



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300 - Fax (212) 533-3659

www.cb3manhattan.org - info@cb3manhattan.org

Gigi Li, Board Chair

Susan Stetzer, District Manager

October 29, 2014

Hon. Vicki Been, Commissioner
NYC Department of Housing Preservation and Development (HPD)
100 Gold Street
New York, NY 10038

Dear Commissioner Been,

At its October 2014 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Community Board 3 Resolution to Oppose the Department of Housing Preservation and Development's Disposition of and 421a tax abatement for 137 Attorney Street and 181 Stanton Street

WHEREAS, the two (2) lots located at 137 Attorney Street and 181 Stanton Street are currently owned by Housing Preservation and Development (HPD); and

WHEREAS, these lots have remained undeveloped since at least the 1980s, at which time parts of the lots were begin to be cared for and maintained as "Siempre Verde Garden" by neighbors; and

WHEREAS, in April 2012, HPD requested that Community Board 3, Manhattan (CB 3) approve an Inclusionary Housing project on these lots which would require their disposition by HPD, which CB 3 approved with the stipulations that: 1) "...the developer and HPD to return to the CB in two months with more details regarding the income targets."; and 2) "...CB 3 approves the proposal but would like to know what affordable program this falls under; if more than 3 affordable units could be produced; and if there is a guarantee that the units and permanently affordable"; and

WHEREAS, in October 2012, CB3 supported "...the use of 181 Stanton Street and 137 Attorney Street for an interim garden until NYC HPD comes up with a plan for the site"; and

WHEREAS, these lots were licensed by Green Thumb in November 2012 for use as a community garden known as "Siempre Verde Garden", which license was renewed in 2013; and

WHEREAS, neither the developer nor HPD returned to CB 3 to provide the requested information upon which CB 3's approval was conditioned in April 2012; and

WHEREAS, since receiving a Green Thumb license, the members of Siempre Verde Garden have undertaken substantial and documented efforts to clear and rehabilitate these lots into a productive community garden and open space, have successfully implemented multiple grants to

further these efforts, have received various awards and certifications in recognition of these efforts, and have used these lots to demonstrate a model for sustainability in NYC; and

WHEREAS, Siempre Verde Garden provides environmental, ecological, cultural, educational, economic, health and other benefits to the community, has engaged local residents of all kinds in free community-based programming, and has played an active and constructive role in the community through its partnerships with local private, public, and non-profit entities; and

WHEREAS, Siempre Verde Garden submitted to CB 3 a petition containing more than 900 signatures opposing the development of these lots and supporting their preservation as a community garden; and

WHEREAS, Community District 3 is underserved by the provision of open space, and the disposition and development of these lots would deprive the community of much needed open space that cannot be replaced; and

WHEREAS, while CB 3 strongly supports the creation of affordable housing in this community, the circumstances under which CB 3 supported the 2012 Inclusionary Housing project on these lots no longer remain; so

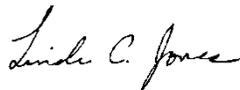
THEREFORE, BE IT RESOLVED, that CB 3 opposes a 421A tax abatement at 137 Attorney Street and 181 Stanton Street and opposes the disposition or development of these lots by HPD.

If you have any questions, please contact the community board office.

Sincerely,



Gigi Li, Chair
Community Board 3



Linda Jones, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Thehbia Walters, Department of Housing, Preservation and Development
Zachary Bommer, Office of New York State Assembly Speaker Sheldon Silver
Mauricio Pazmino, Office of New York State Senator Daniel Squadron
Patricia Ceccarelli, Office of Manhattan Borough President Gale Brewer
Persephone Tan, Office of Council Member Margaret Chin
Ilyse Kazar, Siempre Verde Garden