immigrant families in Queens is growing more difficult. To address this problem in Queens, Seventy percent of the housing at Hunter Point South should be affordable to Low-Moderate and Middle Income families. Twenty percent of the affordable units should be accessible to families earning less than \$25,000 a year. Twenty percent should be reserved for families earning less than \$60,000 annually and twenty percent for families earning less than \$100,000 per year. This leaves room for families making over \$100,000 a year and market rate tenants.

As with many other developments around the City, every effort should be used to make this development affordable to a broad array of Queens residents; this includes using available subsidies. For these reasons we urge the City to take advantage of the opportunity that the Hunters Point South project presents, to make ~~a~~ diverse and inclusive community for all Queens residents.

Thank you.

Respectfully submitted by:

Ericka Stallings

Housing Advocacy Coordinator, New York Immigration Coalition

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Good morning, my name is Meghan Moore-Wilk, I am the Director of Space Planning at The City University of New York. I am here today representing Iris Weinshall, Vice Chancellor for Facilities Planning, Construction and Management. It is my pleasure to be here on behalf of CUNY in support of the Hunter's Point South development because of the opportunities for faculty and student housing. As you know, CUNY is the nation's largest public urban university system with 23 institutions serving over 500,000 degree and non degree students and 6,559 full-time faculty.

Hopefully you've heard and read over the past few years that we at CUNY have been, to quote the *Economist*, "Rebuilding the American Dream Machine." The London based magazine said "CUNY was singular in the world of public higher education, as a pathway by which immigrants and others can achieve the American Dream." This acknowledgement of the work CUNY has undertaken to raise standards and improve our academic environment has brought notice to CUNY well beyond our five boroughs. In turn we are now able to attract top scholars to our faculty ranks and exceptional staff to our

administrative units from across the nation, but without affordable housing, such as is proposed in the Hunter's Point South project, it will be difficult if not impossible to continue to build on our successes.

Even with the current challenging economic times faced by the State and City, the University must continue to move forward. We are continuing to hire full-time faculty and staff, particularly those who provide direct services to students, such as academic advisors and mental health counselors; and our student enrollments are on the rise.

The high cost of real estate in the five boroughs makes attracting the best and the brightest to come and teach at CUNY difficult. In 2007, 800 full time faculty lines were filled; 320 of which were new lines and the other 480 existing lines, many of which were vacant due to retirements. These 800 new hires came to the University from New York City and across the country; and unlike some of the private universities in our area, we currently can't even offer transitional

housing to make their relocation easier. Affordable housing projects, like Hunter's Point South, can help CUNY be competitive.

In order to address housing needs within the University, we opened our first student residence hall at City College in 2006 and a second is in construction at Queens College - due to open in 2009. Also, we are in development for a residence hall at the College of Staten Island and have a Request For Proposals out to find a developer to work with us on additional residence halls for students, faculty and staff, but these efforts can only address a small portion of the University's vast housing needs. Furthermore, the University's Graduate Center is pursuing discussions to serve doctoral students and faculty, in the vicinity of Hunter's Point South, which has become a very desirable neighborhood.

The Hunter's Point South project and other City efforts of this kind go a long way to support CUNY's ability to be the pathway to the American dream. We look forward to the completion of these 5,000

units and welcome the day when our faculty and students can apply to live in the Hunter's Point South buildings.

For the Record



Asian Americans for Equality

133-04 39th Avenue • Flushing, NY 11354

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New York City Council Public Hearing on Hunters Point South Development Proposal

Friday October 24, 2008

Good Afternoon. My name is Richard Lee and I am the Advocacy Associate for Asian Americans for Equality (AAFE), a founding member of the Queens for Affordable Housing Coalition. I would like to thank the City Council for giving us the opportunity to express our concern with the EDC's proposal to develop Hunters Point South.

Queens is amidst an affordable housing crisis. It is troubling considering that almost no units planned at Hunters Point South are affordable to majority of the residents of the community. According to a recent report by the New York City Independent Budget Office, out of the 51,977 low- and moderate- income housing units funded by the city in 2007, only 2,248 of these were in Queens, which equates to less than 5% of the housing slated to be built. While the EDC claims to be allocating affordable housing, the development proposal plans units only for families making more than \$55,000 a year. 35% of Queens' residents earn about \$35,000 a year, in the surrounding communities, this percentage is much higher. In Community Board 2, 40% of households make \$35,000 or less a year, while 67% make less than \$60,000 a year.

Community Board 2 has taken a major step in its recommendation of providing 30% of the 5000 for families making less than \$60,000 per year, including different income tiers within this. The Hunters Point development plan is a unique opportunity for Queens to receive a fair share of the City's affordable housing stock, especially to an area that needs it so desperately. We are asking that the City Council take into consideration the Community Board's recommendation, and build upon that to ensure that:

- The final project require 50% of the units be affordable for half of Queens; families that earn less than the Queens median income of \$48,000 for a family of four, and that 20% of the units be reserved for families earning less than \$25000 and less
- The affordable units should be permanently affordable, with no expiration time to turn market-rate.

Established in 1974, AAFE is a non-profit community-based development and empowerment organization. AAFE serves thousands of seniors, low-income and working individuals and families each year, offering an array of programs that encompass the organization's comprehensive approach to community development. One area we are able to readily demonstrate our commitment to create stronger communities is through the area of affordable housing. For years, AAFE has been a vocal advocate for the creation and preservation of affordable housing, which we have turned into action by creating and preserving over 600 units of affordable housing in New York City.

Good morning everyone. It's my great honor to talk to you today. ^{For the Record}

We are here to get affordable housing at Hunters Point South. Many people came to different rallies, also press conferences, we made great speeches. We have worked really hard on this from last winter to this winter. If we have worked so hard, I hope we can get success.

This is a very natural need: food, clothing, and housing. We can't ignore it. I am asking you, is life possible without any of these? Many people here today need affordable housing; there are many more people who are not here who also need affordable housing. Most of these people earn less than \$25,000 per year. We all know that this is very basic. If the basics are not good, how can we do anything else? If we don't have shelter, how we can get a job, how can we be healthy, how can our children learn in school? Everyone needs to rest after a long day.

The situation now is hard because our families are focused all month only on getting together enough money for rent. We don't have any money left for health, education, and other expenses; we have to ignore other matters. If we have an affordable home, then we can improve our mental health, we can relax and we can work better, be better citizens, and give more back to this country. But without affordable housing, we can't do anything.

Let us step forward. We are together. Public Land for the Public. Thank you for your time.

For the Record

Hi I'm Maria Esther Romero, a volunteer with Queens Community House since the beginning of this year. I am concerned about what is going on with housing for immigrants and for everyone here in Queens.

I am retired at 70 years old. I live in Jackson Heights for 38 years, in the same place. I worked 36 years, but my social security check is only \$718/month. My rent is \$853.70, and then add utilities, food, medicine, transportation, and other expenses. My daughter helps me when she can, but it's very difficult for her because she has her own family and children to support and it's not easy. I am looking for part-time work, so that I can pay my bills, but I can't find anything. In order to eat, I have to go to the senior center for the \$1 lunch. My friends help me also to eat. Every day I am thinking how I will make it tomorrow.

As you know the Hunters Point South project is excluding people who make less than \$25,000/year. We are asking for a minimum of 20% for low income people, families making \$25,000 and less. Since this project is on city land, it is fair that people with low-income to get a percentage of these new apartments. This is public land, this should be for all of us. Public land for the public!

For the Record

Hi. How are you? I'm Nitin Shah. I am working for minimum wage as a cashier. My family income last year was less than \$25,000. I am earning \$1200/month and paying \$800/month in rent. It is difficult to meet all the expenses: electricity, gas, and more. Both of my kids are full-time college students.

Because of the high rent, I have to share a one-bedroom apartment with five other people. We are four in my family and two people from another family. It is too crowded; it's not good for my health. There is no space to teach my son and daughter.

I have already applied for affordable housing; they approved me for Section 8, but that was one and a half years ago, and I am still waiting.

I hope you will give us a chance to live in these new apartment buildings in Hunters Point South. Thank you.

For the Record

THE REALITY FOR IMMIGRANT FAMILIES IN QUEENS

A few stories from the volunteers of Queens Community House Action Group

Meet Nitin Shah:

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I have already applied for affordable housing; they approved me for Section 8, but that was one and a half years ago, and I am still waiting.

Meet Quazi Raihan:

Hi everyone. I'm Raihan. I am a volunteer with Queens Community House and Queens for Affordable Housing. I live in Woodside Queens. This area's rents keep going higher and higher. My husband, myself and our 5 year old son have to live in the same room and share an apartment with another family of three. My son can't walk properly, and he needs space for his physical therapy exercises, but we have no space for him. In the morning, we all need to use the bathroom and the kitchen at the same time, which causes a lot of tension. My husband works in a store and our family income is only \$900/month and we have to pay \$800/month in rent. It's very complicated to live in Queens today. There are many families like me in Queens.

Meet Alicia Vizueta:

I live together with my husband, who is disabled because of an open heart operation and arthritis of the spine. I have to stay home and help him with hospital visits and other things. He receives \$650 a month. We pay \$400 a month on rent. Actually we are facing a desperate situation because the landlord wants us to leave, and we cannot find any other room for this price. We have applied for City Housing, but we have to wait many more years, and what will we do in the meantime?

Meet Jesus Borrientos:

Hi. I am working from 10am in the morning until midnight as a maintenance worker. I make \$24,000 a year to support my family. I am paying \$850/month for an old and run-down one-bedroom apartment for myself, my wife, my 16 year old daughter and my 14 year old son. My children, now teenagers, don't like sharing a room with their mom and dad. They want privacy, especially at their age. They always ask me to get another apartment that is larger, but we can't afford it. I pay taxes, and I hope that these new projects can help us in some way.

Meet Esther Romero:

I am retired. My social security check is \$718/month. My rent is \$853.70, and then you have to add utilities, food, medicine, transportation, and other expenses. My daughter helps me when she can, but it's very difficult for her because she has her own family and children to support and it's not easy. I worked all my life, 36 years, as an administrative assistant, baby-sitting, in accounting, at Emhurst Hospital and more. Then in 2001, I got sick. I had six heart attacks in four hours, and it is a miracle I lived. After that, I could not work. Now I am 70, and the checks I get are not enough. I live in Jackson Heights for 38 years, in the same place. How can I move now? Where can I move to? In order to eat, I have to go to the senior center for the \$1 lunch. My friends help me also to eat. Every day I am thinking how I will make it tomorrow. I am looking for part-time work, so that I can pay my bills, but I can't find anything.

Meet Yuri Ruiz:

Unfortunately my father and mother passed away last July. Now it is only myself and my two sisters living together, which makes it even more difficult to pay the rent. We pay 1800 a month for our apartment, plus phone bills, gas, electric, you can imagine. I am not able to work because of a disability. I am in treatment, and I receive SSI, but only \$660/month. My sister works in maintenance at the YMCA, but still it is so hard for us to pay rent, together with the other bills. And every year, the rent goes up, but our income does not. Every year it gets even tighter.

Meet Marlene Lopez:

Hi. In my case, we are living six people in a two-bedroom apartment, paying \$1600/month. That doesn't include electricity, gas, phone, and more. My three daughters are working – one works in a factory, the other in cleaning, and the third can't find steady work, but does odd jobs when she can. They support me as well as their children. We would like not to be so crowded together, but as you can imagine, there isn't enough money.

Meet Dolly Velasquez:

I am Dolly Velasquez, and I was a home attendant for 25 years. My clients loved me, but one day I lost my job without any reason. I worked 96 hours/week, and paid taxes on 96 hours/week, but am only receiving social security payments for 40 hours/week. I am lucky that I own my apartment, but just the maintenance is \$600/month, and I get less than \$800/month in social security. With transportation, water, electricity, food and more, how can I live? Only by borrowing money. I invested some money in a company that claimed they would give 14% interest, but then they closed and disappeared and I lost all my money. I eat now at the senior center for \$1. I feel very desperate and very worried. I hope I don't have a heart attack. I am 72 years old, and I want to work again, but I feel very disillusioned.

Meet Jorge Galius

I have a good job. I work as a painter and I earn about \$40,000/year. However, even with a decent salary, the rent still makes life difficult. I live with my wife and my two sons, 24 and 20 years old. They haven't been able to find steady work, so I am paying the rent, \$1600, for a two bedroom. It's a shame that they have to share a room, but that is our situation for now. Of course everything is going up, electricity, food, rent. One feels sick sometimes worrying about the future. I am not so worried for myself, but for my sons, trying to make a decent living in this environment.

Hannah Weinstock
Queens Community House
Testimony before City Council on Hunters Point South

For the Record

It's not news to anyone that we are living in very difficult times. That is true especially here in New York City, where economic stagnation seems not to have even dampened the rapid acceleration of rents, food prices, electricity and others, and at the same time the job losses and salary stagnation here are even greater than other parts of the country. This is related to the economic crisis of the past few years, but it's also not new. Three years ago I was talking about how the last three decades had seen incomes rise 3% while rents rose 33% here in New York City. Recent events only make things more difficult. And experts say the worst is yet to come.

I work at a community center in Jackson Heights, serving all of Northwest Queens through ESL classes, youth programs, and senior programs, among others. The majority of the people I speak with on a daily basis are living on family incomes of less than \$25,000/year. Many New Yorkers are supporting their entire families, often including not only children but sisters, brothers and parents, on minimum wage, which only adds up to \$25,000/year for full-time workers; many more are only able to find part-time or temporary work, and the most heartbreaking of all, our seniors and disabled whose social security or disability checks just don't cut it for today's living expenses. I ask you to look at a few of their stories, which we have included in a packet for you all. Nitin, who is earning minimum wage as a cashier, trying to put two kids through college and is forced to share a one-bedroom with five other people. Alicia Vizueta, who at 66 cares for a disabled husband, is currently being evicted, cannot find another place to live on a \$600 SSI check, and is possibly facing life in the shelter system. Esther Romero whose social security checks amount to less than her rent and barely scrapes by with minimal and unsustainable help from her daughter, eating only thanks to her senior center's \$1 lunch. It is not uncommon for me to hear of 20 single people living together in a basement, in overcrowded and unsanitary conditions because of the need to pay the rent. Or multiple families in a single apartment – the norm has become not one room for one person, but one room for one family. Of people who pay 90% of their income on rent, and therefore are forced to skimp on even such necessities as food and medicine. There are others who may not have the family support to be so lucky as to live in an overcrowded apartment; these are the people being forced into homelessness.

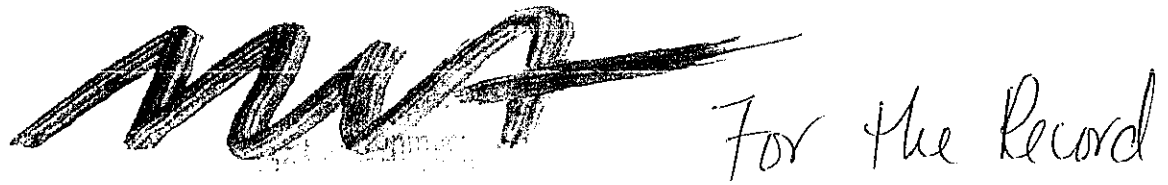
Would you, our representatives, rather build more homeless shelters, or more affordable housing? Would you rather see more people freeze to death in the streets next to empty luxury condos, or use these huge developments to invest in the future of working families and health of our City's workforce?

Even if this was private land, I would say there is a strong argument to enact affordable housing requirements. Considering that it is public, city-owned land, it is unconscionable, considering the times and the situation facing Queens residents, to exclude the MAJORITY of local families who earn less than \$60,000. **How this could be billed as an affordable housing project, when the MAJORITY of local families would not earn enough to qualify for the "affordable housing" is beyond me.** The official AMI the City uses bears no reflection on the actual median income in Queens, which is \$51,000 or in Long Island City/Sunnyside/Queens, which is \$44,000. This is a failure by the Bloomberg administration to be connected in any meaningful way with the reality on the ground in our communities.

This is not to say the those earning 60-127K are not struggling as well; they are, and they should have a place at Hunters Point South. Queens for Affordable Housing, together with Councilman Eric Gioia, have put together an inclusive proposal that meets the needs of both middle income and low income residents.

20% for families earning \$25,000 and less, 20% for families earning \$25,000-\$60,000, 20% for families earning \$60,000-\$100,000, 10% for families earning \$100,000-\$127,000, 30% market-rate

This is reasonable. It can be financed using the existing federal, state, and city subsidies that have systematically been denied to Queens. I know it's not easy to stand up to the administration, but it's your constituents, not the mayor, who chose you to represent them. Please, my friends, do what needs to be done.



MWA For the Record

Testimony of Roland Lewis, President and CEO

THE METROPOLITAN WATERFRONT ALLIANCE

Before the New York City Council Zoning Committee

Friday, October 24, 2008

Good afternoon and thank you for the opportunity to submit this written testimony. I am Roland Lewis, president of the Metropolitan Waterfront Alliance, a coalition of over 250 organizations working together to transform the New York Harbor and its waterways into a world class resource for work, play, transit and education.

The prospect of developing Hunters Point South presents a unique opportunity for the city of New York to begin focusing on creating easily accessible and inclusive waterfront on the East River. With the passing of Intro no. 809 a few weeks ago, it is clear that the city is ready to take a fresh look at its waterfront spaces with the intent of intelligent planning that will maximize access, maritime use and the health of our harbor. With proper planning, the development of Hunters Point South could prove to be a template for how New York City develops its waterfront localities in the future.

The first step towards doing this is looking at access. In the plan being proposed there is limited access to the water for recreation. This space is a great opportunity to expand waterfront access points in the city. Places can be created in the proposed

waterfront park where people can actually touch the water and use it for recreation. The Long Island City Boathouse, for example, is looking for a permanent home. This would be a great place for that and similar water-access oriented projects, such as a town dock – a docking facility that would be open to the public.

Secondly, the wall of tall buildings continuing down the shore is an unfortunate way to build along the waterfront. The view of Manhattan from here is too beautiful to just give to a few apartment dwellers. Smaller buildings along the edge create a more inviting waterfront and allow for the development of a real community. As a part of this, we encourage a mix of affordable housing as well. The waterfront should be a place for everyone. The housing next to Newton Creek industrial is a bad mix. We should try to put a commercial buffer in between these two zones.

The easiest way to develop an inviting and well populated waterfront is to encourage a continuous string of commercial businesses along the water's edge. We want great destinations to draw people to the area. Vibrant locations like water taxi beach should be preserved and the water taxi port there should be expanded.

The development of Hunters Point South is a golden opportunity to create a diverse new community and a diverse urban waterfront to go along. Now is the time to begin committing ourselves to the creating of working and forward thinking waterfront spaces. Setting a strong precedent now, here in Hunter's point will send a signal to all of New York that we are finally beginning to look upon our waterfronts with a 21st century perspective.

Thank you for the opportunity to testify today and I'd be happy to answer any questions you might have.



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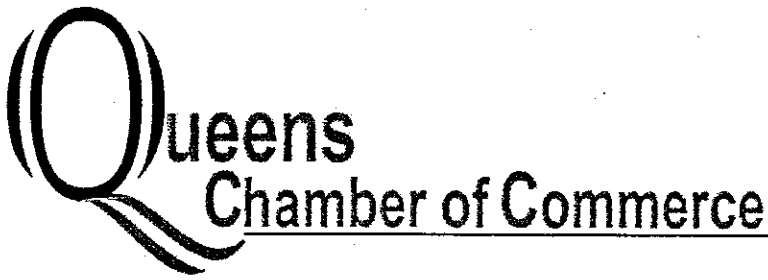
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For the Record

TESTIMONY BEFORE THE NEW YORK CITY ZONING
AND FRANCHISE COMMITTEE

THE RE-ZONING AND RE-DEVELOPMENT OF
HUNTERS POINT

SUBMITTED BY:
JACK FRIEDMAN
EXECUTIVE VICE PRESIDENT
QUEENS CHAMBER OF COMMERCE

OCTOBER 24, 2008

Councilman Avella and Members of the New York City Council Zoning and Franchise Committee. My name is Jack Friedman and I am the Executive Vice President of the Queens Chamber of Commerce. For 97 years, the Queens Chamber has strived to increase economic development opportunities, support workforce and job growth opportunities and in general support projects favorable to commerce in the Borough. The re-zoning and re-development of Hunters Point is a plan that will accomplish all three.

In creating this sustainable and well-designed mixed -use urban community and waterfront park, Hunter's Point offers tremendous opportunity. These are tough times. The need for affordable housing is dire and it is expected that the need will only grow. Unemployment is becoming a greater concern and this is an opportunity for new temporary and permanent jobs. With over 5,000 units of affordable housing, over 125,000 Square Feet of Retail, a school, community facilities and parking, this under-utilized area will act as a job creator offering over 1,000 temporary construction jobs and hundreds of permanent jobs.

Many of these jobs are good Union jobs or jobs that pay prevailing wage. Many of these jobs at Hunters Point will be reserved for women, minority and Queens-based businesses. New York City and its residents need these jobs, especially in a tough economy.

The Queens Chamber of Commerce and I strongly support the re-zoning and re-development of Hunters Point. On this largely vacant and underutilized site, the vision is to create a vibrant, sustainable, mixed-use and mixed income neighborhood and waterfront park makes sense. We sincerely believe it is an important initiative and opportunity for the Queens construction industry and business community. I urge you to support this application. In doing so, you are breathing life into an area that has enormous potential.

CAROLYN B. MALONEY
14TH DISTRICT, NEW YORK

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For the Record

Statement of Congresswoman Carolyn B. Maloney
Regarding Hunter's Point South
October 24, 2008

Thank you for the opportunity to express my views. I represent New York's 14th Congressional District, which includes Western Queens and the Hunter's Point South Development. New York has traditionally made poor use of the Queens waterfront in this area. The area where Hunter's Point South will be developed is currently an underused mix of industrial and commercial uses. The new development will offer acres of open space, recreational uses, new community facilities, including new public schools, and opportunities to enjoy the waterfront. New streets will be mapped, and a relatively blighted area will become a very residential community, including 3,000 units for moderate and middle income families. This project is extremely important to my district and I hope it will be approved.

Affordable housing is increasingly rare in the communities I represent. Families who have raised their children in Western Queens tell me that their children cannot afford to buy homes there. The rule of thumb always was that housing should not exceed one third of your income, but in New York City, more than one third of households spend more than one half of their income on housing. In the last five years alone, New York City has lost nearly 16,000 Mitchell-Lama rental apartments. We are losing roughly 6,000 rent control and rent stabilized apartments each year. According to a report prepared by New York City Comptroller Bill Thompson, *New York's Delicate Migration Balance*, moderate-income households (\$40,000 to \$60,000 annual income) move from the city at a disproportionate rate, and one of the reasons is the lack of affordable housing. Unfortunately, the middle class squeeze is part of a national trend. According to a Brookings Institution study released last year, as a share of all urban and suburban neighborhoods, middle-income neighborhoods in the nation's 100 largest metro areas have declined from 58% in 1970 to 41% in 2000.

This project will offer housing for the disabled and for municipal employees, with preferences for residents of Community Board 2. Every community needs fire fighters, teachers, police officers, nurses and librarians, but they are increasingly finding themselves priced out of the city. We cannot afford to lose them. They serve the community and lend stability to our neighborhoods. I join CB2 in encouraging a set aside for seniors. I understand that HPD and EDC have committed to continue to work with CB2 to identify other city-owned sites or Brownfield sites on or close to the waterfront for housing for families with incomes below 80% of the area median income.

Finally, I share community concerns that this area will stress the already overburdened public transportation network and hope that the Q103 bus will be extended to Hunter's Point South and that shuttle buses, water taxis and other modes of transportation will be part of the plan.



**BUILDING &
CONSTRUCTION
TRADES COUNCIL
OF GREATER NEW YORK**

EDWARD J. MALLOY
PRESIDENT

For the Record.

AFFILIATED WITH THE
BUILDING CONSTRUCTION TRADES DEPARTMENT
OF WASHINGTON D.C.

—
BUILDING AND CONSTRUCTION TRADES COUNCIL
OF NEW YORK STATE

—
AMERICAN FEDERATION OF LABOR OF CONGRESS
OF INDUSTRIAL ORGANIZATION

**TESTIMONY OF
EDWARD J. MALLOY
PRESIDENT
BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK**

**HEARING ON
HUNTERS POINT SOUTH**

**COUNCIL OF THE CITY OF NEW YORK
SUBCOMMITTEE ON ZONING AND FRANCHISES**

OCTOBER 24, 2008

Good morning Mr. Chairman and Members of the Subcommittee. My name is Edward J. Malloy. I am the president of the Building and Construction Trades Council of Greater New York, an organization consisting of local affiliates of 15 national and international unions representing 100,000 working men and women in the five boroughs of New York City.

We are pleased to testify in support of the development of Hunters Point South to create up to 5,000 housing units, of which 60% will be affordable to middle class families. In addition to meeting the housing needs of working New Yorkers, the development of Hunters Point South will add retail space, waterfront parkland, a new public school and other amenities to what we believe will become another model community in Queens.

Our support for the development of Hunters Point South is contingent on it remaining what it was always intended to be, which is a community for the middle class backbone of our work force and



tax base too often forgotten in the housing and economic development policy of New York City. We will not support the bastardization of this development into something different at the expense of working families and union households.

Our support for the development of Hunters Point South is also contingent on it generating thousands of good jobs in the building and construction industry which pay prevailing wages with health insurance and pension benefits. It is therefore imperative that strong labor standards comparable to or exceeding those adopted in the procurement process for Willets Point also be adopted in the procurement process for Hunters Point South.

We look forward to having this project build on the record of all projects utilizing union labor in the five boroughs to promote diversity and local opportunity through programs to recruit, train and place New York City residents into unions of the Building and Construction Trades. These programs serve high school students, adults facing economic challenges, residents of public and Section 8 housing, veterans of the U.S. Armed Services and women.

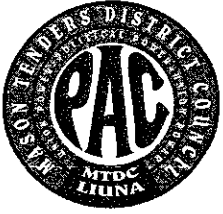
As an example of the success of these efforts, our Construction Skills program, which works with high school students and residents of public and Section 8 housing, recently placed its 1,000th individual into a union apprenticeship program. 89% of these individuals are African American, Hispanic and Asian. All are New York City residents. 83% of these individuals remain actively employed in the industry with hundreds having gone on to become journey persons, who are recognized as the best qualified members of the industry and compensated accordingly.

This program, and others like Helmets to Hardhats for veterans and Nontraditional Employment for Women, are proving that we are not only providing equal opportunity. We are producing

successful long-term career outcomes for New Yorkers of all backgrounds.

With strong protections to assure that this development remains what it was always intended to be, which is a community for middle income households, and strong labor standards to assure that we are creating truly good jobs, we look forward to working with the administration and Council to support the measures necessary to have the grand vision for Hunters Point South realized.

Thank you.



**MASON TENDERS' DISTRICT COUNCIL
OF GREATER NEW YORK
POLITICAL ACTION COMMITTEE**

266 WEST 37TH STREET, SUITE 1150
NEW YORK, NY 10018
TEL: (212) 452-9500 FAX: (212) 452-9599
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For the Record

**Testimony of Michael J. McGuire
before the Committee on Zoning and Franchises
October 24, 2008**

Good morning, Chairman Avella and distinguished committee members. My name is Michael McGuire and I am the Director of the Mason Tenders' District Council of Greater New York and Long Island Political Action Committee. The Mason Tenders' District Council is comprised of more than 17,000 members in six local unions of the Laborers' International Union of North America. These locals represent men and women working throughout the five boroughs as building construction laborers, mason tenders, plasterer's helpers, office and professional personnel, demolition workers, recycling plant employees, high school teachers and asbestos and hazardous material abatement laborers.

The New York City Economic Development Corporation recently agreed to history-making labor agreements on the Willets Point redevelopment project. The concept during those negotiations was a simple one: with the change of just a few letters in the zoning text, the value of a piece of property could instantly increase ten or twenty-fold. In the minds of organized labor, that amounts to a subsidy which allows the developer to obtain financing, build larger and create more units. It is our belief that along with that subsidy goes the responsibility for the City to ensure that the workers on these development sites, and the workers who will be employed at the sites post-construction, be treated with dignity and be paid a fair day's wages for a fair day's work.

The agreement on Willets Point will virtually guarantee that the development will be built to union-quality standards. Included in the agreement are provisions to pay prevailing wages on much of the project and for all contractors to participate in New York State certified apprenticeship programs. This coupled with the fact that 45% percent of the contracts will be set aside for minority-owned business enterprises, woman-owned business enterprises and locally-owned business enterprises, presents perhaps the best opportunity for opening the trades to communities that have traditionally not been able to gain entry into these professions. Further, there are agreements on post-construction building services and security jobs, as well as hotel and convention employees and retail workers. The Willets Point labor agreement was designed to be a template for all future major re-zonings.

We are also enthused by the amount of affordable housing that is included in this project for the middle-class. Vast amounts of housing are built in New York City that are made available as "market rate". This market rate housing is far outside of the reach of the middle-class workforce...the construction worker, the firefighter, the teacher. There are also a fair amount of low-income affordable units that are built each year, again, unavailable to the middle-class workforce. Being a union laborer is one of the best blue collar jobs in the City. But if one of my members were lucky enough to work five days per week, fifty-two weeks per year (which in our industry is rare), that member would earn \$58,000. Good money to be sure, but \$30,000 to high to live in low-income affordable housing and \$100,000 to low to live in market rate housing. I have more members that live in Pennsylvania than live in Manhattan.

Middle-class working families are the backbone, the very foundation, on which New York City is built. Being the city's foundation is a burden we must take on, because the poor can't, and the rich won't. Yet it is a burden that middle-income, working families take on gladly, for the love of this great city. But that foundation is eroding, piece by

piece, block by block as working families are forced to move to the suburbs, or even further, to find quality, affordable housing to raise their families. Ultimately, of course, once enough of any foundation is removed, a structure will collapse in on itself. To prevent this collapse this type of workforce housing must be promoted at every turn.

We applaud the call for more low-income housing on this project. However, I urge you not to increase that housing to the detriment of the proposed workforce housing or to the labor standards that I have asked for here today. If you can find a way to include more low-income affordable units while adhering to those two caveats, we will embrace that plan fully.

We ask that this Committee impress upon the Bloomberg administration the need to include the same labor standards on the Hunters' Point South redevelopment project as they included at Willets Point, and to include such labor standards on all future major re-zonings.

Thank you.

Respectfully submitted,
Michael J. McGuire
October 24, 2008

For the Record

**Statement by Joseph Benincasa, Executive Director
The Actors Fund, October 24, 2008**

My name is Joseph Benincasa and I'm the Executive Director of The Actors Fund, the national nonprofit human service organization that provides essential and critically needed services for all performing arts and entertainment professionals.

Founded in 1882 by an Act of the New York State Legislature, The Fund serves everyone – not just actors – who work in theatre, film, television, radio, music, opera, circus and dance. Our programs address the unique needs of the community, with comprehensive social services, health services, housing, employment and training services, and skilled nursing and assisted living care. The Fund also makes emergency grants for essential needs. We directly help more than 9,000 people every year, including approximately 4,000 New Yorkers.

While The Fund has offered senior housing since 1902 when we opened a retirement home in Staten Island, our first opportunity to provide affordable, supportive housing in New York City was 12 years ago when we opened the Aurora, 178-unit building on West

57th street. The Aurora, a low income tax credit project, provides housing to working industry members, those living with HIV/AIDS, and seniors in a safe, affordable and conveniently located building.

Next month, The Actors Fund, in partnership with Common Ground Community, will begin renting-up Schermerhorn House, a 217-unit affordable housing building in downtown Brooklyn. Half of these units will be targeted to low income performing arts professionals. The building will have a 2,000 square foot community room designed like a black box that will be available to residents as well as community art organizations for shows, rehearsals and performances, films, exhibitions and other cultural activities.

People working in the entertainment and performing arts endure great uncertainty because of the episodic nature of its work, and the lack of affordable and middle-income housing. Over the past few years The Actors Fund has offered monthly seminars on finding affordable housing which include applying for 80/20s, information on HPD, the Housing Authority, Section 8, apartment

search tips and housing leads. We also provide information on short-term stays, roommates, subleasing and housing court. On our website we offer an online housing resource center that includes a housing bulletin board.

But we need to do more. Middle income workers, those earning between \$30,000 and \$80,000 a year, have been priced out of the market. They earn too much to qualify for low-income housing projects but too little to afford market rents. So far, more than 50 percent of the entertainment applicants for Schermerhorn had incomes too high to qualify, often only by a few thousand dollars.

Those working in the performing arts often go to work at five in the morning for a shoot or come home from theater at midnight. In a typical day they may be at an audition, an agent's office, a rehearsal and a class. They need access to public transportation and reasonable commuting time.

For these reasons, we applaud the plan to provide 60 percent of Hunters Point South Project affordable for those with moderate incomes. Of this 60 percent, we encourage the Council to

consider creating a preference of at least 5 percent for entertainment and performing arts professionals, recognizing that it would be essential to average their incomes over the previous three years because of the ups and downs, and episodic nature of their work.

We applaud the City's commitment to addressing the critical issues facing the performing arts community in New York City, and look forward to working with you to develop more housing opportunities for our colleagues. ~~Thank you for inviting The Actors Fund to participate in this discussion.~~

**New York City Council
Committee on Zoning & Franchises**

**Testimony
Of the
United Federation of Teachers**

October 24, 2008

Good morning Chairman Avella and members of the Zoning and Franchises committee. My name is Amina Rachman and I am special assistant to the president at the United Federation of Teachers. On behalf of the UFT, I want to thank you for the opportunity to testify here today on the Hunters Point South redevelopment project, which we support.

We are here today to make four points about how we believe the project should proceed: The project should be union built; several schools must be part of the plan; the housing units being created must be kept at a level that is affordable to teachers and other middle-income New Yorkers; and retailers should pay living wages to its workers.

Our reasoning behind these four points is simple: It is crucial that families and workers in and around this community benefit from the new jobs and economic opportunities that this redevelopment would offer.

We strongly support the creation of union construction jobs. Projects like these benefit greatly when union contractors are used, as does the community. The building trades in this city are ready and able to provide a highly-trained and highly-skilled local workforce to get the job done.

We also support the creation of new school space as part of this project and of any other redevelopment projects being undertaken in the city. With many of our schools bursting at the seams, there is a tremendous need for new capacity and lower class sizes in most neighborhoods. Overcrowded schools and congested classrooms diminish teacher efficacy and negatively affect student performance. Plans for the Hunters Point South project smartly call for a new public intermediate school and high school. We urge the planners and developers behind this project to also include an elementary school as part of the plan.

It is abundantly clear to most New Yorkers that the cost of housing has soared to a level that makes it very difficult for middle-income families to remain in the City. We see that first-hand in our efforts to recruit and retain quality teachers. The Hunters Point South project is expected to include up to 5,000 new housing units, 60% of which are expected to be affordable housing. That is certainly a step in the right direction.

Lastly, we strongly support the creation of permanent jobs and business opportunities in the community, but with the caveat that those jobs must pay a living wage. When you consider the magnitude of the recent credit crisis, it is easy to understand why we must do all we can to strengthen the workforce. Too many New Yorkers are already struggling to get by and projects like this present us with wonderful opportunities to stop that trend.

At a time when we are all riveted to the daily headlines about market fluctuations, layoffs and the difficult economic times ahead, it is easy to get excited about the possibilities this project presents. New schools, affordable housing, union construction, business opportunities and permanent jobs are all important to this City. That's a model for success, and we hope moving forward that this model is one that is followed on other economic development projects so that everyone benefits.

Thank you.

HUNTER'S POINT SOUTH – 10/24 CITY COUNCIL HEARING

SLIDE 1

GOOD MORNING. THANK YOU, COUNCILMAN AVELLA, AND MEMBERS OF THE SUBCOMMITTEE.

I'M HOLLY LEICHT, DEPUTY COMMISSIONER FOR DEVELOPMENT AT THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT. JOINING ME IS TOM MCKNIGHT, SENIOR VICE PRESIDENT OF THE ECONOMIC DEVELOPMENT CORPORATION. WE'RE HERE TODAY TO OUTLINE THE CITY'S VISIONARY PLAN FOR HUNTERS POINT SOUTH, A PROPOSED MIXED-USE DEVELOPMENT ON APPROXIMATELY 30 ACRES OF PRIME WATERFRONT PROPERTY IN LONG ISLAND CITY.

WITH 3000 UNITS OF MODERATE- AND MIDDLE-INCOME HOUSING, HUNTERS POINT SOUTH WILL BE THE LARGEST AFFORDABLE HOUSING PROJECT IN NEW YORK SINCE STARRETT CITY WAS BUILT IN THE EARLY 1970S. AND IT WILL TRANSFORM A LARGELY VACANT SITE INTO **PERMANENTLY** AFFORDABLE APARTMENTS FOR OUR CITY'S MIDDLE CLASS.

THIS IS HOUSING FOR OUR CITY'S FIREFIGHTERS, POLICE OFFICERS, TEACHERS AND OTHER MUNICIPAL WORKERS, ITS NURSES AND HEALTHCARE WORKERS – MIDDLE CLASS NEW YORKERS WHO ARE LEAVING THE CITY DUE TO RISING HOUSING COSTS. WITHOUT THEM, IT'S HARD TO IMAGINE A WORKABLE, LIVABLE NEW YORK CITY.

THIS PLAN IS THE PRODUCT OF A COMPREHENSIVE INTER-AGENCY EFFORT, AND IS THE RESULT OF AN EXTENSIVE AND SUCCESSFUL OUTREACH PROCESS THAT HAS ENGAGED COMMUNITY MEMBERS AT EACH STEP IN THE PLANNING PROCESS. WE THANK COUNCILMAN GIOIA FOR HIS ONGOING ACTIVE INVOLVEMENT IN HELPING SHAPE THIS PROJECT TO DATE.

SLIDE 2

HUNTERS POINT IS AN IDEAL WATERFRONT LOCATION ON THE SOUTHWESTERN TIP OF QUEENS, WITH FRONTAGES ON BOTH THE EAST RIVER AND NEWTOWN CREEK. IT HAS EXTRAORDINARY VIEWS OF MIDTOWN AND LOWER MANHATTAN, AS WELL AS DOWNTOWN BROOKLYN. THOUGH THIS 30-ACRE SITE REPRESENTS A ONCE-IN-A-LIFETIME DEVELOPMENT OPPORTUNITY, IT HAS REMAINED LARGELY VACANT AND UNDERUTILIZED FOR DECADES.

THE PLAN ALSO INCLUDES THE REZONING OF AN ADJACENT, PRIVATELY-OWNED 7.5-ACRE PARCEL KNOWN AS SITE B TO ALLOW FOR DEVELOPMENT THAT WILL BE COMPATIBLE WITH THE HUNTERS POINT SOUTH SITE.

SLIDE 3

FIRST, SOME HISTORY. IN THE LATE 80'S, THE HUNTERS POINT SOUTH SITE WAS SLATED TO BECOME THE THIRD AND FOURTH STAGES OF THE STATE'S QUEENS WEST DEVELOPMENT. THAT PROJECT CALLED FOR 2,200 APARTMENTS AND OVER TWO MILLION SQUARE FEET OF OFFICE SPACE. THE SITE LATER WAS ENVISIONED AS THE LOCATION OF THE OLYMPIC VILLAGE IN THE CITY'S 2012 OLYMPIC BID.

THEN, IN 2006, ON THE HEELS OF THE SALE OF STUYVESANT TOWN AND PETER COOPER VILLAGE, MAYOR BLOOMBERG ANNOUNCED THE CITY'S INTENTION TO ACQUIRE THE SITE FROM THE QUEENS WEST DEVELOPMENT CORPORATION AND PORT AUTHORITY TO CREATE THE NEW YORK'S FIRST LARGE-SCALE, MODERATE- AND MIDDLE-INCOME HOUSING DEVELOPMENT IN DECADES. SINCE THEN, MULTIPLE CITY AGENCIES HAVE BEEN WORKING WITH THE COMMUNITY TO DEVELOP THE PLAN BEFORE YOU TODAY.

SLIDE 4

THE CENTERPIECE OF THE HUNTERS POINT SOUTH PROJECT IS *HOUSING* - SPECIFICALLY, HOUSING FOR A CRITICAL SEGMENT OF NEW YORK CITY:

MODERATE- AND MIDDLE-INCOME HOUSEHOLDS. THE PROJECT ENVISIONS UP TO 5,000 HOUSING UNITS, 60 PERCENT OF WHICH WILL BE AFFORDABLE TO MODERATE- AND MIDDLE-INCOME FAMILIES. THE NEW UNITS WILL BE PART OF MAYOR BLOOMBERG'S \$7.5 BILLION NEW HOUSING MARKETPLACE PLAN, THE LARGEST MUNICIPAL AFFORDABLE HOUSING PLAN IN THE NATION.

BY MODERATE AND MIDDLE INCOME, WE ARE REFERRING TO OUR FIREFIGHTERS, POLICE, TEACHERS, NURSES, CITY WORKERS, HEALTHCARE WORKERS AND OTHERS – THE HARDWORKING RESIDENTS WHO HELP FORM THE BACKBONE OF OUR CITY. IT'S IMPORTANT THAT THESE NEW YORKERS HAVE A WAY TO REMAIN IN THE CITY IN THE FACE OF EXORBITANT HOUSING PRICES. HUNTERS POINT SOUTH AIMS TO DELIVER ON THE ADMINISTRATION'S COMMITMENT TO GENERATING MODERATE- AND MIDDLE-INCOME HOUSING AS PART OF THE CITY'S OVERALL AFFORDABLE HOUSING STRATEGY.

SLIDE 5

NEW YORK CITY IS EXPERIENCING AN EXODUS OF MIDDLE-INCOME FAMILIES AS A RESULT OF THE HIGH COST OF HOUSING. HOUSING COSTS ARE CITED AS THE NUMBER ONE REASON THAT PEOPLE LEAVE NEW YORK. ACCORDING TO A 2006 BROOKINGS INSTITUTE STUDY, NEW YORK HAS THE SMALLEST PROPORTION OF MIDDLE-CLASS FAMILIES OF ANY METROPOLITAN AREA IN THE COUNTRY. A REPORT BY THE CITY'S COMPTROLLER FOUND THAT MIDDLE-INCOME HOUSEHOLDS ARE THE MOST LIKELY TO LEAVE THE CITY DUE TO RISING HOUSING COSTS. THOSE WHO REMAIN HAVE BEEN FORCED TO MOVE FARTHER AWAY FROM THEIR PLACES OF EMPLOYMENT TO FIND HOUSING THEY CAN AFFORD.

ACCORDING TO DATA COMPILED BY NYU'S FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY, DURING THE THREE-YEAR PERIOD BETWEEN 2002 AND 2005, HOME SALES AFFORDABLE TO NEW YORKERS EARNING 80% OF THE HUD INCOME LIMIT DROPPED FROM 19% TO 5%. THE NUMBER OF HOMES

AFFORDABLE TO THOSE EARNING 130% OF THE HUD INCOME LIMIT SAW AN EVEN STEEPER DECLINE, FROM 58% OF ALL SALES IN 2003 TO 21% IN 2005. FINALLY, THOSE HOUSEHOLDS MAKING 165% OF THE HUD INCOME LIMIT SAW THE NUMBER OF SALES AFFORDABLE TO THEM FALL BY 32 PERCENTAGE POINTS BETWEEN 2002 AND 2005, FROM 75% TO 43%.

THE REALITY IS THAT MODERATE- AND MIDDLE-INCOME HOUSEHOLDS ARE DIFFICULT TO SERVE DUE TO THE LACK OF STATE AND FEDERAL FINANCING PROGRAMS THAT TARGET THESE POPULATIONS. EXACERBATING THE PROBLEM IS THE EXPIRATION OF THOUSANDS OF MITCHELL-LAMA UNITS: THOUGH 21,000 MITCHELL-LAMA UNITS HAVE BEEN PRESERVED THROUGH EXTENDED AFFORDABILITY LOANS, ANOTHER 11,000 HAVE BEEN LOST SINCE 2002, A TREND THAT WILL CONTINUE AS MORE OF THESE DEVELOPMENTS REACH THE END OF THEIR TERMS.

HUNTERS POINT SOUTH IS A SIGNIFICANT PART OF THE ANSWER TO THIS GROWING PROBLEM. THIS IS OUR OPPORTUNITY TO CREATE 3000 NEW, ***PERMANENTLY AFFORDABLE*** HOMES FOR MODERATE- AND MIDDLE-INCOME NEW YORKERS.

SLIDE 6

THE PLAN FOR HUNTERS POINT SOUTH ENVISIONS UP TO 5,000 HOUSING UNITS, 60 PERCENT OF WHICH WILL BE AFFORDABLE TO MODERATE- AND MIDDLE-INCOME FAMILIES. "MODERATE INCOME" REFERS TO HOUSEHOLDS EARNING BETWEEN 80 AND 120 PERCENT OF THE HUD INCOME LIMIT, WHICH IS ABOUT \$76,000 FOR A FAMILY OF FOUR. "MIDDLE INCOME" HOUSEHOLDS ARE THOSE EARNING BETWEEN 120 AND 165 PERCENT OF THE HUD INCOME LIMIT.

THIS INCOME RANGE ROUGHLY EQUATES TO \$55,000 - \$158,000 FOR FAMILY OF FOUR, BUT SCALES DOWN ACCORDING TO HOUSEHOLD SIZE: FOR A SINGLE PERSON, FOR INSTANCE, THE RANGE WOULD BE \$43,000 TO \$64,500. THESE

TARGET INCOME BANDS ACCOMMODATE THE POPULATION WE ARE AIMING TO SERVE WITH THIS PROJECT: POLICE OFFICERS, FIREFIGHTERS, TEACHERS, NURSES AND CONSTRUCTION WORKERS.

IT'S CURRENTLY EXPECTED THAT OF THE 3000 TOTAL AFFORDABLE UNITS AT HUNTERS POINT SOUTH, 1000 WILL BE FOR HOUSEHOLDS EARNING UP TO 80 PERCENT OF THE HUD INCOME LIMIT, 1000 WILL BE FOR HOUSEHOLDS EARNING UP TO 130 PERCENT OF THE HUD INCOME LIMIT, AND 1000 WILL BE FOR HOUSEHOLDS EARNING UP TO 165 PERCENT OF THE HUD INCOME LIMIT.

IT IS IMPORTANT TO NOTE THAT UNLIKE UNITS PRODUCED UNDER THE MITCHELL-LAMA PROGRAM, OR RENT-STABILIZED UNITS, THE AFFORDABLE UNITS AT HUNTERS POINT SOUTH WILL BE **PERMANENTLY** AFFORDABLE – NOT PHASED OUT OVER TIME OR DEREGULATED.

SLIDE 7

THE AFFORDABLE UNITS WILL RANGE IN SIZE FROM STUDIOS TO 3-BEDROOM APARTMENTS, ENABLING A RANGE OF FAMILY SIZES FROM SINGLES TO LARGER FAMILIES WITH CHILDREN.

HUNTERS POINT SOUTH IS BEING DEVELOPED TO ACCOMMODATE A CRITICAL SEGMENT OF OUR POPULATION SO THEY CAN CONTINUE TO WORK AND LIVE IN NEW YORK. THE PROJECT FOCUSES ON INCOMES THAT MATCH THE SALARIES OF THE CITY'S ESSENTIAL SERVICE WORKERS, FROM A ROOKIE POLICE OFFICER AT THE LOWER END OF THE TARGETED INCOME SPECTRUM, TO A NURSE AND A CONSTRUCTION WORKER COUPLE WITH CHILDREN AT THE UPPER END.

SLIDE 8

MAKE NO MISTAKE ABOUT IT: WHILE HUNTERS POINT SOUTH IS INTENDED TO SERVE MODERATE- AND MIDDLE-INCOME HOUSEHOLDS, THE CITY IS AS COMMITTED AS EVER TO PROVIDING LOW-INCOME HOUSING IN QUEENS AND

CITYWIDE. SIXTY-EIGHT PERCENT (68%) OF THE 165,000 UNITS THAT WILL BE PRODUCED UNDER THE MAYOR'S NEW MARKETPLACE PLAN – THAT'S OVER 112,000 UNITS - WILL SERVE LOW-INCOME NEW YORKERS. THAT INCLUDES AT LEAST 3000 UNITS OF LOW-INCOME HOUSING THAT WILL BE BUILT IN QUEENS OVER THE NEXT 10 YEARS - 330 OF WHICH ARE EXPECTED TO BE BUILT ON SITE B, IMMEDIATELY ADJACENT TO HUNTERS POINT SOUTH.

AFTER CONSULTATION WITH COUNCILMAN GIOIA AND THE COMMUNITY, THE CITY IS PROPOSING INCLUSIONARY ZONING FOR THIS PRIVATE SITE, WHICH WE ANTICIPATE WILL RESULT IN 330 UNITS OF HOUSING ON SITE THAT WILL SERVE HOUSEHOLDS EARNING UP TO 80% OF THE HUD INCOME LIMIT. OUR PARTNERSHIP WITH THE COUNCILMAN AND COMMUNITY THROUGHOUT THIS PROCESS HAS ENSURED THAT THE CITY ADDRESSES THE BROAD RANGE OF HOUSING NEEDS IN THE BOROUGH, EVEN WHILE DEDICATING HUNTERS POINT SOUTH TO THE DEVELOPMENT OF HOMES FOR MODERATE- AND MIDDLE-INCOME NEW YORKERS.

I'LL NOW HAND OFF TO TOM TO DISCUSS OTHER ELEMENTS OF THE PLAN.

SLIDE 9

AFFORDABLE HOUSING IS THE CENTERPIECE OF THE HUNTERS POINT SOUTH PLAN, BUT THE PROJECT IS MORE COMPREHENSIVE -- THE VISION IS TO CREATE A VIBRANT, SUSTAINABLE, AND WELL-DESIGNED URBAN COMMUNITY AND WATERFRONT PARK. HUNTER'S POINT SOUTH WOULD ACCOMMODATE GROUND-FLOOR NEIGHBORHOOD RETAIL, COMMUNITY SPACE AND PARKING WITHIN ABOVE-GROUND, CONCEALED GARAGES. THE PROJECT ALSO WOULD ACCOMMODATE A NEW 6 THROUGH 12 INTERMEDIATE AND HIGH SCHOOL -- A MAJOR BENEFIT SINCE NEW HIGHER-GRADE SCHOOLS ARE OFTEN DIFFICULT TO SITE.

THE SIGNATURE PUBLIC AMENITY IS AN 11-ACRE WATERFRONT PARK. SITUATED IN A PROMINENT LOCATION, WITH GREAT VIEWS OF THE MANHATTAN SKYLINE, IT'S EASY TO SEE THIS PARK BECOMING ANOTHER NEW YORK CITY ICON. IT WILL BECOME A NEW AND MUCH NEEDED OPEN SPACE FOR LONG ISLAND CITY AND ALL OF QUEENS.

SLIDE 10

GOOD DESIGN IS AN IMPORTANT PART OF THE PLAN. THE DESIGN PRINCIPLES INCLUDE A FOCUS ON ESTABLISHING AND PROTECTING VIEWS, MAKING STREETSAPES PEDESTRIAN AND BIKE FRIENDLY, ESTABLISHING GREENWAY CONNECTIONS, CREATING A VARIED SKYLINE, PROMOTING HIGH QUALITY AND SUSTAINABLE DESIGN, AND ENCOURAGING ALTERNATIVE TRANSPORTATION, LIKE A CLASS I BIKEWAY. THESE PRINCIPLES FORM THE BASIS FOR THE PLAN AND HAVE BEEN INCORPORATED IN THE ZONING.

SLIDE 11

TODAY, THE PROJECT SITE ITSELF IS LARGELY VACANT AND UNDERUTILIZED WITH THE EXCEPTION OF A TENNIS FACILITY OPERATING ON A SHORT-TERM AGREEMENT AND A WATER TAXI DOCK WHICH WOULD REMAIN WITHIN THE FUTURE PARK. THE SITE ALSO INCLUDES A VENTILATION PLANT BEING CONSTRUCTED BY AMTRAK ALONG 2ND STREET.

THE CITY PLANS TO ACQUIRE THE 30-ACRE HUNTER'S POINT SOUTH SITE TO MAKE WAY FOR THE NEW DEVELOPMENT. APPROXIMATELY 24 ACRES OF THE SITE ARE NOW OWNED BY THE PORT AUTHORITY AND THE REMAINING 6 ACRES ARE OWNED BY QUEEN WEST DEVELOPMENT CORPORATION. ALL PARTIES ARE ON A PATH TO COMPLETE BOTH ACQUISITIONS AROUND THE END OF THIS YEAR.

SLIDE 12

THE PROPOSED PLAN WOULD TRANSFORM THE CURRENT VACANT AND UNDERUTILIZED SITE INTO A VIBRANT COMMUNITY, WITH A NEW STREET

NETWORK AND CONTINUOUS WATERFRONT PARK. THE DEVELOPMENT WOULD CONSIST OF SEVEN RESIDENTIAL PARCELS WHICH WOULD ACCOMMODATE LOW-, MID- AND HIGH-RISE BUILDINGS AND THE SCHOOL. THE RESIDENTIAL TOWERS HAVE BEEN PLANNED AND SITUATED TO PRESERVE WATER VIEWS FROM THE SITE AND EXISTING COMMUNITY.

SLIDE 13

THE NEW STREET NETWORK SEEKS TO CREATE PEDESTRIAN-SCALED STREETS THAT TIE INTO THE EXISTING STREET GRID AND NEIGHBORHOOD. THE PROJECT TAPS INTO NEARBY TRANSIT CONNECTIONS TOO – THE 7 TRAIN IS 2 BLOCKS AWAY AND, AS NOTED, THERE’S WATER TAXI SERVICE ON-SITE. THE CITY HAS ALSO BEEN WORKING WITH THE MTA TO EXTEND BUS SERVICE TO THE SITE. IN ADDITION, THE TWO-WAY, CLASS I BIKEWAY WOULD BE SEPARATED FROM TRAFFIC BY A LANDSCAPED BUFFER, AND CONNECT INTO THE CITY’S GREENWAY PLAN.

SLIDE 14

COME 2010 THE WATER TAXI STOP AT HUNTERS POINT SOUTH WOULD ALSO ALLOW TRANSIT RIDERS TO CONNECT INTO THE CITY’S EAST RIVER FERRY SERVICE, WHICH INCLUDES MORE WATER TAXI STOPS AND SERVICE 16 HOURS A DAY, 365 DAYS A YEAR. THE WATER TAXI RIDE FROM HUNTERS POINT SOUTH TO MIDTOWN IS 3 MINUTES – THE RIDE DOWNTOWN IS ABOUT 27 MINUTES.

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THANK YOU FOR THIS OPPORTUNITY TO PRESENT TO THE SUBCOMMITTEE. WE'D BE HAPPY TO ANSWER ANY QUESTIONS.

HUNTER'S POINT SOUTH – 10/24 CITY COUNCIL HEARING

SLIDE 1

GOOD MORNING. THANK YOU, COUNCILMAN AVELLA, AND MEMBERS OF THE SUBCOMMITTEE.

I'M HOLLY LEICHT, DEPUTY COMMISSIONER FOR DEVELOPMENT AT THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT. JOINING ME IS TOM MCKNIGHT, SENIOR VICE PRESIDENT OF THE ECONOMIC DEVELOPMENT CORPORATION. WE'RE HERE TODAY TO OUTLINE THE CITY'S VISIONARY PLAN FOR HUNTERS POINT SOUTH, A PROPOSED MIXED-USE DEVELOPMENT ON APPROXIMATELY 30 ACRES OF PRIME WATERFRONT PROPERTY IN LONG ISLAND CITY.

WITH 3000 UNITS OF MODERATE- AND MIDDLE-INCOME HOUSING, HUNTERS POINT SOUTH WILL BE THE LARGEST AFFORDABLE HOUSING PROJECT IN NEW YORK SINCE STARRETT CITY WAS BUILT IN THE EARLY 1970S. AND IT WILL TRANSFORM A LARGELY VACANT SITE INTO *PERMANENTLY* AFFORDABLE APARTMENTS FOR OUR CITY'S MIDDLE CLASS.

THIS IS HOUSING FOR OUR CITY'S FIREFIGHTERS, POLICE OFFICERS, TEACHERS AND OTHER MUNICIPAL WORKERS, ITS NURSES AND HEALTHCARE WORKERS – MIDDLE CLASS NEW YORKERS WHO ARE LEAVING THE CITY DUE TO RISING HOUSING COSTS. WITHOUT THEM, IT'S HARD TO IMAGINE A WORKABLE, LIVABLE NEW YORK CITY.

THIS PLAN IS THE PRODUCT OF A COMPREHENSIVE INTER-AGENCY EFFORT, AND IS THE RESULT OF AN EXTENSIVE AND SUCCESSFUL OUTREACH PROCESS THAT HAS ENGAGED COMMUNITY MEMBERS AT EACH STEP IN THE PLANNING PROCESS. WE THANK COUNCILMAN GIOIA FOR HIS ONGOING ACTIVE INVOLVEMENT IN HELPING SHAPE THIS PROJECT TO DATE.

SLIDE 2

HUNTERS POINT IS AN IDEAL WATERFRONT LOCATION ON THE SOUTHWESTERN TIP OF QUEENS, WITH FRONTAGES ON BOTH THE EAST RIVER AND NEWTOWN CREEK. IT HAS EXTRAORDINARY VIEWS OF MIDTOWN AND LOWER MANHATTAN, AS WELL AS DOWNTOWN BROOKLYN. THOUGH THIS 30-ACRE SITE REPRESENTS A ONCE-IN-A-LIFETIME DEVELOPMENT OPPORTUNITY, IT HAS REMAINED LARGELY VACANT AND UNDERUTILIZED FOR DECADES.

THE PLAN ALSO INCLUDES THE REZONING OF AN ADJACENT, PRIVATELY-OWNED 7.5-ACRE PARCEL KNOWN AS SITE B TO ALLOW FOR DEVELOPMENT THAT WILL BE COMPATIBLE WITH THE HUNTERS POINT SOUTH SITE.

SLIDE 3

FIRST, SOME HISTORY. IN THE LATE 80'S, THE HUNTERS POINT SOUTH SITE WAS SLATED TO BECOME THE THIRD AND FOURTH STAGES OF THE STATE'S QUEENS WEST DEVELOPMENT. THAT PROJECT CALLED FOR 2,200 APARTMENTS AND OVER TWO MILLION SQUARE FEET OF OFFICE SPACE. THE SITE LATER WAS ENVISIONED AS THE LOCATION OF THE OLYMPIC VILLAGE IN THE CITY'S 2012 OLYMPIC BID.

THEN, IN 2006, ON THE HEELS OF THE SALE OF STUYVESANT TOWN AND PETER COOPER VILLAGE, MAYOR BLOOMBERG ANNOUNCED THE CITY'S INTENTION TO ACQUIRE THE SITE FROM THE QUEENS WEST DEVELOPMENT CORPORATION AND PORT AUTHORITY TO CREATE THE NEW YORK'S FIRST LARGE-SCALE, MODERATE- AND MIDDLE-INCOME HOUSING DEVELOPMENT IN DECADES. SINCE THEN, MULTIPLE CITY AGENCIES HAVE BEEN WORKING WITH THE COMMUNITY TO DEVELOP THE PLAN BEFORE YOU TODAY.

SLIDE 4

THE CENTERPIECE OF THE HUNTERS POINT SOUTH PROJECT IS *HOUSING* - SPECIFICALLY, HOUSING FOR A CRITICAL SEGMENT OF NEW YORK CITY:

MODERATE- AND MIDDLE-INCOME HOUSEHOLDS. THE PROJECT ENVISIONS UP TO 5,000 HOUSING UNITS, 60 PERCENT OF WHICH WILL BE AFFORDABLE TO MODERATE- AND MIDDLE-INCOME FAMILIES. THE NEW UNITS WILL BE PART OF MAYOR BLOOMBERG'S \$7.5 BILLION NEW HOUSING MARKETPLACE PLAN, THE LARGEST MUNICIPAL AFFORDABLE HOUSING PLAN IN THE NATION.

BY MODERATE AND MIDDLE INCOME, WE ARE REFERRING TO OUR FIREFIGHTERS, POLICE, TEACHERS, NURSES, CITY WORKERS, HEALTHCARE WORKERS AND OTHERS – THE HARDWORKING RESIDENTS WHO HELP FORM THE BACKBONE OF OUR CITY. IT'S IMPORTANT THAT THESE NEW YORKERS HAVE A WAY TO REMAIN IN THE CITY IN THE FACE OF EXORBITANT HOUSING PRICES. HUNTERS POINT SOUTH AIMS TO DELIVER ON THE ADMINISTRATION'S COMMITMENT TO GENERATING MODERATE- AND MIDDLE-INCOME HOUSING AS PART OF THE CITY'S OVERALL AFFORDABLE HOUSING STRATEGY.

SLIDE 5

NEW YORK CITY IS EXPERIENCING AN EXODUS OF MIDDLE-INCOME FAMILIES AS A RESULT OF THE HIGH COST OF HOUSING. HOUSING COSTS ARE CITED AS THE NUMBER ONE REASON THAT PEOPLE LEAVE NEW YORK. ACCORDING TO A 2006 BROOKINGS INSTITUTE STUDY, NEW YORK HAS THE SMALLEST PROPORTION OF MIDDLE-CLASS FAMILIES OF ANY METROPOLITAN AREA IN THE COUNTRY. A REPORT BY THE CITY'S COMPTROLLER FOUND THAT MIDDLE-INCOME HOUSEHOLDS ARE THE MOST LIKELY TO LEAVE THE CITY DUE TO RISING HOUSING COSTS. THOSE WHO REMAIN HAVE BEEN FORCED TO MOVE FARTHER AWAY FROM THEIR PLACES OF EMPLOYMENT TO FIND HOUSING THEY CAN AFFORD.

ACCORDING TO DATA COMPILED BY NYU'S FURMAN CENTER FOR REAL ESTATE AND URBAN POLICY, DURING THE THREE-YEAR PERIOD BETWEEN 2002 AND 2005, HOME SALES AFFORDABLE TO NEW YORKERS EARNING 80% OF THE HUD INCOME LIMIT DROPPED FROM 19% TO 5%. THE NUMBER OF HOMES

AFFORDABLE TO THOSE EARNING 130% OF THE HUD INCOME LIMIT SAW AN EVEN STEEPER DECLINE, FROM 58% OF ALL SALES IN 2003 TO 21% IN 2005. FINALLY, THOSE HOUSEHOLDS MAKING 165% OF THE HUD INCOME LIMIT SAW THE NUMBER OF SALES AFFORDABLE TO THEM FALL BY 32 PERCENTAGE POINTS BETWEEN 2002 AND 2005, FROM 75% TO 43%.

THE REALITY IS THAT MODERATE- AND MIDDLE-INCOME HOUSEHOLDS ARE DIFFICULT TO SERVE DUE TO THE LACK OF STATE AND FEDERAL FINANCING PROGRAMS THAT TARGET THESE POPULATIONS. EXACERBATING THE PROBLEM IS THE EXPIRATION OF THOUSANDS OF MITCHELL-LAMA UNITS: THOUGH 21,000 MITCHELL-LAMA UNITS HAVE BEEN PRESERVED THROUGH EXTENDED AFFORDABILITY LOANS, ANOTHER 11,000 HAVE BEEN LOST SINCE 2002, A TREND THAT WILL CONTINUE AS MORE OF THESE DEVELOPMENTS REACH THE END OF THEIR TERMS.

HUNTERS POINT SOUTH IS A SIGNIFICANT PART OF THE ANSWER TO THIS GROWING PROBLEM. THIS IS OUR OPPORTUNITY TO CREATE 3000 NEW, ***PERMANENTLY AFFORDABLE*** HOMES FOR MODERATE- AND MIDDLE-INCOME NEW YORKERS.

SLIDE 6

THE PLAN FOR HUNTERS POINT SOUTH ENVISIONS UP TO 5,000 HOUSING UNITS, 60 PERCENT OF WHICH WILL BE AFFORDABLE TO MODERATE- AND MIDDLE-INCOME FAMILIES. "MODERATE INCOME" REFERS TO HOUSEHOLDS EARNING BETWEEN 80 AND 120 PERCENT OF THE HUD INCOME LIMIT, WHICH IS ABOUT \$76,000 FOR A FAMILY OF FOUR. "MIDDLE INCOME" HOUSEHOLDS ARE THOSE EARNING BETWEEN 120 AND 165 PERCENT OF THE HUD INCOME LIMIT.

THIS INCOME RANGE ROUGHLY EQUATES TO \$55,000 - \$158,000 FOR FAMILY OF FOUR, BUT SCALES DOWN ACCORDING TO HOUSEHOLD SIZE: FOR A SINGLE PERSON, FOR INSTANCE, THE RANGE WOULD BE \$43,000 TO \$64,500. THESE

TARGET INCOME BANDS ACCOMMODATE THE POPULATION WE ARE AIMING TO SERVE WITH THIS PROJECT: POLICE OFFICERS, FIREFIGHTERS, TEACHERS, NURSES AND CONSTRUCTION WORKERS.

IT'S CURRENTLY EXPECTED THAT OF THE 3000 TOTAL AFFORDABLE UNITS AT HUNTERS POINT SOUTH, 1000 WILL BE FOR HOUSEHOLDS EARNING UP TO 80 PERCENT OF THE HUD INCOME LIMIT, 1000 WILL BE FOR HOUSEHOLDS EARNING UP TO 130 PERCENT OF THE HUD INCOME LIMIT, AND 1000 WILL BE FOR HOUSEHOLDS EARNING UP TO 165 PERCENT OF THE HUD INCOME LIMIT.

IT IS IMPORTANT TO NOTE THAT UNLIKE UNITS PRODUCED UNDER THE MITCHELL-LAMA PROGRAM, OR RENT-STABILIZED UNITS, THE AFFORDABLE UNITS AT HUNTERS POINT SOUTH WILL BE *PERMANENTLY* AFFORDABLE – NOT PHASED OUT OVER TIME OR DEREGULATED.

SLIDE 7

THE AFFORDABLE UNITS WILL RANGE IN SIZE FROM STUDIOS TO 3-BEDROOM APARTMENTS, ENABLING A RANGE OF FAMILY SIZES FROM SINGLES TO LARGER FAMILIES WITH CHILDREN.

HUNTERS POINT SOUTH IS BEING DEVELOPED TO ACCOMMODATE A CRITICAL SEGMENT OF OUR POPULATION SO THEY CAN CONTINUE TO WORK AND LIVE IN NEW YORK. THE PROJECT FOCUSES ON INCOMES THAT MATCH THE SALARIES OF THE CITY'S ESSENTIAL SERVICE WORKERS, FROM A ROOKIE POLICE OFFICER AT THE LOWER END OF THE TARGETED INCOME SPECTRUM, TO A NURSE AND A CONSTRUCTION WORKER COUPLE WITH CHILDREN AT THE UPPER END.

SLIDE 8

MAKE NO MISTAKE ABOUT IT: WHILE HUNTERS POINT SOUTH IS INTENDED TO SERVE MODERATE- AND MIDDLE-INCOME HOUSEHOLDS, THE CITY IS AS COMMITTED AS EVER TO PROVIDING LOW-INCOME HOUSING IN QUEENS AND

CITYWIDE. SIXTY-EIGHT PERCENT (68%) OF THE 165,000 UNITS THAT WILL BE PRODUCED UNDER THE MAYOR'S NEW MARKETPLACE PLAN – THAT'S OVER 112,000 UNITS - WILL SERVE LOW-INCOME NEW YORKERS. THAT INCLUDES AT LEAST 3000 UNITS OF LOW-INCOME HOUSING THAT WILL BE BUILT IN QUEENS OVER THE NEXT 10 YEARS - 330 OF WHICH ARE EXPECTED TO BE BUILT ON SITE B, IMMEDIATELY ADJACENT TO HUNTERS POINT SOUTH.

AFTER CONSULTATION WITH COUNCILMAN GIOIA AND THE COMMUNITY, THE CITY IS PROPOSING INCLUSIONARY ZONING FOR THIS PRIVATE SITE, WHICH WE ANTICIPATE WILL RESULT IN 330 UNITS OF HOUSING ON SITE THAT WILL SERVE HOUSEHOLDS EARNING UP TO 80% OF THE HUD INCOME LIMIT. OUR PARTNERSHIP WITH THE COUNCILMAN AND COMMUNITY THROUGHOUT THIS PROCESS HAS ENSURED THAT THE CITY ADDRESSES THE BROAD RANGE OF HOUSING NEEDS IN THE BOROUGH, EVEN WHILE DEDICATING HUNTERS POINT SOUTH TO THE DEVELOPMENT OF HOMES FOR MODERATE- AND MIDDLE-INCOME NEW YORKERS.

I'LL NOW HAND OFF TO TOM TO DISCUSS OTHER ELEMENTS OF THE PLAN.

SLIDE 9

AFFORDABLE HOUSING IS THE CENTERPIECE OF THE HUNTERS POINT SOUTH PLAN, BUT THE PROJECT IS MORE COMPREHENSIVE – THE VISION IS TO CREATE A VIBRANT, SUSTAINABLE, AND WELL-DESIGNED URBAN COMMUNITY AND WATERFRONT PARK. HUNTER'S POINT SOUTH WOULD ACCOMMODATE GROUND-FLOOR NEIGHBORHOOD RETAIL, COMMUNITY SPACE AND PARKING WITHIN ABOVE-GROUND, CONCEALED GARAGES. THE PROJECT ALSO WOULD ACCOMMODATE A NEW 6 THROUGH 12 INTERMEDIATE AND HIGH SCHOOL – A MAJOR BENEFIT SINCE NEW HIGHER-GRADE SCHOOLS ARE OFTEN DIFFICULT TO SITE.

THE SIGNATURE PUBLIC AMENITY IS AN 11-ACRE WATERFRONT PARK. SITUATED IN A PROMINENT LOCATION, WITH GREAT VIEWS OF THE MANHATTAN SKYLINE, IT'S EASY TO SEE THIS PARK BECOMING ANOTHER NEW YORK CITY ICON. IT WILL BECOME A NEW AND MUCH NEEDED OPEN SPACE FOR LONG ISLAND CITY AND ALL OF QUEENS.

SLIDE 10

GOOD DESIGN IS AN IMPORTANT PART OF THE PLAN. THE DESIGN PRINCIPLES INCLUDE A FOCUS ON ESTABLISHING AND PROTECTING VIEWS, MAKING STREETSAPES PEDESTRIAN AND BIKE FRIENDLY, ESTABLISHING GREENWAY CONNECTIONS, CREATING A VARIED SKYLINE, PROMOTING HIGH QUALITY AND SUSTAINABLE DESIGN, AND ENCOURAGING ALTERNATIVE TRANSPORTATION, LIKE A CLASS I BIKEWAY. THESE PRINCIPLES FORM THE BASIS FOR THE PLAN AND HAVE BEEN INCORPORATED IN THE ZONING.

SLIDE 11

TODAY, THE PROJECT SITE ITSELF IS LARGELY VACANT AND UNDERUTILIZED WITH THE EXCEPTION OF A TENNIS FACILITY OPERATING ON A SHORT-TERM AGREEMENT AND A WATER TAXI DOCK WHICH WOULD REMAIN WITHIN THE FUTURE PARK. THE SITE ALSO INCLUDES A VENTILATION PLANT BEING CONSTRUCTED BY AMTRAK ALONG 2ND STREET.

THE CITY PLANS TO ACQUIRE THE 30-ACRE HUNTER'S POINT SOUTH SITE TO MAKE WAY FOR THE NEW DEVELOPMENT. APPROXIMATELY 24 ACRES OF THE SITE ARE NOW OWNED BY THE PORT AUTHORITY AND THE REMAINING 6 ACRES ARE OWNED BY QUEEN WEST DEVELOPMENT CORPORATION. ALL PARTIES ARE ON A PATH TO COMPLETE BOTH ACQUISITIONS AROUND THE END OF THIS YEAR.

SLIDE 12

THE PROPOSED PLAN WOULD TRANSFORM THE CURRENT VACANT AND UNDERUTILIZED SITE INTO A VIBRANT COMMUNITY, WITH A NEW STREET

NETWORK AND CONTINUOUS WATERFRONT PARK. THE DEVELOPMENT WOULD CONSIST OF SEVEN RESIDENTIAL PARCELS WHICH WOULD ACCOMMODATE LOW-, MID- AND HIGH-RISE BUILDINGS AND THE SCHOOL. THE RESIDENTIAL TOWERS HAVE BEEN PLANNED AND SITUATED TO PRESERVE WATER VIEWS FROM THE SITE AND EXISTING COMMUNITY.

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**THE COUNCIL
THE CITY OF NEW YORK**

DNS

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Robin Bronik (PLEASE PRINT)

Address: 1100 Avenue of the Americas

I represent: The Creative Coalition

Address: 1100 Avenue of the Americas

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

Name: PETER BRANSON (PLEASE PRINT)

Address: 117-01 125th St. Corona, NY 11368

I represent: Coalition of Veterans in Pain + Dist

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Natividad Hernandez (PLEASE PRINT)

Address: 148-13 Hillside Ave. Jamaica, NY 11435

I represent: Centro Hispano "Cuicatlan"

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

DNS

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Sarah Belleas

Address: _____

I represent: Congresswoman Maloney

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: John Penati

Address: 609 GREENWICH ST.

I represent: Directors Guild of America

Address: GREENE STREET FILMS

TWENTY FIRST FILM PROJECT (TFP)

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Meghan Moore-Wilk

Address: 219 Tintern Lane Scarsdale NY 10583

I represent: The City University of New York

Address: 535 East 80th Street NY NY 10028

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/64

(PLEASE PRINT)

Name: JACK FRIEDMAN

Address: 75-20 KENNEDY BLVD JAMAICA HX, NY

I represent: QUEENS COUNCIL OF COMMUNITY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOE CONLEY

Address: _____

I represent: CB 2, QUEENS

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: HELEN MARSHALL - QUEENS BORO

Address: QUEENS COLLEGE HALL PRESIDENT

I represent: _____

Address: 120-55 QUEENS BOULEVARD

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

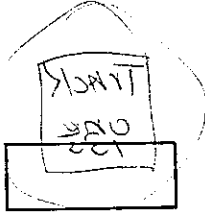
(PLEASE PRINT)

Name: Queens Borough president Helen Marshall

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: Oct 24

(PLEASE PRINT)

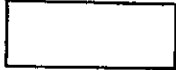
Name: Michael McGuire

Address: 766 W 57th St NY

I represent: Mason Tenders District Council P/C

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10-24-08

(PLEASE PRINT)

Name: EDUARDO BARAHONA RODRIGUEZ

Address: 148-13 Hillside Ave

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10.24.08

(PLEASE PRINT)

Name: RAIHAN

Address: 66-06 WOODSIDE AVE #1

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/2008

(PLEASE PRINT)

Name: FARZANA MORSHED

Address: Queens Community House

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

906-909 + 917 Date: Oct. 24, 2008

(PLEASE PRINT)

Name: Tom McNight

Address: _____

I represent: EDC

Address: 100 William St NYC

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

906-909+917

Date: Oct. 24, 2008

(PLEASE PRINT)

Name: Holly Leicht

Address: _____

I represent: HPD

Address: 100 Gold St NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Robin Brank

Address: _____

I represent: Creative Coalition

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: John Penotti

Address: _____

I represent: IAP

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Nancy Fox

Address: _____

I represent: Screen Actors Guild

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joseph Benincasa

Address: _____

I represent: Actors Fund

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Carol Waaser

Address: _____

I represent: Actors Equity Assoc

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joseph Conley

Address: _____

I represent: Queens C.B.2

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Alan Weinstein

Address: _____

I represent: American Institute of Architects

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Roland Lewis

Address: _____

I represent: Metropolitan Waterfront Alliance

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jack Friedman

Address: _____

I represent: Queens Chamber of Commerce

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Megan Moore

Address: _____

I represent: City University of New York

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Brian Givens

Address: _____

I represent: United Federation of Teachers

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Paul Fernandez

Address: _____

I represent: Building & Construction Trades Council

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Sarah Belles

Address: _____

I represent: Congresswoman Carolyn Maloney

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Bernard Callegari

Address: 3253 30th St Astoria NY 11066

I represent: Laborers Local 79

Address: 520 8th ave

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Oct 24, 2009

(PLEASE PRINT)

Name: Oonu Adams

Address: 570 8th Ave NY NY 10018

I represent: laborers Union

Address: same address

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Joseph BENINCA SQ

Address: ACTORS FUND

I represent: 729 SEVENTH AVE

Address: NY NY 10019

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Amina Bachman

Address: UFT 52 Bway

I represent: UFT

Address: 52 Broadway

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/28/08

(PLEASE PRINT)

Name: WINIFRED BURKE

Address: 23-34 30 DRIVE ASTORIA

I represent: OUR LADY OF MT. CARMEL

Address: ASTORIA, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10-24-08

(PLEASE PRINT)

Name: MONSIGNOR SEAN OGLE

Address: 23-25 NEWTOWN AVE ASTORIA NY 1102

I represent: OUR LADY OF MOUNT CARMEL CHURCH

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Roxana Grozo

Address: 25-70 42nd St, Astoria 1103

I represent: Catholic Charities in Astoria

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/29/07

(PLEASE PRINT)

Name:

Roland Lewis

Address:

457 Madison Avenue NY NY

I represent:

The Metropolitan Waterfront Alliance

Address:

115 Madison Avenue NY NY

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name:

Enzo Maria Morandini

Address:

I represent:

Queens Community House

Address:

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name:

Vzma Music

Address:

I represent:

Queens Community House

Address:

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Quazi Raihan

Address: _____

I represent: Queens Community House

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Dolly Velazquez

Address: _____

I represent: Queens Community House

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Alicia Vazquez

Address: _____

I represent: Queens Community House

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Monica Esther Romero

Address: _____

I represent: Queens Community House

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Hunterton
South

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: James Weisberg

Address: 103-04 39th Ave #105, Corona, NY 11368

I represent: Queens Congregations United for Action

Address: 103-04 39th Ave #105 Corona, NY 11368

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Hannah Bernstein

Address: _____

I represent: Queens Community House

Address: 74-09 39th Avenue Jackson Heights

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/04

(PLEASE PRINT)

Name: Yuri Ruiz

Address: _____

I represent: Queens Community House

**THE COUNCIL
THE CITY OF NEW YORK**

*Hunter
Point
South*

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Jesse Rodriguez

Address: 105-01 34 Ave. Corona NY 11368

I represent: Queens Congression United for Action

Address: 103-04 39th Ave #105 Corona NY 11368

**THE COUNCIL
THE CITY OF NEW YORK**

*Hunter
Point
South*

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/08

(PLEASE PRINT)

Name: Father Darrell Da Costa

Address: St. Paul the Apostle Church
98-16 51st Ave, Corona, NY 11368

I represent: Queens Congregation United for Action

Address: 103-04 39th Ave #105, Corona, NY 11368

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 10/24/98

(PLEASE PRINT)

Name: Ericks Stallings

Address: _____

I represent: NY Immigration Coalition

Address: 137-139 W. 25th St, 10th fl

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: Oct 24

(PLEASE PRINT)

Name: Elena Coate

Address: Pratt

I represent: _____

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀