

MAY 03 2017

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

Re: MHANY Pleasant East
Block 1710, Lots 31 and 36
Block 1783, Lots 31 and 34
Manhattan, Community District No. 11
Council District No. 8

Dear Madame Speaker:

The referenced project ("Exemption Area") contains four multiple dwellings known as MHANY Pleasant East which provide rental housing for low income families.

Under the proposed project, MHANY 2004 Housing Development Fund Corporation ("HDFC"), which owns and operates the Exemption Area, will finance the rehabilitation of the Exemption Area with a loan from a private mortgage lender. The Owner and the City of New York Department of Housing Preservation and Development ("HPD") will enter into a regulatory agreement establishing certain controls upon the operation of the Exemption Area.

The Exemption Area currently receives an exemption from and/or abatement of real property taxation pursuant to Section 489 of the Real Property Tax Law ("J-51 Benefits"). In order to ensure the continued affordability of the Exemption Area, HPD is requesting an Article XI exemption for the Exemption Area 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. For the purposes hereof, the following terms shall have the following meanings:
 - a. "Effective Date" shall mean January 1, 2017.
 - b. "Exemption" shall mean the exemption from real property taxation provided hereunder.
 - c. "Exemption Area" shall mean the real property located in the Borough of Manhattan, City and State of New York, identified as Block 1710, Lots 31 and 36, and Block 1783, Lots 31 and 34 on the Tax Map of the City of New York.
 - d. "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.
 - e. "HDFC" shall mean MHANY 2004 Housing Development Fund Corporation or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.

