Legislation Details (With Text)

File #:	Res 1051-2025	**Version:** *	**Name:**	LU 360 - Highbridge Cluster: Multiple Blocks: Bronx, Community Districts No. 4 and 5, Council Districts 14 and 16.
Type:	Resolution		**Status:**	Adopted
			In control:	Committee on Finance
On agenda:	9/10/2025			
Enactment date:			**Enactment #:**	

Title: Resolution approving an exemption from real property taxes for property located at Block 2520, Lot 23; Block 2521, Lots 24, 31, and 35; Block 2533, Lots 84 and 86; Block 2535, Lot 1; Block 2536, Lots 1, 7, and 26; Block 2537, Lots 36, 38, and 41; Block 2872, Lots 5, 123, 205, 254, 256, and 259; Block 2873, Lots 16, 58, 80, and 165; Block 2874, Lots 33, 37, and 134; Block 2876, Lots 37 and 40, Bronx, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 360).

Sponsors:

Indexes:

Attachments: 1. Housing Preservation and Development Letter, 2. Memorandum, 3. Res. No. 1051, 4. Committee Report, 5. Hearing Transcript, 6. Committee Report - Stated Meeting, 7. September 10, 2025 - Stated Meeting Agenda, 8. Hearing Transcript - Stated Meeting 9-10-25

Date	Ver.	Action By	Action	Result
9/10/2025	*	Committee on Finance	P-C Item Approved by Comm	
9/10/2025	*	City Council	Approved, by Council	Pass

Preconsidered Res. No. 1051

Resolution approving an exemption from real property taxes for property located at Block 2520, Lot 23; Block 2521, Lots 24, 31, and 35; Block 2533, Lots 84 and 86; Block 2535, Lot 1; Block 2536, Lots 1, 7, and 26; Block 2537, Lots 36, 38, and 41; Block 2872, Lots 5, 123, 205, 254, 256, and 259; Block 2873, Lots 16, 58, 80, and 165; Block 2874, Lots 33, 37, and 134; Block 2876, Lots 37 and 40, Bronx, pursuant to Section 577 of the Private Housing Finance Law (Preconsidered L.U. No. 360).

By Council Member Brannan

WHEREAS, The New York City Department of Housing Preservation and Development ("HPD") submitted to the Council its request dated August 8, 2025, that the Council take the following action regarding a housing project located at Block 2520, Lot 23; Block 2521, Lots 24, 31, and 35; Block 2533, Lots 84 and 86; Block 2535, Lot 1; Block 2536, Lots 1, 7, and 26; Block 2537, Lots 36, 38, and 41; Block 2872, Lots 5, 123, 205, 254, 256, and 259; Block 2873, Lots 16, 58, 80, and 165; Block 2874, Lots 33, 37, and 134; Block 2876, Lots 37 and 40, Bronx ("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; now, therefore, be it

RESOLVED:

1. For the purposes hereof, the following terms shall have the following meanings:

   a. "Community Facility Space" shall mean those portions of the Exemption Area which the Regulatory Agreement requires to be devoted solely to community facility uses.

   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 the Bronx, City and State of New York, identified as Block 2520, Lot 23, Block 2521, Lots 24, 31, and 35, Block 2533, Lots 84 and 86, Block 2535, Lot 1, Block 2536, Lots 1, 7, and 26, Block 2537, Lots 36, 38, and 41, Block 2872, Lots 5, 123, 205, 254, 256, and 259, Block 2873, Lots 16, 58, 80, and 165, Block 2874, Lots 33, 37, and 134, and Block 2876, Lots 37 and 40 on the Tax Map of the City of New York.

   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 Highbridge Rising 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. "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.

   i. "Owner" shall mean the HDFC.

   j. "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 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 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, (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 Exemption shall be reduced by the amount of such J-51 Benefits.

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 September 10, 2025, on file in this office.

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City Clerk, Clerk of Council