**Re: CB11 HEARING ON MAYOR ADAMS’ City of YES PROPOSAL**

**Text Amendments (N 240010 ZRY and N 240011 ZRY)**

I am a Douglaston resident to say emphatically my complete opposition to Mayor’s Say Yes plan to address the housing issue. This plan not only does not address the issue but is a recipe for economic disaster.

Nowhere in the plan does it say this proposal creates affordable housing. What it does do is give the real estate industry a free get out of zoning jail card. If we need 300,000 affordable housing units why are we removing three and a half million units from current zoning limitations. The answer is industrial greed!

The central concept of the Mayor’s (and the governor’s plan last year) is to remove current restrictions on over development (CB and other CBSs have managed over the years to stabilize neighborhoods) to permit massive destruction of buildings making way for new construction. The plan does not promote the preservation of existing housing stock. it also fails to use a targeted increase of FAR that would promote real affordable housing (e.g. Mitchell Lama).

Every housing unit destroyed is replaced with a more expensive unit than existed previously. The sale of a house or modification of current housing stock will upon sale be more expensive not less expensive. If you add on top of this the increased cost for new or renovation costs will only produce new unaffordable housing.

To solve the housing crisis wages need to be increased. The city must purchase tracks of land on which it or others of low economic means could afford to build without having to overcome high NYC land values.

**Say NO to “City of Yes”!**

For the past three years in a row, many lower-density neighborhoods around New York City have been facing an existential crisis: our own elected officials, particularly Governor Kathy Hochul and Mayor Eric Adams, believe that our owner-occupied communities don’t deserve to exist. Instead, they should be demolished and replaced with high-rise market-rate rental apartment buildings.

This year, Mayor Adams and the Department of City Planning’s “**City of Yes”** – a set of proposals meant to increase development exponentially – are purposefully targeting lower-density areas in order to “free up” our real estate. Some examples:

* -  **Accessory Dwelling Units (ADUs)** would be allowed on all 1 and 2-family properties, including basement/cellar, attic & garage conversions, and new houses up to 800 square feet in backyards.
* -  **Transit Oriented Development (TODs)** mapped in large parts of R1 through R5 residential zones, targeting 1 and 2-family areas & allowing large apartment buildings on all wide streets and corner properties.
* -  **“Town Center” Zoning** mapped on all commercial overlays in R1 through R5 zones for high-density apartment complexes on top of street-level retail.
* -  **Basic Zoning Framework** changes that would make all buildings larger, denser & taller while cutting back lot sizes, yard setbacks & green space.
* -  **Parking Requirements** for all new residential development would be **eliminated**.
* -  All properties on every residential block within 100’ of a corner would be allowed to have commercial/retail/storefront/office up to 2500 square feet.
* -  Primary residences would be allowed to have a broad variety of commercial uses applied to 49% of the unit, no maximum square footage and up to 3 employees.
* -  Manufacturing and “life sciences” would be permitted on all commercial strips; the expansion of “nightlife” throughout the city; and allow commercial development to routinely double in size with a simple permitting process in all neighborhoods.

These changes – and many more – will not foster positive change in our neighborhoods. Instead, it will deregulate our entire land use process and allow high-density residential and commercial development everywhere.

**FOR OUR COMMUNITIES TO SURVIVE & THRIVE, SAY NO TO CITY OF YES!**

**Your name**