

BROOKLYN COMMUNITY BOARD 9

BROOKLYN COMMUNITY BOARD 9 RESOLUTION STATE OF HOUSING IN COMMUNITY DISTRICT 9

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Primo Lasana
1st Vice Chair

Francisca Leopold
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Dexter Roberts
Member-at-Large

WHEREAS, one of the responsibilities of a community board is to "cooperate with, consult, assist and advise any public officer, agency, local administrators of agencies, legislative body, or the borough president with respect to any matter relating to the welfare of the district and its residents..."; and

WHEREAS, the district has historically consisted of families of color, working, middle class, and immigrant families who play essential roles in powering our neighborhood's economy, creating space and opportunities for cultural inclusivity, and continue to add the tapestry and uniqueness of the community; and

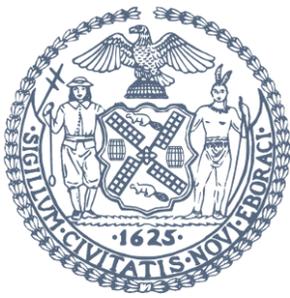
WHEREAS, housing is foundational and fundamental to the health and well-being of people, families and communities and should be a central concern of city, state, and federal elected officials, housing agencies, and all who care about the future of Brooklyn and New York City as a place where working class people can thrive; and

WHEREAS, there is an immediate need to address the City's housing crisis which continues to impact the unhoused, renters and homeowners alike; and

WHEREAS, the current state of housing is immediately and negatively affecting families and long-term residents in terms of affordability, accessibility, and quality that create essential barriers to personal and familial well-being in the district;

WHEREAS, many long-term residents are being pushed out of their homes due to rising rents, predatory landlords and development, deterioration of neighborhood and housing quality as a result of over- development without adequate consideration for current residents and their communities;

WHEREAS, there is a shortage of affordable housing units across the city and like most community districts, there is a dire need for the creation of housing at an AMI (area median income) level that is actually affordable for residents who live in the district; and



BROOKLYN COMMUNITY BOARD 9

WHEREAS, we recognize there continues to be significant barriers to housing for many due to stigmatization and discrimination and that the city and state both offer incentives for the creation of “affordable”, supportive, and transitional housing; and

WHEREAS, we have concerns about the rate and saturation of development, the congestion of supportive and transitional housing in areas of the district and the lack of diversity in the unit type being created and want to ensure our community, a community of color, does not bear the brunt of new development while other communities remain untouched; and

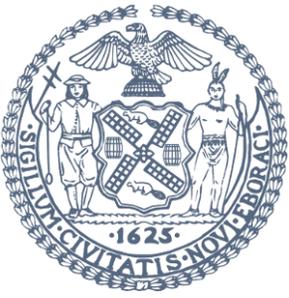
WHEREAS, the district continues to see the demolition of one and two story family homes on residential blocks be converted into luxury or unaffordable apartment buildings; and

WHEREAS, according to the NYC Equitable Development Data Explorer, Housing Production from 2010 - 2022 in the neighborhoods of Crown Heights South, Prospect Lefferts & Wingate, 5,043 new buildings were constructed and since 2014, most housing created in the aforementioned neighborhoods was created for middle-income earners at 121-165% AMI while the median income in those neighborhoods is approximately \$65K, respectively; and

WHEREAS, the over saturation of development in sections of the district has affected the quality of life of residents by adding to the already lack of parking, blocking bus stops and crosswalks with construction vehicles or equipment, or preventing solar panels on adjacent or nearby homes from securing the appropriate light and airflow needed to function for efficiency; and

WHEREAS, the Vital Brooklyn - Kingsboro project provides much needed housing and facility upgrades for mentally unwell and unhoused New Yorkers, but does not take into account the negative impacts the now-expanded project has on the surrounding residents in terms of parking, security, height of the buildings, or traffic congestion; nor has it adequately taken into account community feedback or needs to improve services provided to the district to account for the influx of residences at this current site; and

WHEREAS, the Vital Brooklyn - Kingsboro project puts vulnerable populations at risk by combining housing for seniors, with mentally unstable and unhoused people in addition to families and children in the surrounding neighborhoods; and



BROOKLYN COMMUNITY BOARD 9

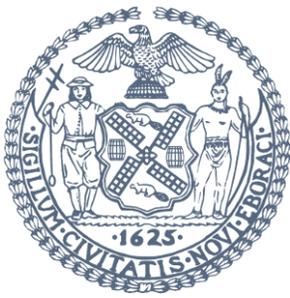
WHEREAS, CB9 also lacks the security, mental health or police responsiveness necessary to prevent or respond to immediately dangerous situations; and

WHEREAS, there is no single document identifying the strain the current rate of development has and future land use, zoning, and housing policies will have on additional infrastructure and services throughout the district to adequately support the additional housing, including:

- Parking
- Public transportation
- School enrollment and capacity
- Electrical grid
- Sanitation
- Sewers
- Streetlights
- Public safety
- Postal services
- Other public and non-public utilities

THEREFORE it is RESOLVED, Brooklyn Community Board 9 advocates for the housing welfare of the district by:

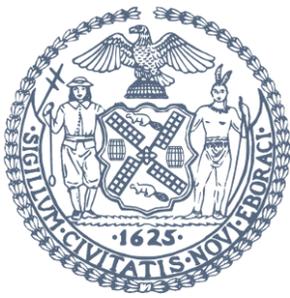
- ITEM #1: Advocating for the creation of housing at an AMI relative to the median income in the district or borough;
- ITEM #2: Advocating for diversity in the creation of housing units for individuals, families, and aspiring families;
- ITEM #3: Ensuring regulation for units that are meant for families are conducive to family living;
- ITEM #4: Calling for full review and impact report of infrastructure capacity in the district by relevant City and State agencies to ensure that current public and non-public utilities can support the influx of development;
- ITEM #5: Calling for a holistic review of social services and public and private utilities – including electrical grid, Internet bandwidth, postal services, grocery stores, public transit, parks and green space – available to residents of CB9 to ensure that they are adequately resourced and



BROOKLYN COMMUNITY BOARD 9

supported amidst such rapid development and resulting overcrowding of the district;

- ITEM #6: Calling upon city and state public servants as well as elected officials to ensure critical concerns around the Vital Brooklyn - Kingsboro project, especially around security, parking, impact of building height on surrounding residences are resolved. More specifically, we demand the following:
 - Before breaking ground, develop a comprehensive security plan to ensure the safety of current residents in the surrounding neighborhoods;
 - Consider the creation of a police service area (PSA) and a mental health mobile crisis unit via DOHMH or provide the 71st Precinct, which has jurisdiction at the location, with additional to regularly service the Vital Brooklyn - Kingsboro Psychiatric complex;
 - The current men's shelters stay in its original location (Clarkson & Albany Aves and Albany Ave and Winthrop St) and not be integrated into the new Vital Brooklyn - Kingsboro site;
 - That Winthrop Street is not developed into a through street, meaning East 43rd street should not pass through the Vital Brooklyn - Kingsboro complex and exit into Winthrop Street in order to decrease congestion as well as ensure the safety of residents on the very residential Winthrop Street;
 - Do a holistic traffic flow assessment of the surrounding areas to understand how 1090 new units will impact crowdedness and flow of vehicles;
 - Before breaking ground, conduct a comprehensive parking survey to look at the impact an influx of residents as well as staff needed to work in the Vital Brooklyn - Kingsboro complex and make adjustments to the current plans based on the survey results;
 - Reconsider the height of Vital Brooklyn - Kingsboro buildings in order to take into consideration the impact of additional density on social services and the community writ large while also taking into consideration the impact of tall buildings on surrounding residences in terms of light (for quality of life as well as for solar panels) and air quality;
 - A thorough assessment of the number of shelter facilities – both public and private – in the area in order to take into consideration the density of shelter beds in CB9 in relation to other districts;



BROOKLYN COMMUNITY BOARD 9

- Develop a neighborhood advisory committee for Vital Brooklyn - Kingsboro that can work with the leading entities charged with building the complex (developers, city and state representatives, agencies) to make sure there is an amicable roll out with input from the community;
 - Developers hold community engagement sessions before every phase of the project begins;
-
- ITEM #7: Advocating for limits in rent increases across the district;
 - ITEM #8: Requesting additional resources and government support to hold predatory developers and landlords who push out residents through neglect, intimidation, or unreasonable rent increases accountable;
 - ITEM #9: Advocating for policies that will support low income and working families, particularly families of color or other marginal identities, ability to rent at rates relative to their income;
 - ITEM #10: Advocating for policies that will support low income and working-class families, particularly families of color or other marginal identities, to become homeowners;
 - ITEM #11: Advocating for the preservation of existing housing units with the understanding that people have called these places home for years if not decades, people who are important, contributing members of our district and community;
 - ITEM #12: Requesting follow up on the findings and recommendations listed in the Comptroller's November 2023 Fair Share Audit and an additional request for a response to those recommendations before official implementation.

ADOPTED: 3/26/2024