




NEW YORK CITY  
HOUSING DEVELOPMENT  
CORPORATION

## MEMORANDUM

**To:** The Chairperson and Members

**From:** Marc Jahr   
President

**Date:** April 9, 2012

**Re:** Resolution of Declaration of Intent  
Plaza Borinquen  
465-469 East 137<sup>th</sup> Street, 405-423 East 137<sup>th</sup> Street,  
and 473-491 East 138<sup>th</sup> Street  
Bronx, NY  
Block 2282/Lots 45, 75 and 40

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Attached is a Resolution of Declaration of Intent (the "Resolution") for a proposed preservation development located at 465-469 East 137<sup>th</sup> Street, 405-423 East 137<sup>th</sup> Street, and 473-491 East 138<sup>th</sup> Street, which is currently under review by the Corporation. The developer, NHP Foundation, 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 rehabilitate a rental housing development consisting of a total of 88 residential units located in the Mott Haven section of the Bronx on three separate sites at 137<sup>th</sup> Street and Willis Avenue, 137<sup>th</sup> Street and Brown Place and 138<sup>th</sup> Street and Brook Avenue.

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 known as Plaza Borinquen located at 465-469 East 137th Street, 405-423 East 137th Street, and 473-491 East 138th 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 \$10,000,000 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**

**Plaza Borinquen  
Bronx, New York**

**Project Location:** 465-469 East 137<sup>th</sup> Street, 405-423 East 137<sup>th</sup> Street,  
and 473-491 East 138<sup>th</sup> Street  
Bronx, NY  
Block 2282/Lots 45, 75 and 40

**HDC Program:** LAMP Preservation Program

**Project Description:** This project will consist of the rehabilitation of 88 units  
in 44 separate two-family structures on three separate  
sites in the Mott Haven neighborhood of the Bronx.  
Total project square footage is approximately 100,000.

**Expected Total Units:**

|           |              |
|-----------|--------------|
| 16        | 1 BR         |
| 16        | 2 BR         |
| 4         | 3 BR         |
| <u>52</u> | 4 BR         |
| 88        | Total Units* |

\*Total Units are inclusive of one superintendent unit and  
management office

**Expected tax abatement type:** Shelter Rent

**Estimated HDC First Mortgage:** \$10,000,000

**Developer:** A single purpose entity to be formed and controlled by  
an affiliate of the NHP Foundation

**Architect:** Becker & Becker

**General Contractor:** TBD