

Honorable Corey Johnson  
Speaker of the Council  
City Hall  
New York, New York 10007  
Attention: Jonathan Etricks

May 24, 2021

Re: Carroll-Burke HDFC.PLP.FY22  
Block 2948, Lots 8 and 47  
Block 2952, Lots 7, 9, and 12  
Block 2955, Lot 36  
Block 2957, Lots 1, 9, 11, and 34  
Block 2958, Lot 62  
Bronx, Community District No. 6  
Council District No. 17

Dear Mr. Speaker:

The referenced property ("Exemption Area") contains ten multiple dwellings known as Carroll-Burke HDFC.PLP.FY22 which provide rental housing for low income families.

Under the proposed project, Carroll-Burke Housing Development Fund Corporation ("Owner") will acquire the Exemption Area. The Owner will finance the acquisition and rehabilitation of the Exemption Area with loans from HPD and a private lending institution. The Owner and HPD will enter into a regulatory agreement establishing certain controls upon the operation of the Exemption Area. Eligible tenants will receive Section 8 rental assistance.

The Exemption Area currently receives exemptions from real property taxation pursuant to Section 577 of the Private Housing Finance Law that will expire, respectively, in 2028, 2029, and 2034 ("Prior Exemption"). In addition, a portion of the Exemption Area currently receives an exemption from (but not an abatement of) real property taxation pursuant to Section 489 of the Real Property Tax Law ("J-51 Benefits"). In order to facilitate the project, the Prior Exemption must be terminated and replaced with a new exemption from real property taxation that is coterminous with the 40-year term of the new HPD regulatory agreement and that will be reduced by an amount equal to any concurrent J-51 Benefits.

HPD respectfully requests that the Council approve, pursuant to Section 577 of the Private Housing Finance Law, an exemption from real property taxation as follows:

1. a. "Effective Date" shall mean the later of (i) the date of conveyance of the Exemption Area to the HDFC, or (ii) the date that HPD and the Owner enter into the Regulatory Agreement.
- b. "Exemption Area" shall mean the real property located in the Borough of the Bronx, City and State of New York, identified as Block 2948, Lots 8 and 47, Block 2952, Lots 7, 9, and 12, Block 2955, Lot 36, Block 2957, Lots 1, 9, 11, and 34, and Block 2958, Lot 62 on the Tax Map of the City of New York.
- c. "Expiration Date" shall mean the earlier to occur of (i) a date which is forty (40) years from the Effective Date, (ii) the date of the expiration or termination of the Regulatory Agreement, or (iii) the date upon which the Exemption Area ceases to be owned by either a housing development fund company or an entity wholly controlled by a housing development fund company.



- d. "HDFC" shall mean Carroll-Burke Housing Development Fund Corporation or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.
  - e. "HPD" shall mean the Department of Housing Preservation and Development of the City of New York.
  - f. "J-51 Benefits" shall mean any tax benefits pursuant to Section 489 of the Real Property Tax Law which are in effect on the Effective Date.
  - g. "New Exemption" shall mean the exemption from real property taxation provided hereunder with respect to the Exemption Area.
  - h. "Owner" shall mean the HDFC.
  - i. "Prior Exemption" shall mean the exemptions from real property taxation for the Exemption Area approved by the New York City Council on June 29, 1994 (Resolution No. 484), March 21, 1995 (Resolution No. 917), June 28, 1995 (Resolution No. 1101), October 5, 1995 (Resolution No. 1277), and January 18, 1996 (Resolution No. 1457).
  - j. "Regulatory Agreement" shall mean the regulatory agreement between HPD and the Owner that is executed on or after April 1, 2021 and that establishes certain controls upon the operation of the Exemption Area during the term of the New Exemption.
2. The Prior Exemption shall terminate with respect to the Exemption Area upon the Effective Date.
3. All of the value of the property in the Exemption Area, including both the land and any improvements (excluding those portions, if any, devoted to business, commercial, or community facility use), shall be exempt from real property taxation, other than assessments for local improvements, for a period commencing upon the Effective Date and terminating upon the Expiration Date.
4. Notwithstanding any provision hereof to the contrary:
- a. The New Exemption shall terminate if HPD determines at any time that (i) the Exemption Area is not being operated in accordance with the requirements of Article XI of the Private Housing Finance Law, (ii) the Exemption Area is not being operated in accordance with the requirements of the Regulatory Agreement, (iii) the Exemption Area is not being operated in accordance with the requirements of any other agreement with, or for the benefit of, the City of New York, (iv) any interest in the Exemption Area is conveyed or transferred to a new owner without the prior written approval of HPD, or (v) the construction or demolition of any private or multiple dwelling on the Exemption Area has commenced without the prior written consent of HPD. HPD shall deliver written notice of any such determination to Owner and all mortgagees of record, which notice shall provide for an opportunity to cure of not less than sixty (60) days. If the noncompliance specified in such notice is not cured within the time period specified therein, the New Exemption shall prospectively terminate.
  - b. The New Exemption shall apply to all land in the Exemption Area but shall only apply to buildings on the Exemption Area that exist on the Effective Date.
  - c. Nothing herein shall entitle the HDFC, the Owner, or any other person or entity to a refund of any real property taxes which accrued and were paid with respect to the Exemption Area prior to the Effective Date.



- d. All previous resolutions, if any, providing an exemption from or abatement of real property taxation with respect to the Exemption Area are hereby revoked as of the Effective Date.
5. In consideration of the New Exemption, the owner of the Exemption Area shall, for so long as the New Exemption shall remain in effect, waive the benefits of any additional or concurrent exemption from or abatement of real property taxation which may be authorized under any existing or future local, state, or federal law, rule, or regulation. Notwithstanding the foregoing, (a) nothing herein shall prohibit the granting of any real property tax abatement pursuant to Sections 467-b or 467-c of the Real Property Tax Law to real property occupied by senior citizens or persons with disabilities, and (b) the J-51 Benefits shall remain in effect, but the New Exemption shall be reduced by the amount of such J-51 Benefits.

HPD recommends approval of this matter and requests that it be referred to the appropriate committee at the next scheduled meeting of the Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Louise Carroll", written in a cursive style.

Louise Carroll

