




NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

MEMORANDUM

To: The Chairperson and Members

From: Gary Rodney 
President

Date: September 18, 2014

Re: Resolution of Declaration of Intent
115 Delancey Street (Mixed-Income)
New York, New York
Block 352/Lot 1

Attached is a Resolution of Declaration of Intent (the "Resolution") for a proposed new construction project located at 115 Delancey Street, which is currently under review by the Corporation. The developer, Site 2 DSA, LLC, a single purpose entity formed and owned by an affiliate of Taconic Investment Partners, L+M Development Partners and BFC 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 construct one building with 195 mixed-income, rental units located at 115 Delancey Street in Manhattan.

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 located at 115 Delancey Street in New York, 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 \$71,000,000 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”

**Essex Crossing Site 2
New York City, NY**

Project Location: 115 Delancey Street, Manhattan
(Block 352, Lot 1)

The project is located in Manhattan and is on the south side of Delancey Street and north side of Broome Street between Essex and Norfolk Streets

HDC Program: Mixed Income

Project Description: New construction of a 24-story apartment building consisting of approximately 195,000 residential gross square feet and 200,000 commercial gross square feet.

Expected Total Units:

<u>Unit Size</u>	<u>No. of Units</u>
Studio	49
1 bedroom	49
2 bedroom	69
<u>3 bedroom</u>	<u>28</u>
Total Units	195

Expected Tax Abatement Type: 421-a

Estimated Tax Exempt Bonds: ~\$71,000,000 during construction

Developer: Site 2 DSA Owner LLC, a single purpose entity whose principals are comprised of Taconic Investment Partners, L+M Development Partners and BFC Partners.

Architect: Handel Architects

General Contractor: TBD