



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

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**J. LEE COMPTON**  
Chair

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

February 27, 2007

Governor Eliot Spitzer  
The Executive Chamber  
Capitol  
Albany, NY 12224

**Re: 421-a Program**

Dear Governor Spitzer:

Manhattan Community Board #4 is writing to express its support of the changes proposed by the NYC Council to the 421-a Program, and further, to request that the NYS legislature ensure that any units created through this program be affordable in perpetuity.

While the 421-a Program was originally established in the 1970's to provide incentives for developers to build in a nearly bankrupt New York City, the current healthy economy and the resulting proliferation of development in and around the City necessitates a serious review of the requirements and benefits of the program and the use of public funds

We heartily support changes to this program that increase opportunities to create affordable housing and ensure that all units created are affordable in perpetuity. Our community is in desperate need of housing affordable to a range of low, moderate and middle income families.

This is the first opportunity in 35 years to propose changes to the 421-a Program and it is unlikely that there will be a similar opportunity in the near future to propose any additional changes. Now is our opportunity to make this program work for all New Yorkers.

Sincerely,

Sarah Desmond  
Co-Chair  
Housing, Health & Human Services Committee  
Manhattan Community Board 4

Megan Watkins  
Co-Chair  
Housing, Health & Human Services Committee  
Manhattan Community Board 4

cc: local elected officials