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## COMMUNITY BOARD NO. 2, MANHATTAN

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

January 24, 2020

Hon. Bill de Blasio  
Mayor  
City Hall<sup>111</sup><sub>SEP</sub>  
New York, NY 10007

Hon. Corey Johnson  
Speaker, NYC Council  
224 West 30th St., Suite 1206  
New York, NY 10001

Dear Mayor de Blasio and Speaker Johnson:

Community Board 2 remains committed to preserving the affordability of the 152 one and two-bedroom Section 8 apartments at 21 Spring Street in Little Italy.

In 1981, DeMatteis Development, on behalf of L.I.R.A. Apartments Co., purchased two-thirds of the former PS 21 school site from the city and built 152 Section 8 apartments. These large, family-sized apartments — 34 one-bedrooms apartments and 118 two-bedroom apartments, with a 24-hour secured lobby and a large central courtyard — provide a stable housing stock for nearly 600 low and middle income residents in our community.

Under the original conveyance and regulatory agreement, the exemption from city taxes and participation in the Federal Section 8 program are set to expire in early 2023. In a June 10, 2019 letter from The DeMatteis Organizations to NYC Council Speaker Corey Johnson, DeMatteis stated their “commitment” to working with the Speaker’s office to “preserve the affordability of the apartments at 21 Spring Street.”

***CB 2 requests your assurance that this commitment is still in place and that regardless of any sale, renovation or other plans, the affordability of all 152 units at 21 Spring will be preserved and significantly extended.***

Sincerely,

Carter Booth  
Chair

c: Hon. Nydia Velazquez, United States House of Representatives  
Hon. Jerrold Nadler, United States House of Representatives  
Hon. Brad Hoylman, New York State Senator  
Hon. Brian Kavanaugh, New York State Senator

Hon. Yuh-Line Niou, New York State Assemblymember  
Hon. Deborah J. Glick, New York State Assemblymember  
Hon. Scott M. Stringer, New York City Comptroller  
Hon. Jumaane Williams, New York City Public Advocate  
Hon. Gale Brewer, Manhattan Borough President  
Hon. Margaret S. Chin, New York City Council Member  
Hon. Marissa Lago, Chair, City Planning Commission  
Hon. Louise Carroll, Commissioner, Dept. of Housing, Preservation & Development  
Richard F. DeMatteis, Principal, The DeMatteis Organizations  
Scott L. DeMatteis, Principal, The DeMatteis Organizations  
Alan C. Sullivan, Executive Vice President, The DeMatteis Organizations