




## MEMORANDUM

**To:** The Chairperson and Members

**From:** Eric Enderlin   
President

**Date:** November 22, 2016

**Re:** Resolution of Declaration of Intent  
389-516 Schroeders Avenue, 1111-1123 Ashford Street, 127-129 Gateway Drive  
Brooklyn, New York  
Block 170, Lots 155-225 and 417-423 and Block 400, Lots 440-469

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Attached is a Resolution of Declaration of Intent (the "Resolution") for a proposed new construction project located at 389-516 Schroeders Avenue, 1111-1123 Ashford Street, and 127-129 Gateway Drive in Brooklyn, which is currently under review by the Corporation. The developer will be a single purpose entity to be formed by Monadnock Development 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 twenty-one buildings with 240 low-income rental units located at 389-516 Schroeders Avenue, 1111-1123 Ashford Street, and 127-129 Gateway Drive in 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 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 389-516 Schroeders Avenue, 1111-1123 Ashford Street, and 127-129 Gateway Drive in Brooklyn (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 \$40,000,000 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.

This resolution shall be effective immediately.

**“Exhibit A”**

**Spring Creek 4B Low Income  
Brooklyn, NY**

**Project Location:** 389-516 Schroeders Avenue, 1111-1123 Ashford Street,  
and 127-129 Gateway Drive, Brooklyn  
(Block 170, Lots 155-225 and 417-423 and  
Block 400, Lots 440-469)

The project is located in the Spring Creek neighborhood of Brooklyn and is on Schroeders Avenue, Ashford Street, and Gateway Drive, just North of the Gateway Center.

**HDC Program:** ELLA

**Project Description:** New construction of twenty 4-story apartment buildings and one 11-story apartment building consisting of 221,963 residential square feet.

**Expected Total Units:**

| <u>Unit Size</u> | <u>No. of Units</u> |
|------------------|---------------------|
| Studio           | 3                   |
| 1 bedroom        | 98                  |
| 2 bedroom*       | 132                 |
| <u>3 Bedroom</u> | <u>7</u>            |
| Total Units      | 240                 |

\*Includes two units reserved for superintendents

**Expected Tax Abatement type:** 420c Tax Exemption

**Estimated Tax Exempt Bonds:** \$40,000,000 during construction

**Developer:** A single purpose entity to be formed by the principals of Monadnock Development (Nick Lembo Jens Peter Hansen, and Greg Bauso)

**Architect:** MHG Architects

**General Contractor:** Monadnock Construction