

IKOS Senior Living

ULURP Nos. C250208ZMQ , C250207HAQ, N250209ZRQ

City Council Subcommittee on Landmarks, Public Sitings, and Dispositions
Public Hearing
September 30, 2025, 10 a.m.

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



Agenda

1. Purpose & Background
2. Development Team
3. Land Use Actions
 1. Changes from original
4. Proposed Development
 1. Design
 2. Sustainability
 3. Unit mix and affordability
 4. Programing and Supportive Services
 5. Local and M/WBE Hiring
5. Q&A



Purpose & Background



- Housing New York plan, 2.0
- Seniors First RFP, 2019
- Designation: Hanac & Mega, 2021

Development Team



SLCE *Architects*

Mega, Co-Developer and General Contractor

- Founded in 1990, Mega has built over 10,000 residential units throughout New York City.
- Mega has a long history of working with community-based and not-for-profit organizations to develop and construct quality residential projects that meet the needs of residents.

HANAC, Co-Developer and Social Service Provider

- Founded in 1972, HANAC has served the Queens community for 50 years.
- HANAC owns and manages more than 650 units of affordable housing in Queens.
- HANAC serves multiple populations for social services and specializes in developing affordable housing for low-income seniors.

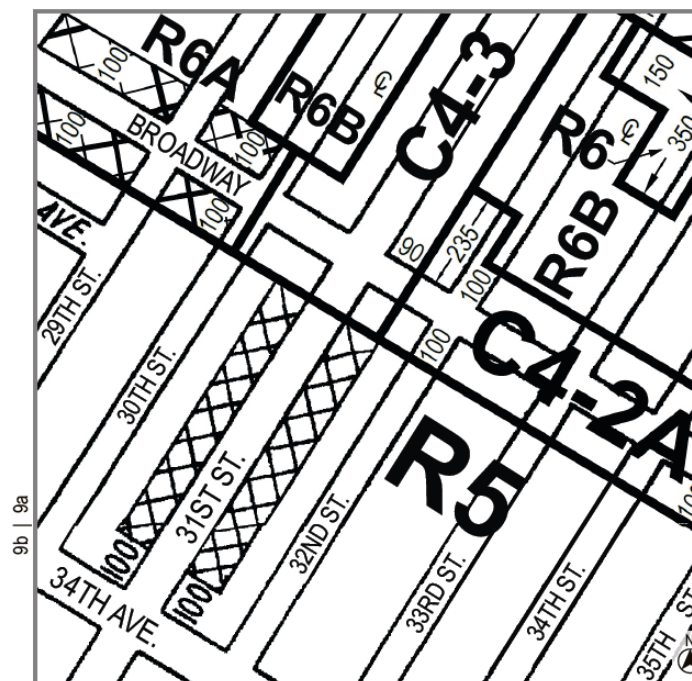
SLCE Architects, Architect

- Founded in New York City in 1941, SLCE Architects has a proud heritage of creating architecture in the world's most complex urban environments.
- SLCE has designed 60+ senior housing and assisted living buildings containing 5,500+ units (more than 4.5 million square ft).

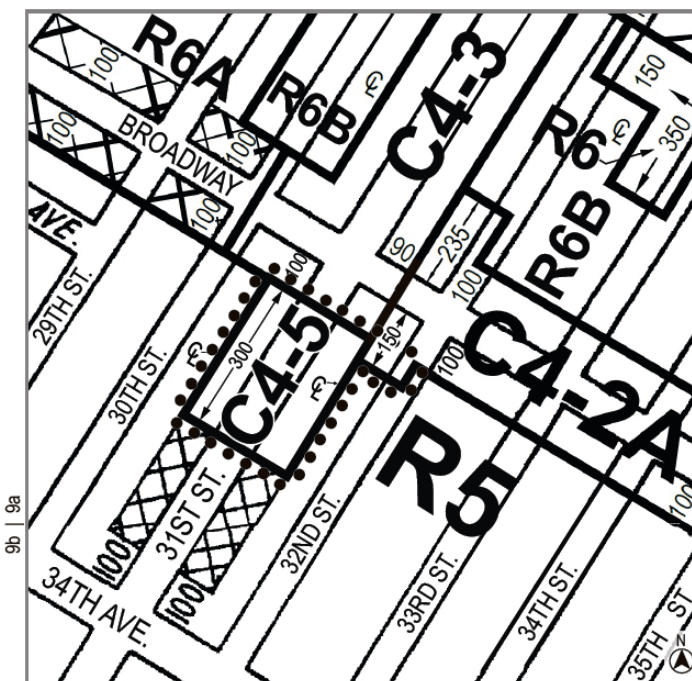
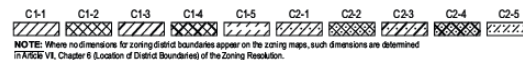
Land Use Actions

1. A Zoning Map Amendment to rezone the Project Area from R5 and R5/C1-2 to C4-5 and C4-2A.
2. A Zoning Text Amendment to establish the Project Area as a **Mandatory Inclusionary Housing Area**, which requires that permanently affordable housing be provided within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped MIHAs.
3. Designation of an Urban Development Action Area (UDAA) and Approval of an **Urban Development Action Area Project (UDAAP)** and Disposition of City-Owned Property: The Development Site located at 31-07 31 Street (Block 611, Lot 25) will be conveyed to a developer selected by HPD.

Zoning Change Map



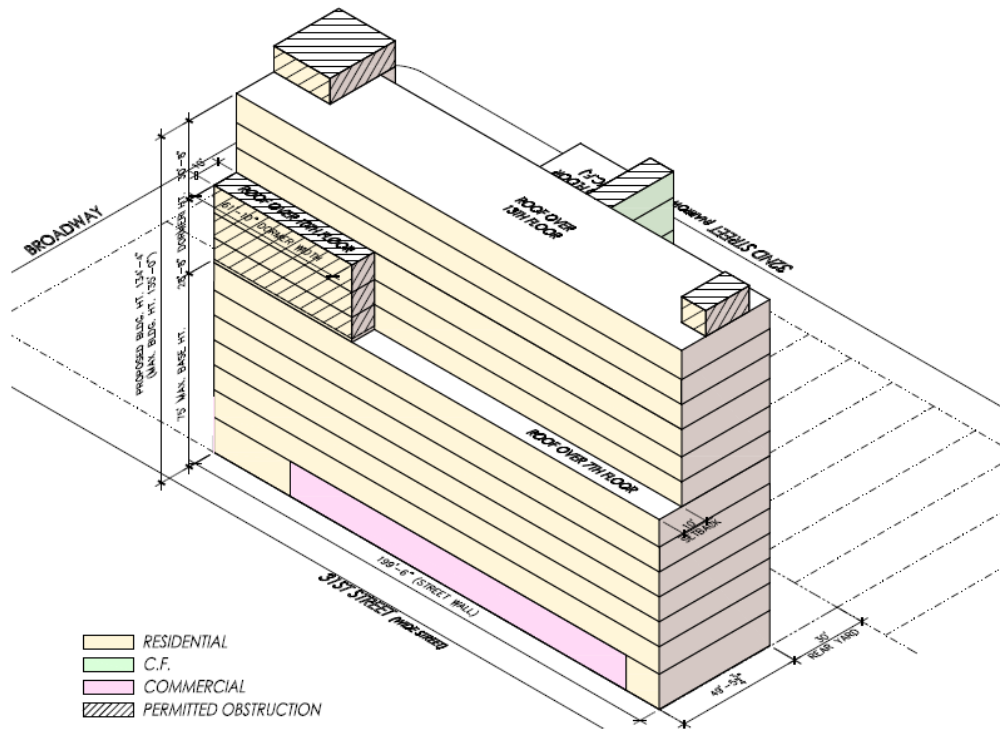
Current Zoning Map (9a & 9b)



Proposed Zoning Map (9a & 9b) - Area being rezoned is outlined with dotted lines

Rezoning from R5/C1-2 to C4-5
Rezoning from R5 to C4-5
Rezoning from R5 to C4-2A

Proposed Development – Design

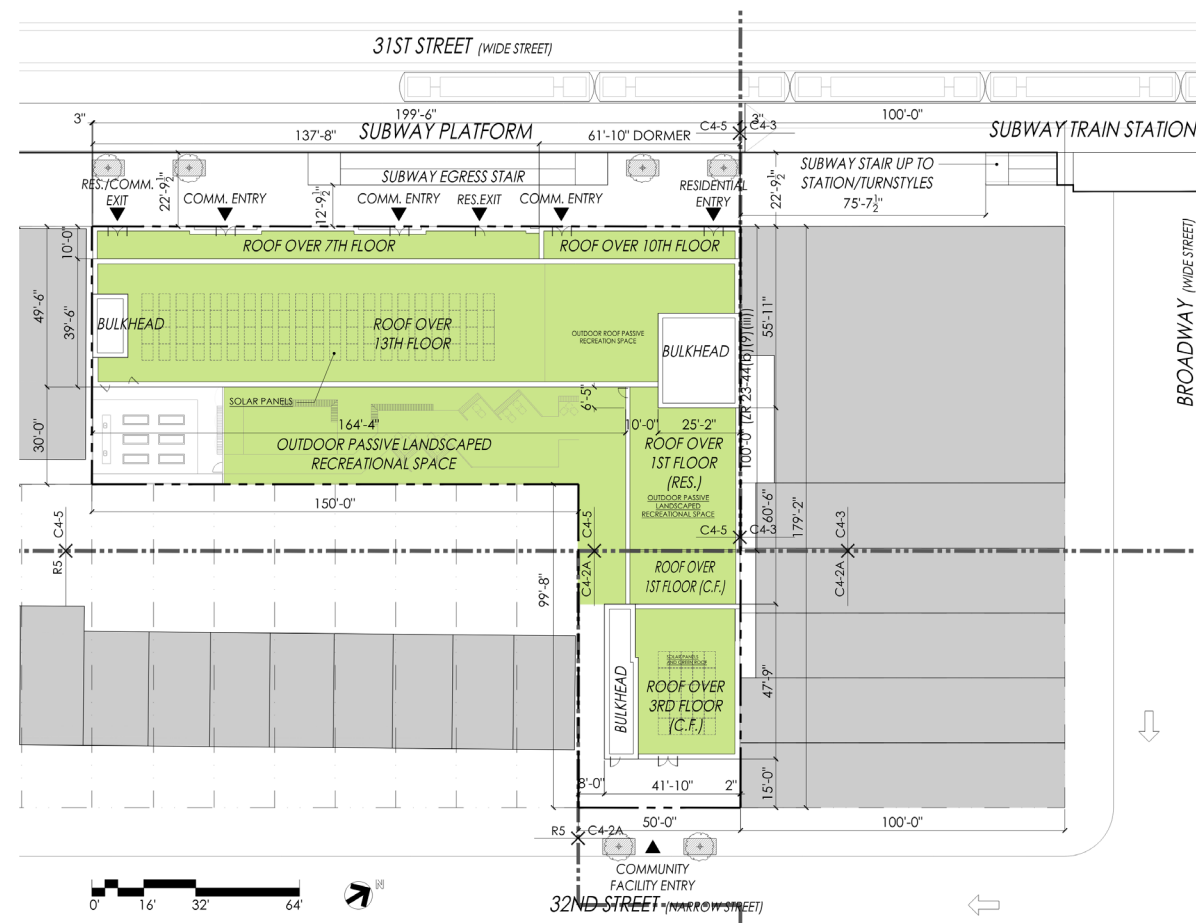


- 13 Story Building with Affordable Senior Housing portion facing 31st Street
 - ~94,000 square feet of residential floor area containing 167 affordable independent residences for seniors (AIRS), plus one superintendent's unit and senior programming space;
 - ~4,900 sf of open space in rear yard for residential tenants, plus roof terraces
 - ~6,500 sf of commercial retail uses at ground floor
- 3 story community center at portion of building facing 32nd Street
 - ~6,570 sf of community facility uses
 - 1 story connection between residential/commercial and community facility uses (see Appendix for site plans)

Proposed Development – Sustainability

Ikos will incorporate the following items:

- Enterprise Green Communities Certification
- Solar panels on rooftops
- All-electric heating/cooling & domestic hot water equipment
- All-electric ranges, cooktops, ovens and clothes dryers



Proposed Development – Unit Mix and Affordability

- 100% of units will be available to **seniors** earning up to **50% of Area Median Income** (up \$60,912 for a family of two).
- 30% of units will be set aside for **formerly homeless senior households**.
- 5% of units will be set aside for the **Mobility Impaired**, and 2% of units will be set aside for the **Hearing/Visual Impaired**.
- All households will benefit from **Section 8 vouchers**, meaning residents will only pay **30% of their income** towards rent.

The proposed project will be developed under HPD's Senior Affordable Rental Apartments (SARA) program

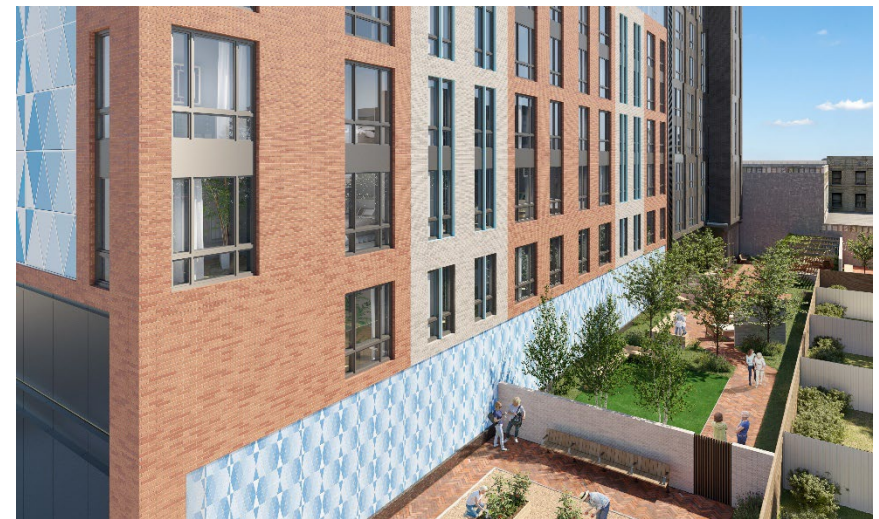
Tier	Size*	Count	Household Size	Max Income**
Section 8 (Up to 50% AMI) Seniors 62+	Studio	132	1	\$53,298
			2	\$60,912
	1-Bedroom	35	1	\$53,298
			2	\$60,912
	Subtotal	167		
	Super's Unit	1		
	Total	168		

*Unit mix is subject to change with HPD's approval.

**Residents will only pay 30% of income towards rent. Table reflects 2025 income levels, which are subject to HPD's approval.

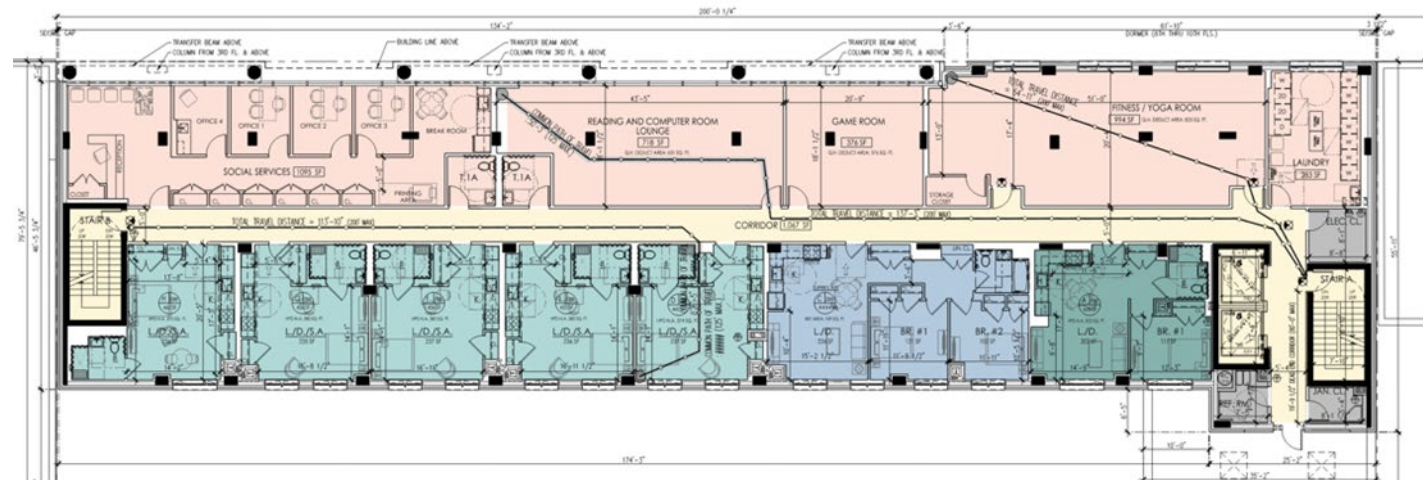
Proposed Development – Location Context

- Preference will be given for up to 10% of applicants who indicate that they must go up or down any stairs to reach their current residence from the sidewalk.
- All units will be available through HPD's **Housing Connect 2.0 website** (<https://housingconnect.nyc.gov>).
- In Queens Community District 1, an estimated **60%** of senior citizens are **rent burdened**, meaning they spend more than 30% of their income on housing costs.
- As of 2024, Queens Community District 1 (CD1) is experiencing a **housing vacancy rate of approximately 0.88%**, indicating a severe shortage of available housing units.
- According to the Queens CD1 Statement of Community District Needs, the community requests additional senior housing due to the **rapidly growing senior population**.



Proposed Development – Programming and Supportive Services

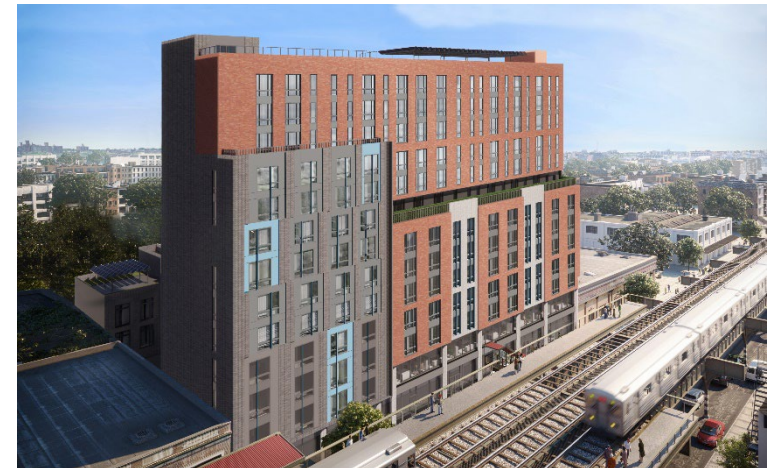
- The second floor will have social service offices and amenities.
 - Amenities include a gym, computer room, and a game room.
- Services for all Ikos residents Include:
 - Workforce development for older adults
 - Health and wellness programming
 - Transportation services to senior centers and appointments
 - Arts and educational workshops
- There will be additional social services specifically for formerly homeless seniors funded by HRA-SARA.



Proposed Development – Local & M/WBE Hiring

- Local Recruitment and Training
 - HANAC and MEGA will both coordinate with HireNYC and community-based organizations to post new job openings for construction and operations.
 - An estimated 250 construction jobs will be supported through the project. Mega will partner with Building Skills NY to develop a local applicant hiring priority list.
 - Project will adhere to HUD Section 3 requirements that promote hiring low income and local individuals.*
- M/WBE Hiring
 - Mega will actively pursue maximizing M/WBE subcontractors and suppliers.
 - With subsidy, 30% of the supportive service center's outsourcing will go to local, low-income MWBEs.
- Prevailing wage
 - All construction and building operations jobs will have prevailing wages.

**Subject to regulations outlined in Section 3 of the Housing and Urban Development Act of 1968.*



Q&A

