



# The City of New York

## COMMUNITY BOARD 17

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July 2<sup>nd</sup>, 2024

To the Department of City Planning,

On behalf of Community Board 17, I would like to extend our gratitude to your team for their unwavering support and responsiveness in addressing our questions related to the City of Yes for Housing Opportunity Text Amendment. The team's thoroughness and patience were greatly appreciated.

On June 18, 2024, Community Board 17 held our General Board meeting and voted on the City of Yes proposal. The vote was overwhelmingly against the proposal, with 30 members voting No, 1 member voting Yes, and 1 member abstaining.

During our 90-day review process, we held several discussions and utilized a survey to provide context to our decision, breaking out the proposal into 10 points of discussion:

1. Town Center Zoning
  - a. Support: 31%
  - b. Oppose: 69%
  - c. Comments and Concerns:
    - i. The current rezoning proposal lacks sufficient comprehensiveness and area-specific detail to be effective.
    - ii. The environmental impact study has not thoroughly analyzed the effects on individual neighborhoods.
    - iii. More detailed analyses of increased population density impacts by neighborhood are needed.
2. Transit-Oriented Development
  - a. Support: 24%
  - b. Oppose: 76%
  - c. Comments and Concerns:
    - i. Insufficient resources and infrastructure exacerbating current overcrowding in gyms, train stations, and parks.
    - ii. Negative environmental impacts on public transit, sunlight, and green spaces, with underestimated strain on electrical and water resources.
    - iii. Lack of guaranteed affordability, with increased supply not equating to affordability.

- iv. Transit-oriented housing should prioritize lower-income individuals and those without cars, with measures to reduce car usage.

3. Accessory Dwelling Units

- a. Support: 38%
- b. Oppose: 62%
- c. Comments and Concerns:
  - i. Inadequate environmental impact study analyzing neighborhood-specific impacts.
  - ii. Lack of community collaboration for proper future planning and mitigation.
  - iii. Broad ADU regulations allowing loopholes and negative uses.
  - iv. Need for refined regulations, including larger dimension requirements from the house to the ADU and adjacent properties.
  - v. Unclear tax implications for participants.

4. Universal Affordability Preference

- a. Support: 28%
- b. Oppose: 72%
- c. Comments and Concerns:
  - i. Lack of genuine affordability measures, with AMIs not reflecting neighborhood incomes.
  - ii. No guarantee of affordable units beyond the expansion.
  - iii. Contradictory actions by the city increasing rent-stabilized rents.
  - iv. Burden on communities to accept large, under-resourced developments.
  - v. Need for concrete affordable housing requirements in the plan.

5. Mandatory Inclusionary Housing – Updates

- a. Support: 33%
- b. Oppose: 44%
- c. Needed Additional Information: 23%

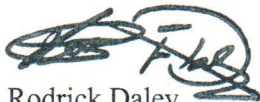
6. Ending of Required Parking Mandate

- a. Support: 25%
- b. Oppose: 75%
- c. Comments and Concerns:
  - i. Opposition to parking requirement changes in neighborhoods reliant on vehicles.
  - ii. Current parking strain exacerbated by new housing developments.
  - iii. Inadequate community assessment by the city.
  - iv. Developer incentives over community needs.
  - v. Misleading justification for eliminating parking requirements.
  - vi. Existing double-parking issues.
  - vii. High demand for parking spaces indicates scarcity.


- viii. Need for significant transit improvements before reducing parking spaces.
- 7. Enable Conversion of Underused Buildings - Expand Adaptive Reuse Regulations Citywide
  - a. Support: 40%
  - b. Oppose: 56%
  - c. Unsure/need more information: 4%
  - d. Comments and Concerns:
    - i. The change could be useful, but text amendments must be clear and decisive to prevent loopholes, unsafe structures, and out-of-place developments.
- 8. Remove Arbitrary Zoning Rules to Allow Small and Shared Apartments in Central Locations
  - a. Support: 46%
  - b. Opposed: 54%
  - c. Comments and Concerns:
    - i. The proposal increases density without addressing community impacts, aiming to maximize rental income by squeezing more people into limited space.
- 9. Eliminate Barriers to Contextual Infill
  - a. Support: 29%
  - b. Oppose: 71%
  - c. Comments and Concerns:
    - i. Contextual housing preserves neighborhood character and property values, and the proposal risks decreasing property values, neighborhood appearance, culture, and functionality.
- 10. Creation of New Zoning Districts
  - a. Support: 24%
  - b. Oppose: 76%
  - c. Comments and Concerns:
    - i. The proposal suffers from poor planning of increased density and its likely negative impacts, with inadequate community analysis and failure to accommodate large population increases.

In closing, we hope that this comprehensive feedback will serve as a valuable guide in refining and improving the proposal. Our goal remains to ensure that any amendments to our city's planning and zoning policies reflect the needs and aspirations of our diverse communities. We look forward to continued dialogue and collaboration to create a more equitable and sustainable future for all New Yorkers.

Regards,



Rodrick Daley  
Chairperson



Kwame Afreh  
Chair  
Land Use Committee

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