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December 3, 2014

Dear Council Member:

We are the civic association that represents 13,000 people of northeast Queens and we stand in opposition to the Mayor's proposal to overhaul the Zoning Resolution ostensibly to create affordable housing. The fact is that while we need more affordable and safe dwelling units now not in ten plus years. The City of Yes does nothing to preserve existing housing stock or subsidize units. What it does is encourage destruction of good housing stock and build firetraps and flood traps. Fact, Albany and city hall do not have the money to implement this proposal despite their protestations.

This proposal is nothing but a giant land grab for the real estate industry. You are defrauding and stealing home equity from low and middle income New Yorkers including people of color. The EIS submitted in support of these zoning changes is as a matter of law inadequate and will face legal challenge.

You want to create affordable housing join us and other Community Boards and go from one board to another and find locations available today to create safe and sanitary dwelling units: expedite a spot zone if necessary, utilize subsidies, e.g., Michel Lama. This process would guarantee that an affordable rent would be a condition of any zoning change unlike the Mayor's proposal that does not require 100% of units be affordable.

If the City Council approves this proposal, the political repercussions will be significant to include secession of several parts of each borough. Stop the City of Yes or we will vote you out.

Yours,

Sean M. Walsh

President, Douglaston Civic Association

