



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

BRIAN A. BENJAMIN
Chairperson

ANDREW LASSALLE
District Manager

January 18, 2017

NYC Department of Housing Preservation & Development
Article XI Program, Tax Incentive Programs
100 Gold Street, Rm 8-D07
New York, New York 10038

Dear Assistant Commissioner Colon:

I am writing this letter to express support for Northern Manhattan Equities request to extend the Article XI tax benefits to 304 West 150th (Block 2045, lot 98) and 207-209 West 140th (Block 2026, lot 24&25) as the final stage of repositioning the former Ziporah, Progressive, and Creations Portfolios. As a representative of the Village of Harlem, it is important that this community's affordable housing stock be preserved and increased as part of Mayor Bill de Blasio's Affordable Housing Plan.

Over the past several years Northern Manhattan has experienced an exorbitant decline in affordable housing stock, while seeing an increase in housing for moderate and higher income residents. Low and middle income indigenous families and individuals who have long called Harlem home, have been priced out of renting and owning property and are forced to live in buildings in need of significant repair. Extending the Article XI tax credits for units up to 120% AMI in these newly developed buildings proposed as NME 3 would help to reduce the financial stress of its tax liability which in turn would afford an opportunity to deploy capital for the efficient development, maintenance, and operation of much needed affordable housing stock.

I am confident that the portfolio will undergo a close review and a positive determination will be applied.

Sincerely,

Brian Benjamin
Chairperson
Manhattan Community Board 10