



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

March 20, 2026

Hon. Dina Levy
Commissioner
NYC Department of Housing Preservation & Development
100 Gold Street New York, NY 10038

Dear Commissioner Levy,

At its last regularly scheduled General Board Meeting, held on Thursday, March 19, 2026, Manhattan Community Board No. 9 adopted the following **Letter of Support regarding the 473 United HDFC Regulatory Agreement Sales Exemption** by a vote of 24 in favor, 1 opposed, and 6 abstentions:

On behalf of the board of directors and residents of the 473 United HDFC, we write to request your agency exempt a single sale from the 2013 Regulatory Agreement. 473 United HDFC is in urgent need of an exemption in order finance sorely needed repairs and continue to make timely debt payments that keep the HDFC from foreclosure.

473 United HDFC signed a regulatory agreement when it incorporated in 2013 in order to maintain affordable housing. However, the regulatory agreement severely limits the HDFC income on sales, which have been scarce over the past decade. When in 2017, a shareholder stopped making maintenance payments, the Board initiated an eviction; in 2019, the board began a nonjudicial foreclosure proceeding that was stymied by the courts during the global pandemic.

As a consequence, the foreclosure that just happened in December 2025 left the HDFC with over \$74,000 in unpaid maintenance and legal fees. Yet the sale price for the unit is limited to approximately \$65,000 by the regulatory agreement in 2026. This would generate a loss for the HDFC. We are thus seeking a single exemption to the regulatory agreement for unit 17 in order to facilitate a sale that would generate needed funds for capital repairs, nurse a reserve fund, and stabilize the HDFC for the future.

The timely execution of the exemption would be a great financial help to the shareholders of the HDFC, who have worked tirelessly to pay off mortgage and other debts incurred by a loss of income during the pandemic and a result of a squatter. Since new leadership has taken over the board of directors in 2024, the HDFC has paid an estimated \$100,000 in mortgage arrears and

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exited mortgage default. They seek in earnest to preserve the affordability of the building and remediate the current structural issues that threaten shareholders' livelihoods.

Thank you for your attention to this matter. We greatly appreciate your consideration and look forward to your prompt response, as this is a time-sensitive matter.

If you have any questions and/or further information is needed, please do not hesitate contacting District Manager Eutha Prince or me at the board office (646) 355-3172.

Sincerely,

A handwritten signature in cursive script, appearing to read "Victor Edwards".

Victor Edwards
Chair

cc: Hon. Zohran Mamdani, Mayor
Hon. Mark Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Micah Lasher, Assembly Member
Hon. Jordan J.D. Wright, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation

Ratification of Ltr. of Support re: The grant application to revitalize the East Gym and Auditorium at P.S. 125, also known as The Ralph Bunche School, located at 425 West 123rd Street, New York, NY 10027.



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March 25, 2026

The Honorable Adriano Espaillat

Member of Congress
Rayburn House Office Building
2332 Independence Ave SW
Washington, DC 20515

Dear Congressman Adriano Espaillat:

Due to time constraints, Manhattan Community Board No. 9's Executive Committee, acting on behalf of the full Board, unanimously voted in favor of issuing this **Letter of Support re: The grant application to revitalize the East Gym and Auditorium at P.S. 125, also known as The Ralph Bunche School, located at 425 West 123rd Street, New York, NY 10027.**

Manhattan Community Board No. 9 is writing to express its strong and enthusiastic support for the grant application to revitalize the East Gym and Auditorium at P.S. 125, The Ralph Bunche School. This project is critically important to the constituents of New York's 13th Congressional District, as it will enhance a key community space that fosters learning, creativity, and civic engagement.

P.S. 125 is a vital community school serving students from Pre-Kindergarten through 6th grade, and it stands as a model of strong leadership and educational excellence. The East Gym and Auditorium function as central gathering spaces not only for the school, but for the broader community. These facilities host a wide range of events, including school assemblies, arts programming, community celebrations, and town hall meetings—bringing together students, families, and residents while strengthening community pride and connection.

Despite their importance, these spaces are currently not equipped to provide a safe and comfortable environment during warmer months. The lack of air conditioning and limited ventilation in both the gym and auditorium results in excessively high temperatures that pose health risks to students, staff, and community members. These conditions also limit the use of the facilities for extended periods, reducing access to essential programming and community activities.

Investing in proper climate control for these shared spaces is not simply a matter of comfort—it is a matter of equity, safety, and educational quality. Every child and community member deserves access to safe, functional environments that support learning, physical activity, artistic expression,

Hon. Adriano Espaillat

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and civic engagement. Ensuring year-round usability of these spaces will have a lasting positive impact on student development and community well-being.

In addition, the leadership at P.S. 125 has demonstrated a strong and consistent commitment to both educational excellence and community partnership. The successful renovation of Playground 125 and ongoing advocacy to ensure its accessibility for both students and residents of Grant Houses and the surrounding neighborhood is a testament to this dedication.

In conclusion, Manhattan Community Board No. 9 respectfully urges you to support funding for the P.S. 125 Ralph Bunche School East Gym and Auditorium Climate Control Modernization project. This investment will create a safer, more inclusive, and more vibrant space where students and the broader community can thrive.

Thank you for your continued leadership and your commitment to the residents of NY-13. If any further information is needed please do not hesitate to contact me, or our District Manager Eutha Prince at the board office (646) 355-3172.

Sincerely,

A handwritten signature in cursive script, appearing to read "Victor Edwards".

Victor Edwards
Chair

Ratification of Ltr. of Support re: The NYC Open Streets proposal submitted by KIPP School in West Harlem.



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March 27, 2026

Hon. Mike Flynn
Commissioner
New York City Department of Transportation
55 Water Street, 9th Floor
New York, NY 10041

Dear Commissioner Flynn,

Due to time constraints, the Executive Committee of Manhattan Community Board No. 9 acted on behalf of the full board and approved the following Letter of Support regarding the NYC Open Streets proposal submitted by KIPP School in West Harlem. The vote was **13 in favor and 1 opposed**, with **14 members present and entitled to vote**.

This proposal seeks to designate West 133rd Street as a westbound one-way corridor between the hours of 7:00–8:00 AM and 3:00–4:00 PM, Monday through Friday, during the NYC public school year. The intent is to implement this as a pilot program to better manage school-related traffic conditions.

On March 27, 2026, Manhattan Community Board 9 facilitated and conducted an on-site walkthrough with key stakeholders, including KIPP School principals, and representatives from the Metropolitan Transit Authority, NYC Department of Transportation, and the NYPD. This collaborative engagement allowed all parties to closely assess current conditions and evaluate the feasibility and potential benefits of the proposal.

Based on these observations and discussions, we believe this pilot program would:

- Improve safety for students, families, and staff during peak drop-off and pick-up times
- Alleviate congestion and streamline traffic flow for parents and school buses

- Reduce spillover traffic impacts on Broadway and surrounding streets
- Provide a structured, predictable system for managing high-volume school traffic

Hon. Mike Flynn

March 27, 2026

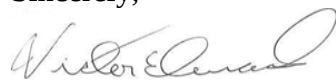
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Importantly, implementing this as a pilot will allow for data collection, community feedback, and adjustments as needed to ensure the program meets its intended goals.

We commend KIPP School for proactively working with city agencies and the community to address these longstanding traffic and safety concerns. We respectfully urge the Department of Transportation to approve and support this pilot Open Streets initiative.

Thank you for your consideration and continued partnership in improving transportation safety and efficiency in West Harlem. If any further information is needed please do not hesitate to contact District Manager Eutha Prince or me at (646) 355-3172.

Sincerely,

A handwritten signature in cursive script, appearing to read "Victor Edwards".

Victor Edwards
Chair