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# COMMUNITY BOARD NO. 8

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**FOR THE RECORD**

May 28, 2013

**Brooklyn Community Board 8 Recommendation  
in Support of Uniform Land Use Review Application (C 130213ZMK)  
for the Crown Heights West Rezoning and  
the related non-ULURP text amendment (N 130212 ZRK)**

On May 9, 2013, Brooklyn Community Board 8 held its public hearing on the Uniform Land Use Review Application (C-130213 ZMK) for the Crown Heights West Rezoning and the related non-ULURP text amendment (N 130212 ZRK). Twelve attendees gave testimony with 10 in support of the proposal notwithstanding their reservations regarding the efficacy of the Inclusionary Housing Program.

As recommended by the Housing/ULURP Committee (which had voted to support the proposal at its April 4, 2013 meeting), the 35 appointed Community Board 8 members in attendance at the May 9, 2013 public hearing voted unanimously to adopt the proposal as Department of City Planning (DCP) had undertaken the project in 2005 at the request of CB 8.

Brooklyn CB 8 has been vocal and committed in its pursuit of affordable housing for the District. While recognizing that the effectiveness of existing programs aimed at creating affordable housing is not within the full or sole control of the DCP, testimony provided by the Association for Neighborhood and Housing Development at the hearing in review of this proposal claims that the voluntary aspect of the Inclusionary Housing Program (IHP) has not ensured production of the expected quantum of affordable housing units in other localities and in other communities within the City. This testimony is sufficient to put CB 8 on notice to take a closer look. With the assistance of DCP, CB 8 hopes for guarantees of permanently affordable housing from those developers and property owners benefitting from the rezoning. We hope that DCP can provide clarification to the testimony regarding the effectiveness of the IHP.

In order to achieve the substantial and near-term protections from out-of-context development that the current proposal provides, the full Board voted to support it, and hopes that the request below will be understood in that context.

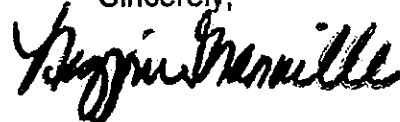
## Request for Follow-up Corrective Action

Based on comments received from the community, and to realize the full potential of the work and time City Planning and this community has invested in this project, we request the follow-up corrective actions listed below:

1. Revise the Zoning Text, maps, pertinent codes and rules to make the Inclusionary Housing Program in Brooklyn CD 8 mandatory for any buildings taller than 60 feet;
2. Require that the affordable units be built on-site, or entirely within Brooklyn CD 8;
3. Require that the affordable units have a 50% preference for CD 8 residents of five years or more; and
4. Adjust the income requirements to reflect the average median income of Brooklyn CD 8.

Thank you in advance.

Sincerely,



Nizjoni Granville  
Chairperson