



**Department of  
Housing Preservation  
& Development**

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**LOUISE CARROLL  
Commissioner**

**Office of the Commissioner  
100 Gold Street  
New York, NY 10038**

**JUN 26 2019**

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

Re: Block 2623, Lot 213  
Bronx, Community District No. 1  
Council District No. 8

Dear Mr. Speaker:

The referenced property ("Exemption Area") will contain one multiple dwelling which will provide rental housing for low income families.

HP Jackson Avenue Housing Development Fund Company, Inc. ("HDFC") acquired the Exemption Area on November 30, 2016. The HDFC and 603 Pontiac Associates LLC (collectively, "Owner") financed the acquisition and construction of the Exemption Area with loans from HPD and a private lending institution. The Owner and HPD entered into a regulatory agreement on November 30, 2016 establishing certain controls upon the operation of the Exemption Area.

On June 21, 2016, the Council approved Resolution No. 1148 ("Prior Resolution"), which authorized a tax exemption for the Exemption Area that is applicable to all land and any improvements, but excludes portions, if any, devoted to business or commercial use. The Prior Resolution does not reference community facility use and shall now be amended to include community facility space in the Exemption Area.

Accordingly, HPD requests that the Council amend the Prior Resolution by adding the following definition k to paragraph 1 thereof and by deleting paragraph 2 thereof and replacing it with the following:

- k. "Community Facility Space" shall mean those portions of the Exemption Area which the Regulatory Agreement requires to be devoted solely to community facility uses.
2. 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 or commercial use other than the Community Facility Space), shall be exempt from real property taxation, other than assessments for local improvements, for a period commencing upon the Effective Date and terminating upon Expiration Date.

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,



Louise Carroll

