

Testimony to the City Council Land Use Subcommittee on Zoning and Franchises:

“NYC Supports Smart Growth & Affordability, Not Unchecked *City of Yes* Over-Development”

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Queens Community Board 13 (QCB13) and the overwhelming majority of community boards across the five boroughs represent the true majority view of New Yorkers who give a very firm thumbs-down to the misnamed “City of Yes for Housing Opportunity”. It would permit greater scales of development—increased density—on blocks and in neighborhoods with NO community input, and **without any guarantee of affordability**, especially for working families and the middle class. It’s a giveaway to those who seek to develop luxury housing, thus remaking neighborhoods as unaffordable for their current residents. It would eviscerate City Charter community review that Council Members currently and smartly use to ensure smart growth and affordability where changes to zoning occur.

The “as-of-right” features of City of Yes REMOVES from (Charter-mandated) community review [ULURP (Uniform Land Use Review Procedure)], development and density greater than permitted in just about every neighborhood. This means increased population before necessary infrastructure gets built. It risks overcrowded classrooms, sewer backups, increased traffic, insufficient parking, and inadequate public transit options, without any guarantees of housing affordability.

Community review empowers communities, community boards, borough presidents, borough boards and — you — our elected Council members to protect neighborhoods and ensure community affordability in any new zoning or project.

City of Yes guarantees opportunities for private developers to rake in cash without any oversight on how a project serves the public good.

On Long Island, community-government-private (and nonprofit) collaborations successfully developed needed new housing, including affordable and senior housing and transit oriented development (Vision Long Island recognizes many of the best of these projects at its annual Smart Growth Summit each December and [Smart Growth Awards](#) each June.).

The Council should re-jigger City of Yes into a menu of tools to create smart growth where it makes sense rather than measures that impose unwanted, sometimes unnecessary and inappropriate infusions of density on blocks with no guarantee of housing affordability.

(Additional materials and prior testimonies are included and follow beginning on the next page.)

Thank you.

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