



NEW YORK CITY  
HOUSING DEVELOPMENT  
CORPORATION

**MEMORANDUM**

**To:** The Chairperson and Members

**From:** Eric Enderlin *E.E. M.*  
President

**Date:** May 26, 2021

**Re:** Resolution of Declaration of Intent  
Coney Island Phase 2, at 1607 Surf Avenue  
Brooklyn, New York  
Block 7602, Lot 28

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Attached is a Resolution of Declaration of Intent (the “Resolution”) for a proposed new construction project located at 1607 Surf Avenue, Brooklyn, New York, which is currently under review by the Corporation. The developer will be a single purpose entity to be formed and owned by BFC Partners, whose principals are Brandon Baron, Don Capoccia and Joseph Ferrara. The developer 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 376 units located at 1607 Surf Avenue 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 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 for units 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 1607 Surf Avenue, 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 \$146,965,000, 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”**

**CONEY ISLAND PHASE 2  
BROOKLYN, NY**

**Project Location:** 1607 Surf Avenue  
Block 7062, Lot 28

**HDC Program:** Mix & Match

**Project Description:** The project will consist of one new construction ten-story building containing 376 residential units, as well as approximately 11,191 square feet of commercial floor area, 9,123 square feet of community facility floor area and 61 parking spaces in the Coney Island neighborhood of Brooklyn. At least 25% of the units will be affordable to households earning at or below 60% AMI and will include additional tiers of affordability.

<b>Expected Total Units:</b>	<u>Unit Size</u>	<u>No. of Units</u>
	Studio	94
	1 bedroom	106
	2 bedroom	152
	<u>3 Bedroom</u>	<u>24</u>
	Total Units*	376

\* Total Units includes one 1-bedroom resident superintendent’s unit

**Expected Tax Abatement type:** 420(c)

**Estimated Tax-Exempt Bonds:** \$146,965,000

**Developer:** A single purpose entity formed by BFC Partners, whose principals are Brandon Baron, Don Capoccia and Joseph Ferrara.

**Architect:** S9 Architecture

**General Contractor:** Coney Island Phase 2 Builders LLC, a single purpose entity to be formed by BFC Partners.