



# BROOKLYN COMMUNITY BOARD 9

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*Treasurer*

**Nicolas Almonor**  
*Member-at-Large*

(vacant)  
*Member-at-Large*

## **BROOKLYN COMMUNITY BOARD 9 RESOLUTION CITY OF YES FOR HOUSING OPPORTUNITY**

**WHEREAS**, Brooklyn Community Board 9's (CB9) 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; and

**WHEREAS**, the Universal Affordability Preference (UAP) level is established at 60% of Area Median Income (AMI) which is \$83,880 for a family of 3 as of 2024 and \$65,000 for a single person for 2024 (studio rent \$1,630 per month); and

**WHEREAS**, per the NYC Department of City Planning (DCP), City of Yes aims to build 100,000 units across the city by 2040 by "adding a little more housing everywhere"; and

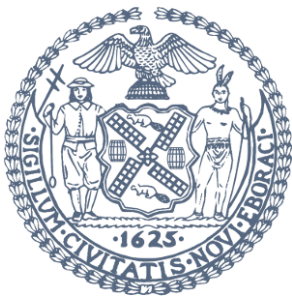
**WHEREAS**, CB9 has built 4,000 units of housing from 2010-2023; and

**WHEREAS**, there are over 2,500 permitted units in the district, of which 800 are income-restricted; and

**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, or the effects of displacement on communities of color; and

**WHEREAS**, CB9 zoning currently permits up to 25,000 new units to be built; and

**WHEREAS**, CB9 opposes the demolition of existing housing and strongly supports the preservation of existing affordable housing, including existing rent-stabilized and NYCHA housing; and



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**WHEREAS**, the City of Yes UAP zoning increases are highest in R6 zones on narrow streets, increasing zoning density from 2.2 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%; and

**WHEREAS**, the majority of the land area of District 9 is covered by R6 and R7 zoning; and

**WHEREAS**, the City of Yes proposal would do nothing to stop as of right demolitions of small buildings for luxury apartments that raise rents and cause primary and secondary displacement; and

**WHEREAS**, the City of Yes Universal Affordability Proposal would nearly double “as of right” development potential in our community, creating the possible demolition of currently affordable housing stock, the acceleration of displacement/gentrification, and other unmitigated impacts on local resources and infrastructure; and

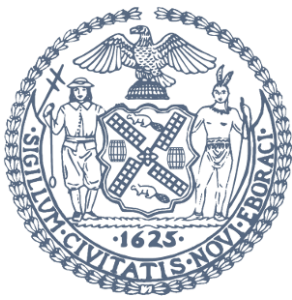
**WHEREAS**, community districts already have the ability, with the approval of the community board and the local council member to map voluntary and mandatory inclusionary housing on specific sites where they believe density increases are appropriate and will be the best option to facilitate new affordable housing; and

**WHEREAS**, CB9 has a great need for housing for families; and

**WHEREAS**, a substantial number of CB9 residents drive and need parking; and

**WHEREAS**, the City of Yes proposal to eliminate parking mandates would only benefit larger market rate buildings as the current zoning code already allows reduced parking requirements for affordable units and buildings under ten units; and

**WHEREAS**, 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; and



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**WHEREAS**, the “Missing Middle” and Transit Oriented Development (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**, the district’s preference is 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** it is **RESOLVED**, Brooklyn Community Board 9 **strongly opposes** the City of Yes Universal Affordability Preference zoning density increases as it incentivizes a “destroy and rebuild” model, which would trigger significant adverse environmental impacts, significant racial equity impacts, and fair housing violations; and

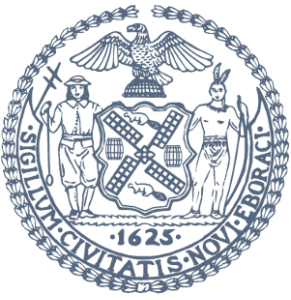
It is also **RESOLVED**, the proposed Universal Affordability Preference units are not sufficiently affordable for the households in our district or our city who most need affordable housing; and

It is also **RESOLVED**, CB9 is **opposed** to the removal or reduction of parking mandates and recommends the consideration of parking waivers as per the current rules, on a case-by-case basis; and

It is also **RESOLVED**, CB9 **opposes** the removal of the dwelling unit factor which would allow the creation of buildings with mostly studios and 1-bedroom units; and

It is also **RESOLVED**; 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 and variances should be considered on a case -by-case basis.

It is also **RESOLVED**, CB9 **supports** the grandfathering and legalization of existing ADU’s, which include basements and existing structures, and new ADU’s on lots larger than 5,000 sf, no taller than the typical one-story garage, i.e. 15 ft tall and no more than 400 sf in total size; and



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It is also **RESOLVED**, CB9 requests to be 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; and

It is further **RESOLVED**, CB9 opposes the “Missing Middle” and “Transit Oriented Development” increases for the community district.

**ADOPTED: JUNE 24, 2024**