




MEMORANDUM

To: The Chairperson and Members

From: Eric Enderlin 
President

Date: May 23, 2019

Re: Resolution of Declaration of Intent
1-15 57th Avenue and 57-28 2nd Street
Queens, New York
Block 6, Lots 20 and 30

Attached is a Resolution of Declaration of Intent (the “Resolution”) for a proposed new construction project located at 1-15 57th Avenue and 57-28 2nd Street in Queens, which is currently under review by the Corporation. The developer will be a single purpose entity to be formed by the Gotham Organization and Riseboro and 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 two buildings with 1,126 rental units located at 1-15 57th Avenue and 57-28 2nd Street in Queens.

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 authorized by further action of 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 1-15 57th Avenue and 57-28 2nd Street in Queens (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 \$87,500,000 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.

This resolution shall be effective immediately.

“Exhibit A”

**South Point (Hunter’s Point South F&G)
Queens, NY**

Project Location: 1-15 57th Avenue and 57-28 2nd Street, Queens
(Block 6, Lots 20 and 30)

HDC Program: M2

Project Description: New construction of one 56-story apartment building consisting of 652,000 residential square feet, 9,000 retail square feet, 19,000 community facility square feet, and a 20,000 square feet below-grade garage and one 33-story apartment building consisting of 363,000 residential square feet and 7,000 square feet of community facility. The project is located in the Long Island City neighborhood of Queens. At least 25% of the units will be affordable to households earning at or below 60% AMI and will include additional tiers of affordability.

Expected Total Units:	<u>Unit Size</u>	<u>No. of Units</u>
	Studio	272
	1 bedroom	511
	2 bedroom*	277
	<u>3 Bedroom</u>	<u>66</u>
	Total Units	1,126

*Includes two units reserved for superintendents

Expected Tax Abatement type: Article XI Tax Exemption

Estimated Tax Exempt Bonds: \$87,500,000 during construction

Developer: A single purpose entity to be formed by the principals of the Gotham Organization (Joel Picket and David Picket) and Riseboro Community Partnership

Architect: Handel Architects

General Contractor: Gilbane Building Company