



THE CITY OF NEW YORK COMMUNITY BOARD 12

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Eric Adams
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Barry Spitzer
District Manager

Ms. Louise Carroll
Commissioner
NYC Housing Preservation & Development
100 Gold Street
New York, NY 10038

April 27, 2021

Dear Commissioner Carroll,

We write you in opposition to IHG Management's Article XI tax abatement application. IHG presented to the Board a plan to convert eight buildings into affordable housing units for a 40-year regulatory term, with 30% of units reserved for formerly homeless individuals, in return for incredibly generous tax abatements. The eight buildings: 961 42nd Street, 983 46th Street, 902 47th Street, 914 47th Street, 926 47th Street, 864 49th Street, 1016 50th Street, and 5001 10th Avenue are located within Community District 12. Council Members Menchaca and Yeger, within whose districts these buildings are sited, requested that the Board facilitate a public hearing to afford the community the opportunity to engage in the process, have a forum to discuss concerns, and democratically advise of the general public consensus.

This Community Board held a public hearing via Zoom on January 25th to present this project to the Board's Housing Committee. The Board was inundated with opposition even prior to the hearing. Over 100 residents joined the hearing, all of whom vehemently opposed the project. Approximately 20 immediate neighbors testified as to their concerns, and many more provided written opposition. Board members likewise asked for clarification and accommodations to assuage the concerns of the community.

The reasons for opposition were multi-layered and complex. Among these are the concern that this proponent would effectively and immediately become one of the largest landlords in the district. Residents were concerned that the application and screening process for prospective tenants would be insufficient to identify tenants who may pose security concerns, either themselves or by the company they keep. This concern was exacerbated by the agency IHG Management chose to partner with. Wavecrest is the HPD approved agency chosen to assist with social services, screen applicants and generally manage this project. There was significant concern with the negative reputation Wavecrest has earned through its work at NYCHA, and the lack of a proven track record working within our community. IHG and Wavecrest's unfamiliarity with the community may impact the way the program is run, effectively shutting out those within the community who could benefit from such a program close to home.

The discussions at the public hearing were shared with the Board at the regular January meeting. A motion was presented to the Board by the Housing Committee to recommend to HPD that this application should not be granted. The motion passed unanimously. Therefore, as the Community Board within whose bounds this proposed development is sited, and upon whom the affected parties expressed strong opposition to this project, we strongly oppose this application. We ask that you consider the neighbors who will be most affected by this proposal.

Sincerely,

Barry Spitzer
District Manager

cc: Speaker Corey Johnson; Council Member Carlos Menchaca; Council Member Kalman Yeger