



**Department of  
Housing Preservation  
& Development**

nyc.gov/hpd

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

MARIA TORRES-SPRINGER  
Commissioner

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

Re: Seagirt Apartments  
Block 15610, Lot 1  
Queens, Community District No. 14  
Council District No. 31

Dear Madame Speaker:

The referenced property ("Exemption Area") contains four multiple dwellings known as Seagirt Apartments which provide rental housing for low income families.

Under the proposed project, HP Sea Girt Housing Development Fund Company, Inc. ("HDFC") will acquire the Exemption Area and 711 Seagirt Avenue Holdings LLC ("Company"), a limited liability company, will be the beneficial owner and will operate the Exemption Area. The HDFC and the Company (collectively, "Owner") will undertake the rehabilitation of the Exemption Area with private financing. The Owner and the City of New York Department of Housing Preservation and Development will enter into a regulatory agreement establishing certain controls upon the operation of the Exemption Area.

The Exemption Area currently receives an exemption from real property taxation that will expire on June 27, 2038 ("Prior Exemption"). The Owner has agreed to extend the affordability restrictions beyond the expiration of the Prior Exemption. In order to facilitate the project, the Prior Exemption must be terminated and replaced with a new exemption from real property taxation that is coterminous with the new regulatory agreement.

HPD respectfully requests that the Council approve, pursuant to Section 577 of the Private Housing Finance Law, a new exemption from real property taxation as follows:

1. For the purposes hereof, the following terms shall have the following meanings:
  - (a) "Company" shall mean 711 Seagirt Avenue Holdings LLC.
  - (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 Area” shall mean the real property located in the Borough of Queens, City and State of New York, identified as Block 15610, Lot 1 on the Tax Map of the City of New York.
- (d) “Expiration Date” shall mean the earlier to occur of (i) June 26, 2053 (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 HP Sea Girt Housing Development Fund Company, Inc. or a housing development fund company that acquires the Exemption Area with the prior written consent of HPD.
- (f) “HPD” shall mean the Department of Housing Preservation and Development of the City of New York.
- (g) “New Exemption” shall mean the exemption from real property taxation provided hereunder with respect to the Exemption Area.
- (h) “Owner” shall mean, collectively, the HDFC and the Company.
- (i) “Prior Exemption” shall mean the exemption from real property taxation for the Exemption Area approved by the City Council on June 12, 2013 (Res. No. 1815-2013).
- (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 New Exemption.
- (k) “Shelter Rent” shall mean the total rents received from the commercial and residential occupants of the Exemption Area, including any federal subsidy (including, but not limited to, Section 8, rent supplements, and rental assistance), less the cost of providing to such occupants electricity, gas, heat and other utilities.
- (l) “Shelter Rent Tax” shall mean an amount equal to ten percent (10%) of Shelter Rent in the tax year in which such real property tax payment is made.

2. The Prior Exemption shall terminate upon the Effective Date.

3. 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.



4. Commencing upon the Effective Date and during each year thereafter until the Expiration Date, the annual real property tax payment shall be in the sum of the Shelter Rent Tax.
5. Notwithstanding any provision hereof to the contrary:
  - (a) The New 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 New Exemption shall prospectively terminate.
  - (b) The New Exemption shall apply to all land in the Exemption Area, but shall only apply to a building on the Exemption Area that exists on the Effective Date.
  - (c) Nothing herein shall entitle the HDFC, the Owner or any past owner to a refund of any real property taxes which accrued and were paid with respect to the Exemption Area prior to the Effective Date.
6. In consideration of the New Exemption, the owner of the Exemption Area, for so long as the New 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,



Maria Torres-Springer

**NYC**

