



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.nyc.gov/mcb4

**JOHN WEIS**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

June 24, 2011

William E. Rapfogel  
Chief Executive Officer  
Metropolitan Council on Jewish Poverty  
80 Maiden Lane  
New York, NY 10038

**Re: The Windermere  
400-406 West 57<sup>th</sup> Street  
Clinton Cure for Harassment**

Dear Mr. Rapfogel:

Manhattan Community Board 4 (CB4) is pleased that Metropolitan Council on Jewish Poverty (MCJP) is considering becoming the non-profit Administering Agent for the Clinton Cure for Harassment ("Clinton Cure") at 400-406 West 57<sup>th</sup> Street and requests a meeting to sit down and go over issues and concerns (attached is a June 2, 2011 letter highlighting some concerns to Commissioner Mathew Wambua for the NYC Department of Housing Preservation and Development).

As you may know, the Windermere has a long and violent history of tenant harassment by its former owners and managers. As a result of that harassment, any alteration of the Windermere is subject to the Clinton Cure which requires the greater of 28% of the floor area of the current building or 20% of the floor area of the building to be constructed to be developed as permanently affordable low income housing. CB4 had been working with Councilmember Brewer and Project Find, the originally proposed not-for-profit Administering Agent, along with the developer Mark Tress of Windermere Properties LLC ("WP LLC") to ensure this required permanently affordable housing be built on-site and with an appropriate design.

The MCJP has an excellent reputation as a developer of senior housing in the city. CB4 is pleased it is considering becoming a part of the project team and looks forward to working with them.

In the coming weeks the CB4 Office will be reaching out to set up a time to meet. Please feel free to call with any questions.

Sincerely,



John Weis, Chair  
Manhattan Community Board 4



Elisa Gerontianos, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Joe Restuccia, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: Council Member Gale Brewer