

**Brooklyn Community Board 9**  
**890 Nostrand Avenue**  
**Brooklyn, New York 11225**  
**ULURP/Land Use Committee Meeting Minutes**

May 14, 2024  
Middle School 61  
400 Empire Boulevard

**Attendance (Board Members):** Suki Cheong, Committee Chair; Rabbi Yaacov Behrman;

**Attendance (Community Resident Members):** Nichola Cox; Tom Thomas; Beverly Newsome; John Craver; Esteban Giron

**Absent (Board Members):** None

**Absent (Committee Members):** None

**Guests:**

**Elected Officials:** Brooklyn Borough President. Antonio Reynoso; NYC Council Member, Crystal Hudson; 35<sup>th</sup> C.D.

**CB9 Staff:** Mia N. Hilton, Assistant District Manager; Dante B. Arnwine, District Manager

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- I. Call to order at 7 pm
  - a. Committee introductions, Rules of Order
- II. Committee updates
  - a. City of Yes for Housing Opportunity
    - i. Certified on April 29, 2024
    - ii. CB9 has 60 days to review
    - iii. Board Members will vote in June 2024 General Board meeting
    - iv. Universal Affordability Proposal
      1. 60% of AMI equates to \$83K for a family of 3 vs. median income in CB9 - \$66K; 30-40% of households making less than \$50K year
    - v. CB9 Draft resolution opposes UAP upzoning which would lead to demolition/redevelopment of most homes and smaller buildings in the district; affordability levels too high, unfairly targets districts such as CB9 which are already dense/have built their fair share of housing and are majority minority population.
  - b. 962-972 Franklin Avenue
    - i. Shadows are still present 2 hours a day; Historical designations of R6A

- ii. Affordability concerns
  - iii. City planning commissioners seemed concerned with the project
  - iv. Mitigation concerns
  - v. Brooklyn Borough President, Antonio Reynoso
    - 1. Change is inevitable; We want to control the change as opposed to what's happening now
    - 2. Developers choose the change that you see in your community your community is changing right now, you are not
    - 3. Recommendations that just say no without conditions do not give the BP or Council Members any tools to advocate with. Tell us what a best-case scenario for you
  - vi. Brooklyn Botanic Garden
    - 1. Per E. Lustig, Director of Government Affairs – BBG remains in opposition
- III. Community Framework update, Council Member Hudson
  - a. 100-page document on CM's website that encourages an honest effort to engage with the community by the developer
  - b. Affordability criteria – multiple tracks
    - i. Extremely low income – 80% must be affordable
    - ii. Income restricted Co-ops 80-130% AMI
    - iii. Mixed Income Rentals – need to do better than MIH Option 1
  - c. Universal Design principles
    - i. Including ramps, wider doorways, handles vs. doorknobs
    - ii. Pest Management
    - iii. Sustainability
    - iv. Workforce
      - 1. Who is being hired and what are they being paid to work on the project
    - v. Deep affordable projects have to meet less benchmarks
    - vi. Hester Street survey
      - 1. 78% of those surveyed said affordability was their number one priority
- IV. Community fair updates
  - a. June 1<sup>st</sup>, 10am-1pm; Dr. Ronald McNair Park
  - b. Committee will create district maps and 2 iPads
    - i. Will need printing budget or have District office print the materials.
- V. Adjourned
  - a. Meeting adjourned at 9:17pm