MEMORANDUM

To:       The Chairperson and Members
From:     Marc Jahr
           President
Date:     August 1, 2012
Re:       Resolution of Declaration of Intent
           Utica Place
           250 Utica Avenue
           Brooklyn, NY
           Block 1384; Lot 51

Attached is a Resolution of Declaration of Intent (the “Resolution”) for a proposed development consisting of one site in the borough of Brooklyn which is currently under review by the Corporation. The developer, L+M Development Partners, 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 newly construct a 100% low income rental housing development consisting of a total of 87 residential units located in the borough of 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 project summary 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 Utica Place located at 250 Utica Avenue Brooklyn, NY (the “Project”). A portion of the Project is expected to provide dwelling accommodations for occupancy by persons 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.

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 $14,000,000 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”

Utica Place
Brooklyn, New York

Project Location: 250 Utica Avenue
Brooklyn, NY
Block 1384 / Lot 51

HDC Program: LAMP

Project Description: This project will facilitate the acquisition and new construction of a housing residence containing 87 residential units located in the Crown Heights neighborhood of Brooklyn.

Total Rental Units: 87

Apartment Distribution:

<table>
<thead>
<tr>
<th>Unit Size</th>
<th>No. of Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>28</td>
</tr>
<tr>
<td>1BR</td>
<td>22</td>
</tr>
<tr>
<td>2 BR</td>
<td>27</td>
</tr>
<tr>
<td>3 BR</td>
<td>10</td>
</tr>
<tr>
<td>Total Units*</td>
<td>87</td>
</tr>
</tbody>
</table>

*Total Units are inclusive of one superintendent unit.

Expected HDC Tax-Exempt Bond Construction Financing Amount: $14,000,000

Expected HDC Tax Exempt Bond Permanent Financing Amount: $4,800,000

Estimated Total Development Cost: $25,500,000

Expected tax abatement type: 420c Tax Exemption

Developer: A single purpose entity to be formed by the principals of L+M Development Partners and HP Utica Place Housing Development Fund Company Inc., a wholly owned entity of the NYC Partnership HDFC.

Investor Limited Partner: Goldman Sachs

Credit Enhancer: Goldman Sachs

Architect: MHG Architects

General Contractor: L+M Builders Group LLC