



**Community Board 12 - Manhattan
Washington Heights & Inwood**

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Pamela Palanque-North - Chair
 Enezer Smith, District Manager

November 30, 2011

Hon. Michael R. Bloomberg
 Mayor
 City Hall
 New York, NY 10007

Hon. Christine Quinn
 Speaker - NYC Council
 City Hall Rm 5
 New York, NY 10007

Dear Mr. Bloomberg & Ms. Quinn:

At the general meeting on November 22, 2011, Community Board 12, Manhattan, during an Executive Session which was convened by the Board Chair, passed the following resolution with a vote of (7)Favor, (0)Opposed, (2)Abstain to recommend the Office of the Mayor & the New York City Council to enact the "Fair Wages for New Yorkers Act".

- Whereas: In New York City, the life chances and everyday experiences of residents are negatively affected by extreme income inequality, persistent homelessness, high rates of poverty and unemployment; and;
- Whereas: Working to create jobs that would enable families and individuals to pay for their needs, remain healthy, and achieve their aspirations would help to reduce inequality, homelessness, poverty and unemployment; and;
- Whereas: New York City's municipal government and its public authorities provide direct and indirect subsidies to developers seeking to build in New York City through financing assistance, tax exemptions and abatements, and variances from various City regulations; and,
- Whereas: The City's public subsidy for private development reduces construction costs for the developer, which also reduces rents for tenants in the development—in return for the economic benefits of job creation and eventual City tax revenue; and,
- Whereas: City-subsidized developments often rent to retail businesses, which receive an indirect benefit of the City's subsidy to developers through lower rents, but which do not pass along the benefit to their employees, who can earn the minimum wage or less; work only part-time and receive no health or retirement benefits or paid sick and vacation time; now therefore be it
- Resolved: Community Board 12, Manhattan strongly supports the idea that City subsidies should be used to create good jobs and not be used to keep working people in poverty, and urges the City Council and the Mayor to immediately enact the "Fair Wages for New Yorkers Act," (Int. No. 251-A); and be it further
- Resolved: Community Board 12, Manhattan endorses the proposed legislation because it would raise living standards for thousands of New Yorkers by requiring that all workers in a City-subsidized development project, whether they are employed by the developer, by tenants or by on-site service contractors, be paid a "living wage" of \$10 per hour with health benefits, or \$11.50 per hour without health benefits, and to index the wage to inflation.

Sincerely,


 Pamela Palanque-North
 Chair