




NEW YORK CITY  
HOUSING DEVELOPMENT  
CORPORATION

## MEMORANDUM

**To:** The Chairperson and Members

**From:** Gary Rodney   
President

**Date:** February 25, 2016

**Re:** Resolution of Declaration of Intent  
Norwood Gardens  
400 East 203<sup>rd</sup> Street, Bronx, NY  
Block 3330, Lot 52

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Attached is a Resolution of Declaration of Intent (the "Resolution") for a proposed new construction development located on East 203<sup>rd</sup> Street in the Bronx which is currently under review by the Corporation. The developer, a single purpose entity formed by Stagg Group, 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 a rental housing facility consisting of 116 residential rental units located at East 203<sup>rd</sup> Street in the Bronx.

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 400 East 203<sup>rd</sup> Street in the Bronx, 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 \$30,000,000, 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”**

**Norwood Gardens  
Bronx, New York**

**Project Location:** 400 East 203<sup>rd</sup> Street  
Bronx, New York  
Block 3330, Lot 52

**HDC Program:** Mix and Match Program

**Project Description:** This project will facilitate the construction of 116 units in an 11-story apartment building in the Bronx. Total project square footage is 131,273 SF.

<b>Expected Total Units:</b>	16	Studio
	53	1 BR
	20	2 BR
	26	3 BR
	<u>1</u>	<u>2 BR Super Unit</u>
	116	Total Units

**Expected tax abatement type:** Article XI

**Estimated HDC First Mortgage:** \$30,000,000

**Developer:** A single purpose entity, 3084 Webster Avenue LLC, controlled by the Stagg Group.

**Architect:** Badaly & Badaly Architects

**General Contractor:** B.E. Bronx Builders LLC