

May 15, 2013

The Honorable Brad Hoylman
NYS Senator
322 Eighth Avenue, Suite 1700
New York, NY 10001

Dear Senator Hoylman,

The Cooper Square Committee wants to express our deep gratitude to you for introducing Senate bill 4641, the "NYCHA Real Property Public Review Act." Given that NYCHA is proposing to lease 14 sites at 8 NYCHA developments in order to develop over 4,000 units of 80/20 housing, of which 2,026 units are proposed at 5 developments on the Lower East Side and Chinatown, it is essential that the disposition of city-owned land by NYCHA be subject to New York City's Uniform Land Use Review Procedure (ULURP), the same review process that other city agencies must adhere to when redeveloping public land.

While NYCHA does need a long term plan to address its chronic deficit and effectively carry out its public mission, the proposed "infill plan" is not the way to go about it. It is well known that NYCHA pays over \$73 million annually to the City for "special police services" while residents claim they do not receive special services. NYCHA continues to pay \$23 million annually for Payments In Lieu of Taxes despite non-profit housing providers usually being exempted from property taxes. NYCHA also receives less money from the City and State for the shelter allowance of residents receiving public assistance than do private landlords. These inequities should be addressed before NYCHA even considers putting any "infill plan" on the table.

Thank you again for your leadership on this issue. We look forward to working with you to advance this legislation in the NY State Senate.

Yours truly,

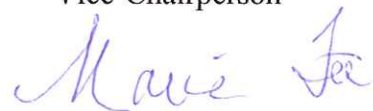


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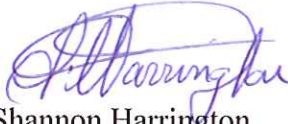
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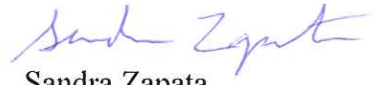
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