



Old Astoria Neighborhood Association (OANA)
www.OANA-NY.org

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OneLIC And Affordable Housing

As someone who has spent decades engaged in land use planning and community development in Western Queens, We want to express our general support for the OneLIC rezoning, with key clarifications and recommendations to ensure this effort achieves its full potential for equity, housing, and livability.

Public Land Use – Prioritize 100% Affordable Housing

The Department of Education and Department of Transportation sites are one of the last large publicly owned parcels in Western Queens. This makes it uniquely suited for something that is virtually impossible on private land: the development of 100% deeply affordable housing. Given the scale of our housing crisis and the limited amount of public land remaining, this site should be used exclusively for that purpose.

While the local Community Land Trust has proposed incorporating additional community uses—such as artist studios, open space, vocational training, and small business incubators—I believe these are important goals that should be met through private development elsewhere in the rezoning area. Public land must serve public need, and housing is our most urgent need.

To honor the broader community vision, private developers who benefit from this rezoning must be required to contribute to community infrastructure. This includes open space, cultural or educational facilities, or other shared uses—either within their buildings or through pooled investment in nearby sites. These obligations should be mandatory and applied equitably across all developments within the rezoning footprint.

A proven mechanism for managing these shared mandatory obligations is the Business Improvement District (BID) model, where all property owners contribute through property taxes to enhance district-wide economic conditions. That same approach could be adapted here to support quality-of-life, cultural, and educational goals—ensuring that all property owners share these obligations equitably.

To make this viable, the city should extend floor area incentives to these uses, just as it does for school space. These incentives can be scaled according to the type and impact of the community benefit, ensuring that each square foot provides maximum value to local residents.



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Conclusion

This rezoning is a rare opportunity to set a standard for equitable development in Western Queens. Let's use public land for what only public land can deliver—deep affordability at scale—while ensuring private developers help build the community fabric that makes neighborhoods thrive.

Richard Khuzami

President