



BROOKLYN COMMUNITY BOARD 9

BROOKLYN COMMUNITY BOARD 9 RESOLUTION 2025 MAYORAL CHARTER REVISION COMMISSION

Antonio Reynoso
Borough President

Dante B. Arnwine
District Manager

Fred P. Baptiste
Chair

Ethan Norville
1st Vice Chair

Felice Robertson
2nd Vice Chair

Linda Watson-Lorde
Executive Secretary

Mayna Legoute
Treasurer

Nicolas Almonor
Member-at-Large

Cat
Buccello
Member-at-Large

Whereas, The Mayor has convened a Charter Revision Commission which will propose ballot referendum measures for Nov 2025 and heard public testimony on reforms to the ULURP process related to housing production in February and March of 2025; and

Whereas, the Charter Revision Commission has received numerous proposals from members of pro- housing growth lobbying groups, affordable and for profit developers and others seeking to shorten the ULURP process or increase the influence on development approvals of the Mayor, Borough Presidents, city planning commission, or newly created individual roles at the expense of community boards and council members; and

Whereas, the Charter Revision Commission received testimony from numerous members of the public including CB9 residents; and

Whereas, the Commission released a preliminary report on April 30, 2025 recommending that in seeking to address long timelines in the land use development process resulting in insufficient production of housing that meets the needs of NYC residents, and localized opposition to housing and affordable housing in certain districts resulting in inequities in housing production among all the community districts in the city, the Charter should nevertheless “foreground basic planning principles and keep the following considerations in mind:

- the necessity of land use procedure to support planning, oversight, transparency, democratic accountability, and public participation.*
- the goal in the land use process is to allow for change, while balancing competing goods, goals, and valid perspectives.*
- the effects of changes to land use procedures are rarely straightforward. These processes exist within a dynamic political context that adapts and responds to new circumstances.*
- the Charter exists within a broader structure of state and federal law that grant authority to the City but also limit it;”*

Whereas, most developments encountered by CB9 which submit rezoning applications for affordable housing have 3-5 years or more total development timelines while the ULURP process is limited to 7.5 months, a predictable and tiny fraction of this total time and that proposed changes to the ULURP process would shave at most 1 month off this 5-year timeline; and

Whereas, we have approved at least two developers initiated upzonings (529 Empire Blvd Rezoning in 2013 and 341 Troy Avenue variance in 2009) which have resulted in no development at all after more than ten years, proving that zoning and land use approval procedures are not the primary obstacle to housing development; and



BROOKLYN COMMUNITY BOARD 9

Whereas, the community board's existing review period of 60 days is barely enough to announce and hold a public hearing and hold votes at both the land use committee and general board as the charter and our bylaws require us to do.

Therefore, Community Board 9 resolves that we **SUPPORT** any charter revisions which strengthen requirements for community engagement during the pre-certification process including mandatory developer meetings with community boards 30 days after filing a pre application statement with the department of city planning, and one or more meetings after filing an initial EAS and at least 30 days prior to certification; and

Therefore, we also **OPPOSE** ANY changes to the charter which shorten the community boards' ULURP review period which is being unfairly blamed for long development timelines; or any changes which reduce the influence of our community via the community boards in the land use process and increases the influence of individual elected officials or unelected officials at the expense of broader democratic bodies, including but not limited to :

- combining the borough presidents review period with the community boards
- moving the borough presidents review period after that of the council
- Allowing the city planning commission veto power over council votes
- allowing developers to appeal council zoning votes to a small body of unelected officials other than through the current Board of Standards and Appeals process
- or appointing a zoning administrator to make certain land use decisions

Whereas, Community Board 9 has added more than 4500 units of housing and 1900 units of affordable housing since 2010 on top of having the highest population density of all community districts in Brooklyn, while ten community districts in the city built and preserved fewer than 500 units of affordable housing; and

Whereas, Community Board 9 has deep concerns about

- the impact of existing and added density on quality of life and essential services,
- the lack of environmental review of new development in our district (most of which is as of right),
- and insufficient allocation of city resources for services and capital improvements to our district given limited private resources to manage density (our median household income is below the median for the city); and

Whereas, Community Board 9 recognizes that the city as a whole needs to continue residential development to provide sufficient housing for expected future population but treasures our stable and affordable residential community and our historic built context and does not want to be responsible for shouldering more than our fair share of density and locally unwanted land uses (we oppose development for the sake of development).



BROOKLYN COMMUNITY BOARD 9

*Therefore, Community Board 9 resolves that we **SUPPORT** Charter reforms that recognize the Fair Housing Framework passed by City Council in 2023 by requiring the relevant city agencies to develop in coordination with Community Boards and the city council:*

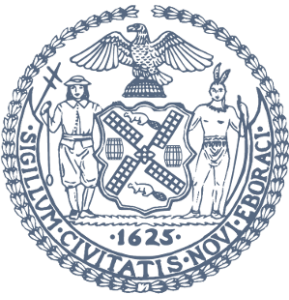
- Enforceable five-year housing and locally unwanted land use targets. Targets would take previous development, development pipeline and environmental assessments into consideration.
- Borough-wide and district level mandated environmental assessments every 5 years
- Tying these results to resource allocation for each district given citywide budgets; and strategies for economic and human capital development, and mitigations and solutions to quality-of-life problems caused by overdevelopment and density or concentration of Locally Unwanted Land Uses.

And that such fair share targets and broader perspectives on development should be enforced in ways that center oversight, transparency, democratic participation and community-based planning such as

- encouraging borough boards to vote on individual land use applications during their separate review periods,
- providing resources to communities to create their own comprehensive plans, if needed,
- limiting the pre-certification and pre filing review periods for rezonings with the department of city planning without reducing environmental review or other technical requirements;
- for districts which fall short of fair share targets by a wide margin and fail to create their own comprehensive plans to increase housing and affordable housing production, having the city create a comprehensive plan for those districts which would go through the normal ULURP process.
- for districts which exceed their fair share targets by a wide margin, they should be able to request a moratorium on development until sufficient infrastructure is provided; and

Whereas, Community Board 9 has observed a persistent pattern of city planning commission and council member deference to developer and mayoral priorities while community board and community views are ignored (we voted no on both Franklin Avenue rezonings and the Bedford Union Armory rezoning while the planning commission and council member approved all or almost all the developers requested upzoning and did not win as much affordability as we requested); and

Whereas, Community Board 9 has observed a consistent trend of mayoral attempts to avoid charter mandated ULURP proceedings in rezonings of public housing developments and siting of homeless shelters (for example 205 Parkside Avenue) through “emergency” procedures.



BROOKLYN COMMUNITY BOARD 9

*Therefore, Community Board 9 resolves that we **OPPOSE** any charter reform proposals that further increase the influence of the Mayor and developers at the expense of other players in the ULURP process, including but not limited to eliminating City Council review, and that we support increasing the power of the community in ULURP proceedings by:*

- Adding 5 volunteer voting representatives to the city planning commission who are chosen from among community board land use members representing each borough, on a rotating basis and including one person from the community board land use committee where the application is being reviewed.
- Reducing the number of members of the planning commission appointed by the Mayor
- Allowing the relevant community board and $\frac{2}{3}$ of the relevant borough board to override a city planning commission veto, mirroring the Mayor's override power, the application then moves to the city council where a $\frac{2}{3}$ vote is required for action.

ADOPTED: June 30, 2025