

139-40 Hillside Ave | Mixed-Use MIH Opportunity (JNP Core)

Transit-Oriented Development Corridor | Housing + Ground-Floor Activation

Positioning: 139-40 Hillside Ave is exceptionally well-suited for a policy-aligned mixed-use residential development using MIH—delivering new housing supply near major transit, with an active ground-floor program appropriate to Hillside Avenue.

Why This Site Is Ideal for Mixed-Use MIH

- MIH is a demand-fit in Jamaica: stable absorption and durable occupancy in a workforce-housing market.
- TOD location supports density: strong transit access reinforces rental demand and long-term value.
- Hillside Ave retail frontage: ground-floor activation fits corridor character and strengthens operations.
- JNP alignment: the site can deliver a “model” outcome—housing + affordability + neighborhood services.

Development Profile

Address: 139-40 Hillside Ave, Jamaica, NY 11435

Plan Context: Jamaica Neighborhood Plan (JNP) core / transit corridor

Lot Size: ~10,500 SF (100' x 105')

Zoning Framework: C4-4D (JNP framework)

FAR: 7.2 Residential / 3.4 Commercial

Buildable Area: ~75,000–85,000 SF

Concept Scale: 14-story mid-block mixed-use massing

Ground Floor: Retail / community facility / services (conceptual)

Residential: MIH mixed-income units (conceptual ~90–110 units)

Incentives & Capital Stack Compatibility

- 485-x property tax benefit pathway (subject to program compliance).
- HPD mixed-income financing programs (where applicable).
- LIHTC equity potential (where applicable to final program).
- Sustainability options (green roof/solar) aligned with modern lender expectations.

Scarcity Advantage

JNP-upzoned, transit-oriented parcels with efficient footprints are limited in number. Many nearby sites are built-out or constrained—making 139-40 Hillside a scarce, high-conviction MIH mixed-use thesis.

FOR MORE INFORMATION

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