




NEW YORK CITY  
HOUSING DEVELOPMENT  
CORPORATION

## MEMORANDUM

**To:** The Chairperson and Members

**From:** Gary Rodney   
President

**Date:** September 30, 2015

**Re:** Resolution of Declaration of Intent  
Franklin Avenue Portfolio

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Attached is a Resolution of Declaration of Intent (the "Resolution") for a proposed portfolio of 10 buildings located in Crown Heights, Brooklyn which is currently under review by the Corporation. The developer, WFHA Brooklyn Restoration L.P., 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 acquire, restructure and rehabilitate 97 residential rental units and 4 commercial units located within 10 buildings in the Crown Heights section of Brooklyn, NY.

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 the Franklin Avenue Portfolio, a portfolio of 10 buildings located in the Crown Heights section of Brooklyn, 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”  
Franklin Avenue Portfolio**

**Project Location:** A portfolio of 10 buildings located in the Crown Heights section of Brooklyn.

Address	Block/Lot	Units
572 Prospect Place	1163/35	20
693 Franklin Ave	1231/12	8
611 St. Johns Place	1175/68	8
992 Bergen Street	1217/34	4
582 Sterling Place	1175/26	4
552 St. Marks Ave	1156/51	9
1405 St. Johns Place	1378/63	20
786 Franklin Ave	1178/52	8
695 Franklin Ave	1231/10	8
697 Franklin Ave	1231/8	8

**HDC Program:** Preservation

**Project Description:** The project consists of a portfolio of 10 buildings that rise 3-4 stories vertically, and include a total of 97 residential rental units and 4 commercial units. The project contains a total gross floor area of 83,329± SF, of which 2,640± SF is commercial space.

**Expected Total Units:**

5	Studios
20	1 BR
52	2 BR
<u>20</u>	3 BR
97	Total (including 2 superintendent units)

**Expected Tax Exemption:** 420-C

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

**Developer:** WFHA Brooklyn Restoration L.P., a single purpose entity controlled by Workforce Housing Advisors. Principals: John Crotty, John Warren, John Fitzgerald.

**Architect:** TBD

**General Contractor:** TBD