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**The City of New York  
Manhattan Community Board 8**

March 3, 2016

Vicki Been, Commissioner  
Housing Preservation and Development  
210 Jeraleson St #804  
Brooklyn, New York 11201

**RE: Section 421-a Partial Tax Exemption Application – 501 East 74<sup>th</sup> Street, Block 1486 Lot 1 – New York, New York 10021**

Dear Ms. Been:

At the February 17, 2016 Full Board meeting of Manhattan Community Board 8, the following recommendation was adopted by a vote of 35 in favor, 0 opposed, 1 abstentions and 0 not voting for cause:

**WHEREAS**, the applicant is unable to provide a specific number of affordable apartments that were built in exchange for these market rate rental units and,

**WHEREAS**, the affordable units were not built in Community District 8 and,

**WHEREAS**, the ratio of market rate to affordable apartments does not capture the need to preserve and build affordable housing,

**THEREFORE BE IT RESOLVED** that, the Committee recommends against the applicant receiving the 421-a partial tax exemption for the foregoing reasons.

Please advise this office of any actions taken regarding this matter.

Sincerely,

*James G. Clynes<sup>(AG)</sup>*

James G. Clynes  
Chairman

*Ed Hartzog<sup>(AG)</sup>*

Ed Hartzog,  
Chair, Housing Committee

cc: Honorable Bill de Blasio, Mayor of the City of New York  
Honorable Gale Brewer, Manhattan Borough President  
Honorable Carolyn Maloney, United States Congress Member, 12<sup>th</sup> District  
Honorable Liz Krueger, New York State Senator, 28<sup>th</sup> District  
Honorable Dan Quart, New York State Assembly Member, 73<sup>rd</sup> District  
Honorable Rebecca Seawright, New York State Assembly Member, 76<sup>th</sup> District  
Honorable Ben Kallos, New York City Council Member, 5<sup>th</sup> District  
Honorable Daniel Garodnick, New York City Council Member, 4<sup>th</sup> District