



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

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

November 2, 2006

Miriam Colon, Assistant Commissioner
Housing Incentives
Department of Housing Preservation & Development
100 Gold Street
New York, New York 10038

Re: 421-a Partial Tax Exemption Program

Applicant: 123 West 22nd Holding, LLC
Premises: 125 West 22nd Street, Block 798, Lot 28

Dear Assistant Commissioner Colon:

At its October 16, 2006 meeting, Manhattan Community Board No. 4's Chelsea Preservation and Planning Committee reviewed the above-referenced 421-a application. The applicant seeks to build at the 125 West 22nd Street site and provide affordable housing in the Bronx, outside the Community Board 4 area.

It was the Committee's position that while the financial and other data supplied by the developer justified the granting of benefits, the dire shortage of affordable housing within the Board 4 area should require the provision of affordable units in our area. The Board believes the 421-a Partial Tax Exemption Program should be reformed so that all the affordable housing units are sited within either the development or the community board the development is located.

The full Board at its meeting on November 1, 2006 concurred in the opinion of the Committee by a unanimous vote.

Sincerely,

J. Lee Compton
Chair
Community Board 4

Walter Mankoff
Co-Chair
Chelsea Preservation and Planning

Lynn Kotler
Co-Chair
Chelsea Preservation and Planning

cc: Arden Sokolow, HPD
Electeds