

July 8, 2004

Ms. Deborah Van Amerongen
Director, Multifamily HUB
U.S. Department of Housing and Urban Development
26 Federal Plaza
New York, NY 10278

Re: Manhattan Plaza, #NY 36-H110-05

Dear Ms. Van Amerongen:

We are writing to urge HUD to approve the Related Companies' (Related) recent Manhattan Plaza contract proposal. The current proposal represents a flexible response to the concerns raised by the Manhattan Plaza Tenants Association (MPTA) as Related prepares to enter the Mark-up-to-Market program. The proposal now before you has been thoroughly discussed and negotiated, and accepted by both Related and the MPTA.

The continued viability and economic integration of Manhattan Plaza is of utmost importance to Manhattan Community Board No. 4 (CB4). CB4 has been intimately involved with and supportive of Manhattan Plaza since its inception and sits on the Manhattan Plaza Management and Policy Advisory Committee. Its residents are primarily performing artists, support personnel in the arts, and neighborhood seniors of very diverse incomes. Over the years, the successful economic integration of this project has become a model that has positively affected the community as a whole. It should therefore be obvious that together we can and should find ways of accommodating the unique needs of this population. We request that HUD now demonstrate this same commitment for the benefit of Manhattan Plaza residents and the integrity of affordable housing programs as a whole.

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The Mark-up-to-Market program must not be allowed to negatively affect the residents of Manhattan Plaza and, by extension, our community. The current proposal minimizes the negative impacts and addresses the concerns that residents will be displaced. To that end, we join our elected officials and the MPTA in requesting that HUD approve the proposal currently pending before you.

Sincerely,



Walter Mankoff
Chair
Manhattan Community Board No. 4

Janice McGuire
Chair
Housing, Health & Human Services Committee

cc: Mary Lou Westerfield, Actors Equity Association
Julie Wolpert, HPD
Jeff Brodsky, Related
Marissa Redanty, Manhattan Plaza Tenants' Association
local elected officials