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May 1, 2022

Adolfo Carrión Jr.,
NYC Housing Preservation, & Development Commissioner
100 Gold Street
New York New York 10038

RE: **RFP for Long Island City Parcel D & E with Local Community Input**

Dear Commissioner Carrion Jr.:

Since 1978, the NYC Department of Housing Preservation and Development (HPD) has promoted the quality and affordability of the city's housing and the strength and diversity of its neighborhoods, with an understanding that it is not just how much housing is built but what kind, and its impact on neighborhoods.

For years, Queens Community Board 2 has supported and voted for the creation of affordable housing. In particular, we are very proud of the Board's work with HPD on the original design for the Hunters Point South Masterplan, Phipps Housing¹ (ULURP C200243ZMQ, 50-25 Barnett Avenue) and LIC Ramps² (Application Nos. 180385PPQ, 180382ZSQ, 180383ZSQ, 180384ZSQ, & 180386PPQ at 27-01 Jackson Avenue and 26-32 Jackson Avenue). All these projects created additional housing for the district while also addressing existing issues such as a lack of public green space, school capacity, or housing provider's investments in maintenance.

As HPD prepares to issue RFPs for Parcel D and E in 2022, the Board has met virtually with Kevin Parris, Director of Planning for HPD in Queens. Following up on that conversation, CB2 is acknowledging and expressing support for the following:

1. The creation of affordable housing is crucial to NYC's vitality. Much of the publicly supported recent development in Long Island City has been instrumental in supporting the previous administration's housing goals and continues to do so.
2. Comprehensive development focused on sustainability is key to new areas of increased density, in addition to the new housing itself. Given the scale of new development in LIC today, compared with when Parcels D and E were initially envisioned, CB2 is requesting for one of these two Parcels to be an active open space, repurposed for the community as well as for the two new schools (Parcel F and Parcel C).
 - a. There has been a very substantial population increase, resulting in a dire need for recreational open space by many local Queens sporting clubs, residents, and

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organizations. Moreover, open, and recreational space has been found to have demonstrable beneficial effects on physical health and mental well-being.

- b. We urge HPD to approach the RFP for these last two sites at Hunters Point South creatively, including potential modification of the original massing and height limitations, to meet the community's strong desires and need for active open space without compromising the addition of new affordable housing.
 - c. Outdoor community meeting space is also sorely lacking, and we urge HPD to add outdoor community meeting space as a programmatic requirement in the RFP.
3. Prioritization of building energy efficiency and lower emissions standards that go above regulations that have passed legislatively but not yet taken effect. These include LL97 that require lower building emissions and Intro. 2317 requiring electrified building. Buildings in other Boroughs are already built today to these standards as seen in a 100% electric residential building in Brooklyn³. CB2 also believes that all new buildings under this RFP, regardless of affordability levels or funding sources, should be required to conform to the Enterprise Green Communities standards.
 4. In addition to affordable rentals, CB2 recommends opportunities for affordable homeownership in the RFP. Recent studies of racial and economic inequity have highlighted how critical home ownership is to creating opportunity for the upward mobility of low-income residents as well as long term neighborhood stability. Recent development in LIC included ownership opportunities only for the very wealthy, an inequity the city has an opportunity to address on the remaining parcel in Hunters Point.

The impacts of COVID 19 have fundamentally changed how our city and community value parks and outdoor recreational space and now challenge us to rethink how large areas of irreplaceable open space are developed. We urge HPD in this RFP to focus on accommodating the need for affordable housing and responding to the needs of existing families, business owners and employees for additional active open space.

We look forward to continuing to work with you on the RFP for Parcels D and E.


If you have any questions, or would like to discuss anything, please contact me at CB2 at: (718) 533-8773.

Thank you for your consideration of this request.

Sincerely,

By: 
MORRY W. GALONoy
Chairperson, Queens CB2

By: 
DEBRA MARKELL KLEINERT
District Manager Queens CB2

By: 
LISA DELLER
Co-Chair Land Use & Housing Committee
Queens CB2

By: 
CHRISTINE HUNTER
Co-Chair Land Use & Housing Committee
Queens CB2

CC: Honorable Alexandria Ocasio Cortez, US Congress
Honorable Carolyn B. Maloney, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Grace Meng, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Joseph Addabbo Jr, NY State Senate
Honorable Brian Barnwell, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Catherine T. Nolan, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Julie Won NYC Council Member
Honorable Shekar Krishman, NYC Council Member
Honorable Donovan Richards, Queens Borough President
Kahleel Bragg, Queens Borough President
Victoria Garvey, Planning, Queens Borough Presidents Office
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Christine Hunter Co-Chair Land Use CB 2
Alexis Wheeler, City Planning
Teal Delys, City Planning
Kevin Parirs, Director of Queens, and Staten Island Planning
Danielle LoPresti, PS384 PTA President
Kelly Craig, PS78 PTA President
Rob Basch, President, Hunters Point Park Conservancy
LIC Partnership