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Nilsa Orama

Chair

Angel D. Mescaín

District Manager

February 16, 2021

Louise Carroll

Commissioner

Department of Housing Preservation & Development

100 Gold Street

New York, NY 10038

Dear Commissioner Carroll:

We have met with representatives of Tahl-Propp Equities (TPE) regarding their interest in developing a mixed-use project on Park Avenue and 127th Street. TPE owns four lots (3, 6, 165, and 168) on Block 1775 that are adjacent to a city-owned lot (#71) that would be included in the planned development site. According to their preliminary projections, the project would include two mixed-use buildings totaling approximately 550 residential units, 34,000 square feet of non-residential space and 29,000 square feet of parking. Both buildings are planned to be developed according to HPD's *Extremely Low & Low-Income Affordability (ELLA) Program Term Sheet*.

TPE also owns and manages two Project-Based Section 8 buildings, 1775 Houses and AK Houses, that neighbor the proposed development site. It is our full expectation that HPD will work with TPE to cure all open violations for mold, mice and water leaks at 1775 Houses and AK Houses.

After considering this preliminary development proposal and receiving assurances that HPD will require the developer to cure all open violations, we endorse Tahl-Propp Equities' desire to begin conversations with HPD regarding their proposed development of City-owned property.

If you have any questions, please contact Angel D. Mescaín, our District Manager at 212-831-8929 or amescaín@cb11m.org.

Sincerely,

Nilsa Orama

Chair

cc: Hon. Bill Perkins, New York City Council

Hon. Gale A. Brewer, Manhattan Borough President
Hon. Robert Rodriguez, New York State Assembly
Hon. Brian Benjamin, New York State Senate
Steven Villanueva, Community Board 11
Judith Febbraro, Community Board 11