



Legislation Details (With Text)

**File #:** Res 0871-2023      **Version:** \*      **Name:** LU 299 - Alder Preservation Portfolio: Block 2032, Lots 5, 6, 7, 8, and 9; Block 2045, Lot 37; Block 2133, Lots 10 and 13; Manhattan; Community District No. 10 and 12; Council District No. 9 and 10.

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Finance

**On agenda:** 12/20/2023

**Enactment date:**      **Enactment #:**

**Title:** Resolution approving an exemption from real property taxes for property located at (Block 2032, Lots 5, 6, 7, 8, & 9; Block 2045, Lot 37; Block 2133, Lots 10 & 13), Manhattan, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 299).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Housing Preservation and Development Letter, 2. Res. No. 871, 3. Memorandum, 4. Hearing Transcript 12/20/23, 5. December 20, 2023 - Stated Meeting Agenda, 6. Hearing Transcript - Stated Meeting 12-20-23

Date	Ver.	Action By	Action	Result
12/20/2023	*	Committee on Finance	Hearing on P-C Item by Comm	
12/20/2023	*	Committee on Finance	P-C Item Approved by Comm	Pass
12/20/2023	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK  
PRECONSIDERED RES. NO. 871

Resolution approving an exemption from real property taxes for property located at (Block 2032, Lots 5, 6, 7, 8, & 9; Block 2045, Lot 37; Block 2133, Lots 10 & 13), Manhattan, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 299).

By Council Member Brannan

**WHEREAS**, The New York City Department of Housing Preservation and Development (“HPD”) submitted to the Council its request dated December 7, 2023 that the Council take the following action regarding a housing project located at (Block 2032, Lots 5, 6, 7, 8, & 9; Block 2045, Lot 37; Block 2133, Lots 10 & 13), Manhattan (“Exemption Area”):

Approve an exemption of the Project from real property taxes pursuant to Section 577 of the Private Housing Finance Law (the “Tax Exemption”);

**WHEREAS**, The project description that HPD provided to the Council states that the purchaser of the Project (the “Owner”) is a duly organized housing development fund company under Article XI of the Private Housing Finance Law;

**WHEREAS**, the Council has considered the financial implications relating to the Tax Exemption;

**RESOLVED:**

1. For the purposes hereof, the following terms shall have the following meanings:
  - a. “Company” shall mean 146th Apartments LLC, 147th Apartments LLC, and 176th APTS LLC or any other entities that acquire all or a portion of the beneficial interests in the Exemption Area with the prior written consent of HPD.
  - b. “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.
  - c. “Exemption” shall mean the exemption from real property taxation provided hereunder.
  - d. “Exemption Area” shall mean the real property located in the Borough of Manhattan, City and State of New York, identified as Block 2032, Lots 5, 6, 7, 8, and 9, Block 2045, Lot 37, and Block 2133, Lots 10 and 13.
  - e. “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.
  - f. “HDFC” shall mean HP Aulder Capital Housing Development Fund Corporation or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.
  - g. “HPD” shall mean the Department of Housing Preservation and Development of the City of New York.
  - h. “Owner” shall mean, collectively, the HDFC and the Company.
  - i. “Regulatory Agreement” shall mean the regulatory agreement between HPD and the Owner establishing certain controls upon the operation of the Exemption Area during the term of the Exemption.
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, 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.
3. Notwithstanding any provision hereof to the contrary:
  - a. The 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 Exemption shall prospectively terminate.

- b. The 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.

4. In consideration of the Exemption, the owner of the Exemption Area shall, for so long as the 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, 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.

Office of the City Clerk, }

The City of New York } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of the City of New York on December 20, 2023, on file in this office.

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City Clerk, Clerk of Council