



# NYC Council Land Use Committees Vote to Approve Jamaica Neighborhood Plan, Largest Neighborhood Rezoning in Over Two Decades that Will Deliver Nearly 12,000 New Homes, 7,000 New Jobs, and \$413 Million in New Community Investments

October 9, 2025

*Rezoning will map the city's largest Mandatory Inclusionary Housing Zone to require affordable housing and create over 2 million square feet of new commercial and community facilities*

*Through years of community-driven planning and its direct negotiating role, the Council secured major neighborhood investments while expanding housing affordability*

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**City Hall, NY** – Today, the New York City Council's Subcommittee on Zoning and Franchises and Committee on Land Use voted to approve the Jamaica Neighborhood Plan, New York City's largest neighborhood rezoning in over 20 years, that will deliver nearly 12,000 new homes, including nearly 4,200 permanently affordable homes in Southeast Queens. The rezoning will map the largest Mandatory Inclusionary Housing (MIH) zone in the entire city, paving the way for nearly 3,800 affordable homes to be built on privately-owned sites. The historic plan is expected to generate 7,000 new jobs and create over 2 million square feet of new commercial and community facility spaces.

Through the City Council's direct negotiating role in the land use process, the Jamaica Neighborhood Plan will provide \$413 million in new community investments for Jamaica, including for water and sewer infrastructure, parks and open space, transportation and public realm improvements, public health and safety resources, and educational institutions. The neighborhood investments build on previous funding secured by the Council for the Jamaica community to support local infrastructure and institutions, residents, and small businesses.

The City Planning Commission will now review modifications for scope-approval, prior to it being voted on by the full Council.

"Jamaica is a thriving and vibrant community, whose success is pivotal to the prosperity of Southeast Queens and our entire city," said **Speaker Adrienne Adams**. "The Jamaica Neighborhood Plan, the largest neighborhood rezoning in over two decades, will deliver tens of thousands of new homes and homeownership opportunities, thousands of new jobs, and essential community investments to improve our sewer infrastructure, parks, access to health care, cultural institutions, public and higher education, and quality of life. This level of neighborhood investment, housing affordability, and targeted commitments would not have been possible without the City Council's direct role in the land use process to negotiate and secure community needs. Through this entire community planning process, led by Council Member Williams, the Steering Committee, and local stakeholders, we have shaped this rezoning

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that will guide Jamaica's continued transformation into a residential, commercial, and transportation hub for local residents and all New Yorkers."

## New York City Council

"Today's committee votes mark an important step forward, but they also raise the stakes for what comes next," said **Council Member Dr. Nantasha Williams**. "For over two years, we've worked to make sure this plan is shaped by the people who live here, with truly affordable housing, schools that meet the needs of our families, safe streets, strong infrastructure, and support for our cultural institutions. As we move forward, I'll continue to fight for the resources and accountability Jamaica deserves. The work doesn't end with a vote; it begins with follow-through, and I'll be working alongside our community to make sure these commitments turn into lasting results."

"Today's vote to advance the Jamaica Neighborhood Plan represents meaningful progress toward addressing New York City's affordable housing crisis," said **Council Member Rafael Salamanca, Jr, Chair of the Committee on Land Use**. "For too long, the pace of new affordable construction has lagged behind the needs of our residents. Having delivered the most new affordable housing units in the Council, I am proud to continue partnering with my colleagues to confront this crisis and create safe, sustainable, and inclusive communities for all New Yorkers."

"As Chair of the Subcommittee on Zoning and Franchises, I'm proud to partner in leading the Jamaica Neighborhood Plan, demonstrating what is possible when zoning and development decisions are guided by community voices and equity," said **Council Member Kevin C. Riley**. "This plan upholds the Council's commitment to comprehensive, community-led development that prioritizes residents' needs and shapes the future of our neighborhoods. It will help Jamaica grow by creating new housing opportunities, supporting local businesses, and advancing investments in infrastructure, transit, and public space. By prioritizing equitable planning that serves residents, we are not only strengthening Queens — we are advancing a model that benefits the entire city."



## **New York City Council**

Through the negotiation process, the Council secured major investments to address chronic flooding and sewer infrastructure issues, including targeted stormwater management and green infrastructure projects. To improve Downtown Jamaica as a transportation hub, the Council secured significant commitments to fund long overdue improvements to Archer Avenue, an essential point of connection in the public transit system, where tens of thousands of New Yorkers move between subways, buses, and the LIRR every day. These will create a new public plaza, improve pedestrian safety and bus shelters, and make the area more accessible for all residents.

The Council also successfully negotiated over \$145 million to expand access to health care for residents with a hospital expansion and new public health center, upgrade local school facilities, create two new parks, develop a new Science, Technology, Engineering, Arts, and Mathematics (STEAM) center — the first of its kind in Queens —, Queens' first Trauma Recovery Center to improve public safety, and redevelop a new, multi-service community center in South Jamaica.

The new investments add to previously committed funding from the City to improve Downtown Jamaica, including \$315 million to upgrade the area's sewer infrastructure through the Council's City for All housing plan. Other existing capital funding commitments include streetscape improvements along Jamaica Avenue, mitigations for York College's groundwater challenges, renovations to the Jamaica Performing Arts Center's outdoor space, and improvements to Station Plaza.

To ensure ongoing accountability and transparency on the progress of the Jamaica Neighborhood Plan, the Council will convene a four-year independent Downtown Jamaica Oversight Task Force to share updates on the key objectives achieved through the rezoning plan.

Highlights of the Jamaica Neighborhood Plan include:

### **New Housing**

- Approximately 11,800 new homes, including 4,175 permanently affordable units





- Maps the largest MIH zone in New York City, enabling the creation of 7,788 affordable homes on private sites

## **City Council**

### **Support for Tenants and Homeowners:**

- Homeowner Help Desk to provide assistance for homeowners on foreclosure prevention, tax liens, deed theft, and repairs.
- HomeFirst Down Payment Assistance Program to support first-time homebuyers with up to \$100,000 towards their down payment.
- Partners in Preservation program to support tenant organizing and combatting displacement
- Providing faith-based organizations with technical assistance to advance affordable housing projects

### **Water and Sewer Infrastructure:**

- \$315 million, secured through the City for All housing plan, to upgrade the area's sewer infrastructure over the coming decades.
- \$14.8 million to pursue targeted green infrastructure projects throughout Jamaica
- \$7 million to support local community facilities with basement reconstruction projects to address flood prevention
- \$16 million in CUNY funding for projects to mitigate York College's ongoing groundwater intrusion challenges
- As part of Local Law 87 of 2025, a Southeast Queens Flooding Adaptation Task Force will be established to better assist flood mitigation efforts and increase support for residents affected by flooding in Southeast Queens.

### **Transportation and Public Realm**

- \$78 million to renovate Jamaica Avenue between Sutphin Boulevard and 168th Place to improve pedestrian experiences and add new public realm improvements.
- \$70 million to improve sidewalks and medians, upgrade lighting, and strengthen conditions along Merrick Boulevard.
- \$17.9 million to create a new public plaza on the western end of the Archer Avenue bus terminal in an area currently overrun by illegally parked cars.




## New York City Council

- \$5.75 million to remove the Archer Avenue bus terminal canopy and install new bus shelters
- \$2 million to beautify the Archer Avenue Bus Terminal with community-driven public art
- \$700,000 to conduct a comprehensive Jamaica areawide traffic study, including Jamaica Avenue, Merrick Boulevard, and Hillside Avenue.
- \$13 million to reconstruct 165th Street between Jamaica Avenue and 89th Avenue into a shared street for pedestrians and business delivery access.
- \$47 million to develop Station Plaza, new public spaces that will dramatically improve the environment along Archer Avenue, as well as improve traffic flow, pedestrian safety, reduce traffic congestion, and upgrade lighting, signage, and wayfinding.
- Install safety improvements on Liberty Avenue between Merrick Boulevard and Sutphin Boulevard.
- Upgrade streetscape at 150th Street and Liberty Avenue.

### **Parks and Open Spaces**

- \$21 million to improve four areas within Archie Spigner Park
- \$17.5 million to improve Rufus King Park and over \$8 million to restore the King Manor Museum, including a new accessible entrance, modify landscape, and restore its period rooms and exterior facade.
- Over \$10 million to reconstruct the synthetic turf field, track, bleachers, tennis court pavements, play equipment, spray showers, seating, and add green infrastructure at Detective Keith Williams Park
- Over \$10 million to deliver a new track and synthetic turf field, renew the paths, and reconstruct the 157th Street Playground play area at Baisley Pond Park
- Over \$10 million to reconstruct Dr. Charles Drew Playground
- \$8.8 million to reconstruct the pathways at Captain Tilly Park
- \$7 million to renovate the bathrooms at Marconi Park
- \$3.8 million to create a new park at 142nd Street and 107th Avenue
- \$2.1 million to create a new park at 138th Street and Van Wyck Expressway



- \$900,000 to replace the roof at Prospect Cemetery's Chapel of the Siftes
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- New York**  
**City Council**  
**Public Health and Safety**

- \$70 million to advance the hospital expansion of the NYC Health + Hospitals/Queens' Claire Shulman Pavilion
- \$7.3 million to establish a Queens Neighborhood Health Action Center at the DOHMH building on Parsons Boulevard in Downtown Jamaica to help reduce health inequities and improve health outcomes.
- \$1.2 million per year to establish a new Trauma Recovery Center in Downtown Jamaica, the first of its kind in Queens to improve public safety by providing innovative victim services.

### **Community and Cultural Institutions**

- \$16 million to redevelop the South Jamaica Multi-Service Center to build a new community center and up to 250 affordable new homes
- \$9.4 million to upgrade the elevators at the Jamaica Center for Arts and Learning (JCAL)
- \$7.2 million to renovate the Jamaica Performing Arts Center's (JPAC) outdoor space
- Increase JCAL's baselined operating funding by \$83,336, including a one-time allocation of \$92,388
- Relocate the Allen AME Theodora Jackson Older Adult Center to better meet the center's needs
- Explore the redevelopment of the Harvest Room and Jamaica Market

### **Public and Higher Education**

- \$30 million to the School Construction Authority (SCA) for capital improvements at local schools, such as renovations to gyms, playgrounds, auditoriums, and science labs
- \$15 million to continue the development of a Queens Science, Technology, Engineering, Arts, and Mathematics (STEAM) Center, the first of its kind in Queens.
- \$5.75 million to upgrade York College's campus, including its Academic Core Building.



## **New York City Council**

- \$5.7 million to reopen the 159th Street Underpass and improve the 171st Street Underpass near York College
- Monitor the need and a commitment to fund the acquisition of a site for a new elementary school.

### **Quality of Life**

- Study street lighting under key Long Island Rail Road (LIRR) underpasses
- Targeted DSNY outreach and campaign against illegal dumping
- \$120,000 baselined annually for enhanced DSNY services

### **Economic Opportunity and Workforce Development**

- \$200,000 per year for five years for small business and workforce training programs targeted to Jamaica businesses and residents.
- Commitment from Department of Homeless Services (DHS) to review whether any contracts for Jamaica area commercial hotels can be returned for tourism uses.

The Council, under Speaker Adams since 2022, has prioritized the advancement of housing solutions by approving land use proposals that create over 130,000 new units of housing, more than 50% of which are affordable, and securing over \$8 billion in additional housing-related investments. These include the City of Yes for Housing Opportunity citywide zoning reforms with the Council's City for All housing plan, as well as the Midtown South Mixed-Use Plan, Atlantic Avenue Mixed-Use Plan, and the Bronx Metro-North rezonings.

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