



The City of New York

## Queens Community Board 11

Serving the Communities of Auburndale, Bayside, Douglaston, Hollis Hills  
Little Neck and Oakland Gardens

**Christine L. Haider** Chairperson / **Susan Seinfeld** District Manager

### **RESOLUTION OPPOSING LEGALIZATION OF ILLEGAL BASEMENT APARTMENTS AND OTHER UNITS**

*Adopted April 7, 2014*

**WHEREAS**, Mayor Bill de Blasio and other City officials and individuals are proposing that illegal conversions of homes to additional living units be legalized (presumably after being brought up to code) as a means of offering more units of affordable housing in the City of New York; and

**WHEREAS**, conversions increase the population in neighborhoods resulting in increased stress on infrastructure, more congestion, overcrowded schools and fewer parking spaces. Moreover, they intrude upon the reasonable expectations of other homeowners who have invested their life savings in their communities. Any additional units could negate zoning regulations; and

**WHEREAS**, local community groups and civic organizations have fought successfully for many years for contextual rezoning in order to preserve the character of existing neighborhoods; and

**WHEREAS**, legalization of currently illegal conversions would encourage other illegal conversions and further discourage the already weak enforcement of existing zoning regulations. This legalization could pose additional safety and health risks to occupants of those units as evidenced by the many reported fires in those units resulting in injury, loss of life and property damage to those units and adjacent homes. In addition, the lives of FDNY firefighters and other rescue personnel could be placed in jeopardy; and

**WHEREAS**, there are other ways of establishing additional units of affordable housing which are much needed in the City of New York, including requiring that new housing developments set aside a larger percentage of units for affordable housing units.

**THEREFORE BE IT RESOLVED**, that Queens Community Board 11 opposes any proposal to permit additional housing units in violation of existing zoning laws in the City of New York; and

That this resolution be communicated to elected officials including Mayor Bill de Blasio and other community boards in the City of New York. The resolution should also be sent to Alicia Glen, Deputy Mayor for Housing and Economic Development and Carl Weisbrod, Chair, City Planning Commission.