



Acknowledgements

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Abbreviations

ACS American Community Survey

ADU Accessory Dwelling Unit

BGI Blue-Green Infrastructure

BID Business Improvement District

CDFI Community Development Financial Institution

CD3 Queens Community District 3

CD4 Queens Community District 4

CEQR City Environmental Quality Review

CLCPA Climate Leadership and Community Protection Act

CUNY City University of New York

DAC Disadvantaged Community

DCP NYC Department of City Planning

EDC Economic Development Corporation

HPD NYC Department of Housing and Preservation

IBX Interborough Express

MIH Mandatory Inclusionary Housing

NHS Neighborhood Housing Services (of Queens)

NYC New York City

SBS Small Business Services

SNAP Supplemental Nutrition Assistance Program

ULURP Uniform Land Use Uniform Procedure

Definitions

Blue-Green Infrastructure (BGI)

Blue-Green Infrastructure implies stormwater management practices that connect urban hydrological functions (blue) with vegetation systems (green) and community priorities as multi-functional spaces. BGI offers valuable solutions for urban areas facing the challenges of climate change and reduces the need for traditional gray infrastructure. Multi-functional BGI co-designed with communities generates social, economic, and environmental value.

Carbon Neutrality

Achieving net zero carbon emissions by balancing a measured amount of carbon released with an equivalent amount sequestered or offset (UN Climate Change)

Cloudburst Management

A "cloudburst" is a sudden, heavy downpour where a lot of rain falls in a short amount of time. Cloudbursts can cause flooding, damage property, disrupt critical infrastructure, and pollute New York's rivers and Harbor. It implements a combination of methods that absorb, store, and transfer stormwater to minimize flooding from cloudburst events.

Disadvantaged Communities (DACs)

Under the Climate Act, disadvantaged communities (DACs) are defined as "communities that bear burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socioeconomic criteria, or comprise high-concentrations of low- and moderate- income households, as identified by New York State Climate Justice Working Group.

Fine particulate matter (PM 2.5)

An air pollutant comprised of tiny particles or droplets that are 2.5 micrometers or less in width (30 times smaller than the width of human hair). These particles reduce visibility, produce hazy conditions (smog), and are a concern to human health when levels in the air are high.

Heat Vulnerability

The NYC Heat Vulnerability Index measures how the risk of heat-related illness or death differs across neighborhoods. The City of New York defines neighborhood risk factors that increase heat vulnerability in NYC as: surface temperature, green space, access to home air conditioning, and the percentage of residents who are low-income or non-Latinx Black.

Impervious Surfaces

Impervious surfaces means those areas which prevent or impede the infiltration of stormwater into the soil as it entered in natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, sidewalks, walkways, patio areas, driveways, parking lots, storage areas, compacted gravel and soil surfaces, awnings and other fabric or plastic coverings.

Definitions

Mandatory Inclusionary Housing (MIH)

is a zoning tool developed by the Department of City Planning and the Department of Housing Preservation and Development, which requires developers to include affordable housing in areas that are rezoned to allow for more housing development.

Solidarity Economy

Rests on our shared values: cooperation, democracy, social and racial justice, environmental sustainability, and mutualism.

Storm Surge

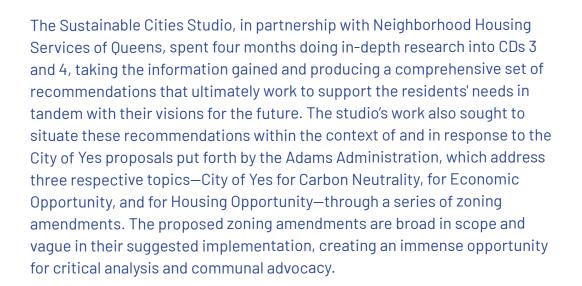
Storm surge is the abnormal rise in seawater level during a storm, measured as the height of the water above the normal predicted astronomical tide. The surge is caused primarily by a storm's winds pushing water onshore.

Urban Heat Island Effect

The phenomenon in which urbanized areas experience higher temperatures than outlying areas, due to the fact that dense buildings, roads, and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies.

Executive Summary

The neighborhoods of Queens Community Districts 3 and 4—Jackson Heights, North Corona, Corona, Elmhurst, and East Elmhurst—are all vibrant epicenters of city life. Residents and visitors here experience a breadth of different cultures and are constantly introduced to new ways of thinking, speaking, and living. This diversity has always been Queens' calling card. These neighborhoods have also experienced many hardships, and in having to find creative solutions to move forward they have exemplified the meaning of community building. The COVID-19 pandemic, for instance, was detrimental to the area, as Queens faced the largest number of deaths and infections in New York City. After the peak of the pandemic, Hurricane Ida then flooded the area, leading to ten deaths and many more without a place to call home. Other extreme weather patterns, such as the flooding that occurred in September 2023, also pose threats to the housing stability of residents in the study area, making environmental resiliency a critical issue as the community moves forward. Currently, the influx of migrants to the areas has posed another set of challenges, as the members of CD3 and CD4 must try to find ways to meet the community's needs and support one another without sufficient aid from the city.



Understanding the neighborhood took a three-part process: historical analysis, demographics research, and community engagement. The historical and demographic research delineates the neighborhoods from both Queens and the greater metropolitan area of New York City, providing quantitative and qualitative representations of the neighborhoods diversity, population density, environmental stressors, and economic and housing needs. It also created the basic premise for many of the guiding questions:



Zack DeZon, Victor LLorente 2020



ABC 7 New York, 2023



Jenna Blakeman, 2023



Jenna Blakeman, 2023

Executive Summary

How can we produce more housing while supporting the preservation of the current housing stock? How can we address public health issues associated with environmental challenges? And how can we further support informal vendors in the area? The community engagement supplemented the initial findings, providing the lived-experiences and knowledge of local residents and key stakeholders as they understand the realities of day-to-day life in these four neighborhoods. The Studio's guidepost through this entire process was Yoselin Genao-Estrella from Neighborhood Housing Services of Queens, whose extensive experience in the neighborhood as a long-time staff member of NHS and community organizer in the area provided valuable insights on everything about the neighborhood which even the most comprehensive data could never begin to understand.

The final recommendations build upon the insights gained during this research and community engagement, and are organized into four main categories: City of Yes for Housing Adaptations, Creating a Resilient Built Environment, Strengthening Community Networks and Solidarity Economies, and Encouraging Equitable Housing Access. These recommendations address the needs of the community on a varied timeline, from solutions that can be pursued tomorrow, to long-term initiatives that help further the cohesiveness of the communities over time. The throughline of these recommendations is their ultimate goal to support the residents, community based organizations, and local businesses in their ability to stay and thrive in place.



Jenna Blakeman, 2023



Alamy, 2017



Jenna Blakeman, 2023

Introduction

During the Fall of 2023, graduate students in Pratt Institute's Graduate Center for Planning and the Environment Sustainable Cities Studio worked with The Neighborhood Housing Services (NHS) of Queens to develop a comprehensive proposal and series of recommendations for the neighborhoods within Queens' Community Districts 3 and 4 (CD3 and CD4) – Jackson Heights, North Corona, Corona, Elmhurst, and East Elmhurst.

NHS of Queens is a non-profit organization that provides a variety of services to residents in the area, the most relevant to the study being their work in housing accessibility and preservation, and tenants' rights services. The



students' challenge was to respond to the needs of the community and identify opportunities for expanded support, focusing on issues of housing and economic, access and climate resilient infrastructure. The report additionally responds to New York City's recent *City of Yes for Housing Opportunity* zoning proposals and suggests how these zoning amendments could be applied within the study area's neighborhoods to support residents.

The resulting recommendations take into account not just the vulnerabilities, but the many resources and strengths that this unique community offers, and detail how existing resources and new opportunities can be leveraged to aid and support stability and sustainability in these neighborhoods. The Studio ultimately aimed to contribute to the ongoing organizing and activism in the neighborhood, with the goal of helping to shape a neighborhood in which residents and their networks are able to "stay and thrive in place".

Planning Process

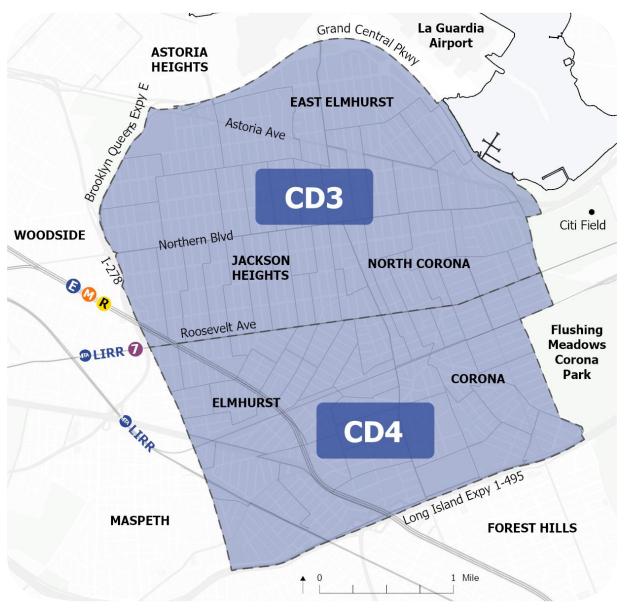
Beginning in September, the Studio visited CD3 and CD4 for a walking tour, and met with Yoselin at NHS Queens for a Q&A to get to know their work more deeply. This introduction to NHS and the area informed the existing conditions portion of the research across five general topics: history and culture; people/demographics, housing; economics; transportation; and public health and environmental risks. Interviews with key stakeholders in CD3 and CD4 and ongoing feedback from NHS, provided essential insight into the needs and hopes of organizations, small business, cultural groups, and residents. The students then analyzed both the desktop research and their findings from the community engagement process to prepare quality recommendations for CD3 and CD4, which were finalized and presented in December of 2023.



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Study Area

The study area sits in eastern-central Queens, New York, and is defined by the borders of Community Districts 3 and 4. The neighborhoods which these Community Districts include, Jackson Heights, Elmhurst and East Elmhurst, and Corona and North Corona, are moderately-dense and incredibly vibrant areas, with a long lineage of being some of the most diverse neighborhoods in the world. The study area sits just south of La Guardia Airport and Flushing Bay. It is also adjacent to Flushing Meadows Corona Park, which houses many cultural institutions and public facilities. Nestled between the neighborhoods of Astoria and Woodside to its west, and Flushing, Forest Hills, and Long Island to its east, the neighborhood has become a bustling center of business, cultural, and public life. Major roads, public transportation, and plazas facilitate the movement to and from the neighborhood, as well as provide the space for gathering, vending, and community organizing.



Sage Dumont, 2023

The summary of the existing conditions research highlights important context and key takeaways from the high-level topics which guided the Studio's work: history and culture; people and demographics; land use and housing; economy; transportation; and public health and environment. For further reading, please see the full existing conditions report in the Appendix on page 84.



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History and Culture

People

103 Land Use and Housing



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Public Health and Environment

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History and Culture

Pre-1900: Colonization, Violence & Resistance

Indigenous communities such as the Canarsie, Munsee Lenape, and Matinecock people lived in this area for millenia. Violently colonized by the Europeans in the 1600s, Queens County was established and agricultural production imposed a framework for extractionary practices and economies. While industrialization grew across the United States, Queens remained mostly agricultural through the 1800s. Prior to and during the Civil War (1861-65) southern and regional Black communities moved here and established important civic, cultural, and economic anchors such as the St. Mark African Methodist Church. Racialized discrimination, violence, and erasure by White and European descendents persisted, but would be obfuscated through economic, urban, and land-use strategies framed as "progress".

1900-2008: The "American Dream" for Whom?

The industrial boom of the 1900s developed efficient transportation to the region, including the Queensboro Bridge, East River tunnels, subway lines, and Queensboro Plaza Station. This aided an influx of Italian, Jewish, and Eastern European immigrants, adding layers to Queens' story of migration, and the coexistence of different cultures, ethnicities, and types of industry. In 1938, Homeownership Loans Corporation (HOLC) resulted in segregation and the creation of redlining maps that prevented land-ownership in Black and racialized immigrant communities. The 1939 and 1964 World's Fair was held nearby in Flushing Park, where the iconic "unisphere" still stands today; a complicated symbol that serves as a marker that people from all over the world have made Queens their home. Since the 1965 Immigration Act, the area has been a landing point for immigrants—particularly from Central and South America, southeast Asia, and an enclave for LGBTQ+ communities-with more than 160 languages spoken. This was due to Queens being comparatively affordable through 2008, and a place where diverse communities could retain social, cultural, and economic cohesion. However, many conditions presented challenges: predatory loans, discriminatory banking practices, weakening infrastructure, impending climate change effects, COVID-19, and housing scarcity within a profit-driven real estate market.

2008-Today: Building in Survival Mode

2008's Great Recession, 2020's COVID-19 pandemic, and 2021's Hurricane Ida disproportionately impacted residents in this area. As local economic and social systems work to recover, a current influx of migrants, city-wide budget cuts, and inflation indicate that CDs 3 and 4 may be at another inflection point.



Jenna Blakeman, 2023

People

A Diverse, High-Density Neighborhood

CD3 & CD4 are the two most densely populated districts in Queens: CD3 has approximately 55,000 people per square mile, and approximately 68,000 for CD4. Around 58% of the population in CD3, and 63% in CD4, were born outside the United States, compared to 36% in NYC overall. Multi-generational households are prevalent, while a sizeable portion of the population (22.1% for CD3, 23.1% for CD4) are under the age of 18. Households with children tend to be in higher-density areas, as well as in census tracts with the greatest ethnic and racial diversity (ACS, 2023).

Meeting Needs at Each End of the Age Spectrum

Residents under 18 years old and those between the ages of 50 and 59 make up the two largest age groups (ACS, 2023). This indicates a strong need for childcare and educational services, and a growing need for senior services. A significant foreign-born population necessitates special attention to language access. The presence of senior services oriented towards individuals who identify as LGBTQ+ indicates that there may be a sizeable queer senior population. In the context of multi-generational homes we can see that many intersecting needs are compounded inside and outside the home.

Community Support Networks

CD3 & CD4 communities have sustained one another against the odds through the large presence of mutual aid, non-profit, faith-based, and advocacy organizations who work actively in the neighborhood in pursuit of economic and social justice. This network of support also extends to the market, food, entertainment, nightlife, religious, and other cultural spaces

which provide opportunities for gathering, from the most everyday interactions to those which facilitate community aid. The Studio's research identified more than 100 such groups and spaces whose work actively contributes to the resident needs of this study's focus, but this number is only skims the surface of the deeply rooted and expansive network that exists in the community.



Jenna Blakeman, 2023

Land Use and Housing

How people live and work within the existing building stock helps us understand the needs of the neighborhood.

CD3 & CD4 have a variety of household compositions and demographic distributions that use space in culturally-specific ways. Most of the study-area has low-density, multi-family housing and mixed-use buildings. Major thoroughfares, like Northern Blvd and Roosevelt Ave, are lined primarily with commercial and office buildings. Southern CD3 and CD4 is primarily high-density residential. Both CD3 and CD4 have pockets of commercial and manufacturing zones throughout. Basement dwellings and overcrowding show that people are made to make do with the options available to them.

Affording a Life and Home in CD3 & CD4

In addition to the high need for rent stabilized units in pockets of CDs 3 and 4, there is a widespread lack of affordable housing development. In every category of affordability, CD3 and 4 lag behind the Queens' average for housing production over the past decade. Approximately 54% of households are rent burdened compared to 44% for NYC. The household median income ranges between roughly \$55-\$62,000 across CD3 and 4, \$13,000 below the average of Queens County. Poverty rates across both districts range from 12-15% with 23-29% of households receiving SNAP benefits. This underscores a need for more services, aid, and affordable housing options (ACS, 2021).

Zoned In or Zoned Out?

CD4 was largely rezoned before 2002 and the vast majority of the area has yet to be revisited. Bloomberg-era rezonings in CD3 were

enacted to protect low-density housing and concentrate higher-density along commercial corridors. All post-2013 rezonings have been on small parcels driven by market-rate development rather than a community-wide vision. Under City of Yes, Mayor Eric Adams' administration proposes a city-wide amendment to create more flexible zoning / uses. Advocacy, additional legislation, incentives with accountability, and other financing models can help this proposal better address equity concerns, so that those who face the most precarity are able to benefit from the increase in housing stock that this proposal attempts to support. (Department of City Planning, 2023).

Housing Community Action

Housing justice is central to the area's story. NHS is an anchor among other housing advocacy, tenant organizing, and homeowner support organizations. These organizations need more resources and support in order to serve the needs of these communities. However, homeowners and tenants can have conflicting interests; while homeowners typically benefit from increased property values, this same trend can spell displacement for tenants.



Jenna Blakeman, 2023

O4 Economy

Under/Over/Otherly Employed

Entrepreneurship and culture are deeply intertwined across CD3 and CD4, and are what give the area its unique identity and culturally-specific commerce. Roosevelt Avenue, Northern Boulevard, the commercial areas around Moore Homestead Playground, Diversity Plaza, and Corona Plaza, are significant commercial zones. Professional Services (*ie** lawyers, accountants, etc...) and Food/Restaurant Service jobs dominate the employment sectors, occupied by 22% and 20% of the working populations, respectively (ACS, 2022). Anchor institutions

like LaGuardia Airport and Citi Field provide many jobs, with LaGuardia Airport alone employing about 11,000 people (Baruch, 2021). Jobs in CD3 and CD4 are concentrated around these commercial corridors and LaGuardia Airport. However, the stability and accessibility of employment for CD3 and 4 residents cannot be understood with data alone. When considering this data it is important to note that many workers or those seeking work may be undocumented and not represented in datasets while others may be over-employed, working multiple low-wage jobs, or patch together income from several sources. CD3 and CD4 unemployment rates have consistently decreased between 2000 and 2020, from 5.7% to 4.9%. For comparison, the unemployment rate for Queens County decreased from 8.5% to 6% from 2010 to 2020. New York State also saw the same trend with a drop from 7.5% to 5.7% from 2010 to 2020. Both unemployment rates for Queens County and New York State in 2010 were higher than the unemployment rate for 2000, with an increase from 7.7% to 8.5% for Queens, and 7.1% to 7.5% for New York State (ACS, 2010, 2022).

A Growing Distance Between Work & Home

93.3% of workers who live in CD3 and CD4 commute out of the area for work; only 6.7% are employed in the area. About half of workers in CD3 and CD4 work outside Queens, most commuting over an hour to their job. 49.3% of CD3 workers and 63.8% of CD4 workers use public transportation to commute, and with the high concentration of deliveristas in the area—those working mostly for delivery apps on bikes and scooters—there is a high concentration of people who rely on motorbikes and travel all across the city for this work.

Essential jobs and workers

22% of jobs are in Professional Services, like lawyers, advertisers and accountants, 20% in Construction/Maintenance and Food Preparation/Service which serve as significant occupations. Healthcare Support occupations account for a low number of jobs but showed a 50% increase from 2000 to 2020, highlighting the COVID-19 impact in 2019.



Alamay, 2017

Transportation

Increased Activity, Car-Centric, with Public Transit Gaps

Although transportation developments throughout the 20th Century brought train lines to the area, it also prioritized driving. Residents and workers are multi-modal, using a mix of train, bus, motorbike, car, bike and walking to access areas in and outside our study area. However, there is a disparity in access to public transit and micro-mobility options between CD 3 & 4. As populations and types of work change, the demands on CD3 & 4 transit infrastructure feel stressors in new ways. Notably, there are many the truck and car-dependent workers and industries present in this study area.

8.6% of workers commute via public transportation in CD3 while 64.3% of workers commute via public transportation in CD4. This is likely due to CD3's limited access to the subway compared to CD4, which has greater access to the E, M, R, and 7 lines. CD3 and CD4 are connected by bus routes (Q19, Q23, Q32, Q33, Q49, Q58, Q66, Q70-SBS and the Q72). The Q32 connects Midtown Manhattan to Jackson Heights and the Q58 connects Downtown Brooklyn to Flushing, providing essential interborough access (ACS, 2021).

Safety for Every Mode of Transit

From August 2011 to September 2023 there have been ~7,450 crashes in CD3. From August 2011 to September 2023 there have been ~5,400 crashes in CD4 (NYC Open Data, 2023). The majority of the crashes in both community districts are motorist related, and over 1000 of them are cyclist-related incidents. These could be attributed to a lack of bike lanes and congestion on the roads and sidewalks in high-traffic areas, be it car, motorbike, bike or pedestrian. Designated infrastructure for bike and e-bikes could help address spatial conflict and public street safety.

To Bike or Not To Bike

CD3 has more bicycle parking than CD4. This could be attributed to Citi Bike being introduced to Jackson Heights in 2023. Bike lanes were added across both CD3 and CD4 in an effort to reduce incidents between cars and bicycles. In 2017, 11.6 miles of bicycle lanes were recorded in CD3, which takes up 11% of the coverage of bicycles in the district. Whereas, in CD4 only 3% or 2.9 miles of

bicycle lane coverage was reported in 2017 (Pesantez, 2017). Motorbikes present a gray area between these categories, and raise city-wide questions about dedicated parking for motorbikes to relieve congestion on the streets. While car-free streets and biking are important strategies for developing sustainable, pedestrian friendly streets, the key is to expand the variety of transportation options so that people of all age and abilities feel safe getting where they need to go.



Jenna Blakeman, 2023

Public Health and Environment

The Connection Between Green Space & Public Health

The City Environmental Quality Review (CEQR) defines underserved areas as those with high population densities that are the greatest distance away from open space parks, which is less than 2.5 acres per 1,000 residents. Within this framework, Jackson Heights is classified underserved. While there are beloved parks within CD3 and CD4—notably Travers Park, Moore Homestead playground, and Park of the Americas—many of the nearby open spaces exist outside of the boundaries of both districts.

CDs 3 and 4 experience low air quality and higher heat indexes due to a combination of factors. The area's close proximity to LaGuardia Airport and multiple truck routes contribute significantly. Tree cover is also a vital player in the overall resiliency of an area: acting as stormwater interceptors, keeping streets and buildings cooler, and reducing wind speeds, but CD3 has substantially more tree coverage than CD4. As Hurricane Ida showed in 2021, the area is extremely vulnerable to flooding and other severe weather conditions. This is due to its topography, a lack of Department of Environmental Protections green infrastructure, and poor surface permeability. The effects of this are felt most acutely in the 65% (14,777) of one, two, and multi-family structures that have below-grade basements (MapPLUTO, 2023). With the high number of basement dwellings, this puts residents at an increased risk of flood-related health risks and financial losses.

Public Health

Access to healthy food, affordable and comprehensive medical and mental health services, and many other factors contribute to public health. 48.6% of CD3 and 52% of CD4 are covered by public health insurance (ACS, 2023). Notably, North Corona and Corona face the highest levels of poor mental health. At the time of this study, one out of every six residents described their mental health as "not good" in the past 14 days. The area also shows some of the highest rates of Adult Diabetes and Cancer, especially in Jackson Heights where ~18% and ~11% of residents have these conditions respectively (500 Cities Project, 2017). Indoor air quality issues appear throughout the area which could be attributed to aging building stock and lack of resources to update them. The compounded effects of economic, housing, environmental, and spatial challenges are most stark when it comes to COVID-19 deaths, which were disproportionately high in these neighborhoods. This trauma continues to affect CD3 and CD4 in both visible and invisible ways.

Community Engagement

Community Engagement

Community Engagement is Invaluable

Research can tell us a lot, but by no means tells the full story. The community engagement strategy for this study was designed to gather qualitative information that cannot necessarily be captured in census or environmental data, reports, press, or direct observation.

Understanding that many informal, small business, and non-profit groups hold up these neighborhoods, and that networks of trust across different industries, language, and ethnic groups are essential to the area's success, outreach began with a referral list from NHS Queens to approach 77 stakeholder organizations:

Cultural and Educational Institutions

- → Five Boro Story Project
- → Queens Museum
- → Queens Public Library
- → Queens Memory
- → Oueens Council on the Arts

Advocacy and Support Groups

- → Coalition for Hispanic Family Services
- → Make the Road
- → Queens Community House
- → Communities Resist
- → Project Hajra
- → 89 St Tenants Unidos
- → Oueens Neighborhood United
- → Voces Latinas
- → Catholic Migration Services
- → Asian Americans for Equality
- → Woodside on the Move
- → CHHAYA
- → Emerald Isle

BIDS, Open Streets, and Plazas

- → 82nd Street Partnership
- → 24th Avenue Neighborhood Assn.
- → Flushing Meadows Corona Park Conservancy
- → Friends of Diversity Plaza

Community Engagement

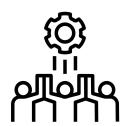
Survey Design

The community engagement sought to understand what life is like for residents and advocates in CD3 and CD4 directly from community members:

- → How stable are the community's current conditions?
- → What resource networks exist? To what extent are they utilized?
- → How do residents want to maintain/expand the natural environment?
- → What community infrastructure can be enhanced to protect against climate change?
- → What is the community's vision for the future?
- → How do people see their current condition, and/or those of the people they serve?
- → Are there shared goals that may currently be siloed?

Two surveys, Survey A and Survey B, were conducted to gain insight into four topics of interest:









- 1. Buildings the housing, community facilities, and other built spaces that make up the neighborhood
- **2. Entrepreneurship and Culture** the intersection of work, business, and culture, which are particularly strong in CD3 and CD4
- **3. Transportation and the Environment** the relationships between green space, transportation, and environmental concerns
- **4. Gaps in services and Resources** the identification of critical gaps and whether they can be filled by municipal services or through community organizing

Survey Distribution

Both surveys were distributed via a Google Form. Survey A was intended for organizations involved in advocacy and service provision. Survey B was intended for residents and anyone else in the organization's network with whom the organization could share the survey. These questions were image-based and sent out in both English and Spanish.

Community Engagement

Survey Results

The month of outreach resulted in invaluable feedback from a number of stakeholders who responded to Survey A. These stakeholders spanned tenants' unions, government agencies, and educational institutions who shared their own needs and concerns, as well as those of the communities they serve. This provided a well-rounded preliminary insight into the current state of play for CD 3 and CD4. It was particularly helpful to see how the survey topics were intertwined, and helped identify gaps where organizations could align their strengths. Stakeholders sent Survey B to their networks. With more collaboration and time for the survey to be shared, a deeper understanding of residents' needs and visions for the future will emerge.

Overlapping themes in response to Survey A

- → Affordability/financing re: housing, small business/entrepreneurship
- → Flexible, alternative, weatherized space for housing, business, culture, community
- → Holistic services for marginalized or at-risk groups
- → Environmental resilience
- → Coalition-building & collaboration

"Lots of vendors have the aspiration to have a brick & mortar space" "tenants rights and immigrant empowerment"

"legislative changes to how the city addresses major fires floods, etc. There's no HPD shelter in Queens, the second most populated borough in NYC" Re: Helping the Helpers "Support becoming a 501c3 and more resources"

"More after-school care for children"

"The goal is to **mitigate our displacement f**rom Jackson heights. To build community, actual community, where there is **genuine mutual aid** rather than a fabricated support system where everyone is kind of on their own and the scarcity mentality."

"There are concerns about people openly drinking and **sleeping in public**"

"Having safe spaces to meet & organize as it gets cold" Re: other voices that should be heard "Families who are facing ACS with children who have to be removed from their parents. Most likely due to economic challenges, they are being stigmatized and marginalized"

"different ownership models ... a CLT in Queens ... doesn't exist"

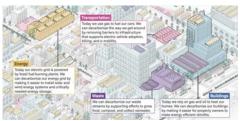
Some community engagement quotes have been paraphrased or qualified, for conciseness and clarity.

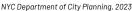
City of Yes Analysis

City of Yes Analysis

What is City of Yes?

Mayor Eric Adams' *City of Yes* initiative proposes to relax New York City's zoning regulations in order to "support small businesses, create affordable housing, and promote sustainability" (NYC Department of City Planning, 2023).







NYC Department of City Planning, 2023



NYC Department of City Planning, 2023

City of Yes: Carbon Neutrality

This initiative will deregulate city-wide zoning to:

- → Support a renewable energy grid
- → Make buildings clean and efficient
- → Support the electric vehicle and micro-mobility infrastructure
- → Reduce waste and stormwater and grow food

City of Yes: Economic Opportunity

This initiative will deregulate city-wide zoning to:

- → Make it easier for businesses to find space and grow
- → Boost growing industries
- ightarrow Enable more business-friendly streetscapes
- → Create new opportunities for businesses to open

City of Yes: Housing Opportunity

This initiative will deregulate city-wide zoning to:

- → Introduce a Universal Affordability Preference (UAP)
- → Allow office to residential conversions more easily
- → Allow development of housing above businesses
- → Remove Parking Mandates
- → Allow the creation of Accessory Dwelling Units (ADU)
- $\rightarrow \ \ \, \text{Encourage transit oriented development}$
- → Allow campuses to add new buildings

City of Yes Analysis

City of Yes for Housing Opportunity

According to the NYC Department of City Planning, City of Yes for Housing Opportunity proposals will "create a little more housing in every neighborhood," by solely loosening zoning regulations. As the proposals currently stands as of early January 2024, different neighborhoods will be subject to varying proposals, depending if they are low density areas, medium to high density areas, or city-wide. These policy changes, described below, would all affect various areas of CD3 and CD4.

Low Density



Rafael Herrin-Ferri, 2021

- → Town Center Planning Allow mixed-use missing housing in commercial districts
- → Transit-Oriented Development Allow transit-oriented missing middle housing in low-density residential areas
- → Accessory Dwelling Units (ADU) Allow ADUs in one- and two-family residential lots

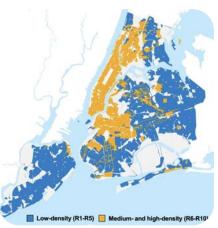
Medium to High Density



Tdorante10, 2019

- → Universal Affordability
 Preference Allow
 buildings to add ~20%
 more permanently
 affordable or supportive
 housing
- → End Parking Mandates

City-Wide



NYC Department of City Planning, 2023

- → Conversion of
 Underused Buildings
 Expand adaptive reuse
 regulations of office and
 commercial buildings
- → Small and Shared Apartments Allow small and shared housing models near transit
- → Contextual Infill
 Eliminate regulations to
 allow contextual housing
 on sites in noncontextual districts

City of Yes Analysis

What's Next?

As of January 2024, the *City of Yes for Housing Opportunity* is under environmental review by the NYC Department of City Planning. This spring, the proposal will enter the formal public review process, Uniform Land Use Review Process (ULURP). During this process, there are important opportunities for members of the public to share their advocacy and concerns for the proposals put forward.

Possible Concerns

With what the *City of Yes for Housing Opportunity* proposal details to date so far, there are a few key highlights that need to be considered and questioned. Firstly, despite citing the severe affordable housing crisis New York City is currently experiencing and proposing measures such as the Universal Affordability Preference that promises affordable housing, the proposal does not clearly define affordability and specific affordable for whom. Secondly, the proposals do not include the impact on or discussion of how an existing inclusionary housing policy, Mandatory Inclusionary Housing (MIH), may be affected by these zoning proposals.

These issues are key components of the *City of Yes for Housing Opportunity* proposal that NHS of Queens should consider in preparation for the release of the final policy proposal, as they could affect the development of affordable housing in Queens CD3 and CD4 and beyond.

Key Takeaways

Based on the accumulated data, community feedback, and analyses as seen in the previous **Existing Conditions, Community Engagement, and City of Yes for Housing Opportunity Analysis** sections, key takeaways are summarized below, and serve to frame the forthcoming planning recommendations.

Strengths

- \rightarrow Strong advocacy and organizing
- → History of diversity and immigration
- → Diverse typologies of housing
- → Low unemployment
- → Business Improvement District
- → Low storefront vacancy
- → Flushing Meadow
- → Heavily used public transportation
- → Proximity to LGA Airport
- → Presence of shady streets in CD3
- → A large number of healthcare facilities
- → Consistent immigration

Weaknesses

- → Lack of language access
- → Lack of security for undocumented folks
- → Difficulty of aging or growing in place
- → Lack of vending permits
- → Disparity in homeownership rates
- → Predatory lending
- → Lack of affordable housing
- → Severe overcrowding
- → Old housing stock
- → Low median household income
- → Inequitable access to resources and services based on residency status

Opportunities

- → Sharing resources and coordinating
- → common goals across organizations, commerce, and advocacy
- → Underused city- and nonprofit-owned land
- → City of Yes Creation of ADUs and
- → transit-oriented housing development, protections for basement units
- → Supporting street vending
- → Flushing Meadow
- → Expand Open Streets and plazas
- → FRESH zones
- → CLCPA benefits for Disadvantaged Communities

Threats

- → Brick and mortar vs. informal vending
- → Increasing housing demand
- → Landlord harassment and neglect
- → Danger to micromobility from illegal
- → parking, blocked driveways, and major roads
- → Policing of street vending
- → Noise pollution
- → Flooding of streets and homes,
- → especially basement units, from extreme rain events
- → Urban heat island effect
- → Public health crises:
- → Food access, COVID-19, lack of health insurance for undocumented people

Recommendations

1

Prepare for

Proposed Policy within the City of Yes for Housing Opportunity

2

Foster

A Resilient Built Environment

3

Strengthen

Community Networks And Solidarity Economies

4

Encourage

Equitable Housing Access

1

Prepare for Proposed Policy of the City of Yes for Housing Opportunity

1.1 Accessory Dwelling Units

NYC Department of City Planning, 2013

1.2 Single-Occupancy Dwellings

BACKGROUND

Queens CD3 and CD4 are largely low-density zoned with single-and two-family homes. The City of Yes for Housing Opportunity proposes to relax zoning regulations to allow for Accessory Dwelling Units (ADU) to be integrated into the existing residential neighborhoods.



Plus One ADU Program, n.d.

Figure 1.1.1 Typical ADU typologies: (from top to bottom) existing garage conversion, new stand-alone unit or extension, and above-ground basement unit

As an area where more than half of all households are rent burdened and one quarter of all households are overcrowded, creating more residential density in the form of ADUs could be an opportunity to relieve these pressures.

PROPOSAL

Support the creation of safe, legal, and affordable ADUs through providing eligible homeowners with technical, financial, and administrative assistance, in partnership with the BASE Campaign.

METHODOLOGY

Please see the **Appendix page 77** for a more detailed methodology and this report's supporting spreadsheets of all determined eligible lots.

1. Identify preliminary ADU eligibility criteria

- → Low-density zoning
- → Single- or two-family residential land use
- → Availability of buildable FAR
- → Lack of storm-water and storm surge threats
- 2. Identify priority areas based on Existing Conditions analysis Please see page 34-35 for maps

The Existing Conditions analysis identifies areas that have high rates of residential rent burden and overcrowding. These areas are recommended to be prioritized when considering initial advocacy efforts for ADU creation.

- 3. Identify eligible lots for existing garage conversions or new stand-alone units and extensions Please see the page 34 for details
- 4. Identify eligible lots for above-grade basement units Please see the page 35 for details

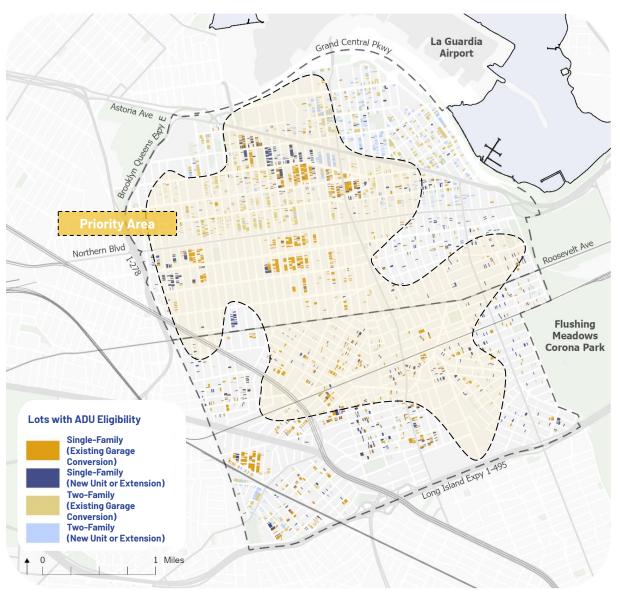
Please see below for tables and map showing lots identified as eligible for existing garage conversions or new stand-alone units and extensions. Please note that this is a preliminary assessment based on available data and an accurate assessment would require an examination of each property.

Existing garage conversions

CD3		CD4	
Single-Family	Two-Family*	Single-Family	Two-Family*
1,111 units	1,409 units	360 units	520 units

New stand-alone units and extensions

CD	3	CD	4
Single-Family	Two-Family*	Single-Family	Two-Family*
1,717 units	2,572 units	690 units	949 units



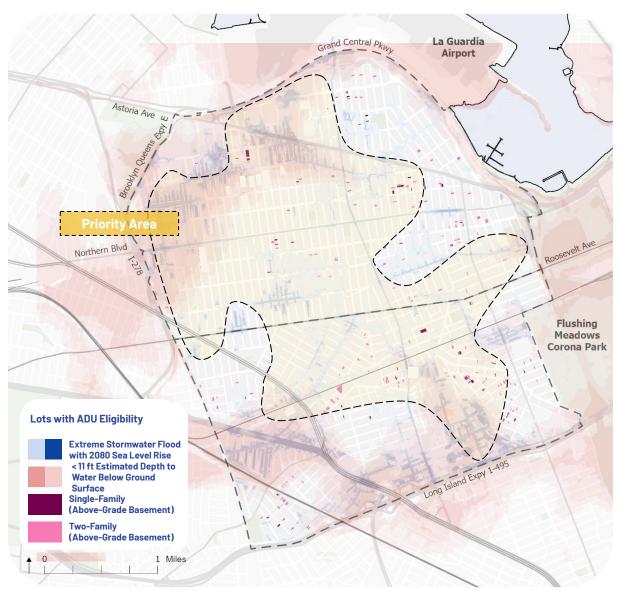
NYC Department of City Planning, 2023, ACS 5-Year Estimates 2021 Map Created by Sage Dumont

Figure 1.1.2 Single- and two-family residential lots in CD3 and CD4 that are preliminarily determined to be eligible to add an existing garage conversion, new stand-alone, or extension-type accessory dwelling unit based on analysis and according to the *City of Yes for Housing Opportunity* proposal, as of January 2024. Please note the "Priority Area", shown in light yellow.

Please see below for tables and map showing lots identified as eligible for above-grade basement conversions. Please note that this is a preliminary assessment based on available data and an accurate assessment would require an examination of each property.

Above-grade basement conversions

CD3		CD4	
Single-Family	Two-Family*	Single-Family	Two-Family*
772 units	761 units	560 units	152 units



NYC Department of City Planning, NYC Department of Environmental Protection, ArcGIS Online by user jlam17_GISandData, 2023, ACS 5-Year Estimates 2021 Map Created by Sage Dumont

Figure 1.1.3 Single- and two-family residential lots in CD3 and CD4 that are preliminarily determined to be eligible to add an above-grade basement conversion-type accessory dwelling unit based on analysis and according to the *City of Yes for Housing Opportunity* proposal, as of January 2024. Please note the "Priority Area", shown in light yellow.

STRATEGIES

→ Join the Base Apartments Safe for Everyone (BASE) campaign coalition



The BASE campaign is a coalition of community organizations, currently including:

- → Chhaya Community Development Corporation
- → Citizens Housing and Planning Council
- → Communities Resist
- → Cypress Hills Local Development Corporation
- → Queens Legal Services
- → Center for NYC Neighborhoods
- → and the Pratt Center for Community Development,

advocates, tenants, homeowners, and community members who are organizing working-class neighborhoods and communities of color to increase the number of legally-recognized, affordable, and safe basement apartments, as well as other accessory dwelling units in New York City (CHHAYA, 2023).

In March 2022, BASE launched its Platform for Basement Apartments, which outlines five key pillars to create safe, legal, and affordable basement and cellar apartments citywide:

- Establish a Citywide Basement Legalization Program
- 2. Fully Fund the Completion of the East New York Basements Pilot

- 3. Pass State Legislation Legalizing the Creation of ADUs
- 4. Make it Affordable and Accessible
 - → This pillar proposes the establishment of a New York City Office of Small Homes to provide assistance to managing basement conversions and accessory dwelling unit creation.



By joining the BASE campaign coalition and supporting its policy proposals, NHS of Queens will benefit from being a part of this network of organizations which has already lifted substantial weight in advocating for state- and city-level policy and on-the-ground organizing to support ADU creation and safe basement dwellings.

→ Share this Report's Preliminary ADU Eligibility Analysis with the BASE Coalition

The BASE coalition has primarily focused on basement apartments but in light of the City of Yes for Housing Opportunity proposal and other ADU-focused policy, the inclusion of ADU creation strategies may be important. Sharing this report's preliminary ADU eligibility analysis can help support bringing this discussion to the table.

CASE STUDY

Boston's Additional Dwelling Unit program

provides eligible homeowners with interest-free loans to build approved ADUs and make interior improvements (Mayor's Office of Housing, 2018). The program clearly outlines building code, spatial, and owner requirements so individuals can determine their eligibility. Additionally, the program organizes design workshops for individuals to learn more about different types of ADUs and their unique code requirements.

\rightarrow Provides loans to build approved ADUs

- Interest-free loans offer gap funding up to \$50,000
- Fund interior improvements, additions, or detached structures

ightarrow Outlines eligibility criteria

→ Organizes design and code requirement workshops









NEXT STEPS

The goal of this recommendation is to support the creation of safe, legal, and affordable ADUs to encourage neighborhood stability, provide a space for family members or loved ones, and earn supplemental rental income. NHS of Queens can take the following immediate steps:

→ Join the BASE Coalition and Strategize ADU Eligibility Analysis and Policy Proposals

There is an overall lack of housing in Community Districts 3 and 4. Many residents are living in crowded, unsafe, or unsustainable housing situations. For those living without a family unit (such as unaccompanied young adults or single adult migrants) this living situation becomes increasingly more unstable. Under the City of Yes for Housing proposal, the creation of the Greater Transit Oriented Development Area (G-TODA) in conjunction with the removal of the Dwelling Unit Factor (DUF) creates an opportunity for communities to produce more creative housing solutions that can benefit everyone (NYC Department of City Planning, 2023).

SINGLE ROOM OCCUPANCY: SRO

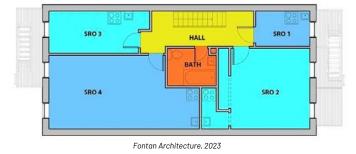


Figure 1.2.1 Example of SRO layout

PROPOSAL

Determine how the G-TODA and DUF removal proposals can benefit CD3 and CD4 through a land use and zoning analysis of the neighborhood, while also advocating for specific changes to the current City of Yes scope to help narrow the focus of the proposal.

METHODOLOGY

→ Determine available land that falls within the G-TODA for redevelopment

Please see the following page for details.

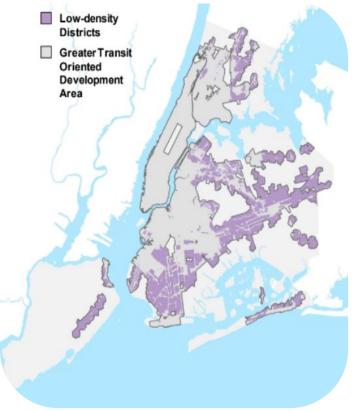
→ Develop recommendations on how the current proposal can be made more detailed and address some of the current scope's key issues

The current proposal for the creation of the G-TODA and the removal of the DUF is quite vague and does not specifically address how the removal of the DUF can lead to more housing viability issues. The proposal does not mention how it will temper untenable housing developments such as living situations which are not up to building code, the shortfalls of future housing developments consisting of only studios or 1 bedroom apartments which do not cater to a neighborhood with many families and other large households, or the placement of more housing in areas that are already experiencing poor living conditions. Serious considerations have to be taken to ensure that this proposal is beneficial and safe to communities and those in the most need. Including social service accessibility within the considerations for the G-TODA and/or creating design guidelines to replace the DUF that can ensure more positive outcomes from this proposal.

 Connect with key financial institutions and real estate developers to understand the process of land acquisition and affordable housing development

→ Determine available land that falls within the G-TODA for redevelopment

The G-TODA is a overlay designation that points out areas with good access to many different kinds of transit. It triangulates the nearest subway stations, train stops, bus stations, etc. to find which parts of the city have increased access, and therefore, is best for greater density.



NYC Department of City Planning, 2023

Figure 1.2.2 Map of the Greater Transit Oriented Development Area

Producing a community land survey using this map will pinpoint what parts of CD3 and CD4 are prime for more development, specifically development that would increase resident's access to key social services and economic opportunities.

→ Determine available land that falls within the G-TODA for redevelopment

The G-TODA designation also allows for any new development within the designated area to not adhere to the Dwelling Unit Factor (DUF). The Dwelling Unit Factor is a zoning equation (Dwelling Units = Maximum Residential Floor Area [divided by] the Residential Zone Factor) that determines exactly how many units must be present within a residential development. Removing this requirement allows more flexibility in how many units can be within a development, specifically allowing for smaller units or units with "irregular configurations"

The removal of the DUF allows for the creation of units that fit the "single-room occupancy" (SRO) typology- dorm-room style housing, with single-rooms and communal living spaces, bathrooms, and/or kitchens. This housing style produces more density and can be a short-term solution to some of the housing needs in the study area.

 Connect with key financial institutions and real estate developers to understand the process of land acquisition and affordable housing development

There are many organizations in the city that are actively modeling the success of this kind of housing typology. While many of them specifically provide supportive housing services, they demonstrate how private partnerships can be used to produce and maintain this kind of housing. Below is a list of said organizations and the many financial institutions that back them.

- → Goddard Community Center A supportive housing and community center located on the Upper West Side that provides mental health services, job training and employment opportunities to those experiencing mental health issues and homelessness.
- → Isaacs Neighborhood Center A non-profit organization that provides services, job training, educational resources, housing resources, and child care for low income families, out-of-school and out-of-work youth, and elderly individuals (Isaacs Center, 2024).
- → The Richman Group Affordable Housing Corporation A real estate development firm that participates in equity investment, mortgage financing, asset management, and property management activities (The Richman Group, 2021).



Lantern Organization Developments, 2023

Figure 1.2.2 One of the Lantern Organization Developments

- → Lantern Organization An affordable housing organization that creates supportive and affordable housing units for those in need including: youth recently out of the foster care system, households lead by people who have tested positive for HIV, youth in need of affordable housing, and low-income families.
 - → Institutional Support
 - → New York State Department of
 Homes and Community Renewal
 Provides federal and state funding to
 eligible non-profit organizations to aid
 in rehabbing current housing stock
 and increasing access to affordable
 housing (New York State Homes and
 Community Renewal, n.d)
 - → New York City Department for Housing Preservation and Development Provides city funding for the development of deeply affordable and supportive housing (New York City Department of Housing Preservation and Development, n.d)

2

Foster A Resilient Built Environment

- 2.1 Tools for Basement Flood Mitigation
- NYCDOT, Hort of NYC, 2014
- 2.2 Promote Street Tree Planting
- 2.3 Advocacy for Blue-Green Infrastructure (BGI)

This recommendation focuses on finding adequate funding for basement flood mitigation. It aims to promote resilience through maintenance of basement facilities after damage from mass flooding. The map represents residential basement flooding in intense rainfall areas. Below-grade basements make up the majority of homes in CD3 and CD4.

In addition, severe rainfall events lead to pressurized sewers, due to the inability of local sanitary systems to carry peak flow. This subsequently results in backflow of sewage into basements that do not have existing preventative mechanisms. Figure 2.2.0 also indicates that areas largely susceptible to flooding include most neighborhoods within CD3 and CD4. As a result, there is a pressing need to prevent future basement flooding.

Thushing Bay Plushing Bay Plushing Bay Plushing Bay Plushing Bay Plushing Bay Plushing Bay Increase Plucking (*-11") Incr

NYC Department of City Planning, PLUTO, 2023 Map Created by Apurva Jhamb

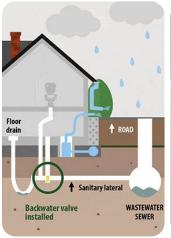
Figure 2.1.0

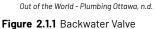
BACKWATER VALVES

Two critical installation tools that are aimed at specifically preventing basement flooding. The first tool involves the installation of a backwater valve which prevents flooding by stopping stormwater or sewage from flowing back into the home (see Figure 2.2.1).³ It avoids many forms of damage, one example includes keeping items in basements dry and free of sewage.

SUMP PUMPS

Another important service includes the installation of a sump pump. This tool prevents increasing water levels through switch detection, triggered by the high water levels (see Figure 2.2.3).⁴ The pump then transfers the water away from the house and removes water from the soil, surrounding the home's foundation.







Home Depot, n.d.

Figure 2.1.3 Sump Pump

FUNDING PROGRAM FOR IMPACTED BASEMENTS

This proposal focuses on establishing a program for Queens, and led by NHS which will provide funding for homes whose basements have been directly impacted by flood-related emergencies. It involves the affected homeowner, contacting a representative from the program, who would be able to provide them with contacts for a non-profit organization, that would provide them with the adequate funding for repairs.

The repairs specifically include installation services such as sump pumps and backwater valves. The program then allocates funds to provide repair services to the primary residence, with the end goal to install services such as sump pumps or backwater valves (depending on the situation), to mitigate future flooding risk (see Figure 2.2.4). ⁵

In terms of the program's length, the process is fairly long-term and takes 2-3 years to establish a solid framework which includes creating a team, connecting with non-profits, and determining which repair services will be provided.

The overall goal of this recommendation is to curate a program with Queens, which aims to provide funding for impacted basements that are in dire need of repair as a direct result of flood-related emergencies.

Amount Saved for Backwater Valves \$2,000 - \$5,000

Amount Saved for Sump Pumps \$100 - \$400

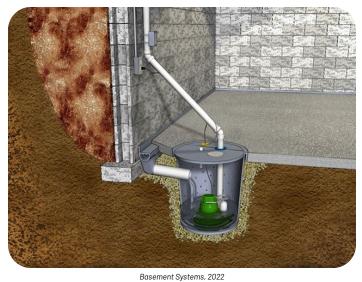


Figure 2.1.4 Sump Pump Installation Diagram



Murray, 2022

Figure 2.1.5 Flooding in Jackson Heights

POTENTIAL FUNDING SOURCES

A direct source of inspiration for this recommendation includes the New York State Affordable Home Ownership Development program. This program has an Affordable Housing Corporation (AHC) flood assistance program, that focuses on providing funding to non-profit organizations that then assist homeowners with low-to moderate incomes, in communities impacted by severe flooding.⁵

This program also helps homeowners who are unable to seek FEMA assistance or receive any other kind of emergency funding.

To apply for the grants, which do not exceed the amount of \$50,000, impacted homeowners reach out to the non-profit organizations themselves and match eligibility through providing video, photographic or any other form of evidence of the damage.

Through this, and based on the homeowners income, they are provided with a variety of applicable repairs. These include, but are not limited to: sump pump installations, flooring repair, lead based paint abatement, removal of asbestos, etc.





New York State Homes and Community Renewal, n.d.

Figure 2.1.6

STRATEGIES & NEXT STEPS

→ Finding Adequate Funding

An important aspect of the basement flood mitigation program is to establish a connection with non-profit partners to provide grants with support for the repairs. Possible partnerships for this program to formulate, have already been identified. These organizations include Habitat for Humanity NYC and the Department of Housing, Preservation and Development.

Organizations such as Habitat for Humanity Westchester are current partners of the NYS Affordable Home Ownership Development program and provide funding for flooding mitigation services in homes.⁵

The goal of this recommendation is for the program to be created for Queens, and led by NHS. As a result, it is imperative that, before the program is extended to Queens and led by NHS, the basement flood mitigation program seek to create meaningful partnerships with these types of non-profit organizations in order to establish a framework for providing funding to impacted homeowners within the community.

The resulting basement flooding as a consequence of Hurricane Ida in 2021, and rainfall events as a result of climate change, emphasizes the increased need for partnerships with organizations as such (see Figures 2.2.6 - 2.2.8). 6







Spectrum News, 2021

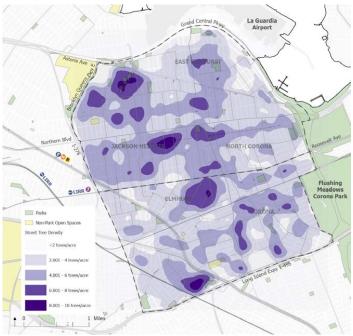
Figure 2.1.7 2021 Hurricane Ida Flooding in Queens



ABC News, 2021

Figure 2.1.8 2021 Hurricane Ida Flooding in Queens

Tree cover in CD3 and CD4 is unevenly distributed across the two community districts, as CD3 has substantially more trees than CD4. According to the NYC Parks Department tree map tool, Elmhurst has 4,059 trees, Jackson Heights, alone, has 6,813 trees compared to East Elmhurst's 2,256 and Corona's (combined) 4,649 (NYC Parks. (n.d.).. This difference in tree cover can be attributed to the historic legacy of disinvestment and redlining in East Elmhurst and Corona. The lack of tree cover worsens pre existing environmental vulnerabilities in these areas.



NYC Department of Parks and Recreation, 2023

Figure 2.2.1

BENEFITS OF TREE COVER

Trees act as stormwater interceptors, which reduce the amount of runoff and pollutants into the nearby receiving waters. Additionally, tree cover has a protecting effect that keeps streets and buildings cooler and reducing extreme wind speeds.

QUANTIFYING THE BENEFITS OF TREE COVER

The Parks Dept estimates that the total annual value of all benefits of tree cover in CD3 and CD4 combined is \$2,817,940.

To break this annual dollar value down into the ecological benefits, that dollar amount is equivalent to; 29.2 million gallons per year of stormwater intercepted, 17.7 million kilowatt hours of energy conserved per year, and 34,262 pounds of pollutants removed from the air each year.

CASE STUDY: MILLION TREES NYC

Million Trees NYC was a Plan NYC initiative started by Mayor Bloomberg in 2007 with the explicit goal of expanding the urban tree cover of New York City by one million trees by 2017 (Milliontrees NYC. (n.d.). Since trees play such a vital role in keeping cities resilient and safe from storms, heat, and wind, it was a part of a larger global initiative to expand urban tree cover. The NYC Parks Department partnered with the New York Restoration Project and their non-profit partners with the explicit intent of filling out the tree network, especially in areas that had long been disinvested and underserved. The project was a massive success with the initiative hitting one million trees planted in 2015 (NYC, 2015).



Pre-existing Fully Stocked
Unplantable
Park Properties

Million Trees NYC. 2014

Figure 2.2.2

PROPOSAL

NHS of Queens could partner with organizations that are already involved in street tree planting, such as We Plant NYC, the Horticultural Society of New York, and the New York Restoration Project. These organizations have close ties with the NYC Department of Parks and Recreation, as well as the Department of Transportation, where they plant and maintain street trees and greenery in public plazas.



NYCDOT, Hort of NYC, 2014

Figure 2.2.3

STRATEGY

NHS of Queens, alongside the Horticultural Society of New York, We Plant NYC, and the New York Restoration Project encourage street tree plantings and maintenance in areas with sparse tree cover in East Elmhurst and Corona.

Community education sessions could be held to teach residents how to request street trees on their block, how to maintain and cultivate a newly planted tree, and ensure they are kept healthy.

Additionally, continuing the Million Trees NYC TreeLC Mini-Grant, which provided \$1,000 to community groups that were dedicated to street tree care. Councilmember Shekar Krishnan, who represents Jackson Heights and Elmhurst, is the Chair on the City Council's Committee for Parks and Recreation, has voiced his support for continuing to grow out the New York City urban forest (Donovan, 2022). This comes as a result of the increase in extreme weather events and summer heat which street trees act as a vital protector from.

Overall, ensuring that the street tree network of East Elmhurst and Corona is expanded, as well as maintaining and the developing the existing street tree canopy in Jackson Heights and Elmhurst is essential to protecting these communities from flooding, heat, and wind.



New York Restoration Project, 2007

Figure 2.2.4

The recommendations in this section focus on the efficient and equitable deployment of green infrastructure assets in the study area, which are crucial to combating climate change and stormwater flooding. These recommendations have been inspired by crucial research done by the non-profit Regional Plan Association (RPA) with community partners Make the Road NY in the aftermath of Hurricane Ida. Further, the recommendations have been framed taking into account the recently released Blue-Green Infrastructure Model by the non-profit Rebuild by Design and the global AEC consultancy firm Ramboll, which emphasizes on economics and community co-benefits (Negret, Blackburn, & Barrios, 2022).

CASE STUDY HIGHLIGHTS Preventing Another Ida Report, Regional Plan Association, 2022

- → The capacity of green infrastructure in the area would need to expand 40 times over in order to completely manage the volume of stormwater associated with flood loss risk in the area.
- → Right-of-way (ROW) of city streets presents the greatest opportunity for the expansion of green infrastructure and cloudburst methods.

CASE STUDY HIGHLIGHTS Blue-Green Infrastructure, Rebuild by Design, Ramboll, 2022

- → By implementing blue-green infrastructure (BGI) in NYC, Department of Environmental Protection will save 20% on upgrading existing sewers to future service level
- → City-wide BGI is feasible up to a future 50-year

- design storm in NYC
- → BGI in NYC is most feasible when implemented in parks, plazas, and public housing.
- → Co-benefits are essential to the business case of BGI in NYC

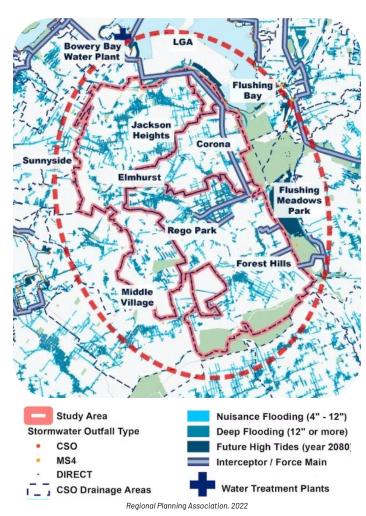


Figure 2.3.1



Rebuild by Design, 2023

Figure 2.3.2

 Advocate for the implementation of a pilot representative Cloudburst Management Infrastructure plan for the neighbourhood

Using grey infrastructure, like sewer pipes and underground storage tanks, and Green Infrastructure, like trees and Rain Gardens, cloudburst management can minimize damage to property and infrastructure by reducing strain on the Sewer System (NYC DEP. (n.d.). Cloudburst management projects may also feature special community amenities and open spaces that can be used by the public. Public engagement process is the key here such as public charrette and workshops, to maximize co-benefits for the community of both improved public space design, better social spaces, and innovative stormwater management. An example is the proposed sunken basketball court with underground retention tanks, seating, colored play surface and murals as illustrated in the images, that was co-designed with the community.

In January 2023, the Mayor Adams' administration announced an expansion of the city's cloudburst program to four new sites as part of ongoing resiliency efforts to better prepare for intense rain events in Corona and Kissena Park, Queens, Parkchester, Bronx, and East New York, Brooklyn which were selected considering physical vulnerability, social and economic factors, and below ground conditions.,

→ Advocate for inclusion of CD3 and CD4 in the forthcoming Cloudburst Resiliency plan for Corona and Kissena Park, Queens





NYC Department of Environmental Protection, 2017

Figure 2.3.3 NYCHA South Jamaica Houses Cloudburst Master Plan 2018, A sunken basketball court in dry and wet conditions



NYC Environmental Protection Agency, 2017

Figure 2.3.4 Department of Environmental Protection Resiliency Planning Study, 2017

→ Advocate for the extension of the Green Roof Tax Abatement Priority Districts Program

Under the Climate Mobilization Act, Local Law 92 and Local Law 94 of 2019 require all new buildings and most major roof renovations to install green roofs, solar panels, or a combination of the two across most of the roof area, defined as a "sustainable roofing zone." (Yancey, 2021). NYC's Mayor's Office of Long Term Planning and Sustainability (aka Mayor's Office of Sustainability) has established rules that designate certain city Community Districts as Priority Zones for the Green Roof Tax Abatement (GRTA) program. Green roofs installed in these areas will be eligible for a \$15 per square foot property tax abatement nearly triple the base abatement. Elsewhere, the level of the incentive in the city will remain at \$5.23 per square foot.¹

- → Advocate for the inclusion of CD3&4 under the GRTA Enhanced or Priority Districts Program
- → Advocate for the increase the limit of property tax abatement from \$15 per square foot to a higher range in order to cover actual costs of installation that could meaningfully benefit the homeowners

STRATEGIES

- → Identify priority areas which come under High Heat Vulnerability Index and within the Disadvantaged Communities designation in CD3&4
- → Build partnerships and support coalitions such as Stormwater Infrastructure Matters to advocate for improvements in GRTA

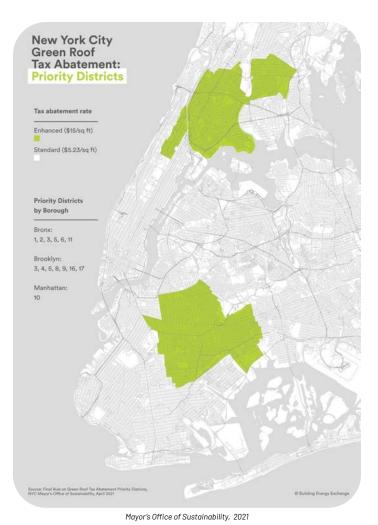


Figure 2.3.5 The Green Roof Tax Abatement Priority District Program is currently not active in Queens, including CD3 and CD4.

PARTNERSHIPS

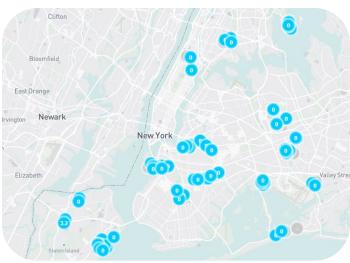
SWIM is a coalition of organizations and individuals dedicated to ensuring clean waters around NYC through natural, sustainable stormwater management practices and is part of a Green Roof Tax Abatement (GRTA) working group, convened by The Nature Conservancy, collectively developing recommendations and provided important input on the program.

→ Advocate for the installation of a FloodNet Sensors and implementation of Community Flood Watch Project in the neighbourhood

FloodNet is a partnership between academic researchers at New York University (NYU), the City University of New York (CUNY), the NYC Mayor's Office (NYC Mayor's Office of Climate & Environmental Justice, and the NYC Office of Technology & Innovation) and the NYC Department of Environmental Protection, working in consultation with community organizations to monitor hyperlocal street-level flooding in NYC. The goal is to reduce flood risks by providing information on the presence, frequency, and depth of hyperlocal street-level flood events to emergency response teams and a range of other stakeholders, including policymakers, government agencies, citizens, community advocacy groups and researchers.

STRATEGIES

- Install FloodNet Sensors on the sidewalks of the the streets affected the most with deep and contiguous flooding to monitor the real-time data.
- → Implement a Community Flood Watch project which is a growing network of residents and community groups that report and share resources related to flooding in their communities. Residents submit photographs and reports that document flood event timing, depth, location, and associated impacts. Researchers can use these reports to improve flooding forecasts and alerts.



FNYC, CUNY, and NYU, 2023

Figure 2.3.6 There is currently an absence of Floodnet Sensors installed in CD3 and CD4.



Floodnet NYC, 2023 and SKIJB, 2021

Figure 2.3.7 Floodnet Sensors (left) and Community Flood Watch (right)

PROPOSAL

→ Support initiatives for timely modification and modernization of the sewage system

BACKGROUND

Modifications made to the sewage system are essential in the context of heavy rainfall from inclement weather events. New York City has two types of sewer systems:

→ Combined Sewer System Both wastewater and stormwater are carried by a single pipe to a wastewater resource recovery facility Municipal Separate Storm Sewer System
 (MS4) Wastewater is carried by one pipe to the
 WRRF and stormwater is carried by a separate
 pipe directly to a local waterbody

CD3 and CD4 is largely served by Combined Sewer Overflow Outfall and one MS4 outfall connection along grand central parkway ext. The MS4 system reduces the risk of large quantities of sewage entering the surface water, but since stormwater doesn't go to the treatment plant, and hence requires treatment in other ways and monitoring.

PROPOSAL

This initiative addresses grey infrastructure Improvements combined with technological developments. The modifications to the sewage system may include the following:

- Monitoring of the sewage system through frequent inspections and technological solutions
- → Provisions for illicit Discharge Detection and Elimination, particularly for MS4 outfalls
- → Increase the frequency of the disposal process and modernization of Bowery Bay wastewater treatment plant

The New York City Department of Environmental Protection (DEP) has a Long Term Control Plan for reducing sewer overflows using grey infrastructure improvements. (Fig 2.3.1) as compared to the rest of the city.

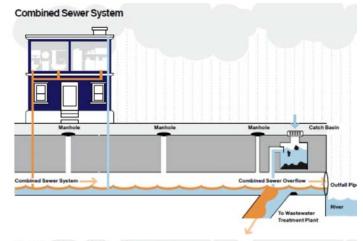
STRATEGIES

→ Partnering with Guardians of the Flushing Bay and SWIM Coalition → Participating in City Council hearings for advocacy



NYC Planning Capital Planning Explorer Map of Capitol Sewer Projects, 2023

Figure 2.3.8 Few capital sewer improvement projects have been proposed in Queens CD3 and CD4 as of December 2023



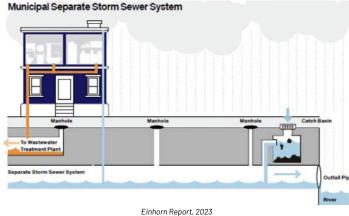


Figure 2.3.9

→ Build partnerships and resources to implement a Community Stewardship GI Program

BACKGROUND

This initiative looks into how local community based organizations can support sustainable maintenance for NYC's Green Infrastructure (GI) assets with a focus on local co-benefits including ecosystem services, community engagement and workforce development. The program provides opportunities for community members to help DEP manage stormwater in a more sustainable and meaningful way, which is important for keeping New York City's waterways clean. As seen in the existing conditions report (Appendices, Pg 132) there are a number of constructed DEP GI assets in CD3&4, however they lack the due maintenance and foresight to perform the desired function.

STRATEGIES

- → Create partnerships to support stewardship programs of DEP installed Green Infrastructure in the neighbourhood
- → Identify priority neighbourhoods vulnerable to deep and contiguous flooding for pilot program
- → Access grants and funding opportunities to establish a stewardship program and engage local volunteers for workforce development
- → Establish Worker Owned Co-operative to install and maintain GI with DEP contracts





NYC Department of Environmental Protection, 2022

Figure 2.3.10













3

Strengthen Community Networks and Solidarity Economies

- 4.1 Advocate for Equitable Lending
- The Wall Street Journal, 2023
- 3.2 Develop Partnerships to Live and Work in Place
- 3.3 Leverage Support for Small Businesses and Entrepreneurs
- + How to Fill the Need Gap



A Solidarity Economy promotes economic activity that prioritizes social welfare over financial profit.

Residents of Jackson Heights, Corona, North Corona, Elmhurst, and East Elmhurst are skilled workers in variety of industries. When people have the opportunity to exercise agency over their work and in collaboration with other community members, the profits accrue not only to the individual worker but to the community at large.

In the following recommendations we include hyper-local anchor institutions that provide complementary services; while also proposing a way they can build on one another, to collectively bargain, or negotiate partnerships with large corporations and employers in the area. We also share some precedents of organizations who are doing this in other neighborhoods, who might be good partners for long-term initiatives and inspiration.

"The goal is to mitigate our displacement ... To build community...rather than a fabricated support system where everyone is kind of on their own and in a scarcity mentality."

Pratt community survey, Nov 2023



The Wall Street Journal, 2023

Figure 3.0.1 A typical street scene in Jackson Heights, Queens



Will Godovisky, 2023

Figure 3.0.2 Diversity Plaza in Jackson Heights, Queens



Gothamist, 2023

Figure 3.0.3 Vendors selling food in Jackson Heights, Queens

The Community Reinvestment Act is a landmark anti-redlining legislation, which incentivizes financial institutions to help meet the credit needs of low-and moderate-income communities that have historically seen disinvestment from banking institutions. Jackson Heights, East Elmhurst and Corona were all deemed declining or undesirable by these racist practices.

The CRA was updated for the first time since 1977 in October. The updated CRA included some positive changes, such as expanding the list of eligible investments and the addition of special purpose credit programs, creating an additional avenue for banks to meet the credit needs of redlined communities. However, this update did not explicitly include race-based lending assessment criteria, meaning the CRA is still extremely limited in its ability to meaningfully redress histories of redlining.

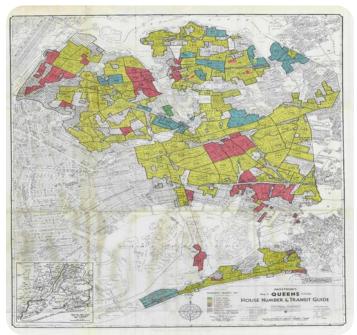
Legislation meant to address the racist practice of denying credit and investment to communities of color cannot be colorblind. It is imperative that we push banks to adopt an explicit racial equity framework in their lending practices. This is especially pertinent to Community Districts 3 and 4. Elmhurst and Corona have a much higher share of home purchase loans that are not covered by the Community Reinvestment Act, indicating that first-time home buyers are receiving higher-cost, potentially predatory loans.

STRATEGIES

Align with national advocacy efforts for equitable lending & legislative change

PROPOSAL

NHS partners with the Greenlining Institute to advocate for state legislation to hold banks accountable to redressing the history of redlining.



Jamil Gaffud, 2021

Figure 3.1.1 Original redlining map of Queens



Greenlining.org

This recommendation outlines a solidarity framework that would expand the impact NHS and peers can have on local workforce placement. Connecting with groups like the New York City Network of Worker Cooperatives can link NHS of Queens' clients to cooperatives that build worker-owned equity. Cooperatives can leverage complementary workforces, and mobilize to gain footing and collective bargaining power against private corporations. NHS and local partners can adapt models from across NYC that align with their goals, while reinforcing their city-wide networks through collaboration.

STRATEGIES

→ Align with cooperatives & worker-first organizations and businesses

Potential partners: Street Vendors Project, Deliveristas Cooperative, Freelancers Union, New York City Network of Worker Cooperatives, Center for Family Life

Collaborate with live/work developments and initiatives that share a solidarity framework

The Western Queens Community Land Trust (WQCLT) is an organization operating at the intersection of economic and housing equity that NHS Queens can build a relationship with. WQCLT is currently organizing to acquire a 600,000 square foot building in Long Island City owned by the Department of Education, and has expressed interest in acquiring residential land in Corona, providing NHS with an opportunity to support permanently affordable housing and small

business in the neighborhood (WQCLT, 2023).

PROPOSAL

Collaborate to develop additional workforce pipelines with worker-focused cooperatives and movements to connect NHS clients to more employment opportunities that build worker-equity.

CASE STUDIES

The Center for Family Life in Sunset Park, Brooklyn, is a nearby precedent. They have incubated 22 cooperatives supporting ~460 worker-owners, offering a framework for building out this type of solidarity network. Sunset Park Library & Apartments provides public amenities on its first floors with 100% affordable housing above.



Figure 3.2.1 Queens-based cooperatives and the Western Queens



Many face systemic barriers to accessing well-paying jobs. Entrepreneurship provides an alternate route for building wealth in a way that also serves the area. Partners that can support this model include NY Small Business Services (SBS), Queens Economic Development Corporation (QEDC), The Street Vendor Project (SVP), Renaissance Economic Development Corporation and Western Queens Community Land Trust (WQCLT) to name a few.

STRATEGIES

→ Develop Partnerships to support Entrepreneurship

Collaborate with QEDC, SBS, SVP, WQCLT and Renaissance who have complementary capacity to support small businesses and pathways for advocacy, education, and employment. Under "City of Yes: Economic Opportunity" zoning will become more flexible for live/work and commercial space usage. NHS is positioned to advocate for equitable and inclusionary funding for non-traditional and entrepreneurial clients, and the future of "live/work" space.

→ Leverage Private Partners to Scale Employment Opportunities

In collaboration with worker cooperatives and labor-rights groups, NHS can offer more pathways for residents to "scale up" business or leverage work opportunities with corporate partners. Exploring a partnership with Citi Field could be advantageous and negotiated collectively. With potentially 10,000+ jobs generated by CitiField and

time for community stakeholders to influence how CitiField develops and operates the site – vending, permanent stalls, green and other jobs are possible. This could be similar to NHS' current job placement program with LaGuardia.

PROPOSAL

NHS and their partners bring a commercial kitchen, market, and maker space to the community, providing a pathway to anchor institutions with a huge capacity for employment and capital to fund projects. Aspiring and existing businesses can receive training/certifications, prepare food, or make products is a comprehensive way to support diverse needs.

CASE STUDIES

Precedents for this model include Riseboro which provides 360 services like small business development, commercial kitchens, access to vending in green markets, education and supportive housing. Mangrove by Flatbush Central, which has an open workspace, learning annex, and culture center. Both precedents focus on BIPOC communities and entrepreneurs.



Mangrove Flatbush Central, 2023

Figure 3.3.1 Mangrove Flatbush Central



Bringing it all Together

How might this look? This page provides a breakdown of some key strategies and assets we believe would bolster CD3 & 4, while the following page provides a diagram of how organizations could work and share space together. NHS can expand the work it's been doing to support clients' workforce stability by combining its strength with some of the groups mentioned in this section. With intentional partnerships, this can form a base for a "cooperative of cooperatives."

Work and housing are closely linked

City of Yes is proposing more flexibility with
Live/Work and business zoning. So creating an
entry-point that connects NHS clients to
Economic Development Corporations like
Renaissance EDC and Small Business Services will
help them gain access to financing, business
services, and education to rent or purchase a
property where they can live, work, or both!

Holistic Services

The New York City Department of Housing Preservation and Development (HPD) has partnered with Riseboro in 2023 to develop a 238-unit Wellness and Healing-Focused Affordable Housing Development in Bed-Stuy, Brooklyn. There is also the Sunset Park Library & Apartments in Brooklyn (shown here) that offers public amenities on the first floors, with 100% affordable housing (HPD, 2023; Ford, 2023). Either of these models, or a partnership with these organizations, could support a similar HPD development in CD 3 & 4 that NHS would play a critical role in.

Incubator / Market Space

Building on the success of the Entrepreneur Space operated by the Queens EDC. Since its inception in 2010 the QEDC entrepreneur space has helped at least 737 clients with over 9000 shifts reserved and 18,000 items produced. This space provides 24/7 kitchen and office space and equipment to support budding entrepreneurs in their ventures (Entrepreneur Space, 2022). A commercial kitchen and light-manufacturing space based within CD 3 & 4 would make it easier for residents to work closer to where they live. It is also an important stepping stone to achieve the dream of operating a brick and mortar space.

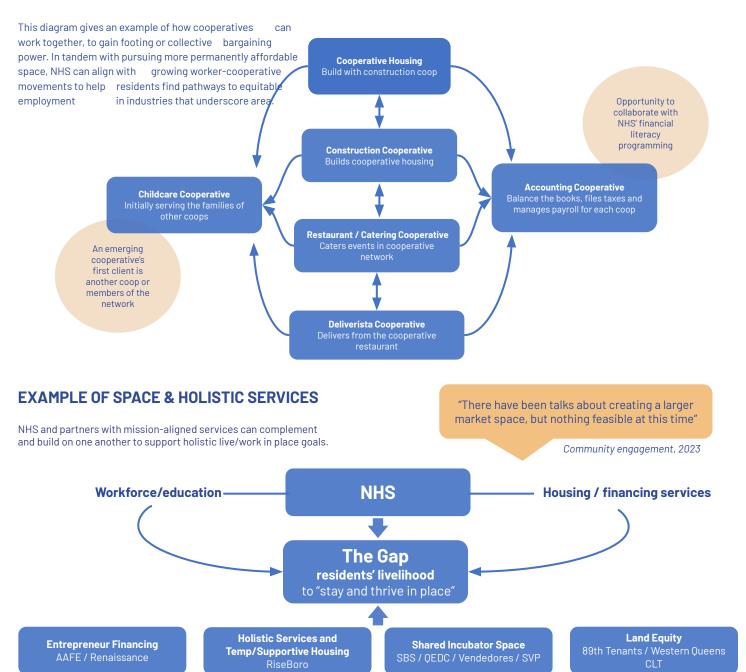
Land Equity

A solidarity framework also includes the land itself. This could happen on one site, or across multiple sites - that are established as a Community Land Trust or Land Bank. This ensures that the land will not get developed for private, market-rate purposes allowing NHS and partners to also "stay and thrive in place". There is a local movement to grow alternate ownership models like this, as we learned from talking to groups like the 89th Street Tenants Union. Establishing or converting shared spaces into Community Land Trusts, or collectively under a Land Bank, helps to ensure these spaces will not be turned into market-rate condos or corporate high-rises. Having multiple sites that provide complementary services will help "hold down" the neighborhood for generations to come.

Mutual Benefit

All partnerships provide value to NHS clients, whether through small business loans, training and counseling services, or by providing space for their business or alternative/affordable housing.

EXAMPLE OF ALIGNING COOPERATIVES



BRING TOGETHER RESOURCES, PEOPLE, AND SPACE

One or multiple mixed-use, CLT / Land Bank sites can provide long-term space for complementary services to non-traditional & marginalized operators / residents. Consider existing buildings for expansion, adaptive reuse, or new developments that can house this model and receive development incentives under City of Yes.

- → Public Amenities
- $\rightarrow \qquad \text{Shared Incubator Space}$
- → Training & Certifications
- → Business Financing
- → Affordable or Alternative / Temporary Housing
- → Other aspects: cooperative, BID alternatives

4

3.3

Encourage Equitable Housing Access

- 4.1 Prioritize and Advocate for Housing Justice Legislation
- **3.2 Join Coalitions to Protect Residents**

Expand Current Housing Rights Education Opportunities



Many of the renters and homeowners in CD3 and CD4 are low to moderate income, and are at risk of both financial and housing-based harassment.

These residents not only need the bare minimum of protections against financial predation and harassment, they also need opportunities to wrest housing ownership out of corporate hands.

PROPOSAL

Participate in collective organizing and leverage relationships with local electeds to advocate for the passage of critical housing justice legislation to expand homeowner and renter rights.

STRATEGIES AND LEGISLATION OF NOTE

→ Advocate for federal, state, and local legislation protecting homeowners

The Fair Residential Co-op Disclosure Law. This law would change the administrative code to require cooperative housing corporations to give a written explanation for why they reject any applicant, increasing transparency to reduce the potential for biased rejection.

At the state level, **Senate Bills S5075 and S6569A** would both limit the threats that homeowners face in maintaining ownership of their homes. S5075 would eliminate the tax lien sale in cities with a population of one million or more, which includes New York City(Cleare, 2023). S6569A would further criminalize deed theft, increasing the penalties that thieves would face (Myrie, 2023).

One particular piece of legislation that could dramatically impact the availability of community-controlled affordable housing is the **NYC Community Land Act**. This package of bills features three key components: the abolition of the tax lien sale, the creation of a Community Opportunity to Purchase [COPA] program, and the creation of a Tenant Opportunity to Purchase program [TOPA] (Rivera, 2022; Mitaynes, 2023).

At the federal level there is the recently proposed **End Hedge Fund Control of American Homes Act** (Merkley, 2023). It would prohibit hedge funds from purchasing single family homes, which would go a long way towards preserving minority homeownership rates, and curtailing the speculation-driven harassment of homeowners.

→ Advocate for legislation protecting renters

Three important pieces of legislation enhancing tenant rights are currently being debated in the state legislature. S1403 would establish a permanent moratorium on winter evictions, protecting the hundreds of CDs 3 and 4 residents facing eviction filings (Myrie, 2023). S2721 would establish a statewide Right to Counsel, building on the landmark 2017 legislation passed at the City level to guarantee free legal representation to low income tenants (making less than 200% of the federal poverty level) facing eviction proceedings, and opening up additional funding for the city's legal service providers (May, 2023). Finally, A1853 is a "Clean Hands" legislation preventing landlords from evicting residents in buildings with outstanding housing and building code violations (Rosenthal, 2023).

STRATEGIES

→ Advocate for protections not yet in legislative format

While not yet proposed in a legislative body, there are a number of other important homeowner and renter protections that NHS could join the fight for:

- → Implementation of a Cease and Desist Zone in CDs 3 and 4, as defined under New York State Law, would protect homeowners in designated areas from solicitation by real estate buyers.
- → City compliance with Local Law 53 of 2021 would activate governmental partnership opportunities and funding for local housing justice nonprofits engaging in tenant organizing and education work.
- → Increased City funding for the City's Right to Counsel program would close the gap in legal representation, meaning that no tenant will have to face housing court without a lawyer (Levine, 2021).
- → City-wide implementation of the Certificate of No Harassment program would require all landlords to prove they haven't harassed tenants before being allowed to apply for building and alteration permits.
- → The creation of a citywide list of predatory lenders and predatory buyers would help to keep housing out of the hands of extractive financial institutions and landlords.



Nysenate.go

Figure 4.1.1



Right to Counsel NYC Coalition, 2023

Figure 4.1.2



Brick Underground

Figure 4.1.3



CASE STUDY: TOPA in Washington, D.C.

Tenant Opportunity to Purchase has been a tool in the US capital for over 40 years. The legislation's success has been driven primarily by the community organizations that work with tenants to understand their TOPA rights among their other housing rights. These groups are funded through block grants distributed by the local government, which also established the Affordable Housing Preservation Fund to help tenant groups make competitive offers to purchase their buildings. This fund tends to receive an annual allocation of \$9-10 million per year, and this direct financial aid to tenant associations trying to purchase and maintain their buildings is a critical component of a successful TOPA implementation. In total, over 2100 units of affordable housing were acquired and preserved through TOPA in DC between 2018 and 2022 (Duranti-Martinez & Greenberg, 2023).

Council Member Support

- → Council Member Tiffany Caban supports Community Land Act, Right to Counsel
- → Council Member Shekar Krishnan supports Community and Tenant Opportunity to Purchase Acts, Right to Counsel
- → Council Member Francisco Moya has not signed onto local legislation

State Representative and Senator Support

- → State Representative Steven Raga supported past legislation against tax lien sales and predatory housing speculation
- → State Senator Jessica Ramos supports alternate homeowner protection bill
- → State Senators Comrie, Giannaris, & Ramos support deed theft bill

Organizations like NHS require all their staff to take on many different projects. This leads NHS to have limited capacity to take on not only the legislative projects described in Recommendation 4.1, but also to take on other programs to protect residents of Queens CDs 3 and 4. Coalitions can fill this gap in capacity by sharing resources and staffing for the same projects.

PROPOSAL

NHS is already working with many other community-based partners and is a member of various coalitions. We suggest that they continue to expand their network and increase their organizational capacity by joining coalitions that are working to protect residents. These coalitions can be focused on passing specific legislation in order to enshrine community protection into the law or on increasing the capacity of communities to engage in political movements.

STRATEGIES

→ Participate in Coalitions Protecting Tenants

While there are plenty of coalitions within New York City NHS can participate in that work to protect tenants, the Right to Counsel (RTC) Coalition would benefit many tenants facing harassment and eviction in CD 3 and 4. Members of RTC call for the full funding of legal service providers for those facing eviction case (Right to Counsel NYC Coalition. (n.d.). Currently, while legal services are guaranteed for those facing eviction, the lack of funding means that cases may proceed without legal representation. NHS could

participate within RTC to not only call for more funding, but raise awareness with CDs 3 and 4 about the right to counsel.

→ Participate in Coalitions Prioritizing Community Control of Land

The New York City Community Land Initiative (NYCCLI) is a city-wide coalition of organizations seeking to expand community access to land for the purpose of developing affordable housing (NYC community land initiative, 2022). Their legislative work includes the Community Land Act, but the city-wide coalition also engages in community outreach and education and technical assistance to individuals and groups interested in acquiring land. NYCCLI's work, including the Community Land Act, also overlaps with the Abolish the NYC Tax Lien Sale Coalition, which works to replace the current Tax Lien system in NYC with a system that supports homeowners in staying in their communities (Elise, 2022),.

CASE STUDY Housing Justice For All

Housing Justice for All is a coalition of statewide organizations fighting for stronger protections for rent stabilized and market rate renters. Their organizing work was central to the passage of the Housing Stability and Tenant Protection Act in 2019, which was a landmark package of bills that eliminated a number of loopholes used by landlords to destabilize rent stabilized apartments in New York City (Housing Justice for All, 2023).

NEXT STEPS

→ Contact the different coalitions to express potential to join



NHS and other organizations dedicated to supporting residents, both renters and homeowners alike, rely heavily on various forms of public awareness campaigns and community education to spread the word about residents' rights and protections. This is incredibly important in the face of predatory landlords, deed thieves, foreclosure sharks, and others who prey on residents who may not know how to access protections or even be aware of their rights to begin with.

PROPOSAL

In tandem with NHS's current and potential partners, we see opportunity for NHS to expand on their existing education and outreach regarding housing rights for both tenants and homeowners.

STRATEGIES

→ Lending Institution and Homeowner Rights

NHS has various lending institutions, such as Bank of America, who contribute fiscally to NHS's work (Neighborhood Housing Services of Queens, n.d.).. NHS can work with these partners to encourage local banking branches to share homeowner rights with prospective and current home buyers throughout the lending process in the simple form of pre-printed pamphlets and/or referrals to NHS.

→ Prevention Outreach for Environmental Risks

Expand prevention outreach to homeowners and renters with information about protecting their

home and themselves from environmental hazards

→ Coalition-Based Resource Sharing

Create and contribute to a coalition-based online community resource hub through which organizations and individuals can access informational, programmatic, and outreach materials in the housing justice sphere. This reduces the individual resources that each organization would otherwise spend on creating their own materials, especially as the landscape of housing in NYC continues to change.

→ Creative Outreach and Awareness-Raising

There is a long history of art for the sake of movement building, and given the urgency of NHS's work, we see potential for NHS to partner with visual artists, game designers, performers, and other creatives to create publications, exhibits and public art, events and games, and performances aimed at educating the community as well as raising awareness of housing justice rights and movements.

This can be a lengthy process, and necessitates funding, space, and labor, but depending on the type of creative project we believe this could be initiated in the mid or long term. Places to start, as NHS's capacity allows:

- → Pursue grants via private and public funding which are intended to support the arts.
- → Identify new or existing partners who would be interested in engaging in any of the above activities, and prioritize those which have the most opportunity for collaboration.
- → Put out a request for proposal (RFP) for artists

and other creatives to share their interest in and ideas for working with NHS. The goal is to have the bulk of the creative work sit outside NHS. Work with local community networks to share this RFP with the immediate community and prioritize local artists.

CASE STUDY Theatre of the Oppressed, NYC

Theatre of the Oppressed NYC is a performance troupe that partners with community organizations throughout the city to explore complex social issues through devised and improvised theater. The troupe guides community members in the process of creating and enacting a play, using the techniques devised by Brazilian theatre artist Augusto Boal to engage actors and audience members in conversation. One such performance engaged tenants in understanding the impacts of evictions and how they can fight to stay in their homes, building connection among the participants and helping them understand what options are available to them when faced with an eviction filing (Argueza, 2023).



Theatre of the Oppressed, 2019

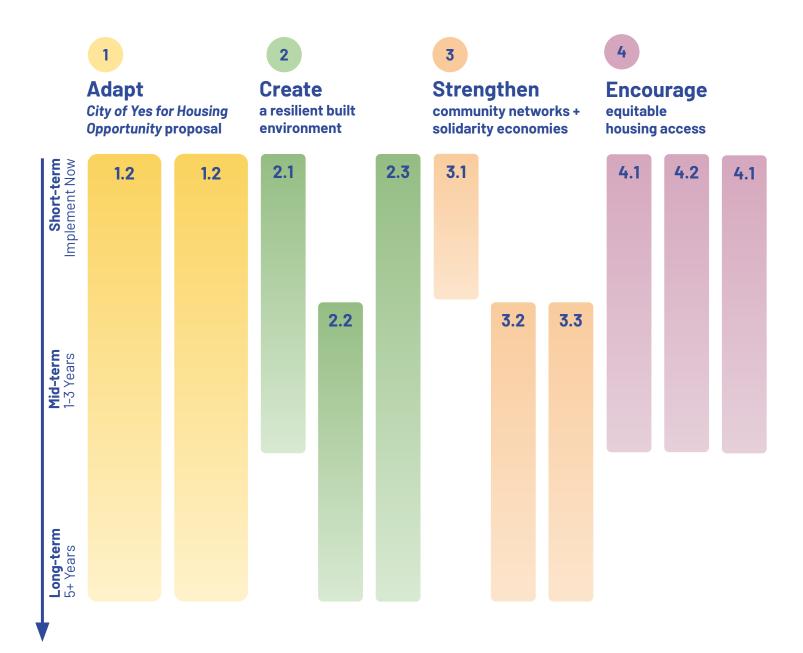
Figure 4.3.1 Mangrove Flatbush Central

Recommendations Summary

Summary

The vibrant communities of Queens CD3 and CD4 deserve the necessary solutions and access to resources to support their ability to stay and thrive in place. This report's recommendations center around key objectives that will reinforce existing community resources: adapting City of Yes for Housing Opportunity proposal, creating a resilient built environment, strengthening community networks and solidarity economies, and encouraging equitable housing access.

These recommendations are framed around partnerships with governmental agencies, fellow community-based organizations, philanthropic funders, banks and lenders, and partner corporations. By tapping into and collaborating with existing support networks, NHS of Queens will strengthen its capacity and widen its breadth of support to meet the varying needs of its constituents.



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Appendix



The tax lot level data used is provided by the PLUTO, a publicly available dataset of extensive land use and geographic data at the tax lot level, provided by the NYC Departmentment of City Planning.

For this recommendation, the methodology to determine eligible lots for accessory dwelling units is below. Please note that this is a preliminary assessment based on available data and an accurate assessment would require an examination of each property.

Please see the supporting documentation for the spreadsheets of all determined eligible lots with tax lot details, such as address, owner, lot and building areas, FAR, and more.

→ Identification of eligible lots for existing garage conversions

Step one Determine lots' developable FAR using the following equation:

Residential FAR * Lot Area - Building Area

Step two Determine which lots that have enough developable FAR to create an ADU (lots are eligible only if the developable FAR is greater than or equal to 400 SF, the minimum size for affordable studio units, determined by NYC Department of Housing Preservation and Development).

and

Step three Determine which lots that have existing garages.

then

If desired, further specify by number of residential units (1 or 2) or by which community district.

→ Identification of eligible lots for new stand-alone units and extensions

Step one Determine lots' developable FAR using the following equation:

Residential FAR * Lot Area - Building Area

Step two Determine which lots that have enough developable FAR to create an ADU (lots are eligible only if the developable FAR is greater than or equal to 400 SF, the minimum size for affordable studio units, determined by NYC Department of Housing Preservation and Development).

then

If desired, further specify by number of residential units (1 or 2) or by which community district.

→ Identification of eligible lots for above-grade basement units

Step one Determine lots' developable FAR using the following equation:

Residential FAR * Lot Area - Building Area

Step two Determine which lots that have enough developable FAR to create an ADU (lots are eligible only if the developable FAR is greater than or equal to 400 SF, the minimum size for affordable studio units, determined by NYC Department of Housing Preservation and Development).

and

Step three Determine which lots that have "above-grade full basements".

and

Step four Determine which lots are **not** at risk of extreme stormwater flooding with 2080 sea level rise **and** a high water table (< 11 feet estimated depth to water below ground surface), by spatial analysis via ArcGIS Pro.

then

If desired, further specify by number of residential units (1 or 2) or by which community district.

If you have any questions with this methodology, please feel free to contact Sage Dumont sdumon12@pratt.edu

Existing Conditions

History



History

Queens is one of the most diverse urban areas in the world, particularly in this study area. With over 160 languages spoken across CDs 3&4, the many different cultures seen throughout these neighborhoods have become a calling card for both residents and visitors of New York City alike. This diversity is not new, as the migration and mixing seen in the study area has been a relative constant in Queens' history. These neighborhoods have provided a sense of place, community, and network of support for people in ethnic groups who have been continuously socially, institutionally, and economically marginalized.





1600s	Queens first colonized by Europeans & Queens County established
1800s	Black immigration & establishment of St.Mark African Methodist Church
1854	Corona neighborhood begins to develop
1890s	Elmhurst neighborhood begins to develop
early 1900s	Queensboro Bridge, East River tunnels, various train lines, and Queensboro Plaza Station open
	Influx of Italian, Jewish, and Eastern European immigrants
1911 to 1920s	Jackson Heights neighborhood with garden apartments and later attached and

semi-detached single family homes for an influx of middle-class, White population

History





racial reclaeman eegregation

1939 New York World's Fair at Flushing Meadows

1950s East Elmhurst became a popular neighborhood for African American families

outside of Harlem

1960s Influx of Hispanic/Latinx and African

Americans

1964 New York World's Fair at Flushing Meadows

1980s to Latino & LGBTQ communities establish

1990s nightlife/cultural footprint

1990s to Influx of Central & South American and

2000s Southeast Asian immigrants

2008 Great Recession impacts homeowners with

predatory subprime loans to home

foreclosures

2020 COVID-19 neighborhood was one of the

hardest hit in NYC due to close living and

essential worker make-up

2021 Hurricane Ida devastates homes and

businesses, especially basements

2022 African Burial Grounds Act enacted

2020 to Economic & social systems struggle to **today** recover: tensions over vending, housing

stock quality and quantity, complexities of

transient communities







02 People



Introduction

A city is not a place without the people who live within it. Each individual, and their interconnected groups, come together to create the iconic environments that we see represented in the study area, and New York City in general. This section breaks down the demographic and social data of CD3 and CD4, proving context to the neighborhood which informs our understanding and subsequent recommendations.



Source: Yassmin Lawzi, September 2023

Population and Household Composition

Queens is home to a variety of densities, household compositions, and demographics; CD3 and CD4 reflect this pattern. Understanding the population of the neighborhood is necessary to understanding the needs of the neighborhood. Residents below the age if 18 make up one of the largest population groups, indicating a strong need for childcare and educational services. A significant foreign-born population means that there needs to be special attention to language access. High density residential areas in CD3 and CD4, coupled with high rates of essential service workers and federal policies disallowing undocumented workers from receiving essential emergency stipends and unemployment benefits meant this community was highly affected by the Covid-19 pandemic, the effects of which are still felt today.

Population, CD 3: 161,648

Population, CD 4: 177,666

Population, Queens: 2,393,104

Population, NYC: 8,804,190

Source: American Community Survey, 2021

	People/ Sq Mile	Foreign Born	Hispanic	Asian	White	Black	Poverty Threshold	Limited English	Rent Burden
Queens CD3	~57K	59%	55%	32%	6%	5%	22%	49%	53%
Queens CD4	~73K	64%	65%	17%	12%	5%	23%	52%	54%
Queens Overall	~22K	47%	28%	26%	34%	18%	14%	28%	50%
New York City Overall	~29K	36%	29%	14%	40%	23%	19%	22%	44.2%

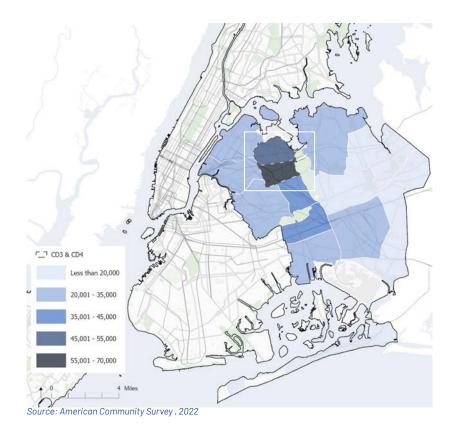
Source: data.census.gov

Zooming Out: Queens Population Density

This map shows the number of people per square mile in Queens overall.

Our study area encompasses the two most densely populated community districts in Queens: CD3 has about 55,000 people per square mile, while CD4 is home to about 68,000 people per square mile (American Community Survey, 2022).

By comparison, of the 14 Community Districts in the borough, 4 CDs have less than 20,000 people per square mile, 6 CDs have less than 35,000 people per square mile. CDs 6 and 9 have 36,000 and 43,000 people per square mile, respectively (American Community Survey, 2022).



Close Up: Study Area Density

TOTAL POPULATION: 339,314



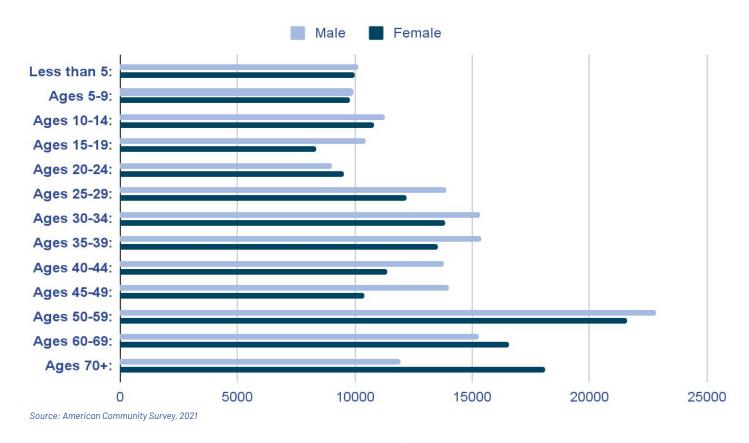
CD 4 POP: 177,666

CD4 is home to more than 25 percent more people than in CD 3. **Areas of highest density are clustered around major roads and transit arteries**, such as Northern Boulevard and Roosevelt Avenue (American Community Survey, 2021).

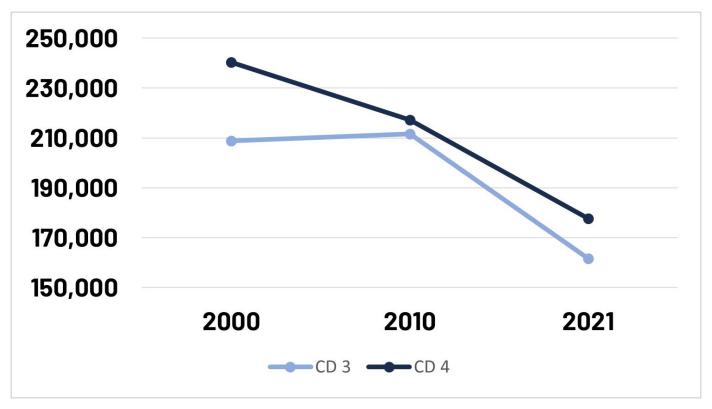
Higher-density areas are strongly correlated with households with children, whereas the bulk of the senior population lives in the lowest-density areas on the north and south ends of the neighborhood (See page 16).



Age Demographics: Community Districts 3 & 4



Population Change Over Time



Source: American Community Survey, 2021; Decennial Census, 2000; Decennial Census, 2010

Children

In CD3 and CD4, a sizeable portion of the population (22.1% for CD3 and 23.1% for CD4) is under the age of 18. Households with children tend to be in higher-density areas, as well as in census tracts with the greatest ethnic and racial diversity. That said, there seems to be a greater concentration of children in areas which are majority Hispanic. These were also the same areas experiencing some of the highest poverty rates (see page 19).



Source: 2021 American Community Survey (ACS) 5-Year estimate

Seniors

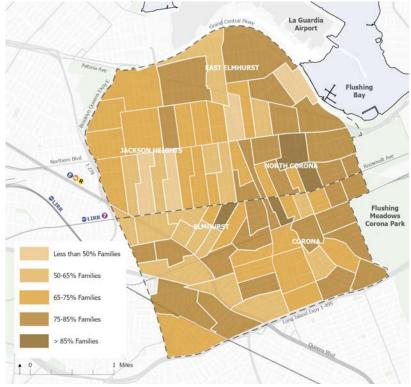
This map shows the population of senior citizens (aged 65+) living in CDs 3 and 4. Seniors tend to live in lower-density areas, and are much less likely to share a household with children. While this data suggests that intergenerational connections within a household generally may not exceed a certain age, there is not a hard divide. Referring to our data on owner-occupied households (p. 39), this map suggests that homeowners in CD3 and CD4 may tend to be older.



Source: 2021 American Community Survey (ACS) 5-Year Estimate

Households with Families

According to the self-identifying data from the American Community Survey (2015–2020), there is a mixed typology of family units throughout the survey area. The communities experiencing the highest population density were also the same areas with the largest number of families, and the highest concentration of family units with more than 5 people (see figure below). These areas tended to be clustered around the eastern end of Roosevelt Ave.



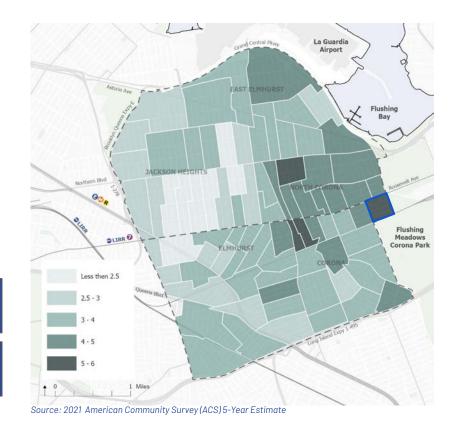
Source: 2021 American Community Survey (ACS) 5-Year Estimate

Average Household Size

Average household size varies greatly across CDs 3 and 4. **Jackson Heights** tends to have smaller households (strongly correlated with the location of seniors), but as one travels farther east and south household size grows.

It's important to note Census Tract 409.01 (highlighted in blue next to Flushing Meadows Park) has an average household size of 5.62 people, which is much higher than the area average of 2.34.





Average Family Size

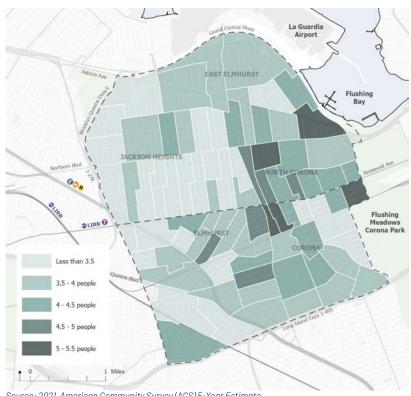
The variance in average household size is also reflected in family size. This map shows the average family composition per census tract. While many of the census tracts in CD 3 & 4 are identified as 2-person families, there is still a breadth of other household typologies present, again particularly in the south and east ends of the study area. Census Tract 409.01 is the only district where we see an outlier of 6-person families.



Source: 2021 American Community Survey (ACS) 5-Year Estimate

Average Family Size

The high density of certain neighborhoods also presents itself in the average family size of many Census Tracts. A majority of CD 3—specifically in Jackson Heights—has a smaller family size on average, while Corona, North Corona and Elmhurst tend to have larger family sizes. The larger family sizes may also point to multigenerational cohabitation being more popular in these areas.



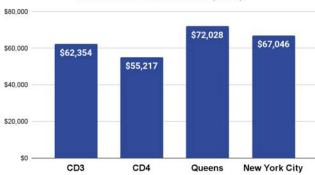
Source: 2021 American Community Survey (ACS) 5-Year Estimate

Median Household Income

The household median income of CD3 is **\$62,354**. The household median income of CD4 is **\$55,217**.

The average household median income of CD3 and CD4 is \$13,000 below the average of Queens County and \$8,000 below the average of New York City.

Median Household Income (2020)



Source: 2020 American Community Survey (ACS)

Flushing Bay Flushing Bay Flushing Bay Flushing Bay Flushing Meadows Corona Park COSCON 16038 - 50240 16038 - 50240 50241 - 68890 68891 - 92612 92613 - 167471

Source: 2021 American Community Survey (ACS)

Poverty Levels

CD3 has a **12**% poverty rate, and **23**% of households receive SNAP benefits.

CD4 has a **15**% poverty rate, and **29**% of households receive SNAP benefits.

In contrast to Queens County's poverty rate of **13.6%**, CD3 has a slightly lower rate by **1.6%**, whereas CD4 exhibits a higher poverty rate by **1.4%**. This suggests a potential need for increased services, aid, and investment in the area.

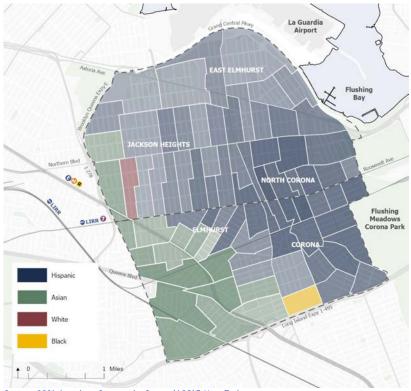


Source: 2021 American Community Survey (ACS)

Race & Ethnicity

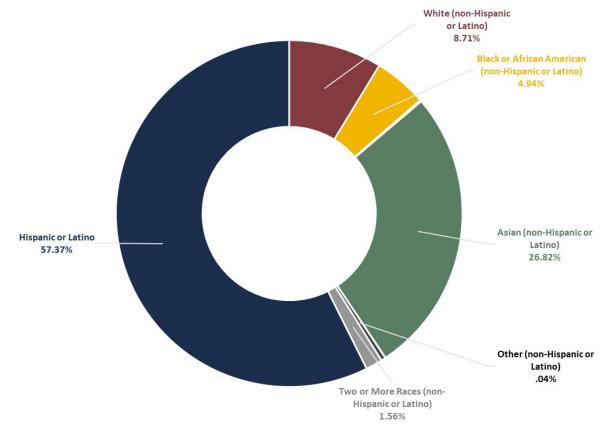
This map shows census tracts broken down by their majority racial demographic identified in the American Community Survey in 2021. This data is not monolithic; census tracts contain numerous mixes of racial and ethnic groups. For instance, a neighborhood identified by a singular ethnic majority (e.g., many of the "majority" hispanic districts are 40-60% hispanic) may still have significant numbers of people from other backgrounds.

It should be noted that the singular census tract that is majority Black in the study area is LeFrak City. There is only one white majority census tract, and it is only 40% white, 30% asian, and 21% hispanic.



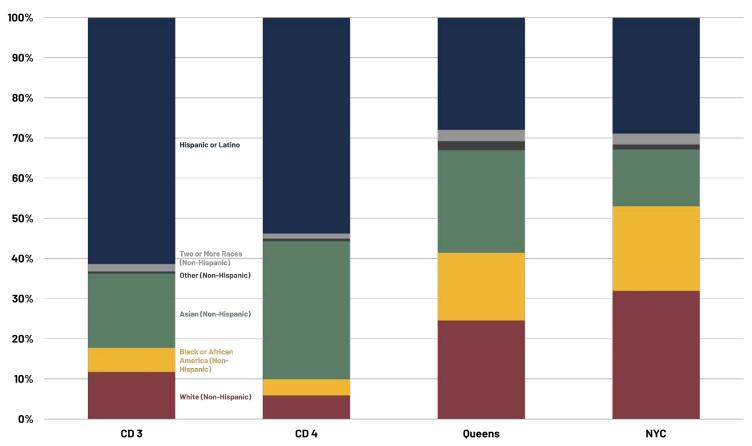
Source: 2021 American Community Survey (ACS) 5-Year Estimate

ORIGIN BY RACE (INCLUDING HISPANIC + LATINO)



Source: 2021 American Community Survey (ACS) 5-Year Estimate

Race & Ethnicity: Zooming Out



Source: 2021 American Community Survey (ACS) 5-Year Estimate

Community Districts 3 and 4 are significantly more diverse than the rest of Queens and New York City. The diversity is a calling card for all members of New York City's community, including tourists, residents from other neighborhoods, and those immigrating to the city trying to find a place that feels like home.

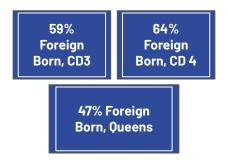


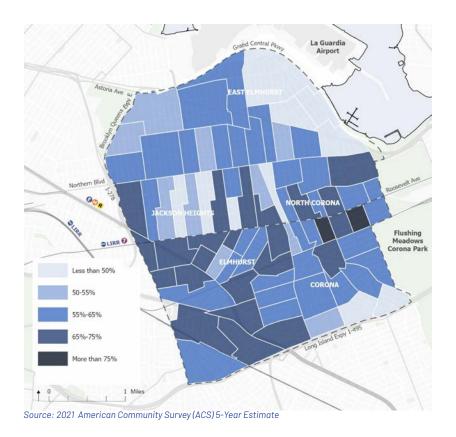
Source: Vilyam Godovskiy, 2023

Foreign-Born Population

A large portion of both CD3 and CD4 are foreign-born: 58.8% in CD3 and 63.4% in CD4.

East Elmhurst has the fewest foreign born residents, at less than 50%. This is in high contrast to the higher-density area in North Corona, where two districts (in the darkest shade of blue) are around 81% foreign born. These are also the areas where we see the most families and the largest family sizes.

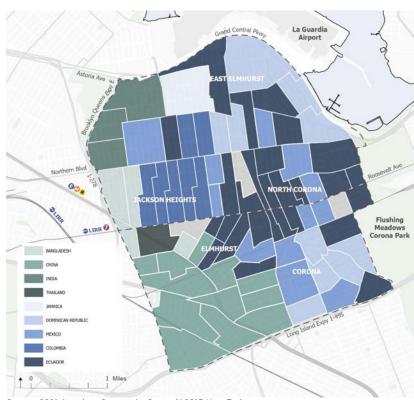




Foreign-Born Population by Country of Origin

This map shows the most common country of origin per census tract. As in other cases, these maps cannot communicate the complexity of these populations as there is a significant amount of fluidity across the study area. This data does not necessarily mean that the majority country of origin is the majority of the population of that census tract. For example, a tract which is majority Colombian at 34% but also 29% Ecuadorian.

However, this data reveals some notable spatial patterns. We see a clustering of Chinese and Indian residents on the west side of the study area, while the Hispanic/Latino/a population is the majority on the east side.



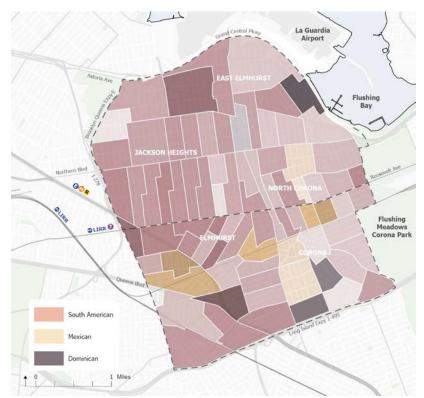
Source: 2021 American Community Survey (ACS) 5-Year Estimate

Population of Hispanic or Latino/a Origin

This map shows census tract breakdown by Hispanic/Latino/a origin. The great majority is South American (see the next map for a further breakdown).

Weighted based on percentage, the darker the census tracts are, the more concentrated the populations of a given national/ethnic origin are:

- Dominican ranges from 30-50% of the total Hispanic population
- Mexican ranges from 30-60%
- South American ranges from 30-85%

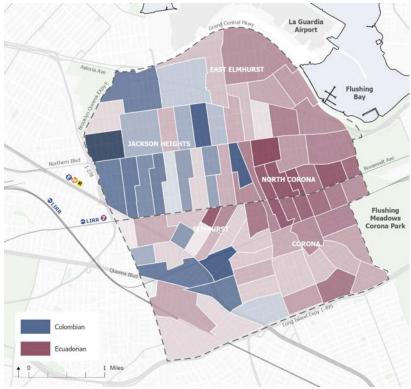


Source: 2021 American Community Survey (ACS) 5-Year Estimate

Population of South American Origin

Of the South American population, two spatially distinct majority groups emerge. Ecuadorian population is primarily on the east side of the study area. In this data, the Ecuadorian "majority" can span from around 40% to 96% (see the darkest census tract just north of the label "North Corona"). The Colombian population is concentrated more to the west. Here, "majority" makes up 36% to 79% of the South American population.

Though not accounted for on this map, Peruvian residents often comprise the second-most common South American group in many districts. Lastly, in the district with the highest Colombian concentration there is also a sizable Venezuelan population.

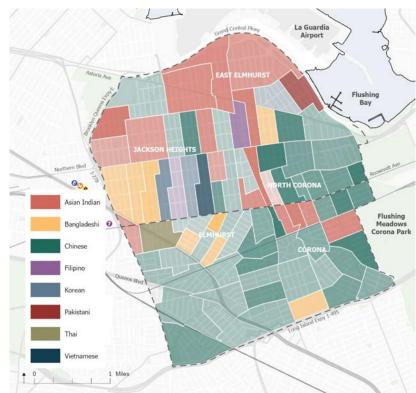


Source: 2021 American Community Survey (ACS) 5-Year Estimate

Population of Asian Origin

This map shows the census tract breakdown by Asian origin.

- There are three census tracts where the entire Asian population is Chinese
- Asian Indian ranges from 30% to 65% of the total Asian population
- There is one Pakistani-majority census tract
- The two 30-35% Filipino majority districts
- There is one Thai majority district, though by a slim margin with 25% Thai, 20%
 Bangladeshi, and 17% Chinese
- Where Bangladeshi residents make up the majority of the Asian population, they do with with a wide range, between 25 -70%



Source: 2021 American Community Survey (ACS) 5-Year Estimate

Social Infrastructure

The following pages detail many of the various institutions, affiliation groups, resources, and gathering places, across the study area. These range from more formal spaces, such as museums, public schools, religious centers, and hospitals, to the more informal ties that bring people together, such as mutual aid groups, commerce, nightlife, food and cultural gathering groups. Given that many of these organizations have a wide reach beyond their immediate location, or are not even based in a particular geographic area, we have organized these social infrastructures according to what they provide to the neighborhood and in what level of formality. This helps us understand the resources available to community members, and indicates potential partners, distributors of information, and sites for outreach and advocacy.

We have highlighted a few organizations that could be considered "anchor institutions" in the area that we believe are relevant to Neighborhood Housing Services and could support residents' ability to "stay and thrive in place". Anchor Institutions are "place-based, mission-driven entities such as hospitals, universities, and government agencies that leverage their economic power alongside their human and intellectual resources to improve the long-term health and social welfare of their communities" (anchor.ucsf.edu). We have expanded this definition to include local commerce, advocacy, education, and cultural spaces, as these social formations hold significant local influence.







Source:, Gothamist

Food, Commerce, & Nightlife



Source: NYT Interactive, 2020, photo: Michael Kimmelmar

Business and Nightlife

37th Ave Businesses, esp. Apna Bazaar Farmers Market 82nd Street Business Improvement District Corona Business Improvement District

Culinary Backstreets Delhi Heights

Friends Tavern

Ittadi Garden & Grill

Jahn's

Merchants Associations (Bangladeshi, Nepalese, Pakistani, Indian)

Mollika

Mount Fuji

Patel Brothers

Queens Economic Development Corporation

Romanticos

Small Business Services + Office of Nightlife
The Arepa Lady

Vendors

Corona Plaza Street Vendors Association / Asociación de Vendedores Ambulantes de Corona Plaza

Friends of Diversity Plaza
The Street Vendor Project

Other Culture + Commerce

Queens Neighborhoods United

Centro Civico Colombiano

Formal Organizations

Organizing and Advocacy

Woodside on the Move

89th St. Tenants Unidos

Communities Resist

Street Vendor Project

Jackson Heights Immigrant Solidarity Network

Both Organizing and Resources

Dominican Society of Queens

HANAC

Catholic Migration Services

Asian Americans for Equality (AAFE)

CHHAYA

Make the Road

Coalition for Hispanic Family Services

Western Queens Community Land Trust

24th Ave. Neighborhood Association

Resources

Voces Latinos

Queens Community House

Elmcor

Rotary Club Queens

Flushing

Meadows-Corona Park Conservancy

82nd St. Partnership

Informal Organizations

Organizing and Advocacy

Los Deliveristas

Both Organizing and Resources

Queens Neighborhood United

Friends of Diversity Plaza

Corona Plaza Street Vendor Association

Resources

Oueens' Pride Parade

Jackson Social and Field Club

Corona Lions Club

Project Hajra

Jackson Heights Bangladesh Club

Education, Arts, & Culture Resources





Source: Queens Museum

Source: Civic Leadership Academy;

High Schools

P.S. Q811 Q296 - Pan American P.0090 at I.S. 5 Q744 - Voyages Preparatory International High School Garden School Newtown High School Renaissance Charter School

Civic Leadership Academy

The Riverview School

Sister Clara Muhammad

School of Queens

P721Q @ 269 - John F.

Kennedy Jr. School

Arts and Cultural Institutions

Queens Council of the Arts
Five Boro Project
Ñukanchik Llakta Wawakuna
Queens Memory
Queens Historical Society
Queens Museum
Queens Public Library
Rainbow Playground

Trade Schools

Ace Institute of Technology
Polytechnic Training Center
OSHA Occupations and Trades
Genesis Medical Training Center
Royal Learning Institute at Lenox Hill Radiology

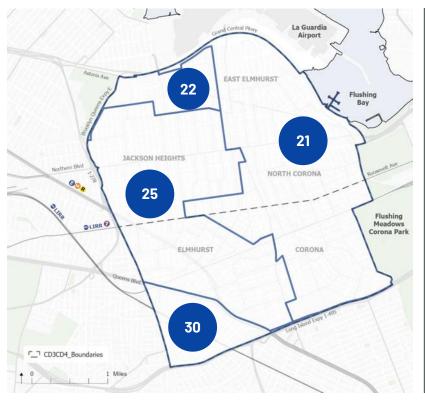
Colleges and Universities

CUNY Queens College

LaGuardia Community College CUNY School of Law

Queensborough Community College Vaughn Community College of Aeronautics

Political Representation: City Level





Community Board 3

Chairperson: Frank Taylor

Committees:

Housing Committee

Airport Committee

Capital and Expense Budget

Environment and Sanitation

Health and Social Services

Public Safety

Youth Services

Website Advisory and Social Media

Education/School Facilities:

Business/Economic Development

Land-Use

Immigration Affairs

Budget and Personnel

Community Board 4

District 30:

Robert F. Holden

Chairperson: Marialena Giampino

Committees:

Land Use and Zoning:

Environmental Committee

Health Services

Consumer Affairs and Economic

Development

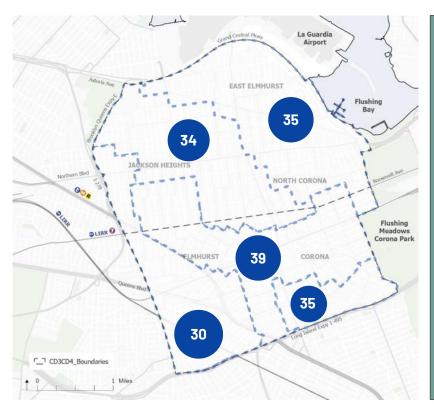
Parks, Cultural Affairs, and Preservation

Public Safety and Homeland Security

Transportation

Youth Services

Political Representation: State Level









Political Representation - Federal Level









People: Key Takeaways

Strengths

High prevalence of advocacy and organizing groups, as well as arts and cultural organizations
Resourceful creation and use of third spaces, especially for informal vending
Strong cultural ties
History of diversity in ethnicity, race, and age, especially in local businesses

Weaknesses

Lower levels of education attainment and language barriers create limited opportunities
Substantial population of underemployed, undocumented, and/or unhoused people experience opportunity barriers and/or stigma
Many people, especially caretakers who participate in informal vending, are forced to multitask and provide multiple resources to their household Lack of legitimacy in eyes of city, state, and institutions

Opportunities

Connecting and collectivizing resources across organizations and advocacy groups
Formalized support for multiple vulnerable populations, such as immigrant women or LGBTQIA+ people, and the opportunity to unify efforts across shared experiences

Threats

High needs are matched by low capacity, including access to affordable housing and vendor permits
The ability to grow and age in place

03 Land Use & Housing



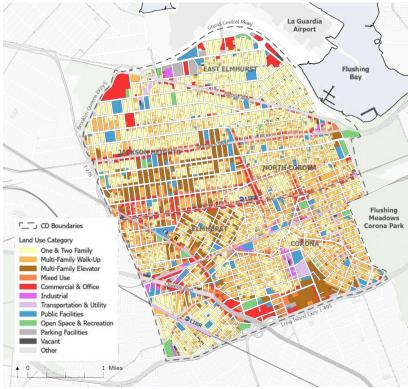
Land Use

Land Use in CD3 and CD4 features a range of uses and densities.

Southern Corona and Jackson Heights have high concentrations of **multi-family housing** and a high number of **mixed-use buildings**.

Northern CD3 consists primarily of **low density housing** with few **mixed-use buildings**.

Major thoroughfares, particularly Northern Blvd and Roosevelt Ave, are lined primarily with **commercial and office buildings**.



NYC Department of City Planning, 2023

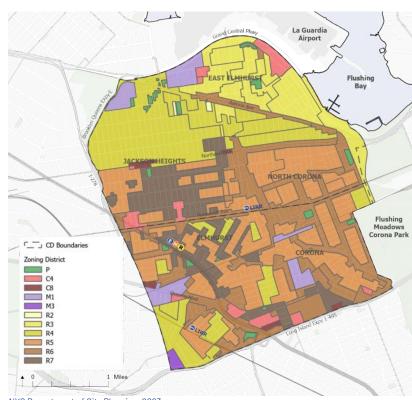
Zoning

Zoning for the majority of CD3 and CD4 is **residential**.

Northern CD3 is primarily **low- to mid-density residential** and features a majority of the area's **small parks**.

Southern CD3 and CD4 is primarily **high-density residential**.

Both CD3 and CD4 have pockets of **commercial and manufacturing** zones throughout.



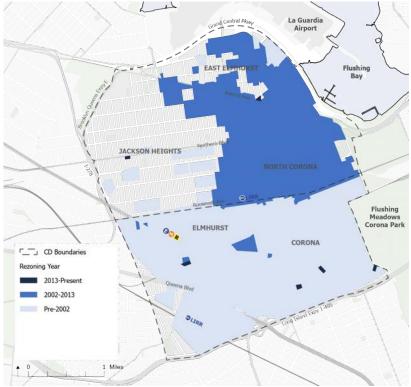
NYC Department of City Planning, 2023

Zoning Amendments

CD4 was **largely rezoned before 2002** and the vast majority of the area has yet to be revisited.

Bloomberg-era rezonings in CD3 were enacted to protect low-density housing in the area and to attempt to concentrate higher-density development along commercial corridors, such as Astoria Boulevard and Northern Blvd.

All post-2013 rezonings have been of small parcels driven by individual development rather than a community-wide vision.



NYC Department of City Planning, 2023

Historical Districts

The Jackson Heights Historic District (1993) is the only historic district in the area.

The residential buildings of this historic district, **multi-story cooperative apartments**, **attached and detached single-family homes**, were mostly constructed between 1914 and 1939 and include.



NYC Department of City Planning, 2023

Current Housing Community Action

Housing Resources & Social Service Connection

HANAC

Neighborhood Housing Service of Queens

CHHAYA

Queens Community House

Woodside On The Move Advocacy

Take Root Justice Asian Americans for Equality

Communities Resist Queens Neighborhood United



Tenant Organizing

Tenants at Zara Realty Properties (Elmhurst) 89th St Tenants Unidos (Jackson Heights) Tenants at 94-16 34th Rd (Jackson Heights)

Tenants in Benedict Realty Group (Elmhurst)

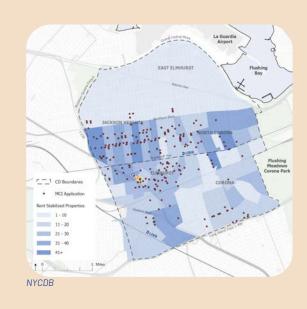
LeFrak City Tenant Association

A Snapshot of the LeFrak Organization: Evictions & Tenant Organizing

According to a The Real Deal 2019 article, it is estimated that the LeFrak Organization has 12,111 units in 85 buildings across New York and New Jersey.

The LeFrak Organization was named the #1 Worst Evictor in a 2021 list compiled by the Right to Counsel NYC Coalition, JustFix, and the Anti-Eviction Mapping Project. According to their report, LeFrak filed over 2,000 evictions between March 2020 and September 2021.

LeFrak Org has a track record of filing Major Capital Improvements (MCIs) with the Division of Housing and Community Renewal, which, if approved, allows landlords to pass repair costs onto their tenants. Groups like **LeFrak City Tenants Association Inc.** have protested these and other forms of tenant harassment.

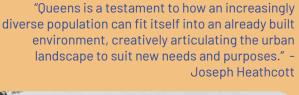


Single- and Two-Family Home Typologies & Personalization

All the Queens Houses: An Architectural Portrait of New York's Largest and Most Diverse Borough by Rafael Herrin-Ferri, published by Jovis Verlag, 2021



Location **North Corona**Type **Converted two-family**Construction **1920**Alteration **2004**





Location **Jackson Heights**Type **Row house**Construction **1927**Alterations **1960-2020**



Location **North Corona**Type **Converted two-family**Construction **1915**Alterations **1916**, **1940**, **1980**, **2000**



Location Elmhurst
Type Mixed-Use (Chinese Buddhist temple with residential floors above)
Construction 2010

Housing Overview

CD3 53,590 total housing units

39.5 %	21,301 units	rent-stabilized
24.4%	13,132 units	subsidized housing
52.3 %	28,191 units	market-rate (includes single- and 2-family homes)
0.0%	0 units	public housing

CD4 54,956 total housing units

44.2%	24,265 units	rent-stabilized
19.0%	10,417 units	subsidized housing
49.5%	27,197 units	market-rate (includes single- and 2-family homes)
0.0%	0 units	public housing

Association for Neighborhood & Housing Development, 2023

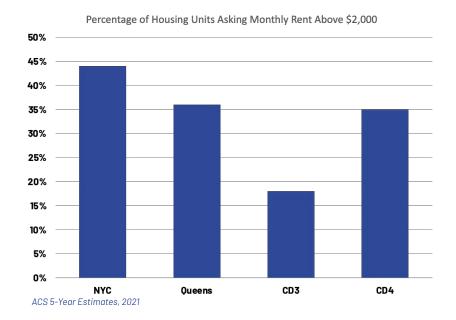
Vacancy

As of 2021, there is a **citywide vacancy rate of 13%** among units asking a monthly rent of \$2,300 and above.

NYCHVS, 2021

18% of units asked for a monthly rent of \$2,000 or above in CD3, and 35% in CD4.

Based on citywide averages, there is a higher vacancy rate of units with a monthly rent of \$2,000 or above in CD4.



Home Ownership

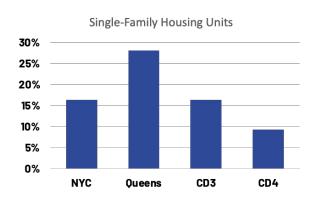
39% of units in CD3 **25**% of units in CD4 are **owner-occupied.**





There are a combined 15,000 single-family homes in CD3 & CD4.

This presents an opportunity for homeowners to create and legalize ADUs.



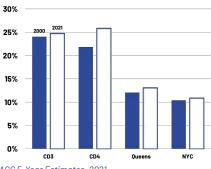
Overcrowding

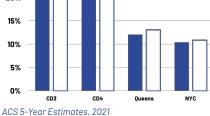
An overcrowded rental unit is defined by being occupied by more than 1 person per bedroom.

NYC HPD, 2023

24% of rental units are overcrowded in CD3.

25% of rental units are overcrowded in CD4.



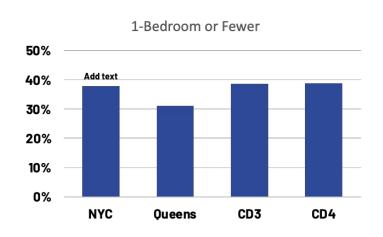




77% of the combined study area's housing stock is has 1 or less bedrooms, yet the average household size in the study area is **3.2 in CD3, 3.4 in CD4.**

The percentage of overcrowded housing units in CD3 and CD4 may be higher than what the 2021 Census data captured.

ACS 5-Year Estimates, 2021



ACS 5-Year Estimates, 2021

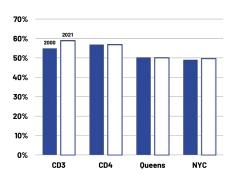
Rent Burden

A household is **rent burdened** when they spend more than 30% of their income on rent.

NYC HPD. 2023

59% of rental units are overcrowded in CD3.

58% of rental units are overcrowded in CD4.



ACS 5-Year Estimates, 2021

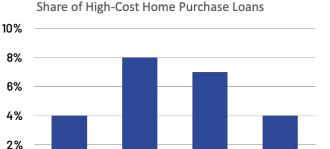
Home Lending

CD4 has a higher percentage of high-cost home purchase loans compared to CD3, Queens, and New York City averages.

CD4 has a higher percentage of first-time home purchase loans not covered by the Community Reinvestment Act (CRA) compared to CD3, Queens, and New York City averages.

Loans from institutions not covered by the CRA are typically higher-cost, or predatory, making it harder for people to build wealth and equity.





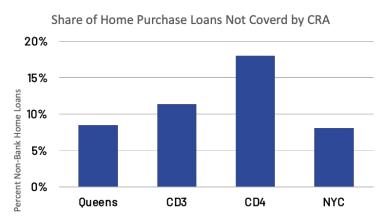
Oueens

Source: NYU Furman Center, 2021

0%

CD3

Percent



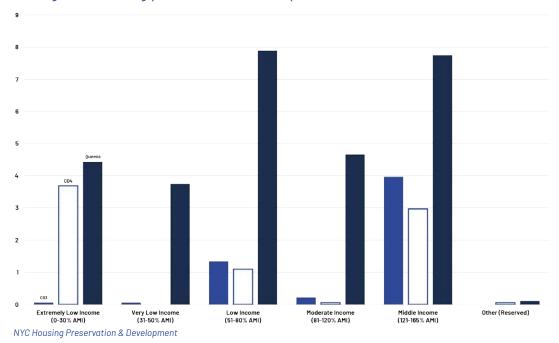
CD4

Source: 2022 Home Mortgage Disclosure Act

NYC

"Affordable" Housing Production

In addition to the high need for rent stabilized units in pockets of CDs 3 and 4, there is also a widespread lack of affordable housing development. The chart below shows the number of affordable housing units constructed per 10,000 residents in CD3, CD4, and Queens as a whole between 2014 and 2023. In every category of affordability, both CDs 3 and 4 lag behind the Queens average for housing production over the past decade.



Rent-Stabilized Housing

Rent stabilized housing stock is a pivotal part of preserving affordability, especially in areas with a large number of pre-war buildings like CDs 3 and 4. In total, there are 1,292 rent stabilized properties, and a total of 27,537 rent stabilized units in those properties.

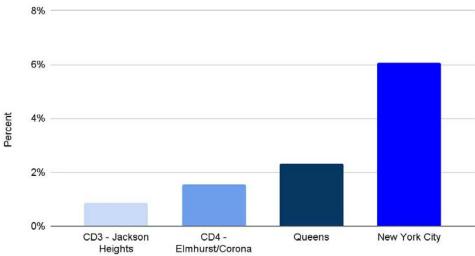
One measure of rent stabilized unit availability is the number of residents in each census tract per rent stabilized unit. In CDs 3 and 4, there are 15 census tracts with a lower than average availability of rent-stabilized units compared to Queens. In addition, a further seven census tracts – six of which are in the north of CD3 – do not have any rent stabilized units.



Rent Subsidies

Less than 2% of renters in CD3 and CD4 combined use a Section 8 rental voucher to help pay their rent.

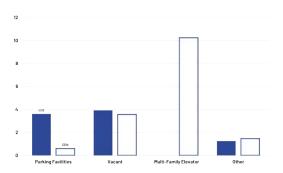
Percent of Renters with a Section 8 Voucher



Prospective Development

There are just **over 1 million square feet of unused development rights** among city- and nonprofit-owned soft sites in CD3 and CD4.

Specifically, there is a high concentration of **parking facilities** and **vacant lots** in eastern CD3 and in CD4.





Land Use and Housing: Key Takeaways

Strengths

Diverse typologies of housing History of tenant organizing Participation in civic processes Personalization of housing character

Weaknesses

Disparity in homeownership rates
Predatory lending
Lack of affordable housing
Severe overcrowding
Old housing stock
Source of income discrimination

Opportunities

Underused city- and nonprofit-owned land Creation of ADUs

Threats

Increasing housing demand
Basement unit flooding
Landlord harassment and neglect

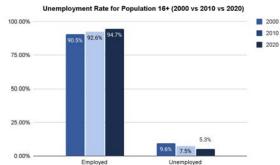
04 Economy



Employment

CD3 and CD4 unemployment rates have consistently decreased between 2000 and 2020, to **5.7%** and **4.9%**, respectively. In comparison to Queens County, the unemployment rate remained somewhat stagnant, with a decrease from **8.5%** to **6%** for 2010 to 2020.

New York State also saw the same trend with a drop from **7.5**% to **5.7**% for 2010 to 2020. Both unemployment rates for Queens County and New York State in 2010 were higher than the unemployment rate for 2000, with an increase from **7.7**% to **8.5**% for Queens, and **7.1**% to **7.5**% for New York State.



Source: 2000, 2010, 2020 American Community Survey (ACS)

Flushing Bay AST ELMHURST Flushing Bay Flushing Meadows Corona Park Corona Park

The Map below shows the 2023 unemployment

rate for CD3 and CD4.

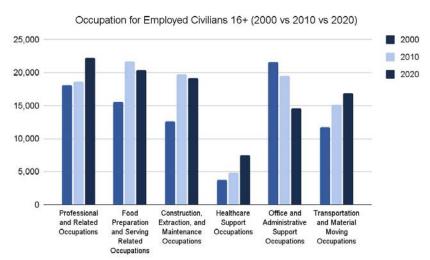
Source: 2023 American Community Survey (ACS)

<100.00000

Occupations

Occupations for employed civilians 16 years and above in CD3 and 4 are dominated by 'professional and related' jobs in 2020, as the occupation shares an approximate **22 percent** of total jobs. A near 20 percent increase from years 2000 onwards. However, Construction/Maintenance and Food Preparation/Service jobs serve as significant occupations, as each have a share of **20 percent** of total jobs. A big 25 to 35 percent increase from year 2000 onwards for each occupation.

Another finding is that Healthcare Support occupations account for a low number of jobs but has shown a **50 percent** increase from 2000 to 2020, highlighting the COVID-19 impact in 2019.



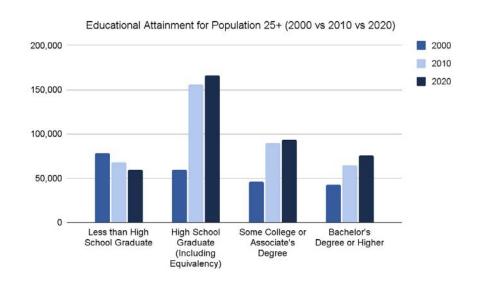
Source: 2000, 2010, 2020 American Community Survey (ACS)

Educational Attainment

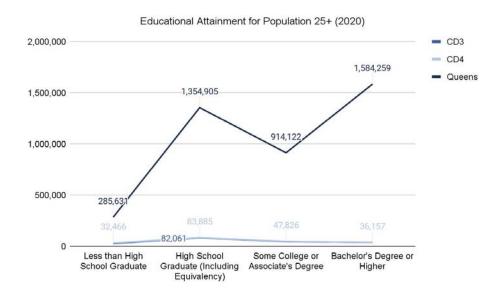
The educational attainment for population 25 years and above in CD 3 and 4 are in relative alignment, with approximately **60 percent** of the population having a high school diploma or equivalent and/or less in years 2000, 2010 and 2020.

Approximately **40 percent** of the population hold some college degree and/or higher in the same time line, suggesting little to no change in the educational attainment for the residents in CD3 and 4 despite in the increase in population over the years.

In comparison to Queens County, both CD 3 and 4's educational attainment in 2020 are proportionate to each other in regards to high school graduates (including equivalency) and above. Data suggests that there is a 5,000 person difference between CD3 and 4 less than high school graduates degree holders, with CD4 having the higher count. However, bachelor's degree and higher degree holders in Queens County are the biggest shareholders in terms of educational attainment, which highlights the need for an increased focus on educational achievement in both CD3 and 4.



Source: 2000, 2010, 2020 American Community Survey (ACS)



Source: 2020 American Community Survey (ACS)

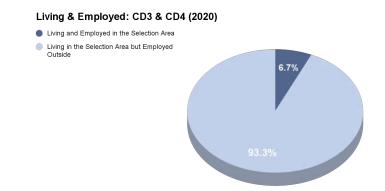
Commuting Patterns

93.3% of workers who live in CD3 and CD4 commute out of the area for work; only 6.7% of workers are employed in the area.

Jobs in CD3 and CD4 are concentrated around commercial corridors and LaGuardia Airport.

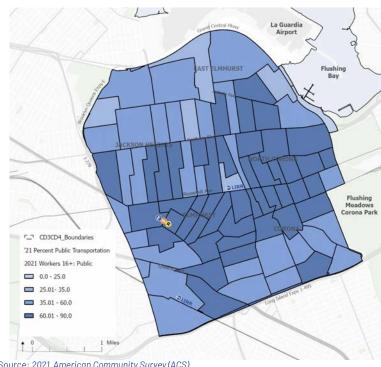
Living in Selection Area: 127, 329 Employed in Selection Area: 78, 833 Net Inflow/Outflow: -48,496

About half of workers in CD3 and CD4 work outside Oueens.



49.3% of CD3 workers and 63.8% of CD4 workers use public transportation to commute.

About one third of workers in CD3 and CD4 commute for an hour or longer.



Source: 2021 American Community Survey (ACS)

Vendors & Public Market Space

Vending and Informal Economies

- Estimated 10,000-20,000 vendors in 2021 (NYC)
- 100% increase in ticketing in 2022 when enforcement changed hands to Department of Consumer and Worker Protection
- Respondents to the Street Vendor Projects* survey, conducted in 2022-2023, were older than census respondents:

15% Aged 70-77 **16**% Aged 60-69 **38**% Aged 50-59

 Early lockdown reports of 80% loss of income (truthout)

Resources

- Queens Economic Development Corporation (QEDC)
- Street Vendor Project
- AAFE/Renaissance CDFI (Community Development Financial Institution)

Issues

Corona Plaza, **Diversity Plaza**, and **Roosevelt Ave** have (or had) vibrant vending communities that had been essential areas of commerce and opportunity during the pandemic.

In the summer of 2023 store owners pushed the flourishing market, full of food and other vendors, out of Corona plaza, sighting business decline and health and sanitation concerns.

As of 11/29/23, non-food vendors have been welcomed back to the plaza, now managed in tandem with the Corona Vendor's Association and the Queens Economic Development Corporation (QEDC) (source: gothamist).

On 12/07/23, the NYC Public Advocate Jumaane Williams introduced a bill to establish an office dedicated to supporting the street vendors that act as one of the city's economic backbones through the Department of Small Business Services. (source)



Source: NYTimes



Source: Truthout



Source: Oueens Post



Source: NYTin

Business & Opportunity

Storefront Vacancy

5.8% in CDs 3 & 4 **7.9**% in Queens **13.8**% in Manhattan

A large majority of stores rent, according to a Commercial District Needs Assessment conducted by NYC's Department of Small Business Services (SBS) in 2019.

These numbers from NYC Open Data reflect the vibrant entrepreneurial spirit in the communities they serve. Of the 2,104 business identified in CD3 and CD4, **only 123 were reported vacant**. This may be a result of the kind of goods and services provided through the intimate knowledge that the areas merchant associations possess.

82nd Partnership BID

The only Business Improvement District (BID) in our study area saddles Jackson Heights and Elmhurst. This well-established BID was enacted in 1990 and sits within the Jackson Heights Historic District, situating it in a place where communities have thrived due to availability of housing and commercial activity.

Queens Economic Development Corporation

The Queens Economic Development Corporation (QEDC) has access to finances and educational resources that they pass on to area residents and entrepreneurs. Their work is borough wide and includes the Queens Women's Business Center, Minority/Woman owned business certification, workforce development and includes a shared commercial kitchen in the Long Island City neighborhood right next door. These services have been and should continue to be utilized to protect and invigorate the entrepreneurial spirit in Jackson Heights, Corona, Elmhurst and Jamaica.



Source: Urban Omnibus



Source: Resy

82ND STREET

PARTNERSHIP



ource: LinkedIn

Economy: Key Takeaways

Strengths

Low unemployment
Business Improvement District
High working age population
Low storefront vacancy

Weaknesses

Low median household income Lack of intradistrict transit Long work commutes Inequitable access to resources and services based on residency status

Opportunities

Increase of healthcare support jobs
Consistent immigration
Commercial overlays/increasing density
Potential for industrial uses
Vending
LaGuardia
Blue collar jobs
FRESH
Flushing Meadow

Threats

New displacing development Business community > public spaces

05 Transportation



Early Rail Development in Queens

The elevated **IRT Flushing Line** was built through the farmland of Queens and stations opened in 1917. This line prompted rapid housing development as the area transformed from farmland to apartment complexes.

The **IND Queens Boulevard Line** was constructed and stations were opened in 1936.

The **Long Island Railroad's** Port Washington Branch ran through CD4 until 1985, when Flmhurst Station closed.

LaGuardia Airport opened in 1929 and began to operate as a public airport in 1939 under Mayor LaGuardia.



Roosevelt Ave Bridge in the Neighborhood of Corona

Early Vechicular Infrastructure in Queens

Queens Boulevard was initially created in the early twentieth century from the merging of two major streets in Long Island City. It was later widened in conjunction with the development of the IND Queens Boulevard line in 1936.

The **Grand Central Parkway** was expanded into a major throughway during the development of the Triboro Bridge, under the direction of Robert Moses. It is later expanded further for the 1964 New York World's Fair.

The **Long Island Expressway** was constructed to the edge of Queens through the 1950s with the segments in CD4 being constructed in 1955.



Painting Lane Lines on Queens Boulevard

Source: NYC Municipal Archives, i

Eugene de Salignac,

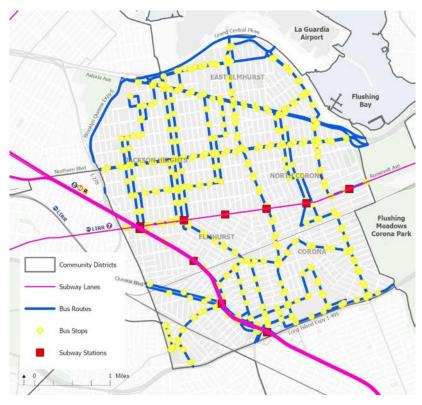
Public Transportation

CD3 has **limited access** to the subway.

CD4 has **relatively more access** to the subway with connections to the E, M, R, and 7 lines.

CD3 and CD4 is **widely connected by bus routes** (019, 023, 032, 033, 049, 058, 066, 070-SBS and the 072).

The Q32 connects **Midtown Manhattan to Jackson Heights** and the Q58 connects **Downtown Brooklyn to Flushing**,
providing access between different boroughs.



Source: Department of Transportation

Access to Laguardia Airport

There is a wide variety of multimodal access to LaGuardia airport. The Q72 bus travels between East Elmhurst and the airport's central terminals. In addition, Within CD3 and CD4, there is no direct subway access to LaGuardia, however, the E, M, and R trains can be taken to the Q70 SBS terminal at Jackson Heights-Roosevelt Avenue.



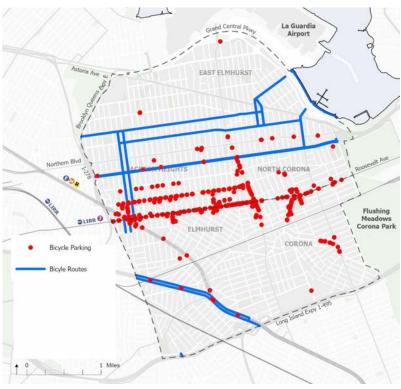
Bicycle Transportation

CD3 evidently has more bicycle parking than CD4. This could be attributed to Citi Bike being introduced to Jackson Heights in 2023.

Bike lanes were added across both CD3 and CD4 in an effort to reduce incidents between cars and bicycles.

In 2017, 11.6 miles of bicycle lanes were recorded in CD3, which takes up 11% of the coverage of bicycles in the district.

Whereas, in CD4 only 3% or 2.9 miles of bicycle lane coverage was reported in 2017.



Source: Department of Transportation

Transit Zones

Established in 2016, in New York City, transit zones are defined as neighborhoods that include various multimodal access to public transportation.

This includes being at least half a mile away from subway stations.

In CD3 and CD4, the transit zones are located along Northern Boulevard and Queens Boulevard.

This also includes providing off-street parking within the transit zones to offer more room for multi-family dwellings – and to establish more green and public spaces.



Source: Department of City Planning, 2023

Means of Transportation to Work

8.6% of workers commute via public transportation in CD3.

64.3% of workers commute via public transportation in CD4.

The average commute across Queens and NYC ranges between **41-44 minutes** overall.

46.1% of workers commute via public transportation in Queens.

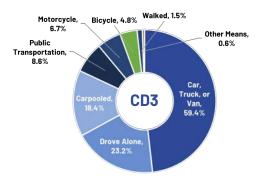
50.8% of workers commute via public transportation overall, in NYC.

In both CD3 and CD4, there are various ways in which the transit systems interact with one another - attributing to the diverse range of utilized modes of transportation.

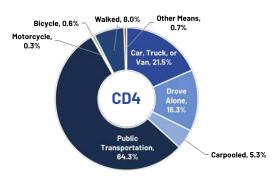
To travel between both community districts - one can utilize multiple forms of public transportation. For example, to reach Travers Park from Junction Boulevard, the individual would take the 7 train to 74th Street Broadway, and then the Q47 from Roosevelt Avenue to 74 Street/34 Avenue. This would also combine limited active transportation modes, including walking between transfers.

This is indicative of the multi-faceted transportation system existing within Oueens as well as NYC.

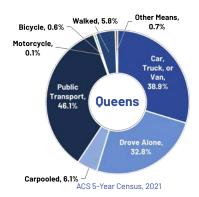
Means of Transportation to Work for Workers Aged 16+

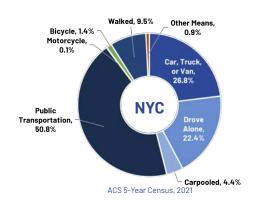


ACS 5-Year Census, 2021



ACS 5-Year Census, 2021





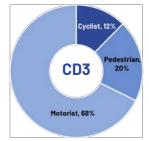
Road Accidents

In CD3, 68% of accidents are motorist-related with one of the major contributing factors being driver inattention or distracted driving.

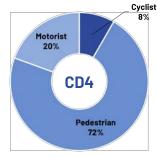
In CD4, the majority of road accidents are pedestrian-related, at 72% in the past 12 years.

Additionally, there are 52% more pedestrian-related accidents in CD4 than there are in CD3.

Road Accidents August 2011 - September 2023



Crashmapper, 2023



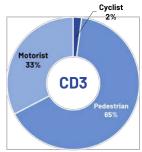
Crashmapper, 2023

Road Fatalities

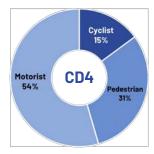
The majority of fatalities on the road in CD3, have been pedestrian-related, translating into approximately 26 deaths in the last 12 years.

In CD4, 54% of deaths on the road have been motorist-related, and 31% being pedestrian-related. It should also be noted that there are 13% more cyclist fatalities in CD4, than there are in CD3.

Road Fatalities August 2011 - September 2023



Crashmapper, 2023



Crashmapper, 2023

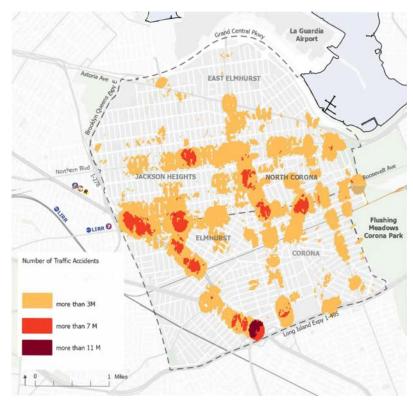
Road Accidents & Fatalities

From August 2011 to September 2023, there have been **approximately 7,450 crashes** in total, in CD3.

CD3 has a **higher rate of fatalities** than CD4, and most of them are **pedestrian-related deaths.**

From August 2011 to September 2023, there have been **approximately 5,400 crashes in total**, in CD4.

The majority of the crashes in both community districts, are motorist related, and **over 1000 of them are cyclist-related incidents**.

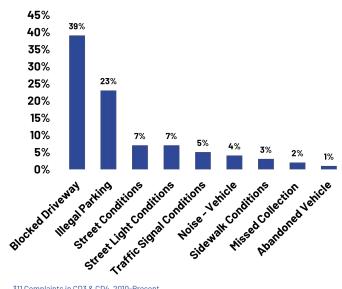


Source: Police Department, 2023

311 Complaints

The majority of transportation-related complaints in CD3 and CD4 have to do with blocked driveways and parking, totalling to 62%. Aside from these 311 calls, other notable issues relate to street and curb conditions, or noise complaints. Moreover, since 2010, most 311 calls come from CD3, compared to CD4. It should also be noted that 7% of 311 complaints have to do with poor street light conditions.

Key issues that have been noted in CD3 and CD4 meetings recorded from 2022 to 2023 include various complaints about reckless driving. This results in higher payouts for how much the city spends on car collisions since SUV's cause more damage. Complaints from community members have identified the illegal truck parking being prominent on Albion Avenue, Barnwell Avenue, and Oueens Boulevard.



311 Complaints in CD3 & CD4, 2010-Present Source: NYCOpenData, 2023

Transportation: Key Takeaway

Strengths

Flushing Meadows Heavily used Active and Public transportation Proximity to LGA Airport

Weaknesses

Lack of green space
Lack of connectivity to subway
Lack of bike lane cohesiveness
Lack of accessibility in subway stations

Opportunities

Expand open streets and plazas Interboro Express Transit-oriented development Less mandatory parking Growing bike lanes Funding and expanding rain gardens Growing Citi Bike network

Threats

Reckless Driving
Illegal Parking
Blocked Driveways
Unlicensed Motorcycles
Pedestrian and Cyclist Related deaths and injuries
Flooding
Noise pollution
Queens Boulevard danger

06 Public Health and Environmental Risks



Open Space

Percentage of City Parks in each District:

CD3: 3% CD4: 2%

NYC overall: 7%

City Parks in each District per 1,000 Residents:

CD3: 0.4 Acres CD4: 0.2 Acres

NYC overall: 1.8 Acres



Source: New Yorkers for Parks, 2021

The City Environmental Quality Review (CEQR) defines underserved areas, as those with high population densities that are the greatest distance away from open space parks, which is less than 2.5 acres per 1,000 residents. Within this, Jackson Heights is classified as underserved - including Travers Park.

It is evident that while there are many parks within CD3 and CD4, more of them, such as Flushing Meadows Corona Park exist outside of the boundaries of both districts. This also includes non-park open spaces around the study area.

Notably, there are more parks in CD3, than there are in CD4. However, both are lacking in non-park open spaces.



Travers Park
Source: Transportation Group, September 2023

The Evolution of Flushing Meadows-Corona Park

In 1907, bucolic wetlands (today's Flushing Meadows-Corona Park) west of CD3 & CD4 were filled in in order to create a site and port for manufacturing, akin to sites along the East River. It never came to fruition and the site later became used for incinerated waste ash dumping ground. The large amount of ash piled up at most 90 feet high, creating a valley of ashes in the area and polluting the Flushing Creek.

In 1929, Robert Moses proposed to transform this industrial site into a large-scale park for Central Queens. Flushing Meadows-Corona Park opened in 1939 and hosted the New York World's Fair the same year.

The park is 897 acres and is a hub for cultural events and recreational spaces. now home to multiple different complexes which include:

- o Billie Jean King National Tennis Center
- o Citi Field, home of the New York Mets
- The Queens Museum and the Queens Zoo
- The Queens Botanic Garden
- The New York State Pavilion and the Unisphere
- Queens Night Market
- The New York Museum of Science



Ash Waste Dumping Grounds



Site of the New York World's Fair, 1941

NYC Municipal Archives, 1941

New York Public Library,

Queens Night Market

Hosted in Flushing Meadows-Corona Park, Queens Night Market began in 2015. Inspired by the night markets of Taiwan, Hong Kong, and China, the Queens Night Market provides a place for vendors of all different cultures to sell their goods, food, or perform.

Reflecting the diversity of Queens, the Queens Night Market has had vendors from over 80 different countries since 2015. It exists as a tapestry of the multiculturalism of Queens and gives the opportunity for all peoples to engage with each other's culture.

It exists as a pillar of the Queens community and as a model for how informal vendors and stands can organize to create a full experience.



Queens Night Market

Source:Queens Night Market

Tree Cover

Tree cover in CD3 and CD4 is unevenly distributed as CD3 has substantially more trees than CD4.

According to the NYC Parks Department tree map tool, Elmhurst has **4,059** trees, Jackson Heights, alone, has **6,813** trees compared to East Elmhurst's **2,256** and Corona's (combined) **4,649**.

This difference in tree cover can be attributed to the historic legacy of disinvestment and redlining in East Elmhurst and Corona.

Benefits of Tree Cover

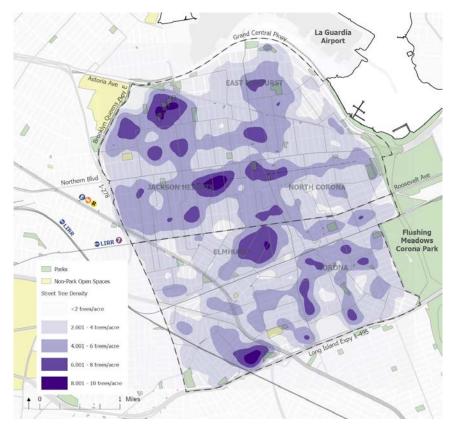
Tree cover is a vital player in the overall resiliency of an area. Trees can act as stormwater interceptors, which reduce the amount of runoff and pollutants into the nearby receiving waters.

Additionally, tree cover has a protecting effect that keeps streets and buildings cooler and reducing extreme wind speeds.

Quantifying the Benefits of Tree Cover

This resiliency has economic benefits as well as the Parks Dept estimates that the total annual value of all benefits of tree cover in CD3 and CD4 combined is \$2,817,940.

To break this annual dollar value down into the ecological benefits, that dollar amount is equivalent to; **29.2 million gallons** per year of stormwater intercepted, **17.7 million kilowatt hours** of energy conserved per year, and **34,262** pounds of pollutants removed from the air each year.



NYCOpenData



34th Avenue in Jackson Heights

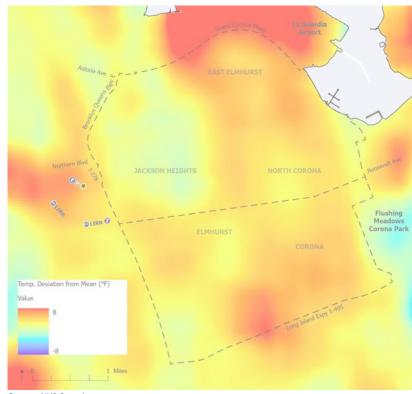
Bridget Bartolini, 2022

Surface Heat

The map shows the temperature deviation from mean, showing some parts of the study are hotter during the summer months than others.

The neighbourhood of East Elmhurst in CD3 which is also situated near to the LaGuardia Airport experiences higher variation in temperature than the other regions. Similarly, pockets in the neighbourhood of Corona are also impacted by high heat.

These regions, East Elmhurst and Corona, have also been the victims of systemic disinvestment and redlining, which also evident in the sparse tree cover in the region compared to the rest of the study area



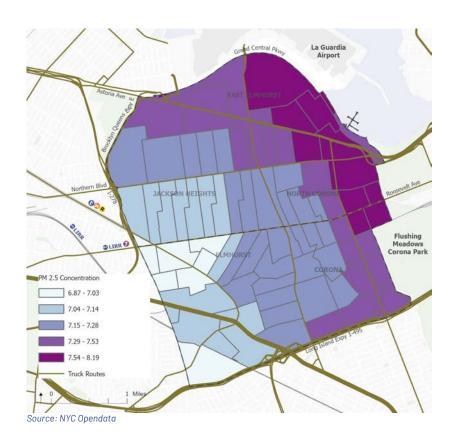
Source: NYC Opendata

Air Quality

Similar to high heat, the neighbourhood of East Elmhurst and Corona are impacted by poor air quality.

The regions close proximity to LaGuardia Airport and presence of multiple truck routes exacerbates the situation. The Astoria Boulevard which cuts across the East Elmhurst diagonally is a major element contributing to truck route traffic impending the noise and air in the region.

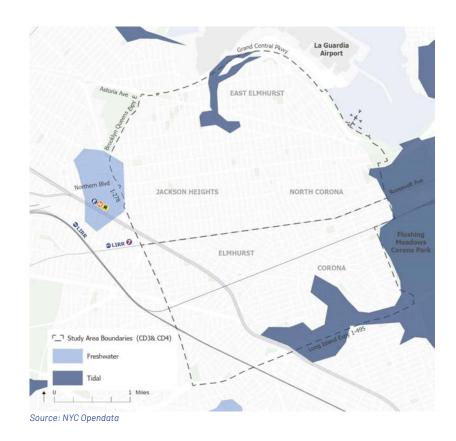
The maximum concentration of pm2.5 rises to 8.2 near East Elmhurst and drops to around 6.5 around the Jackson Heights area.



Historic Waterways

The map shows the occurrence of historic waterways in the region. The Flushing Meadow Park was apart of Tidal Wetland which extended into the South Corona in the Community District 3. The East Elmhurst and Jackson heights also show the presence of the historic waterways.

As evident in the further studies of the existing conditions with the mapping of stormwater flooding and topography, these areas are also the low lying regions in CD3 and CD4. These are also highly susceptible to flooding during an intense rain event.

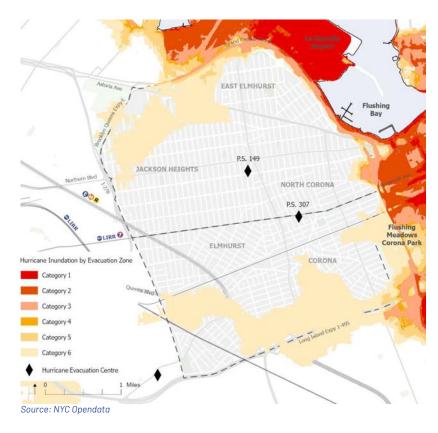


Vulnerability to Storm Surge

Storm surge is large amount of water that is pushed ashore by the oncoming hurricane's winds. The regions that are most susceptible to Storm Surge flooding are parts of Jackson heights and East Elmhurst in CD3 and South Corona and parts of Elmhurst in CD4. There is also presence of large number of basement apartments these areas as shown in the later maps.

There are two Hurricane Evacuation Centres in the study area :

- **1. PS 149** 93-11 34th Ave, Queens, NY 11372
- 2. PS 307 40-20 100 Street Between Spruce Street and 41 Avenue Corona, NY 11368

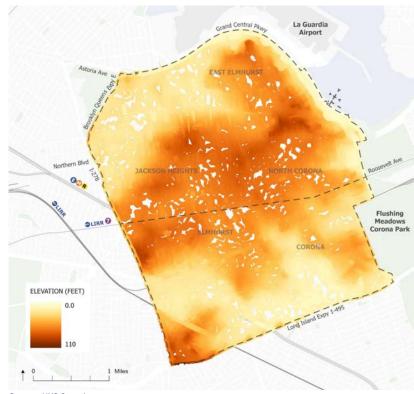


Topography

The map shows the contours in the region in color gradation. Contour lines at 2 Ft. interval were used to prepare the map.

The low lying regions of the study area are shown in light yellow whereas the high points are shown in dark brown.

It is also evident that these low lying regions are prone to extreme flooding due to storm surge and intense precipitation where there is poor drainage.



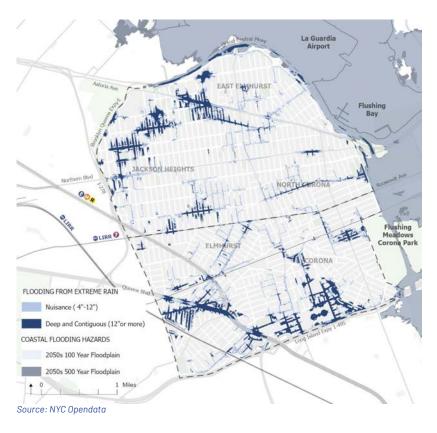
Source: NYC Opendata

Extreme Rain and Coastal Floodplain

The eastern periphery of CD3 and Cd4 along the Laguardia Airport, Flushing Bay and Flushing Meadows Corona Park are most vulnerable to coastal flooding hazards

An extreme precipitation event of 3.5 inches per hour will likely affect most neighborhoods in the study area.

The areas to the north west of CD3 (Jackson Heights and East Elmhurst) and in and south and south west of CD4 (South Corona and Elmhurst) are most severely impacted during intense rain events as shown in pockets of dark blue color in the map.



Residential Basements & Flooding Threats

Out of total **22,868** Residential (One, Two and Multi-Family) Structures in the study area:

65% (14,777)

of one, two, and multi-family structures in CD3 and CD4 have **below-grade basements.**

19% (4,302)

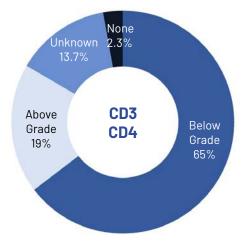
of one, two, and multi-family structures in CD3 and CD4 have **above-grade basements.**

Below-grade basements have walls that are fully below the ground or less than 4 feet high on at least three sides.

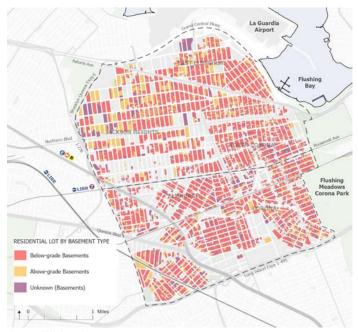
Above-grade basements have walls that are at least 4 feet on at least two sides.

The structures that are to the north of Northern Blvd in the Jackson Heights and in the South Corona and Elmhurst along the queens Blvd are most susceptible to flooding of the basement during extreme rain events.

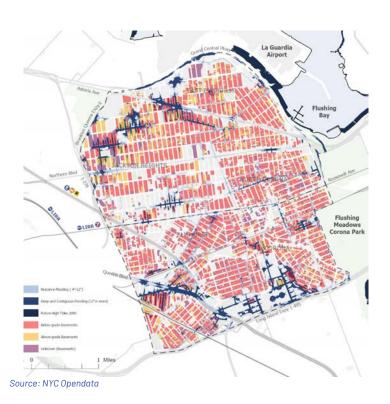
Distribution of Residential Structures by Basement Types



Source: NYC Opendata



Source: NYC Opendata



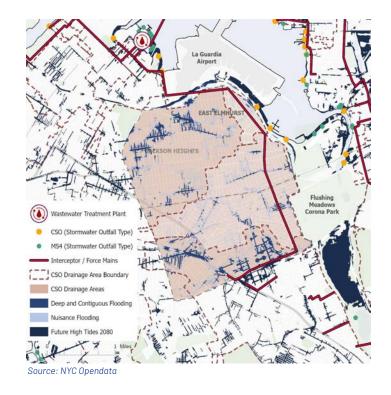
Sewer and Stormwater Management

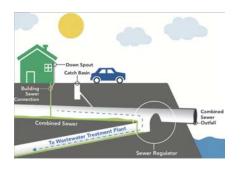
CD3 and CD4 has a **combined sewer system** served by the Bowery Bay Wastewater Treatment Plant.

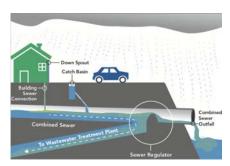
In a combined sewer system,

stormwater and sanitary wastewater are conveyed to the wastewater treatment plant through the same system.

To avoid saturating the capacity of the treatment plant during severe rainstorms, a mixture of stormwater runoff and sewage is often diverted to Flushing Bay and into the East River.







(Left) Dry Weather Conditions in the Combined Sewer System, Image Source: DEP

(Middle) Wet Weather Conditions in the Combined Sewer System, Image Source: DEP

(Below) Bowery Bay Wastewater Treatment Plant Image Source: Flickr, David Oppenheimer, 2016



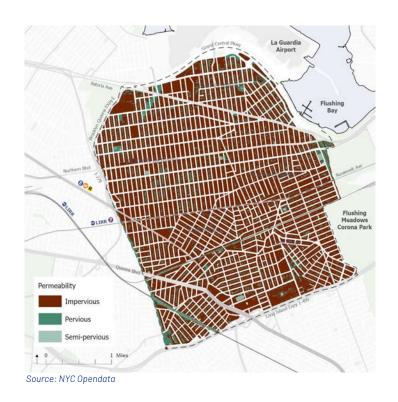
DEP Green Infrastructure

Green infrastructure collects stormwater from streets, sidewalks, and other hard surfaces before it can enter the sewer system or cause local flooding. By reducing the amount of stormwater that flows into the Sewer System, green infrastructure helps prevent Sewer Overflows and improves the health of local waterways. As per the area requirements, their existing quantity is not enough currently. Further, these are not strategically placed to address the vulnerable streets to stormwater flooding effectively.



Surface Permeability

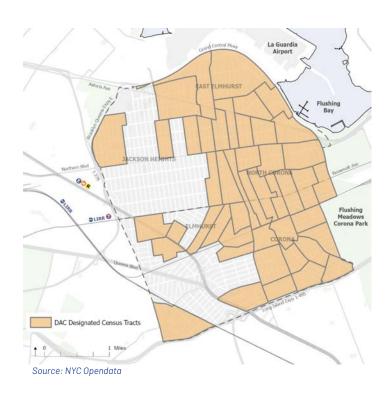
The study areas large open space and parks are also lacking in permeable surfaces. Other impermeable surfaces at lot level in the study area include paved playgrounds, rooftops, driveways parking lots, apart from the large quantity of impervious streets and sidewalks. The lack of permeable surfaces contributes to other factors, such as the Urban Heat Island Effect, a neighborhood's heat vulnerability, as well as contaminated drinking water caused by increased stormwater runoff.



Disadvantaged Communities

Through the Climate Leadership and Community Protection Act (CLCPA), State agencies are required to ensure that Disadvantaged Communities (DAC) receive 40 percent of overall benefits of spending on clean energy and energy efficiency programs, projects, or investments in the areas of housing, workforce development, pollution reduction, low-income energy assistance, energy, transportation and economic development, provided however, that disadvantaged communities shall receive no less than 35% percent of the overall benefits of spending on clean energy and energy efficiency programs.

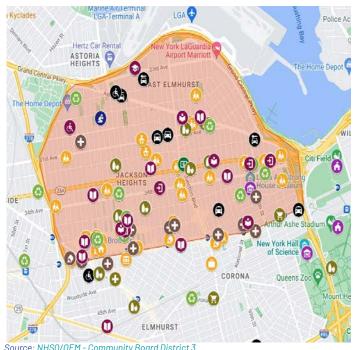
Out of the total 82 Census tracts in the study area, 47 census tracts are DAC designated, as per the criteria identified by Climate Justice Working Group (CJWG).



Emergency Resources Map

'Neighborhood Housing Services of Queens CDC is part of NYC Emergency Management's Community Preparedness team that will prepare, respond, and recover from emergencies in Queens Community District 3.'

This map shows the distribution of community resources and/or locations that can be used by the community before emergencies and during recovery. Resources include healthcare centers, schools, houses of worship, social services, transportation, food & water resources, and more.

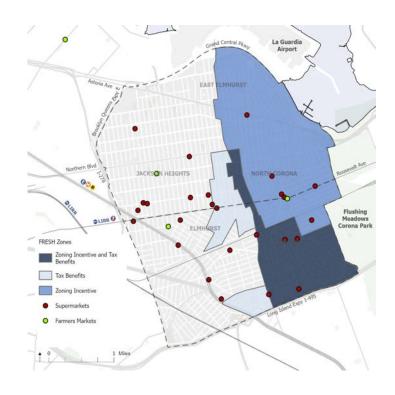


Source: NHSO/OEM - Community Board District 3

Food Access

The FRESH Boundaries are areas that have a need for grocery stores that provide fresh food. The FRESH zones provide tax and zoning incentives to encourage the development of more **fresh food grocery stores**.

In CD3 and CD4, the FRESH zones are largely located in East Elmhurst and Corona. This is meant to produce more supermarkets in the area (*Fresh Food Stores*, 2023).



SNAP Usage

Census tracts in Queens CD 3 and 4 that have the highest rates of SNAP benefits usage overlap with the areas with both zoning and discretionary tax incentives for the FRESH program.

Corona has the highest percentage of people on SNAP benefits (ACS, 2021).

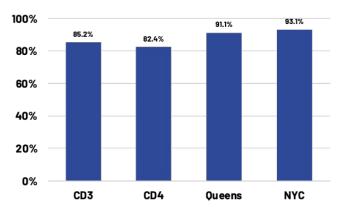
SNAP benefits are available for foreign-born people, but are not available to undocumented immigrants (NYC Public Advocate, 2008).

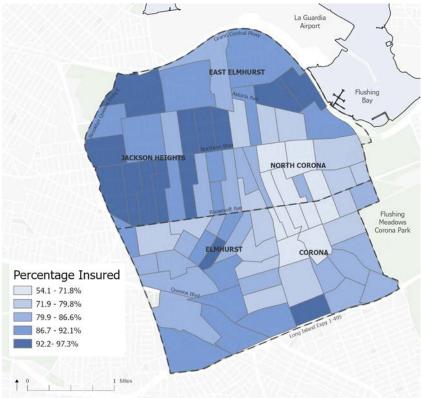


Public Health

Health Insurance Coverage

48.6% of CD3 and **52% of CD4** are covered by public health insurance, respectively.



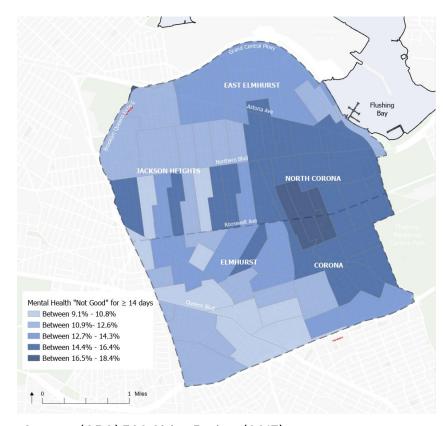


Source: (CDC) 500 Cities Project (2017)

Mental Health

North Corona and **Corona** face the highest levels of poor mental health in the districts.

In parts of these neighborhoods, over **one out of every six** people described their mental health as "not good" in the past 14 days.



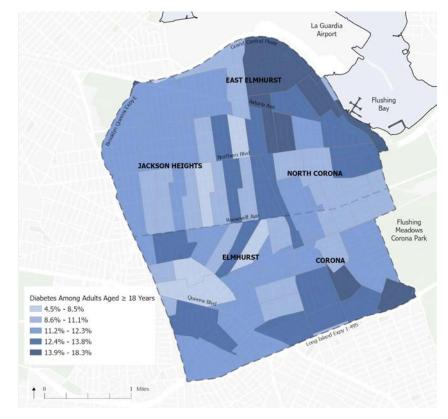
Source: (CDC) 500 Cities Project (2017)

Public Health

Adult Diabetes

2010 census tracts with highest rates:

Ons CT 299 (Jackson Heights) - 18.3% Ons CT 361 (East Elmhurst) - 17.2% Ons CT 371 (East Elmhurst) - 15.9%

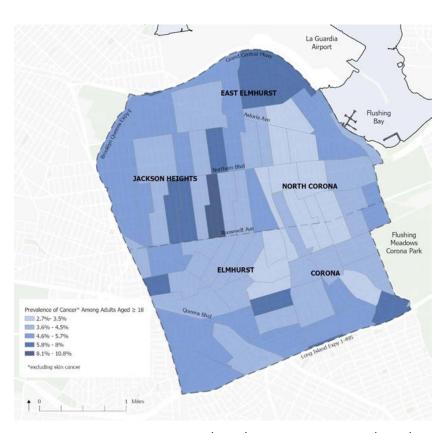


Source: (CDC) 500 Cities Project (2017)

Adult Cancer

2010 census tracts with highest rates:

Ons CT 279 (Jackson Height) - 10.8% Ons CT 437.01 (Corona) - 6.8% Ons CT 357 (East Elmhurst) - 6.4%



Source: (CDC) 500 Cities Project (2017)

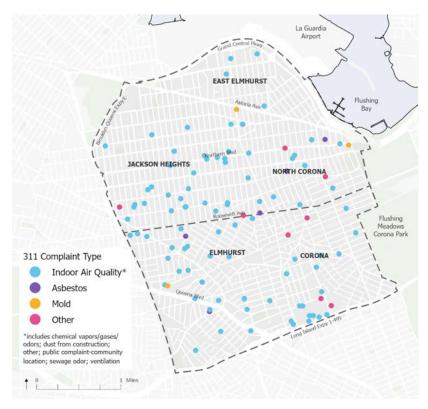
Public Health

Indoor Environmental Complaints (2022-2023)

The most common environmental complaint in Community Districts 3 and 4 is **indoor air quality** (which includes issues such as chemical vapors/gases/odors and dust from construction). This issue is dispersed throughout both neighborhoods..

Lefrak City has a concentration of Indoor Air Quality complaints.

There are 135 indoor air quality complaints
7 asbestos complaints
3 mold complaints
8 other complains



Source: Department of Health & Mental Hygiene (2023)

Hospitals and Health Facilities by Building Classification + FQHCs

- 1 Hospital / Long-Term Care Facility
- 1 Staff Facility
- 6 Health Centers / Child Centers / Clinics
- **5** Nursing Homes
- 1 Adult Care Facility
- **5** Miscellaneous
- 9 Federally Qualified Health Centers



Source: PLUTO Tax Lot Database (2023)

COVID-19

COVID-19 Case Rates by ZIP Code

11368: Corona / North Corona

37,632.58 per 100k people

11369, 11371: Laguardia Airport / East Elmhurst

47,749.26 per 100k people

11370: Jackson Heights / Rikers

Island

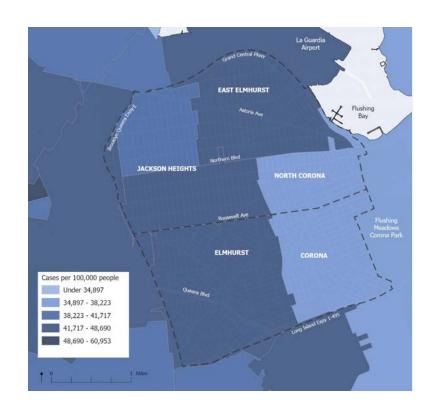
39,783.07 per 100k people

11372: Jackson Heights

44,635.44 per 100k people

11373: Elmhurst

42,957.5 per 100k people



COVID-19 Death Rates by ZIP Code

11368: Corona / North Corona

621.6 per 100k people

11369, 11371 Laguardia Airport / East Elmhurst

930.8 per 100k people

11370: Jackson Heights / Rikers Island

440.6 per 100k people

11372: Jackson Heights

754.8 per 100k people

11373: Elmhurst

570.61 per 100k people

