

NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD

R E S O L U T I O N No. 20-HF-825

APPROVING A SPECIFIED PROJECT OF THE HOUSING FINANCE AGENCY
(Affordable Housing Revenue Bonds - The Renaissance at Lincoln
Park)

WHEREAS, the New York State Public Authorities Control Board ("PACB"), created pursuant to Chapter 38, Laws of 1976, as amended, is empowered by Section 51 of the Public Authorities Law to receive applications from designated public benefit corporations, including the Housing Finance Agency ("HFA"), for approval of the acquisition, rehabilitation, construction or financing of any project proposed by any such public benefit corporation; and

WHEREAS, the PACB has duly received an application from the HFA for approval of the new construction of

Approximately one-hundred-seventy-eight (178) affordable housing units in one eleven-story building, of which approximately 12 units will be set-aside for the households with income at or below 40% of AMI, fifty-six (56) units will be set-aside for the households with income at or below 50% of AMI, ninety-three (93) units will be set-aside for the households with income at or below 60% of AMI, and seventeen (17) units will be set-aside for households with income at or below 80% of Area Median Income (AMI) for family size for the Westchester County, NY Statutory Exception Area, and one super's unit, to be known as The Renaissance at Lincoln Park (the "Project"), to be located in the City of New Rochelle, Westchester County, and to be partially financed through the

issuance of bonds in an amount not to exceed \$50,600,000; and

WHEREAS, HFA intends to provide for the financing for the Project through the issuance of one or more series of fixed-rate or variable-rate, taxable, tax-exempt or recycled bonds in accordance with applicable provisions of the Internal Revenue Code of 1986, as amended, with a final maturity of not more than 50 years (the "Bonds"); and

WHEREAS, the Bonds will be issued under the Affordable Housing Revenue Bonds Bond Resolution, adopted by the HFA Members on August 22, 2007, as supplemented (the "Affordable Housing Resolution"); and

WHEREAS, the Loan (as defined below) and other collateral for the Bonds, and the loans and collateral financed or refinanced with proceeds of additional bonds, if any, issued under the Affordable Housing Resolution, may be pledged to secure all bonds outstanding from time to time under the Affordable Housing Resolution; and

WHEREAS, to the extent the Bonds are issued as tax-exempt bonds, such Bonds will require an allocation of the State's Private Activity Bond Cap; and

WHEREAS, HFA intends to award the Bonds by either negotiated sale or by a private placement; and

WHEREAS, HFA expects to finance the Project through a mortgage loan (the "Loan") to Lincoln Renaissance Apartments LLC with the developer expected to be NRP Holdings LLC., whose principal is J.

David Heller, and Kensworth Consulting LLC., whose president is Kenneth Plummer and The Guion Place Renaissance HDFC, a New York not-for-profit organization, whose president is Reverend Michael Rouse in the maximum aggregate amount of \$50,600,000 with the Loan amortizing over not more than 50 years; and

WHEREAS, the total estimated cost of the construction of the Project is approximately \$92,741,397 comprised of the requested bond financing, low income housing tax credits, an Agency subsidy loan, an HCR Community Investment Fund Loan, Interfaith Dwellings Corp Development Funds, Westchester County Housing Implementation Funds, New York State Low Income Housing tax credit equity, a sponsor loan and Borrower equity in the form of deferred developer fee; and

WHEREAS, the Loan will be secured by supplemental security provided by Bank of New York during construction and by SONYMA Mortgage Insurance Fund during the permanent loan period; and

WHEREAS, the HFA may utilize any funds legally available to it for the purpose of funding the Agency subsidy loan, and may in its reasonable discretion, increase or decrease the amount of such subsidy loan; and

WHEREAS, if upon final certification of costs of the Project it is determined that the costs of the Project that are eligible for tax-exempt reimbursement are lower than anticipated, requiring the redemption of tax-exempt Bonds previously issued, then HFA may

redeem said amount of the tax-exempt Bonds and issue a like amount of taxable Bonds provided that the aggregate amount of Bonds outstanding at any time does not exceed \$50,600,000; and

WHEREAS, a copy of the HFA's application has been duly filed with the Comptroller and he has had an opportunity to comment;

NOW, THEREFORE, BE IT RESOLVED, that PACB approves the Project identified below, in accordance with Section 51 of the Public Authorities Law:

Project Description
The Renaissance at Lincoln Park

The new construction of 178 units of affordable housing units in the City of New Rochelle.

(Westchester County)

<u>Sources of Funds-Construction</u>	<u>Estimated Amount:</u> <u>Total Project</u>	<u>Estimated Amount:</u> <u>Residential</u>	<u>Estimated Amount:</u> <u>Boys and Girls club</u>
HFA First Mortgage	\$ 14,000,000	\$ 14,000,000	
HFA Construction Loan	\$ 31,975,000	\$ 31,975,000	
HCR Subsidy: NCP Loan	\$ 22,554,000	\$ 22,554,000	
HCR Subsidy: MIHP	\$ 854,757	\$ 854,757	
HCR Subsidy: CIF Loan	\$ 1,800,000		\$ 1,800,000
Interfaith Development Funds	\$ 2,280,000		\$ 2,280,000
Westchester County Housing Implementation Funds	\$ 5,000,000	\$ 5,000,000	
Tax Credit Equity: LIHTC	\$ 2,930,240	\$ 450,000	\$ 2,480,240
Tax Credit Equity: SLHTC	\$ 562,400	\$ 562,400	
Deferred Developer Fee	\$ 10,785,000	\$ 5,957,364	\$ 4,827,636
Total Sources	\$ 92,741,397	\$ 81,353,521	\$ 11,387,876

<u>Sources of Funds-Permanent</u>	<u>Estimated Amount:</u> <u>Total Project</u>	<u>Estimated Amount:</u> <u>Residential</u>	<u>Estimated Amount:</u> <u>Boys and Girls Club</u>
HFA First Mortgage	\$ 14,000,000	\$ 14,000,000	
HCR Subsidy: NCP Loan	\$ 25,060,000	\$ 25,060,000	
HCR Subsidy: MIHP	\$ 1,811,897	\$ 1,811,897	
HCR Subsidy: CIF Loan	\$ 2,000,000		\$ 2,000,000
Interfaith Development Funds	\$ 2,280,000		\$ 2,280,000
Westchester County Housing Implementation Funds	\$ 5,000,000	\$ 5,000,000	
Tax Credit Equity: LIHTC	\$ 29,165,500	\$ 26,713,800	\$ 2,415,700
Tax Credit Equity: SLHTC	\$ 5,624,000	\$ 5,624,000	
Sponsor Loan from Paid Developer Fee	\$ 4,370,031		\$ 4,370,031
Deferred Developer Fee	\$ 3,429,969	\$ 3,143,824	\$ 286,145
Total Sources	\$ 92,741,397	\$ 81,353,521	\$ 11,387,876

<u>Uses of Funds</u>			
Project Cost	\$ 91,310,657	\$ 79,927,781	\$ 11,382,876
Cost of Issuance	\$ 1,044,550	\$ 1,039,550	\$ 5,000
Bond Issuance Fee	\$ 386,190	\$ 386,190	
Total Uses	\$ 92,741,397	\$ 81,353,521	\$ 11,387,876

Maximum Amount of Bonds to be Issued:
Not to Exceed \$50,600,000 Outstanding At Any Time

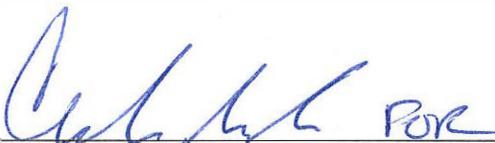
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The resolution shall become effective upon:

1. A determination by the HFA of the availability of Total Development Cost;
2. Receipt of a rating on the Bonds of not less than "A" from any nationally recognized rating agency from which a rating is requested; and
3. The award of Bonds at negotiated sale or private placement at a net interest cost not to exceed 7.50%.



Robert F. Mujica, Jr., Chair
Public Authorities Control Board



Amy Paulin, Member of the Board



Leroy Comrie, Member of the Board

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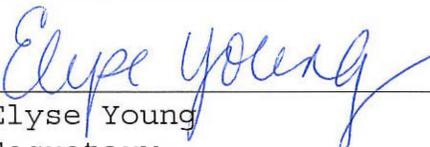
Date: September 16, 2020

CERTIFICATION

STATE OF NEW YORK
COUNTY OF ALBANY ss.

I, Elyse Young, Secretary of the New York State Public Authorities Control Board, do hereby certify that at a meeting of such Board, held on September 16, 2020, the attached resolution was duly adopted by the unanimous vote of the Members of the Board. The resolution attached is a true copy of the resolution and the certification of the determination made by such resolution and of the signatures thereto of each of the Members of the Board or their duly appointed representatives, the original of which is on file in my office. As of the date of this certification, such resolution has not been modified, superseded, amended or repealed and remains in full force and effect.

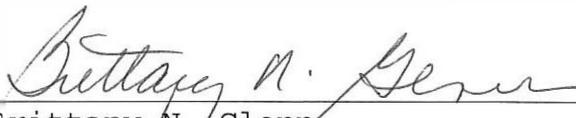
In witness thereof I have hereunto set my hand this 16th day of September 2020.



Elyse Young
Secretary

STATE OF NEW YORK
COUNTY OF ALBANY ss.

On this 16th day of September 2020, before me personally came Elyse Young to me known, who, being by me duly sworn, did depose and say that she is the Secretary of the New York State Public Authorities Control Board, that she executed the foregoing certification and that the contents thereof are true.



Brittany N. Glenn
Notary Public, State of New York
No. 01GL6253075
Qualified in Rensselaer County
Commission Expires: 12/19/2023