



BROOKLYN COMMUNITY BOARD 9

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BROOKLYN COMMUNITY BOARD 9 RESOLUTION AFFORDABLE HOUSING FAST-TRACK CPC RULEMAKING

WHEREAS

1. Brooklyn Community Board 9 (CB9) has concerns about how the Affordable Housing Fast-Track CPC Rulemaking will change public review and community input and how it will modify the present review procedure.
2. We want to make sure community boards and residents' opinions truly matter before a decision is made and that, if this fast-track process shortens timelines, community boards will keep the same influence over land use decisions, and that large developers cannot simply bypass ULURP in our community.
3. We want to ensure the city notifies CB9 of every project that qualifies for the fast-track procedure before the board's review timeline begins.
 - a. And whereas, community boards know their communities better than City Planning.
 - b. And whereas, we have done our fair share of building, and yet more development is still coming.

THEREFORE, BE IT RESOLVED, Brooklyn Community Board 9 recommends that the Affordable Housing Fast-Track CPC Rulemaking include provisions for:

4. Notification to community boards of fast-track applications before official review timelines begin and additional review time if applications are certified by CPC when community boards are on hiatus for the summer.
5. Inclusion of units in existing buildings in the definition of "Affordable Housing" if:
 - a. The units are affordable pursuant to a regulatory agreement that is expiring within the five-year cycle, and a new agreement extends the affordability requirements on terms at least as good as current city, state, or federal affordable housing program requirements for new construction (AMI levels are the same or lower, and the affordability term is the same or longer).
 - b. The units are currently unregulated but, within the five-year cycle, are subjected to a new affordable housing regulatory agreement or restrictive declaration with the city, state, or federal government on terms that are at least as good as affordable housing programs for new construction.



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6. Allow the District Manager, after consulting with the community board, to recommend to HPD whether an affordable housing unit that has a building permit and is included in a restrictive declaration against the land should be counted toward the district's total for the current cycle or for a cycle when it begins marketing to the public. A unit should never be permitted to be counted twice.

ADOPTED: March 24, 2026