

December 4, 2023

**Re: CB11 HEARING ON MAYOR ADAMS' City of YES PROPOSAL
Text Amendments (N 240010 ZRY and N 240011 ZRY)**

I am here on behalf of Douglaston residents to testify to our emphatic and 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.

I agree tonight with my fellow civic leaders and Paul Graziano's comments.

Thank you,

Sean M. Walsh, Esq.
President