NYC HDC

NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

MEMORANDUM

To: The Chairperson and Members

From: Eric Enderlin E.E
President

Date: March 10, 2017

Re: Multi-Family Housing Revenue Bonds, 2017 Series A and B

I am pleased to recommend that the Members approve the issuance of the Corporation's Multi-Family Housing Revenue Bonds, 2017 Series A-1, 2017 Series A-2, 2017 Series A-3, 2017 Series B-1 and 2017 Series B-2, (the "2017 Series A-1 Bonds", "2017 Series A-2 Bonds", 2017 Series A-3 Bonds", "2017 Series B-1 Bonds", and "2017 Series B-2 Bonds," respectively, and collectively, the "Bonds") in an amount not expected to exceed $276,735,000 to finance the construction, acquisition, rehabilitation and/or permanent financing of certain projects and other activities as described herein.

The Members are further being asked to approve the purchase of an interest rate hedge in a notional amount not expected to exceed $60,000,000 to manage its interest rate risk relating to the variable rate obligations, including the 2017 Series A-3 Bonds.

Interest on the 2017 Series A-1 Bonds, 2017 Series A-2 Bonds and 2017 Series A-3 Bonds (together, the "2017 Series A Bonds") is expected to be exempt from Federal, state and local income tax, and such bonds and obligations will qualify as tax-exempt private activity bonds with a combination of an allocation of new private activity bond volume cap and an allocation of "recycled" volume cap in accordance with the Housing and Economic Recovery Act of 2008 ("HERA"). Due to the limited availability of new private activity bond volume cap, certain of the projects have a bifurcated structure that enables those projects to satisfy Federal low-income housing tax credit requirements with a smaller allocation of new private activity bond volume cap from the Corporation.

Interest on the 2017 Series B-1 Bonds and 2017 Series B-2 Bonds (together, the "2017 Series B Bonds") is not expected to be exempt from Federal income tax, but will be exempt from state and local income tax.

The Corporation expects to designate the Bonds as Sustainable Neighborhood Bonds.

The anticipated interest rates, maturity dates and other relevant terms of the Bonds are described herein.

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The Authorizing Resolutions will authorize the 241st through 245th Supplemental Resolutions.

Following is a background of the Open Resolution, the proposed uses of the Bonds and a description of their structure and security.

Background and Status of the Open Resolution

Under the Open Resolution, the Corporation has issued bonds (a) to finance or acquire mortgage loans for multi-family rental and cooperative housing developments throughout New York City, (b) to refund other bond issues of the Corporation, which had financed other multi-family developments, and (c) to acquire a 100% interest in City-owned mortgages. As of July 31, 2016, there were 916 mortgage loans (789 permanent loans and 127 construction loans) held under the Open Resolution with a total outstanding principal balance of approximately $4,801,901,300 including $3,687,276,797 in permanent loans and $1,114,624,503 in construction loans. These mortgage loans, together with funds in the Bond Proceeds Account and Debt Service Reserve Account, totaled $5,996,374,286 as of July 31, 2016. There are no material monetary defaults on any of the mortgage loans other than temporary financial difficulties with respect to certain developments which are in the process of being cured. As of July 31, 2016, there were $5,286,370,000 of Open Resolution Bonds outstanding, not including bonds issued under the Federal New Issue Bond Program (NIBP). Subsequent to July 31, 2016, the Corporation issued $705,035,000 principal amount of Open Resolution Bonds.

Proposed Uses for the 2017 Series A Bond Proceeds

It is anticipated that the proceeds of the 2017 Series A Bonds, in an amount expected not to exceed $191,735,000, will be used to finance senior mortgage loans for five (5) developments and a portion of the senior mortgage loan for one (1) development as described in the chart below.

Development Name (Borough/Number of units)	Project Type	Loan	Expected Not to Exceed Amount
Compass 5 (Bronx/218)	ELLA	Senior Loan	$53,930,000
		Subordinate Loan	15,590,000
Fulton Houses* (Manhattan/160)	Mixed-Middle (M2)	Senior Loan	$3,620,000
The Gilbert (Manhattan/153)	Mix/Match	Senior Loan	36,835,000
		Subordinate Loan	11,170,000
MLK Plaza** (Bronx/167)	ELLA	Senior Loan	30,745,00
		Subordinate Loan	11,945,000

Morris II (Bronx/154)	ELLA	Senior Loan	32,810,000
		Subordinate Loan	11,015,000
Tree of Life** (Queens/174)	Mix/Match	Senior Loan	33,795,000
		Subordinate Loan	14,205,000
TOTAL SENIOR LOAN AMOUNT:			**$191,735,000**

* This development was previously approved by the Members on December 1, 2016 and the underlying senior mortgage loan closed in December 2016. Due to the Corporation's private activity bond volume cap capacity at that time, only a portion of the development's senior mortgage loan was funded from the proceeds of the bonds issued in December 2016. The amount listed here is an additional portion of the development's senior mortgage loan expected to be funded from the proceeds of the 2017 Series A Bonds.

** This development was previously approved by the Members on December 1, 2016.

Three ELLA developments and two Mix & Match developments are expected to receive subordinate financing and will receive such financing from the Corporation's unrestricted reserves. The aggregate amount of such subordinate financing is not expected to exceed $63,925,000. Four subordinate loans are expected to have an interest rate equal to the Applicable Federal Rate as recently published by the Internal Revenue Service ("AFR"), with set lower monthly payments, to be advanced during construction and to remain in the projects as permanent loans. One subordinate loan will have an interest rate of 1%, will be advanced during construction and will remain in the project as a permanent loan.

For more information on the individual projects, please see Attachments "1-5".

Proposed Uses for the 2017 Series B Bond Proceeds

It is anticipated the proceeds of the 2017 Series B Bonds, in an amount not to exceed $85,000,000, will be used (a) to acquire or reimburse the Corporation for approximately $30,535,711 of subordinate mortgage loans previously funded by the Corporation with its own corporate funds and (b) to redeem certain bonds to re-leverage the underlying assets that are currently held under the Open Resolution and lock in funding at the current low rates. The issuance of the 2017 Series B Bonds will allow for replenishment of the Corporation's reserves, which can then be re-lent to new developments in furtherance of the Corporation's commitment to the Mayor's *Housing New York* plan.

For more information on the loans requested to be acquired or reimbursed through the issuance of the 2017 Series B Bonds, please see Attachment "6".

Structure of the Bonds

The Bonds are expected to be issued in the modes described below, however, the Authorizing Resolutions relating to the Bonds will provide that a senior officer of the Corporation may determine to combine supplemental resolutions or issue the Bonds in multiple issuances pursuant to the same resolution as long as the total amount of Bonds issued does not exceed $276,735,000. The Corporation expects to issue the Bonds this April.

A. 2017 Series A-1 Bonds

It is anticipated that the 2017 Series A-1 Bonds, in an amount not expected to exceed $70,450,000, will be issued as fixed rate tax-exempt bonds to finance the long-term portion of the 2017 Series A senior mortgage loans. The Members are asked to authorize a not-to-exceed true interest cost of 10% for fixed rate bonds; however, it is expected that the 2017 Series A-1 Bonds will have a true interest cost that does not exceed 5% and an approximate final maturity of November 1, 2055.

B. 2017 Series A-2 Bonds

It is anticipated that the 2017 Series A-2 Bonds, in an amount not expected to exceed $121,285,000, will be issued as fixed rate tax-exempt bonds with convertible options as further described below, to finance the short-term portion of the 2017 Series A senior mortgage loans.

It is anticipated that the 2017 Series A-2 Bonds will have an approximate final maturity of May 1, 2022, and may be converted to other interest rate modes such as an Index Rate, a Term Rate, or into another Fixed Rate prior to maturity, to reduce the interest costs related to the recycling of the private activity bond volume cap. The Members are asked to authorize a not-to-exceed rate of 15% for the 2017 Series A-2 Bonds; however, it is expected that the interest rate on the 2017 Series A-2 Bonds will not exceed 2.5% during the initial Fixed Rate Term.

Based on market conditions at the time of pricing the Bonds, it is expected that the Corporation will determine whether to issue the 2017 Series A-3 Bonds in combination with the 2017 Series A-2 Bonds.

C. 2017 Series A-3 Bonds

The Corporation expects to issue fixed rate 2017 Series A-2 Bonds to finance the short-term portion of the 2017 Series A senior mortgage loans. However, if the finance market conditions change, and staff determines that it is not cost-effective to issue all of the expected short-term bonds as fixed rate under the 2017 Series A-2 Bond designation, the Corporation may choose to issue a portion of the short-term bonds as variable rate bonds under the 2017 Series A-3 Bond designation, as long as the total amount of 2017 Series A-2 Bonds and 2017 Series A-3 Bonds does not exceed $121,285,000.

It is anticipated that the 2017 Series A-3 Bonds, if issued, will be structured as tax-exempt variable rate index bonds with an approximate final maturity of May 1, 2022, and may be converted to other interest rate modes such as a Term Rate, a Fixed Rate or into another Index Rate prior to maturity, to reduce the interest costs related to the recycling of the private activity bond volume cap.

It is anticipated that the rate on the 2017 Series A-3 Bonds will be reset at intervals based on a spread over either SIFMA or a percentage of LIBOR as the index based on terms to be negotiated with the proposed purchaser. The Members are asked to authorize a not-to-exceed rate of 15% for the 2017 Series A-3 Bonds; however, it is expected that the initial rate on the 2017 Series A-3 Bonds will not exceed 2.5%.

Because of interest rate volatility and in consideration of market conditions at the time of pricing the Bonds, it is expected that the Corporation's staff will determine whether to issue the 2017 Series A-3 Bonds in combination with the 2017 Series A-2 Bonds. In the event the Corporation determines to issue floating rate bonds (the 2017 Series A-3 Bonds), then the Corporation would likely purchase an interest rate hedge instrument as further described in the following section "Proposed Interest Rate Hedge" to manage the Corporation's variable interest rate risk.

D. 2017 Series B-1 Bonds

It is anticipated that the 2017 Series B-1 Bonds, in an amount not expected to exceed $25,000,000, will be issued as fixed rate federally taxable bonds (together with the 2017 Series A-1 Bonds and 2017 Series A-2 Bonds, the "Fixed Rate Bonds"). The Members are asked to authorize a not-to-exceed true interest cost of 10% for fixed rate bonds; however, it is expected that the 2017 Series B-1 Bonds will have a true interest cost that does not exceed 5% and an approximate final maturity of November 1, 2030.

E. 2017 Series B-2 Bonds

It is anticipated that the 2017 Series B-2 Bonds, in an amount not expected to exceed $60,000,000, will be issued as taxable variable rate index bonds (together with the 2017 Series A-3 Bonds, the "Variable Rate Index Bonds") to be purchased by the Federal Home Loan Bank of New York ("FHLBNY") and have an approximate final maturity of November 1, 2045. The Members are asked to authorize a not-to-exceed rate of 15% for the 2017 Series B-2 Bonds; however, it is expected that FHLBNY will agree to a maximum interest rate on the 2017 Series B-2 Bonds of 7.5%. FHLBNY will have the right to give notice on a quarterly basis to put the 2017 Series B-2 Bonds back to the Corporation effective twelve (12) months after such notice. The first date on which such notice may be delivered is anticipated to be August 1, 2017. If the Corporation cannot repay the principal remaining on the 2017 Series B-2 Bonds put, the Corporation will repay FHLBNY the principal amount over a period, anticipated to be five (5) years, from excess cash in the Open Resolution.

Proposed Interest Rate Hedge

If the Corporation chooses to issue a portion of the short-term bonds under the subseries 2017 Series A-3 as variable rate index bonds, it is anticipated that the Corporation will enter into a hedging instrument to manage the interest rate risk associated with the 2017 Series A-3 Bonds.

It is anticipated that the Corporation will purchase an interest rate cap to manage the interest rate risk, but may choose to purchase an interest rate swap based on market rates at the time of execution. The Corporation will purchase the interest rate hedge from a qualified interest rate provider pursuant to the hedge policy approved by the Members on April 10, 2014 (the "Hedge Policy") and with advice from its Hedge Advisor for a notional amount expected to be $30,000,000. However, the Members are asked to authorize a not-to-exceed notional amount of $60,000,000, to allow the flexibility to make adjustments based on the market conditions and the amount of the 2017 Series A-3 Bonds. The interest rate hedge is anticipated to be SIFMA or LIBOR-indexed, and coterminous with the anticipated term of the 2017 Series A-3 Bonds.

The Members are asked to authorize a not-to-exceed cost of $375,000 for an interest rate cap; however, the cost of an interest rate cap for a notional amount of $30,000,000 with a 3 year term and a strike rate of 2.2% is anticipated to be approximately $125,000. If the Corporation chooses to purchase an interest rate swap, the swap rate for a 3 year term, based on 70% of 1 month LIBOR, is anticipated to be set at an approximate rate of 1.2%. These rates or costs are based on the current market rates and are subject to change.

Security for the Bonds

The Bonds will be issued on a parity basis with all outstanding previous series of bonds issued under the Open Resolution from July 1993 to date, and the security for the bonds includes all of the collateral currently held under the Open Resolution. As of July 31, 2016, that collateral consisted of the following:

TYPE OF COLLATERAL	# OF LOANS	AMOUNT	% OF TOTAL
FHA Insured Mortgage Loans	15	$ 39,761,351	0.66%
Fannie Mae/Freddie Mac Enhanced Mortgage Loans	30	664,206,478	11.08%
GNMA Insured Mortgages	2	16,743,455	0.28%
SONYMA Insured Mortgages	47	476,362,611	7.94%
REMIC Partially Insured Mortgages	195	1,086,188,378	18.11%
LOC Secured Mortgages	11	58,102,353	0.97%
Uninsured Permanent Mortgages	281	1,165,427,953	19.44%
Uninsured 2014 Series B Mortgages	208	180,484,219	3.01%
Partially Funded Construction Loans Secured by LOC	82	853,976,474	14.24%

Partially Funded Construction Loans Not Secured by LOC	45	260,648,030	4.35%
Sub-Total*	916	4,801,901,300	80.08%
Undisbursed Funds in Bond Proceeds Account[1]		1,088,618,677	18.15%
Debt Service Reserve Account[2]		105,854,309	1.77%
Total*	916	$5,996,374,286	100%

* May not add due to rounding.

Risks and Risk Mitigation

2017 Series A Bonds

The primary risk to the Corporation related to the 2017 Series A Bonds financing mortgage loans with a construction letter of credit (an "LOC") during the period the development is under construction is the potential failure of the commercial bank to honor its obligation to pay the Corporation under the LOC in an event of a default by the borrower. The ratings of banks are monitored by the Corporation's Credit Risk department and the Corporation's documents require replacement of an LOC or a confirmatory letter of credit if the bank's ratings fall below a long-term rating of A from Standard & Poor's Ratings Services ("S&P") and a long-term and short-term rating of A2/P-1 from Moody's Investors Service ("Moody's").

All new senior mortgage loans to be financed with the 2017 Series A Bond proceeds during the permanent financing period will be secured by a mortgage insurance policy provided by the New York City Residential Mortgage Insurance Corporation ("REMIC"), the State of New York Mortgage Agency ("SONYMA") or through the FHA Risk-Sharing Program ("FHA Risk-Share").

2017 Series B Bonds

The primary risk associated with the portion of the 2017 Series B Bonds to be used to finance the acquisition of $30,535,711 mortgage loans previously funded by the Corporation with its own corporate funds is repayment risk from the borrowers. This risk is mitigated through conservative underwriting incorporating low loan-to-value and substantial debt service coverage and income to expense ratios.

The primary risk associated with the portion of the 2017 Series B Bonds to be used to re-leverage assets currently held under the Open Resolution is also repayment risk from the borrowers. These

[1] Undisbursed Funds in Bond Proceeds Accounts are monies held by the trustee for construction financing of projects under the Open Resolution.

[2] Includes a payment obligation of $7,500,000 of the Corporation which constitutes a general obligation.

assets are seasoned mortgage loans originally originated pursuant to HDC's conservative underwriting and have a consistent payment history. Most of these mortgage loans are also insured by REMIC, SONYMA or a long-term Letter of Credit.

Deposits and Fees

With respect to developments financed with the 2017 Series A Bonds, it is expected that the Corporation will charge the borrowers for all developments an up-front commitment fee equal to 0.75% of the mortgage loan amount except for The Gilbert and Tree of Life developments. It is expected that Corporation will charge the borrowers for the Mix & Match Developments an up-front commitment fee equal to 1.00% of the mortgage loan amount. In addition, the borrowers will pay an amount equal to their pro-rata share of costs of issuance, including the fees of the underwriter, bond counsel, rating agencies and the trustee plus any additional funds that are required to compensate the Corporation for its management of the Bonds or to reimburse the Corporation for certain costs incurred during the construction of the project.

As with other Open Resolution transactions completed by the Corporation, the Corporation will also charge each borrower an annual servicing fee of at least 0.20% on the outstanding principal balance of each first permanent mortgage loan or other applicable fees.

Ratings

The Fixed Rate Bonds, including the 2017 Series A-1 Bonds, 2017 Series A-2 Bonds and the 2017 Series B-1 Bonds, are expected to be rated AA+ by S&P and Aa2 by Moody's.

The Variable Rate Index Bonds, including the 2017 Series A-3 Bonds and the 2017 Series B-2 Bonds, are expected to be rated AA+/NR by S&P and Aa2 by Moody's.

Underwriters

It is anticipated that the Bonds will be underwritten or directly placed with one or more of the following:

J. P. Morgan Securities LLC *(Expected Bookrunning Senior Manager for 2017 Series A)*
Morgan Stanley *(Expected Co-Senior Manager for 2017 Series A)*
Wells Fargo Securities *(Expected Bookrunning Senior Manager for 2017 Series B-1)*
RBC Capital Markets, LLC *(Expected Bookrunning Senior Manager for 2017 Series B-2)*
Samuel A. Ramirez & Co., Inc. *(Expected Co-Senior Manager for 2017 Series B-1 and 2017 Series B-2)*

Academy Securities Inc.
Bank of America Merrill Lynch
Barclays Capital Inc.
Citigroup Global Markets Inc.
Jefferies LLC
Roosevelt & Cross Incorporated

Siebert Cisneros Shank & Co., L.L.C.

Underwriters' Counsel

Orrick, Herrington & Sutcliffe LLP

Bond Trustee and Tender Agent

Bank of New York Mellon

Hedge Advisor

Mohanty Gargiulo LLC

Bond Counsel

Hawkins Delafield & Wood LLP

Action by the Members

The Members are requested to approve an authorizing resolution that provides for (a) the adoption of Supplemental Resolutions to the Open Resolution providing for the issuance of the Bonds, (b) the distribution of preliminary and final Official Statement(s) for the Bonds, (c) the execution of bond purchase agreement(s) with the Underwriter(s) of the Bonds or a direct purchaser of any or all of the Bonds, (d) the use of the Corporation's unrestricted reserves to fund costs of issuance for the Bonds and to fund all or a portion of the debt service reserve account requirement in connection with any or all of the series of Bonds, as may be required, (e) the use of the Corporation's general obligation as a "Cash Equivalent" (under the Open Resolution) to satisfy the Debt Service Reserve Account requirement with respect to the Bonds, and (f) the execution by the President or any authorized officer of the Corporation of any and all documents necessary to issue the Bonds and to make the mortgage loans relating to the Bonds.

The Members are requested to approve the making of subordinate loans for three (3) ELLA developments and two (2) Mix & Match developments from the Corporation's unrestricted reserves in an amount not to exceed $63,925,000, and the execution by an Authorized Officer of the Corporation of mortgage-related documents and any other documents necessary to accomplish the subordinate financing.

The Members are requested to approve the purchase of an interest rate cap or swap using the Corporation's unrestricted reserves in an amount not to exceed $375,000 and the execution by the President or any Authorized Officer of the Corporation of any and all documents necessary to enter into an interest rate cap or swap agreement.

Attachment "1"

Compass 5
Bronx, New York

Project Location:	1903 West Farms Road
HDC Program:	ELLA
Project Description:	The project will consist of the new construction of one 15-story building containing 218 residential units. At least 80% of the units will be affordable to households earning at or below 60% AMI and will include additional tiers of deeper affordability.
Total Rental Units:	217 (plus 1 superintendent unit)
Apartment Distribution:	

Unit Size	No. of Units
Studio	28
1 bedroom	118
2 bedroom	39
3 bedroom	33
Total Units*	218

* Total Units are inclusive of one superintendent unit

Expected HDC Construction Financing Amount:	$48,800,000
Expected HDC Permanent Financing Amount:	$7,790,000
Expected HDC Second Mortgage:	$14,170,000
Expected Total Development Cost:	$103,872,443
Owner:	An entity to be formed by Nick Lembo, Peter Hansen and Greg Bauso of Monadnock Development and Gifford Miller and Robert Frost of Signature Urban Properties.
Developer:	Monadnock Development whose principals are Nick Lembo, Peter Hansen and Greg Bauso.
Investor Limited Partner:	Bank of New York Mellon – Investor/ Red Stone - Syndicator
Credit Enhancer:	Stand-by Letter of Credit provided by Bank of New York Mellon (Construction) REMIC (Permanent)

Attachment "2"

The Gilbert
Manhattan, New York

Project Location:	1918 1st Avenue
HDC Program:	Mix & Match
Project Description:	The project will consist of the new construction of one 16-story building containing 153 residential units. 60% of the units will be affordable to households earning at or below 60% AMI and 40% of the units will be affordable to households earning at or below 130% AMI.
Total Rental Units:	152 (plus 1 superintendent unit)
Apartment Distribution:	

Unit Size	No. of Units
Studio	30
1 bedroom	47
2 bedroom	53
3 bedroom	23
Total Units*	153

* Total Units are inclusive of one superintendent unit

Expected HDC Construction Financing Amount:	$33,030,000
Expected HDC Permanent Financing Amount:	$15,100,000
Expected HDC Second Mortgage:	$10,151,397
Expected Total Development Cost:	$61,985,422
Owner:	A single purpose entity to be owned by SKA Marin, whose principals are Sydelle Knepper, James Knepper and Stephanie Knepper.
Developer:	SKA Marin, whose principals are Sydelle Knepper, James Knepper and Stephanie Knepper.
Investor Limited Partner:	Raymond James Housing Opportunities Fund III - Investor/ Raymond James - Syndicator
Credit Enhancer:	Stand-by Letter of Credit provided by Citibank (Construction) FHA Risk Share (Permanent)

Attachment "3"

MLK Plaza
Bronx, New York

Project Location:	869 E. 147th Street
HDC Program:	ELLA
Project Description:	The project will consist of the new construction of one 12-story building containing 167 residential units. At least 80% of the units will be affordable to households earning at or below 60% AMI and will include additional tiers of deeper affordability.
Total Rental Units:	166 (plus 1 superintendent unit)
Apartment Distribution:	

Unit Size	No. of Units
Studio	25
1 bedroom	57
2 bedroom	61
3 bedroom	24
Total Units*	167

*Total Units are inclusive of one superintendent unit

Expected HDC Construction Financing Amount:	$27,720,000
Expected HDC Permanent Financing Amount:	$7,545,000
Expected HDC Second Mortgage:	$10,855,000
Expected Total Development Cost:	$63,701,593
Owner:	MLK Plaza LLC and MLK Plaza Mid LLC, whose principals are Daniel Rad, Jacob Rad and Sandy Rad.
Developer:	Radson Development LLC whose principals are Jacob Rad and Daniel Rad.
Investor Limited Partner:	Citibank – Investor/ Raymond James - Syndicator
Credit Enhancer:	Stand-by Letter of Credit provided by Citibank (Construction) REMIC (Permanent)

Attachment "4"

Morris II Apartments
Bronx, New York

Project Location:	2980 Park Avenue
HDC Program:	ELLA
Project Description:	The project will consist of the new construction of one 15-story building containing 154 residential units and a 4,000 square foot ground floor community facility. At least 80% of the units will be affordable to households earning at or below 60% AMI and will include additional tiers of deeper affordability.
Total Rental Units:	153 (plus 1 superintendent unit)
Apartment Distribution:	

Unit Size	No. of Units
Studio	22
1 bedroom	57
2 bedroom	51
3 bedroom	24
Total Units*	154

*Total Units are inclusive of one superintendent unit

Expected HDC Construction Financing Amount:	$29,615,000
Expected HDC Permanent Financing Amount:	$7,020,000
Expected HDC Second Mortgage:	$10,010,000
Expected Total Development Cost:	$67,723,872
Owner:	One or more special purpose entities to be formed by Omni New York LLC and Mill Plain Properties LLC, whose sole member is Omni Holding Company LLC, whose principals are Maurice Vaughn, Eugene Schneur, Robert Bennett, and Trident Omni Holdings LLC.
Developer:	Omni New York, LLC and Mill Plain Properties, LLC
Investor Limited Partner:	Bank of America – Investor / Alliant Capital, Ltd. – Syndicator
Credit Enhancer:	Stand-by Letter of Credit provided by Bank of America, N.A. (Construction) REMIC (Permanent)

Attachment "5"

Tree of Life
Queens, New York

Project Location:	89-48 164th Street
HDC Program:	Mix & Match
Project Description:	The project will consist of the new construction of a 12-story building containing 174 residential units, 21 surface parking spaces, 43 underground parking spaces, approximately 15,337 of commercial space and approximately 12,768 sf of community facility space. 50% of the units will be affordable to households earning at or below 60% AMI and 50% of the units will be affordable to households earning at or below 90% AMI.
Total Rental Units:	173 (plus 1 superintendent unit)
Apartment Distribution:	

Unit Size	No. of Units
Studio	14
1 bedroom	86
2 bedroom	44
3 bedroom	30
Total Units*	174

* Total Units are inclusive of one superintendent unit

Expected HDC Construction Financing Amount:	$30,070,000
Expected HDC Permanent Financing Amount:	$21,745,000
Expected HDC Second Mortgage:	$12,912,714
Expected Total Development Cost:	$73,926,141
Owner:	Tree of Life Manager, LLC whose members are Bluestone TOL, LLC whose principals are Eric Bluestone, Steven Bluestone, Sara Herbstman, Ira Lichtiger and Tom Potvin and First Jamaica 164 Street Housing Development Fund Company, Inc. whose principals are Brunhilda Sanders-Lane, Harold Chapman Jr., Norman Fairweather, Dora Griszell, and Ishmael Carter.
Developer:	The Bluestone Organization whose principals are Eric Bluestone, Steven Bluestone, Sara Herbstman, Ira Lichtiger and Tom Potvin and the First Jamaica Community and Urban Development Corporation whose principals are Brunhilda Sanders-Lane, Harold Chapman Jr., Norman Fairweather, Dora Griszell, and Ishmael Carter.
Investor Limited Partner:	Raymond James- Syndicator/ HSBC- Investor
Credit Enhancer:	Standby letter of credit provided by Citibank, N.A. (Construction) REMIC (Permanent)

Attachment "6"

2017 Series B Mortgage Loans
(Securitization)

Development Name (Borough/Number of Units)	Lien Position/ Supplemental Security	Subsidy Program	Aggregate Outstanding Mortgage Balance (As of 2/28/2017)	Interest Rate	Maturity Remaining (in years)
Arker East New York Portfolio (Brooklyn/437)	Senior/NA	Preservation	$11,500,000	3.05	4.75
Crossroads Plaza (Bronx/126)	Subordinate/NA	New Hop	$10,710,000	1.00	29.31
Ocean Village Subordinate (Queens/1,093)	Subordinate/NA	ML Restructuring	$8,325,711	5.00	32.84
			TOTAL: $30,535,711		