

Dear Mrs. Cumbo,

I am writing to you as a resident of Clinton Hill. I wish to express my dissatisfaction with the current real estate laws in New York City. Particularly, I am concerned with the scarcity of affordable housing in our neighborhood. Recently, there has been plenty of new expensive, luxurious condominiums built in Clinton Hill over the past 10 years, but these units are generally unaffordable for most long-time residents of the neighborhood. These new developments have consistently cost rents to rise in the neighborhood. Indeed, all of us know of at least one person—a friend, a family member, a longtime neighbor, a park acquaintance—who was forced to move out of the neighborhood because of the exponentially rising rents.

I refuse to believe that there is nothing we, the residents of Clinton Hill, can do to combat this. A defeatist attitude isn't going to get us anywhere. We need our public officials to work on behalf of those families affected by gentrification, and to protect against the future displacement of the native community.

Thus, I demand the following change in the zoning law of the neighborhood: All new development projects in Clinton Hill, specifically those zoned for residential or mixed-use buildings, must set aside at least one-fifth (20%) of their units as rent-stabilized apartments. At least another fifth (20%) must be set aside as rent-controlled apartments. Additional incentives should also be given to landlords who offer more affordable housing units., such as tax breaks or larger zoning.

This proposal may seem radical. However, it is the only way to keep our community intact. New developments projects in our neighborhood must benefit both future and current residents.

This is the first step in that process.

Sincerely,

Name and Signature:\_\_\_\_\_