



Department of
Housing Preservation
& Development
nyc.gov/hpd

VICKI BEEN
Commissioner

Office of the Commissioner
100 Gold Street
New York, N.Y. 10038

MAY 23 2016

Honorable Melissa Mark-Viverito
Speaker of the Council
City Council
City Hall
New York, NY 10007
Attention: Gary Altman

Re: Neighborhood Construction Program
603 Pontiac Place
Block 2623, Lot 213
Bronx, Community District No. 1
Council District No. 8

Dear Madame Speaker:

The referenced property ("Exemption Area") is the site for the proposed development of an affordable housing project under HPD's Neighborhood Construction Program.

Under HPD's Neighborhood Construction Program, sponsors purchase City-owned or privately owned land or vacant buildings and construct multifamily buildings in order to create up to 30 units of affordable rental housing on infill sites. Construction and permanent financing is provided through loans from private institutional lenders and from public sources including HPD, the State of New York, and the federal government. Additional funding may also be provided from the syndication of low-income housing tax credits. The newly constructed buildings provide rental housing to low income, moderate income, and middle income families.

The Exemption Area will be owned by HP Jackson Avenue Housing Development Fund Company, Inc. (the "HDFC") as legal and fee owner and 603 Pontiac Associates, LLC (the "LLC") as beneficial owner. Under the project, the LLC will construct on the Exemption Area a multiple dwelling containing approximately 25 rental units for low income families and approximately 6,046 square feet of community facility and/or commercial space.

In order to facilitate the project, 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. For the purposes hereof, the following terms shall have the following meanings:
 - a) "HDFC" shall mean HP Jackson Avenue Housing Development Fund Company, Inc.
 - b) "HPD" shall mean the Department of Housing Preservation and Development of the City of New York.
 - c) "LLC" shall mean 603 Pontiac Associates, LLC or an affiliate.
 - d) "New Owner" shall mean the HDFC and the LLC or any future owner of the Exemption Area.



- (c) The Exemption shall not apply to any building constructed on the Exemption Area which does not have a permanent or temporary certificate of occupancy by June 30, 2021, as such date may be extended in writing by HPD.
4. In consideration of the Exemption, the New Owner (i) shall execute and record the Regulatory Agreement, and (ii) for so long as the Exemption shall remain in effect, shall 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.

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,



Vicki Been

Enclosures

