




NEW YORK CITY
HOUSING DEVELOPMENT
CORPORATION

MEMORANDUM

To: The Chairperson and Members

From: Gary Rodney 
President

Date: September 11, 2014

Re: Resolution of Declaration of Intent
Cadman Towers
101 Clark Street & 10 Clinton Street
Brooklyn, New York
Block/Lot: 232/1; 238/35

Attached is a Resolution of Declaration of Intent (the "Resolution") for an existing development located at 101 Clark Street and 10 Clinton Street in Brooklyn which the corporation recently refinanced under the Mitchell Lama Restructuring Program. Cadman Towers, Inc. 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 project, it will be operated in accordance with the restrictions of the Internal Revenue Code.

As indicated in the attached project summary sheet, the owner intends to rehabilitate this Mitchell Lama cooperative, consisting of 422 residential rental units in two buildings located at 101 Clark Street and 10 Clinton Street 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 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 101 Clark Street and 10 Clinton Street 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 \$4,540,000, 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”

**Cadman Towers
Brooklyn, New York**

Project Location: 101 Clark Street & 10 Clinton Street
Brooklyn, New York
Block/Lot: 232/1; 238/35

HDC Program: Mitchell Lama Restructuring Program

Project Description: Cadman Towers is a 422 unit City-supervised Mitchell Lama cooperative development located in Brooklyn Heights. The City financed the project in the late 1960s pursuant to Article II of the Private Housing Law, and the Corporation recently refinanced the project in June 2014. There are eight commercial spaces spread across the two building development, and new residents are restricted to 125% AMI.

Total Units:	1 BR	172
	2 BR	157
	3 BR	68
	Simplex	12
	Duplex	12
	Super's Units	1
	Total	422

Expected tax abatement type: Article II Shelter Rent

HDC First Mortgage: \$9,855,000 (\$4,540,000 qualifies for tax-exempt financing)

Owner: Cadman Towers, Inc.

Architect: TBD

General Contractor: TBD