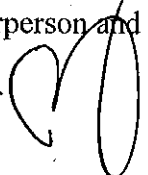




MEMORANDUM

**To:** The Chairperson and Members

**From:** Marc Jahr  
President 

**Date:** February 8, 2012

**Re:** Resolution of Declaration of Intent  
1133 Manhattan Avenue (Mixed-Income)  
Brooklyn, New York  
Block 2482/Lots 21 and 26

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Attached is a Resolution of Declaration of Intent (the "Resolution") for a proposed new construction project located at 1133 Manhattan Avenue, which is currently under review by the Corporation. The developer, 1133 Manhattan Avenue LLC, a single purpose entity formed by The Domain Companies, has requested that the Members adopt the Resolution on the project's behalf. Should HDC utilize tax-exempt bond proceeds to provide financing for the proposed project, it will be operated in accordance with the restrictions of the Internal Revenue Code.

As indicated in the attached project summary sheet, the developer intends to construct one building with 210 mixed-income, rental units located at 1133 Manhattan Avenue in Brooklyn.

The Resolution is an official intent of the Corporation for tax code purposes which can enable certain expenditures incurred as early as 60 days prior to the date of such Resolution to qualify for tax-exempt bond financing. However, the Corporation's agreement to issue bonds may only be expressed in the Corporation's bond purchase agreement, which requires further authorization by the Members.

A fact sheet with a brief description of the project is attached (see "Exhibit A").

**RESOLUTION OF DECLARATION OF INTENT  
OF THE NEW YORK CITY**

**HOUSING DEVELOPMENT CORPORATION**

**WHEREAS**, Article 12 of the Private Housing Finance law, constituting the New York City Housing Development Corporation Act (the "Act"), authorizes the New York City Housing Development Corporation (the "Corporation") to encourage the investment of private capital and provide dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations, or located in an area certified or designated as blighted; and

**WHEREAS**, the Corporation may be requested to provide all or part of the construction and/or permanent financing of a residential development located at 1133 Manhattan Avenue in Brooklyn, NY (the "Project") as more fully described in Exhibit A. A portion of the Project is expected to provide dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations and/or provide housing accommodations in an area certified or designated as blighted; and

**WHEREAS**, the Corporation is desirous of assisting in the financing of such Project, to the extent permitted by law, if such assistance will either increase or assure the availability of dwelling accommodations for occupancy by persons and families for whom the ordinary operations of private enterprise cannot provide an adequate supply of safe, sanitary and affordable housing accommodations and/or provide housing accommodations in an area certified or designated as blighted.

**NOW THEREFORE**, the Corporation does hereby resolve as follows:

1. The Corporation may provide financing for the project and pursuant to that intention the staff of the Corporation is authorized to develop a program for financing of the Project to the extent permitted by law, and for such purpose may consult with the proposed mortgagor entity of the Project, and such others as may be deemed appropriate, subject in all events to the final approval of the terms of any financing by the Members of the Corporation.

2. The Corporation expects to finance the Project by the issuance of its obligations in an aggregate principal amount presently anticipated not to exceed \$44,500,000 all or a portion of which would be issued on a tax-exempt basis.

3. This resolution shall constitute official intent of the Corporation with respect to such Project for purpose of the Internal Revenue Code and otherwise.

4. This resolution shall be effective immediately.

**"Exhibit A"**

**1133 Manhattan Avenue Apartments  
Brooklyn, New York**

**Project Location:** 1133 Manhattan Avenue  
Brooklyn, New York 11212  
Block 2482/Lots 21 and 26

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**HDC Program:** Mixed-Income

**Project Description:** This project will consist of the new construction of 210 units in two, seven-story apartment buildings in the Greenpoint neighborhood of Brooklyn. Total project square footage is approximately 250,000 gross square feet.

**Expected Total Units:**

1	Studio
93	1 BR
<u>116</u>	<u>2 BR</u>
210	Total Units

**Expected tax abatement type:** 421 (a) Tax Exemption

**Estimated HDC First Mortgage:** \$44,500,000

**Estimated HDC Second Mortgage:** \$6,825,000

**Developer:** 1133 Manhattan Avenue, LLC, a single purpose entity formed by The Domain Companies

**Architect:** Perkins Eastman