

November 9, 2021

Derek Lee, R.A.
Borough Commissioner
Queens Borough Office
New York City Department of Buildings
120-55 Queens Blvd.
Kew Gardens, NY 11424

RE: Mandatory Inclusionary Housing -
Permit Notice

46-10 70th Street
Queens, NY 11377
Block 2432, Lot 8
("MIH Site")

46-10 70th Street
Queens, NY 11377
Block 2432, Lot 8
("MIH Development")

Dear Commissioner Lee:

QB Development Owner LLC ("Applicant") executed and submitted for recordation a Restrictive Declaration ("Declaration") dated as of November 9, 2021 with respect to the above-referenced MIH Site. In order to permit the above-referenced MIH Development to commence construction of improvements within a Mandatory Inclusionary Housing area, the Declaration states that Applicant will comply with Option 2 pursuant to Section 23-154(d)(3)(ii) of the Zoning Resolution. The MIH Site Application complies with the relevant sections of the Zoning Resolution and is reflected in the Declaration,¹ Therefore, the Department of Housing Preservation and Development ("HPD") has approved the MIH Application for the MIH Site.

HPD received a sworn certification dated March 17, 2020 from Avinash K. Malhotra stating that they are the Registered Architect for the MIH Site and stating the total Residential Floor Area of the MIH Development and the amount of Floor Area devoted to Affordable Housing in the MIH Site. Based on this sworn certification, Applicant has informed HPD that, the MIH Site will contain the following:

¹ Capitalized terms not specifically defined herein shall have the meaning set forth in the Zoning Resolution.



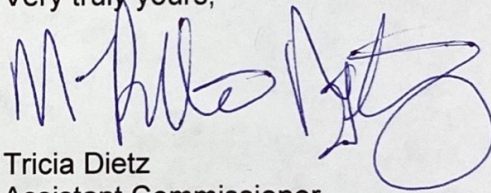
41,333.26 square feet occupied or to be occupied by Qualifying Households. The Affordable Housing Floor Area is equal to at least 30 percent of the residential floor area within such MIH Development pursuant to Section 23-154(d)(3)(ii) of the Zoning Resolution.

This letter does not constitute HPD approval of the Floor Area measurement stated herein and HPD recognizes that this Floor Area measurement is subject to change based upon as-built plans.

No permanent Certificate of Occupancy may be issued for any portion of the MIH Development until such time as HPD has issued a Completion Notice for the MIH Site pursuant to Section 23-953 (b) (1).

If a review by HPD and/or the approval by the Department of Buildings of as-built plans for the MIH Site reflects a different amount of Affordable Floor Area than stated herein, (i) HPD will modify all relevant documents to reflect the correct Floor Area in the MIH Site, and (ii) the MIH Development may need to take additional steps in order to comply with the Affordable Housing requirement prior to the issuance of a temporary or permanent Certificate of Occupancy for the MIH Development.

Very truly yours,



Tricia Dietz
Assistant Commissioner
Inclusionary Housing

