



BROOKLYN COMMUNITY BOARD 9

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Executive Secretary

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Treasurer

Nicolas Almonor
Member-at-Large

(vacant)
Member-at-Large

To: Fred Baptiste, (Ex-Officio); Yaacov Behrman, Nichola Cox, Resident Committee Member; John Craver, Resident Committee Member; Esteban Giron, Resident Committee; Beverly Newsome, Resident Member; Thomas Thomas, Resident Committee Member

From: Suki Cheong, ULURP Committee Chair

Re: ULURP Committee Meeting

Date: Tuesday, June 11, 2024

The Meeting of the ULURP/Land Use committee has been scheduled as follows:

Date: Tuesday, June 18, 2024

Time: 6:30 - 9:00 pm

Place: 901 Classon Ave, Brooklyn NY, 11225 (Clara Barton HS)

Livestream on CB9's YouTube Channel

<http://www.youtube.com/@brooklyncommunityboard9>

Agenda

1. Public Hearing – 962-972 Franklin Avenue ULURP Application
 - a. Continuum Equities Presentation – 15 min
 - b. Public Q&A
2. ULURP Committee Meeting
 - a. Reading of Rules of Order and Welcome
 - b. Committee Vote & Resolution, 962-972 Franklin Avenue
 - c. Discussion & Vote, City of Yes for Housing Opportunity Zoning Text Amendment
 - d. Community Board 9 Zoning Framework

PROPOSED RESOLUTION | PROPOSED RESOLUTION | PROPOSED RESOLUTION

Whereas CB9's median annual household income is \$77,000, the median wage is \$42,000 and 30% of our households make less than \$50,000 a year and

Whereas the City of Yes has stated that the justification for zoning density increases is the .39% vacancy rate for units renting for less than \$1100 per month

Yet, the UAP affordability level is at 60% of AMI which is \$83,880 for a family of 3 as of 2024 and \$65,000 for a single person for 2024 (studio rent \$1630 per month)

Therefore, CB9 does not consider the UAP units to be affordable for the households in our district or our city who most need affordable housing.

Whereas, City of Yes aims to build 100,000 units across the city by 2040 by "adding a little more housing everywhere" and

Whereas, CB9 has already built 4,000 units of housing from 2010-2023

Whereas there are over 2500 permitted units in the district

Whereas CB9 has 55% non-white residents and the racial equity impact analysis failed to predict the impacts of this proposal on communities of color, the number of affordable housing units or where they would be built, and the effects of displacement on communities of color

Whereas CB9 zoning already permits 25,000 new units to be built;

Whereas CB9 opposes the demolition of existing housing and strongly supports the preservation of existing affordable housing, especially existing rent stabilized and NYCHA housing;

Whereas the City of Yes UAP zoning increases are highest in R6 zones on narrow streets, increasing zoning density from 2.43 to 3.9 and second highest in R7 zones from 3.44 to 5.0, compared with the zoning increases in contextually zoned communities which are as low as 10%;

Whereas the majority of the land area of District 9 is covered by R6 and R7 zoning;

Therefore the city of yes UAP would nearly double the already high as of right development potential in our community, and resulting in

- demolitions of thousands more homes and the direct displacement of tens of thousands of residents, the majority people of color.
- Massive impacts on traffic, parking, sewers, sanitation, schools and other infrastructure for which no mitigation is promised

And Whereas all parts of the city including CB9 already have the ability, with the approval of the community board and the local council member to map voluntary and mandatory inclusionary housing on specific sites where they believe density increases are appropriate and will be the best option to facilitate new affordable housing,

Therefore, CB9 strongly opposes the City of Yes UAP zoning density increases and its destroy and rebuild model, which would trigger significant adverse environmental impacts, significant racial equity impacts, and fair housing violations;

And CB9 demands to be exempted entirely from the UAP program unless and until our as of right zoning is changed to more closely align with our built density and height, like other mixed density Brooklyn Districts.

Whereas CB9 has a great need for housing for our families, we absolutely **oppose the removal of the dwelling unit factor** which would allow the creation of buildings with mostly studios and 1 bedrooms.

Whereas a substantial number of CB9 residents drive and need parking,

And whereas the zoning code already allows reduced parking requirements for affordable units, or buildings under ten units, therefore the City of Yes proposal to eliminate parking mandates would only benefit larger market rate buildings;

We are therefore **opposed to the removal or reduction of parking mandates** but can still consider parking waivers on a case by case basis where appropriate, based on a detailed area and building parking needs analysis that demonstrates lack of need for additional off street parking as well as demonstrated financial hardship, supported by documentation of construction costs, in creating the mandated number of parking spots.

While CB9 supports the grandfathering and legalization of existing ADU's, the majority of CD9 1-3 family homes are on lots too small to accommodate a separate 800 sf , 2 story dwelling without impacting both the owners and the neighbors light and air.

Therefore CB9 would only **support new ADU's on lots larger than 5000 sf**, no taller than the typical one story garage, i.e. **15 ft tall** and **no more than 400 sf** in total size.

For the same reasons, CB 9 **opposes the across the board reduction of backyards from 30 ft to 20 ft and side yards in R1-R5 districts from 8 ft to 5 ft**, but we will still consider variances for hardship for individual homeowners.

Whereas the “missing middle” and “tod” density increases for R1-R5 zones would lead to significant density increases primarily on a single block of our district which already has extremely large single family houses;

And whereas we would prefer to work with single family blocks that need to expand their homes for the use of their families to map more appropriately sized increases or allow for an expedited variance for single family homes similar to CD 14.

Therefore **CB9 opposes the “missing middle” and “tod” increases for our district.**