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THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD SIX
211 EAST 43RD STREET, SUITE 1404
NEW YORK, NY 10017

VIA E-MAIL

November 16, 2018

Molly Park
Deputy Commissioner for Development
New York City Department of Housing Preservation & Development
100 Gold Street
New York, NY 10038

**Resolution Opposing the Granting of a 421-a Tax Exemption for 227-229
Lexington Avenue, Block 889; Lots 19 & 67**

At the November 14, 2018 Full Board meeting of Manhattan Community Board Six, the Board adopted the following resolution:

WHEREAS, Lexington Group II LLC (“applicant”) has submitted a 421-a Real Property Tax Exemption Application seeking a tax exemption for the Property;

WHEREAS, the 17 story building contains 37 units: 20 one bedroom apartments, 14 two bedroom apartments, and 3 three bedroom apartments;

WHEREAS, “negotiable certificate of eligibility” (“Certificates”) indicating the building of affordable units were provided to the committee for review;

WHEREAS, the Committee reviewed the Certificates which were generated through the building of affordable housing outside of Manhattan;

WHEREAS, Manhattan Community Board Six (CB6) opposes the use of “negotiable certificate of eligibility,” especially when the affordable housing generated is outside of Community District 6;

WHEREAS, the CB6 Board office reached out to the applicant’s attorney and invited them to attend a CB6 Housing, Homeless, & Human Rights committee meeting;

WHEREAS, the applicant refused to appear before the board;

THEREFORE, BE IT RESOLVED that Community Board Six opposes the granting of a tax exemption for this application.

VOTE: 33 in Favor 0 Opposed 1 Abstention 0 Not Entitled

Best regards,

A handwritten signature in blue ink that reads "Cody Osterman". The signature is written in a cursive, flowing style.

Cody Osterman
Assistant District Manager

Cc: Hon. Gale Brewer, Manhattan Borough President
Hon. Carlina Rivera, Council Member
Carin van der Donk, Chair, CB6 Housing, Homeless, & Human Rights Committee
Sarah Mallory, Chief of Staff for Government Affairs, New York City Department of
Housing Preservation & Development
Applicant