



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

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**J. LEE COMPTON**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

December 11, 2006

Miriam Colon, Assistant Commissioner  
Housing Incentives  
Department of Housing Preservation & Development  
100 Gold Street  
New York, New York 10038

Re: 421-a Partial Tax Exemption Program

Applicant: BBD Developers LLC/17<sup>th</sup> Street Development  
Premises: 236-246 West 17<sup>th</sup> Street, Block 766, Lot 9065

Dear Assistant Commissioner Colon:

At its November 20, 2006 meeting, Manhattan Community Board No. 4's Chelsea Preservation and Planning Committee reviewed the above-referenced 421-a application. The applicant seeks to build at the above referenced site and provide affordable housing in the Bronx, outside the Community Board 4 area.

It was the Board's position last month that while the financial and other data supplied by the developer justified the granting of benefits, the dire shortage of affordable housing within the Board 4 area should require the provision of affordable units in our area. Thus, the Board reasserts its belief and position that the 421-a Partial Tax Exemption Program should be reformed so that all the affordable housing units are sited within either the development or the community board in which the development is located.

The full Board at its meeting on December 4, 2006 approved this letter by a unanimous vote.

Sincerely,

J. Lee Compton  
Chair  
Community Board 4

Walter Mankoff  
Co-Chair  
Chelsea Preservation and Planning

Lynn Kotler  
Co-Chair  
Chelsea Preservation and Planning

cc: Arden Sokolow, HPD  
Electeds