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The City of New York
Manhattan Community Board 8

April 22, 2016

Melanie Hart
Executive VP Community Programs & Development
NYC Housing Authority
250 Broadway
New York, NY 10007

Re: NextGen Neighborhoods at Holmes Tower

Dear Executive Vice President Hart:

At the April 20, 2016 Full Board Meeting of Community Board 8M, the following resolution was adopted by a vote of 43 in favor, 0 opposed, and 0 abstentions.

Whereas, Community Board 8 is concerned about the loss of open space due to the development of the NextGen Neighborhood at Holmes Towers; and

Whereas, Community Board 8 is concerned that no amount of funds has yet been committed exclusively and wishes to ensure that all of Holmes Towers debt of approximately 33 million be paid prior to developer breaking ground on Holmes Towers from the NextGen Initiative; and,

Whereas, Community Board 8 wishes to ensure that there is public space made available to the entire community in whatever development is built under the NextGen Initiative;

Therefore let it be resolved that, Community Board 8 requests that the New York City Housing Authority and Housing Preservation and Development ensure that any development at Holmes Towers related to the NextGen Initiative ensure the following 1) that funds received from the NextGen Initiative be committed to ensure that all required repairs and improvement at Holmes Towers (currently estimated at \$33M) are completed before any of the funds are allocated to any other NYCHA location, 2) that any development under the NextGen Initiative at Holmes Towers ensure the creation of and accessibility of open public space for the community, and 3) that open space owned by NYCHA throughout the city is opened and made available to compensate for or exceed the open space being lost due to the NextGen Initiative at Holmes Towers

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

Sincerely,

James G. Clynes
Chairman

Abraham Salcedo and Cos Spagnoletti
Co-Chairs, Environment & Sanitation Committee

Ed Hartzog
Housing Committee

cc: Hon. Bill de Blasio, Mayor of the City of New York
Hon. Gale Brewer, Manhattan Borough President
Hon. Carolyn Maloney, 12th Congressional District Representative
Hon. Liz Krueger, NYS Senator, 28th Senatorial District
Hon. Dan Quart, 73rd Assembly District
Hon. Rebecca Seawright, 76th Assembly District
Hon. Daniel Garodnick, NYC Council Member, 4th Council District
Hon. Ben Kallos, NYC Council Member, 5th Council District
Commissioner Vicki Been, NYC Housing Preservation & Development