

Subject: FW: [OpenRecords] Response Added to FOIL-2019-806-00302 - File
Date: Monday, December 20, 2021 at 10:18:16 AM Eastern Standard Time
From: FOIA
To: AO Records

From: "donotreply@records.nyc.gov" <donotreply@records.nyc.gov>
Reply-To: "HPDFOIL@hpd.nyc.gov" <HPDFOIL@hpd.nyc.gov>
Date: Saturday, December 18, 2021 at 12:24 PM
To: FOIA <foia@americanoversight.org>
Subject: [OpenRecords] Response Added to FOIL-2019-806-00302 - File

EXTERNAL SENDER

The Department of Housing Preservation and Development (HPD) has responded to your FOIL request [FOIL-2019-806-00302](#) with the following file(s). Please note that portions of some records were redacted on the basis that the information contained therein is nonresponsive or exempt from disclosure under Public Officers Law, Article 6, Section 87(2)(b) because the records are subject to privacy and/or Section 87(2)(g) because the records are inter-agency or intra-agency materials. Thus, information exempt from disclosure and nonresponsive information have been redacted from the produced documents.

The file(s) listed below will not be publicly available on the OpenRecords portal.

- Document 1: [Document_1_Final.pdf](#)

Please visit [FOIL-2019-806-00302](#) to view additional information and take any necessary action.

Darga, Kimberly (HPD)

From: Darga, Kimberly (HPD)
Sent: Tuesday, January 9, 2018 12:23 PM
To: Arden Sokolow (Arden.a.sokolow@hud.gov); dean.j.santa@hud.gov
Cc: Williams, Carolyn (HPD); LaBotz, Kerry (HPD)
Subject: HUD addresses and bbls - potentially eligible for TLS
Attachments: HUD_Geocoded_BBLs_June_2017 w. Prelim List.xlsx

See attached list of potentially eligible properties for upcoming lien sale. There are 82 properties.

Williams, Carolyn (HPD)

From: Williams, Carolyn (HPD)
Sent: Tuesday, February 6, 2018 12:51 PM
To: Arden Sokolow (ARDEN.A.SOKOLOW@hud.gov); Dean J. Santa (dean.j.santa@hud.gov)
Cc: LaBotz, Kerry (HPD); Hewitt, Franz (HPD)
Subject: Tax Lien Sale Documents
Attachments: Feb 2018 HUD Properties_Tax Lien 120 Day with DEP etc.xlsx; Outreach Letter NOTICE A.docx; Outreach Letter NOTICE B.docx

Hi Arden and Dean,

Further to our call this morning, attached and below is the following information/documents regarding the Tax Lien Sale (TLS):

1) Example of letters sent to owners informing of TLS [REDACTED]

2) Excel workbook with 82 HUD properties on the TLS matched to DOF, DEP, violations and REAC scores [REDACTED]

3) The script for email blasts and robo-calls is below:

Dear Property Owner:

New York City Housing Preservation and Development (HPD) would like to invite you to our monthly Property Owner Clinics held at 100 Gold Street in Downtown Manhattan. The clinics are an opportunity to learn about how the City's low or no-cost financing and tax benefits can help you upgrade or replace major building systems and lower your operating costs.

Representatives from NYC Dept. of HPD, the Department of Finance, the Department of Environmental Protection, the Department of Buildings and U.S. Dept. of Housing and Urban Development (HUD) will be on hand to meet privately with property owners. We will help assess your building's needs, and work with you to upgrade your property and maintain quality housing.

Please join us on Wednesday, March 14th at 100 Gold Street in Manhattan from 6:00pm-7:30pm.

If you have any questions please email hpdhelphelp@hpdcity.gov.

[REDACTED]

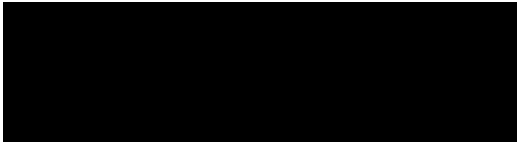
[REDACTED]

Carolyn Williams
Director, HUD Multi-Family Program
Division of Preservation Finance
NYC Dept. of Housing Preservation and Development
100 Gold Street*9th floor*Room 9Q5**
New York, NY 10038
(p)212-863-6513*(e) williamc@hpd.nyc.gov

VICKI BEEN
Commissioner
Molly Park
Deputy Commissioner
KIMBERLY DARGA
Assistant Commissioner

Office of Development
Preservation Finance
100 Gold Street
New York, N.Y. 10038

nyc.gov/hpd



December 30th, 2016

BBL [REDACTED]

Dear Property Owner,

In October, you received a letter from the NYC Department of Finance (DOF) notifying you that your property located at [REDACTED] owed \$1,000 or more in real property tax or property-related charges, and is at risk of being placed on the 2017 tax lien sale. At the New York City Department of Housing Preservation and Development (HPD) we understand that sometimes owners may fall behind on their taxes when their buildings need major repairs, or could benefit from more efficient building systems.

HPD offers no- and low-interest loans to assist with these maintenance needs or major repairs, such as roof repair, boiler or window replacement, pointing, and façade repairs. In addition to our loan programs, HPD also has tax benefit programs that could reduce your tax bills in the future. Enclosed with this letter is a brief overview of our loan products.

We invite you to an info session on HPD's loans and tax benefits where you will also have the opportunity to speak one-on-one with HPD about your building's needs and answer any questions you may have.

Please RSVP to one of the below sessions:

Option 1 Date: Monday, January 23, 2017 4:00PM-6:00PM

Option 2 Date: Wednesday, January 25, 2017 6:30PM-8:30PM

Option 3 Date: Friday, January 27, 2017 10:00AM-12:00PM

Location: **NYC Department of Housing Preservation and Development**
100 Gold Street, Room 1R
New York, NY 10038

To RSVP, please contact Jessica Gomez at 212-863-7500 or email hpdhelp@hpd.nyc.gov. In your message please include your name, property address,

and date and time of the session you plan on attending. Feel free to get in touch with our office if you are unable to attend an info session. Please make sure to arrive at least 10 minutes before the start time of your session to get through security.

The Department of Finance and Department of Environmental Protection will also be present at all sessions to help with any questions or concerns. We strongly recommend that you work with DOF to settle any arrears to avoid the inclusion of your property in the 2017 tax lien sale.

Sincerely,

Kimberly Darga

Directions:

How to get to HPD:

By Train: 4,5,6 to Brooklyn Bridge/City Hall, J or Z trains to Chambers Street, 2,3,A,C to Fulton Street.

Walking: we are located directly behind Pace University next to the Brooklyn Bridge.

VICKI BEEN
Commissioner
Molly Park
Deputy Commissioner
KIMBERLY DARGA
Assistant Commissioner

Office of Development
Preservation Finance
100 Gold Street
New York, N.Y. 10038

nyc.gov/hpd

XXX

December 30th, 2016

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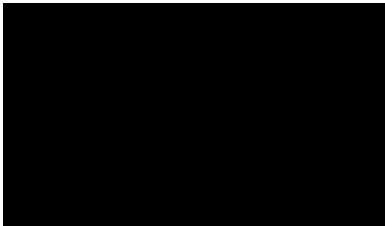
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Kimberly Darga

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Hewitt, Franz (HPD)

From: Hewitt, Franz (HPD)
Sent: Monday, February 26, 2018 6:53 PM
To: Santa, Dean J
Cc: El Shahat, Christine; Williams, Carolyn (HPD); SOKOLOW, ARDEN A; LaBotz, Kerry (HPD)
Subject: RE: Tax Lien Sale Documents
Attachments: Feb 2018 HUD Properties_Tax Lien 120 Day with DEP.xlsx

Hi HUD Team,

Below (and attached) is a list of the properties on the Tax Lien Sale List that are also PRACs.

Property Name	Contract Type	Borough	Address
---------------	---------------	---------	---------

From: Santa, Dean J [mailto:Dean.J.Santa@hud.gov]
Sent: Monday, February 26, 2018 2:40 PM
To: Hewitt, Franz (HPD)
Cc: El Shahat, Christine; Williams, Carolyn (HPD); SOKOLOW, ARDEN A; LaBotz, Kerry (HPD)
Subject: Re: Tax Lien Sale Documents

Dean J. Santa

Director, NY/NJ Asset Management Division
U.S. Department of Housing and Urban Development
[26 Federal Plaza](#)
[New York, NY 10278](#)
Phone: [212-542-7821](#)

IMPORTANT NOTE: The new Multifamily Northeast Region is going electronic! In order to streamline operations, we have established a centralized intake process in Asset Management. We encourage all routine servicing requests and correspondence which has been traditionally mailed to our offices to be submitted via email to ny.incoming@hud.gov. All other correspondence should be sent to the emails below:

- Monthly Accounting Reports (MARs) to ny.mars@hud.gov
- Grant (Service Coordinator) Information to ny.grants@hud.gov
- Funding Requests to ny.funding@hud.gov

On Feb 26, 2018, at 11:19 AM, Hewitt, Franz (HPD) <hewittf@hpd.nyc.gov> wrote:

[REDACTED]

From: Santa, Dean J [<mailto:Dean.J.Santa@hud.gov>]
Sent: Monday, February 26, 2018 8:50 AM
To: Hewitt, Franz (HPD); El Shahat, Christine; Williams, Carolyn (HPD)
Cc: SOKOLOW, ARDEN A; LaBotz, Kerry (HPD)
Subject: RE: Tax Lien Sale Documents

Here is the updated list.

[REDACTED]

Dean J. Santa
Division Director, NY/NJ Multifamily Asset Management
U.S. Department of Housing and Urban Development
26 Federal Plaza
New York, NY 10278
Phone: NY 212-542-7821
Email – Dean.j.santa@hud.gov

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ASK ME ABOUT ADOPTING AN ADMISSION PREFERENCE FOR THE HOMELESS IN YOUR DEVELOPMENT.

<image003.jpg><image004.png>

DID YOU KNOW THAT HAVING 8% OF HUD MULTIFAMILY PROPERTIES WITH EPA PORTFOLIO MANAGER ACCOUNTS IS A GOAL THIS YEAR? SIGN UP FOR AN EPA PORTFOLIO MANAGER ACCOUNT NUMBER TODAY AND PROVIDE IT TO YOUR HUD ACCOUNT EXECUTIVE!

FIND OUT MORE AT: <https://www.energystar.gov/buildings/facility-owners-and-managers/existing-buildings/use-portfolio-manager>

From: Hewitt, Franz (HPD) [<mailto:hewittf@hpd.nyc.gov>]
Sent: Thursday, February 22, 2018 3:33 PM
To: Santa, Dean J <Dean.J.Santa@hud.gov>; El Shahat, Christine <Christine.ElShahat@hud.gov>; Williams, Carolyn (HPD) <williamc@hpd.nyc.gov>
Cc: SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; LaBotz, Kerry (HPD) <mclaughk@hpd.nyc.gov>
Subject: RE: Tax Lien Sale Documents

Hi Dean and Team,

Just following up on the call from last Friday [REDACTED]

[REDACTED]

[REDACTED].

Thanks

From: Santa, Dean J [<mailto:Dean.J.Santa@hud.gov>]
Sent: Thursday, February 15, 2018 9:44 AM
To: Hewitt, Franz (HPD); El Shahat, Christine; Williams, Carolyn (HPD)
Cc: SOKOLOW, ARDEN A; LaBotz, Kerry (HPD)
Subject: RE: Tax Lien Sale Documents

[REDACTED]

From: Hewitt, Franz (HPD) [<mailto:hewittf@hpd.nyc.gov>]
Sent: Wednesday, February 14, 2018 6:03 PM
To: El Shahat, Christine <Christine.ElShahat@hud.gov>; Santa, Dean J <Dean.J.Santa@hud.gov>; Williams, Carolyn (HPD) <williamc@hpd.nyc.gov>
Cc: SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; LaBotz, Kerry (HPD) <mclaughk@hpd.nyc.gov>
Subject: RE: Tax Lien Sale Documents

[REDACTED]

From: El Shahat, Christine [<mailto:Christine.ElShahat@hud.gov>]
Sent: Wednesday, February 14, 2018 5:44 PM
To: Santa, Dean J; Williams, Carolyn (HPD)
Cc: SOKOLOW, ARDEN A; LaBotz, Kerry (HPD); Hewitt, Franz (HPD)
Subject: Re: Tax Lien Sale Documents

[REDACTED]

Christine El Shahat
Chief, Account Executive Branch
NY Multifamily
US Department of Housing and Urban Development
26 Federal Plaza, Room 3214
New York, NY 10278-0068
Tel: (212) 542-7859
Fax: (212) 542-7782

From: Santa, Dean J
Sent: Wednesday, February 14, 2018 4:46:58 PM
To: Williams, Carolyn (HPD)
Cc: SOKOLOW, ARDEN A; LaBotz, Kerry (HPD); Hewitt, Franz (HPD); El Shahat, Christine
Subject: Re: Tax Lien Sale Documents

[REDACTED]

Dean J. Santa
Director, NY/NJ Asset Management Division
U.S. Department of Housing and Urban Development
[26 Federal Plaza](#)
[New York, NY 10278](#)
Phone: [212-542-7821](#)

IMPORTANT NOTE: The new Multifamily Northeast Region is going electronic! In order to streamline operations, we have established a centralized intake process in Asset Management. We encourage all routine servicing requests and correspondence which has been traditionally mailed to our offices to be submitted via email to ny.incoming@hud.gov. All other correspondence should be sent to the emails below:

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- Funding Requests to ny.funding@hud.gov

On Feb 14, 2018, at 4:26 PM, Williams, Carolyn (HPD) <williamc@hpd.nyc.gov> wrote:

[REDACTED]

From: Santa, Dean J [<mailto:Dean.J.Santa@hud.gov>]
Sent: Tuesday, February 13, 2018 1:59 PM
To: Williams, Carolyn (HPD); SOKOLOW, ARDEN A
Cc: LaBotz, Kerry (HPD); Hewitt, Franz (HPD)
Subject: RE: Tax Lien Sale Documents

I have staff working on the missing phone and email address [REDACTED]
[REDACTED]

From: Williams, Carolyn (HPD) [<mailto:williamc@hpd.nyc.gov>]
Sent: Tuesday, February 06, 2018 12:51 PM
To: SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; Santa, Dean J <Dean.J.Santa@hud.gov>
Cc: LaBotz, Kerry (HPD) <mclaughk@hpd.nyc.gov>; Hewitt, Franz (HPD) <hewittf@hpd.nyc.gov>
Subject: Tax Lien Sale Documents

Hi Arden and Dean,

Further to our call this morning, attached and below is the following information/documents regarding the Tax Lien Sale (TLS):

1) Example of letters sent to owners informing of TLS [REDACTED]

[REDACTED]

2) Excel workbook with 82 HUD properties on the TLS matched to DOF, DEP, violations and REAC scores [REDACTED]

[REDACTED]

3) The script for email blasts and robo-calls is below:

Dear Property Owner:

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Representatives from NYC Dept. of HPD, the Department of Finance, the Department of Environmental Protection, the Department of Buildings and U.S. Dept. of Housing and Urban Development (HUD) will be on hand to meet privately with property owners. We will help assess your building's needs, and work with you to upgrade your property and maintain quality housing.

Please join us on Wednesday, March 14th at 100 Gold Street in Manhattan from 6:00pm-7:30pm.

If you have any questions please email hpdhelp@hpd.nyc.gov.

[REDACTED]

[REDACTED]

Carolyn Williams
Director, HUD Multi-Family Program
Division of Preservation Finance
NYC Dept. of Housing Preservation and Development
100 Gold Street*9th floor*Room 9Q5**
New York, NY 10038
(p)212-863-6513*(e) williamc@hpd.nyc.gov

Hewitt, Franz (HPD)

From: Hewitt, Franz (HPD)
Sent: Tuesday, March 20, 2018 4:20 PM
To: Williams, Carolyn (HPD); LaBotz, Kerry (HPD); 'Marashian, Armine'
Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat, Christine
Subject: RE: HUD TLS Coordination Follow Up
Attachments: March 2018 HUD Properties_Tax Lien 60 Day Prop Tax CIS charges.xlsx; March 2018 HUD Properties_Tax Lien 60 Day Property Tax only.xlsx; 2016 HUD MF Tax Exemption Termsheet.pdf

HUD team,

██████████ please find attached two spread sheets for the 60 day tax lien sale list. The first is the tax lien sale list filtered for properties that ONLY owe real estate tax ██████████. The second is filtered for properties that owe real estate taxes and other types of charges like CIS charges (water, environmental) this second list has many more entries. I have highlighted the relevant columns including owners and the various back taxes columns. I also attached HPD's HUD Multifamily Tax Exemption term sheet ██████████

From: Hewitt, Franz (HPD)
Sent: Monday, March 19, 2018 12:14 PM
To: Williams, Carolyn (HPD); LaBotz, Kerry (HPD); 'Marashian, Armine'
Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat, Christine
Subject: RE: HUD TLS Coordination Follow Up

Hello all,

As a follow up to our call this morning we were told that we have to put together a list of preliminary project by March 22nd, 2018 (This Thursday) per message below [REDACTED]

From: Williams, Carolyn (HPD)
Sent: Monday, March 19, 2018 10:51 AM
To: LaBotz, Kerry (HPD); Hewitt, Franz (HPD); 'Marashian, Armine'
Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat, Christine
Subject: RE: HUD TLS Coordination Follow Up

[REDACTED] Franz is the lead on TLS.

-----Original Appointment-----

From: LaBotz, Kerry (HPD)
Sent: Wednesday, March 14, 2018 6:51 PM
To: LaBotz, Kerry (HPD); Williams, Carolyn (HPD); Hewitt, Franz (HPD); 'Marashian, Armine'
Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat, Christine
Subject: HUD TLS Coordination Follow Up
When: Monday, March 19, 2018 11:00 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Dial In Number: 1-866-566-0148 (Participant Pass [REDACTED])

Dial In Number: 1-866-566-0148

Leader Pass: [REDACTED]

Participant Pass: [REDACTED]

Hewitt, Franz (HPD)

From: Hewitt, Franz (HPD)
Sent: Monday, March 26, 2018 3:13 PM
To: Santa, Dean J; LaBotz, Kerry (HPD)
Cc: El Shahat, Christine; Darga, Kimberly (HPD); Marashian, Armine; Williams, Carolyn (HPD); Wingate, Margaret; SOKOLOW, ARDEN A
Subject: RE: HUD TLS Coordination Follow Up
Attachments: March 2018 PRAC 202 HUD Properties_Tax Lien 60 Day.xlsx

HUD Team,

We are still working on getting a full and verified list of all HUD properties with tax Liens on the 60 day list [REDACTED] In the mean time I have filtered a list of PRACs and 202s specifically, that are on the tax lien sale

-----Original Message-----

From: Santa, Dean J [mailto:Dean.J.Santa@hud.gov]
Sent: Monday, March 26, 2018 12:19 PM
To: LaBotz, Kerry (HPD)
Cc: El Shahat, Christine; Darga, Kimberly (HPD); Marashian, Armine; Hewitt, Franz (HPD); Williams, Carolyn (HPD); Wingate, Margaret; SOKOLOW, ARDEN A
Subject: RE: HUD TLS Coordination Follow Up

[REDACTED]

Dean J. Santa
Division Director, NY/NJ Multifamily Asset Management U.S. Department of Housing and Urban Development 26 Federal Plaza New York, NY 10278 Direct Dial - 212-542-7821

-----Original Message-----

From: LaBotz, Kerry (HPD) [mailto:mclaughk@hpd.nyc.gov]
Sent: Monday, March 26, 2018 9:42 AM
To: Santa, Dean J <Dean.J.Santa@hud.gov>
Cc: El Shahat, Christine <Christine.ElShahat@hud.gov>; Darga, Kimberly (HPD) <dargak@hpd.nyc.gov>; Marashian, Armine <ARMINE.MARASHIAN@hud.gov>; Hewitt, Franz (HPD) <hewittf@hpd.nyc.gov>; Williams, Carolyn (HPD) <williamc@hpd.nyc.gov>; Wingate, Margaret <margaret.wingate@hud.gov>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>
Subject: Re: HUD TLS Coordination Follow Up

[REDACTED]

[REDACTED]

> On Mar 26, 2018, at 7:50 AM, Santa, Dean J <Dean.J.Santa@hud.gov> wrote:

>

[REDACTED]

> _____ > Dean J. Santa > Division Director, NY/NJ

Multifamily Asset Management U.S. Department

> of Housing and Urban Development

> 26 Federal Plaza

> New York, NY 10278

> Direct Dial - 212-542-7821

>

> -----Original Message-----

> From: LaBotz, Kerry (HPD) [mailto:mclaughk@hpd.nyc.gov]

> Sent: Sunday, March 25, 2018 10:27 PM

> To: El Shahat, Christine <Christine.ElShahat@hud.gov>

> Cc: Darga, Kimberly (HPD) <dargak@hpd.nyc.gov>; Marashian, Armine

> <ARMINE.MARASHIAN@hud.gov>; Hewitt, Franz (HPD) <hewittf@hpd.nyc.gov>;

> Williams, Carolyn (HPD) <williamc@hpd.nyc.gov>; Wingate, Margaret

> <margaret.wingate@hud.gov>; Santa, Dean J <Dean.J.Santa@hud.gov>;

> SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>

> Subject: Re: HUD TLS Coordination Follow Up

>

[REDACTED] I updated the invite to 3:30.

>

>> On Mar 23, 2018, at 7:48 PM, El Shahat, Christine <Christine.ElShahat@hud.gov> wrote:

>>

> [REDACTED]

>>

>> Christine El Shahat

>> Chief, Account Executive Branch

>> NY Multifamily

>> US Department of Housing and Urban Development >> 26 Federal Plaza, Room 3214 >> New York,
NY 10278-0068 >> Tel: (212) 542-7859 >> Fax: (212) 542-7782

>>

>> _____ >> From: LaBotz, Kerry (HPD)

<mclaughk@hpd.nyc.gov> >> Sent: Friday, March 23, 2018 7:41:43 PM >> To: Darga, Kimberly (HPD);
Marashian, Armine; Hewitt, Franz (HPD);

>> Williams, Carolyn (HPD); Wingate, Margaret >> Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat,
Christine >> Subject: RE: HUD TLS Coordination Follow Up

>>

>>

>> -----Original Appointment-----

>> From: LaBotz, Kerry (HPD)

>> Sent: Wednesday, March 14, 2018 6:51 PM

>> To: LaBotz, Kerry (HPD); Darga, Kimberly (HPD); 'Marashian, Armine'; Hewitt, Franz (HPD); Williams,
Carolyn (HPD); 'Wingate, Margaret'

>> Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat, Christine

>> Subject: HUD TLS Coordination Follow Up

>> When: Monday, March 26, 2018 11:00 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).

>> Where: Dial In Number: 1-866-566-0148 (Participant Pas [REDACTED])

>>
>>
>> Dial In Number: 1-866-566-0148
>> Leader Pass [REDACTED]
>> Participant Pas [REDACTED]
>>
>>
>>
>

Hewitt, Franz (HPD)

From: Hewitt, Franz (HPD)
Sent: Monday, March 26, 2018 6:45 PM
To: Santa, Dean J; LaBotz, Kerry (HPD)
Cc: El Shahat, Christine; Darga, Kimberly (HPD); Marashian, Armine; Williams, Carolyn (HPD); Wingate, Margaret; SOKOLOW, ARDEN A
Subject: RE: HUD TLS Coordination Follow Up
Attachments: HUD 60 Day List Match 3.26.18.xlsx

HUD Team please see updated tax lien sale list with the relevant projects highlighted in yellow [REDACTED]

-----Original Message-----

From: Hewitt, Franz (HPD)
Sent: Monday, March 26, 2018 3:12 PM
To: 'Santa, Dean J'; LaBotz, Kerry (HPD)
Cc: El Shahat, Christine; Darga, Kimberly (HPD); Marashian, Armine; Williams, Carolyn (HPD); Wingate, Margaret; SOKOLOW, ARDEN A
Subject: RE: HUD TLS Coordination Follow Up

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To: LaBotz, Kerry (HPD)
Cc: El Shahat, Christine; Darga, Kimberly (HPD); Marashian, Armine; Hewitt, Franz (HPD); Williams, Carolyn (HPD); Wingate, Margaret; SOKOLOW, ARDEN A
Subject: RE: HUD TLS Coordination Follow Up

[REDACTED]

Dean J. Santa

Division Director, NY/NJ Multifamily Asset Management U.S. Department of Housing and Urban Development 26 Federal Plaza New York, NY 10278 Direct Dial - 212-542-7821

-----Original Message-----

From: LaBotz, Kerry (HPD) [mailto:mclaughk@hpd.nyc.gov]
Sent: Monday, March 26, 2018 9:42 AM
To: Santa, Dean J <Dean.J.Santa@hud.gov>
Cc: El Shahat, Christine <Christine.ElShahat@hud.gov>; Darga, Kimberly (HPD) <dargak@hpd.nyc.gov>; Marashian, Armine <ARMINE.MARASHIAN@hud.gov>; Hewitt, Franz (HPD) <hewittf@hpd.nyc.gov>;

NYCDHPD-19-0254-A-000019

Williams, Carolyn (HPD) <williamc@hpd.nyc.gov>; Wingate, Margaret <margaret.wingate@hud.gov>;
SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>
Subject: Re: HUD TLS Coordination Follow Up

> On Mar 26, 2018, at 7:50 AM, Santa, Dean J <Dean.J.Santa@hud.gov> wrote:

> _____ > Dean J. Santa > Division Director, NY/NJ
Multifamily Asset Management U.S. Department
> of Housing and Urban Development
> 26 Federal Plaza
> New York, NY 10278
> Direct Dial - 212-542-7821

> -----Original Message-----

> From: LaBotz, Kerry (HPD) [mailto:mclaughk@hpd.nyc.gov]
> Sent: Sunday, March 25, 2018 10:27 PM
> To: El Shahat, Christine <Christine.ElShahat@hud.gov>
> Cc: Darga, Kimberly (HPD) <dargak@hpd.nyc.gov>; Marashian, Armine
> <ARMINE.MARASHIAN@hud.gov>; Hewitt, Franz (HPD) <hewittf@hpd.nyc.gov>;
> Williams, Carolyn (HPD) <williamc@hpd.nyc.gov>; Wingate, Margaret
> <margaret.wingate@hud.gov>; Santa, Dean J <Dean.J.Santa@hud.gov>;
> SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>
> Subject: Re: HUD TLS Coordination Follow Up

>
> [REDACTED] I updated the invite to 3:30.

>
>> On Mar 23, 2018, at 7:48 PM, El Shahat, Christine <Christine.ElShahat@hud.gov> wrote:

>>

> [REDACTED]

>>

>> Christine El Shahat

>> Chief, Account Executive Branch

>> NY Multifamily

>> US Department of Housing and Urban Development >> 26 Federal Plaza, Room 3214 >> New York,
NY 10278-0068 >> Tel: (212) 542-7859 >> Fax: (212) 542-7782

>>

>> _____ >> From: LaBotz, Kerry (HPD)

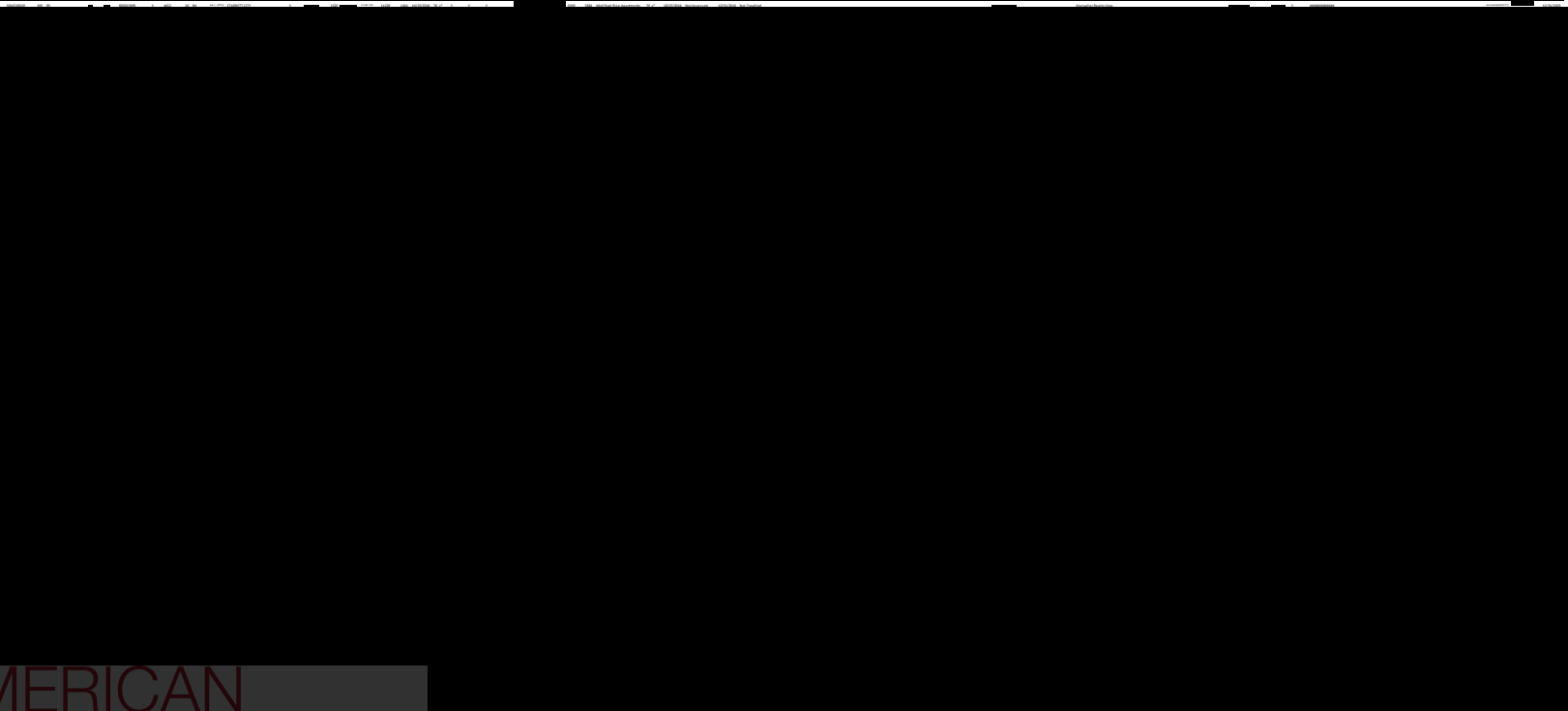
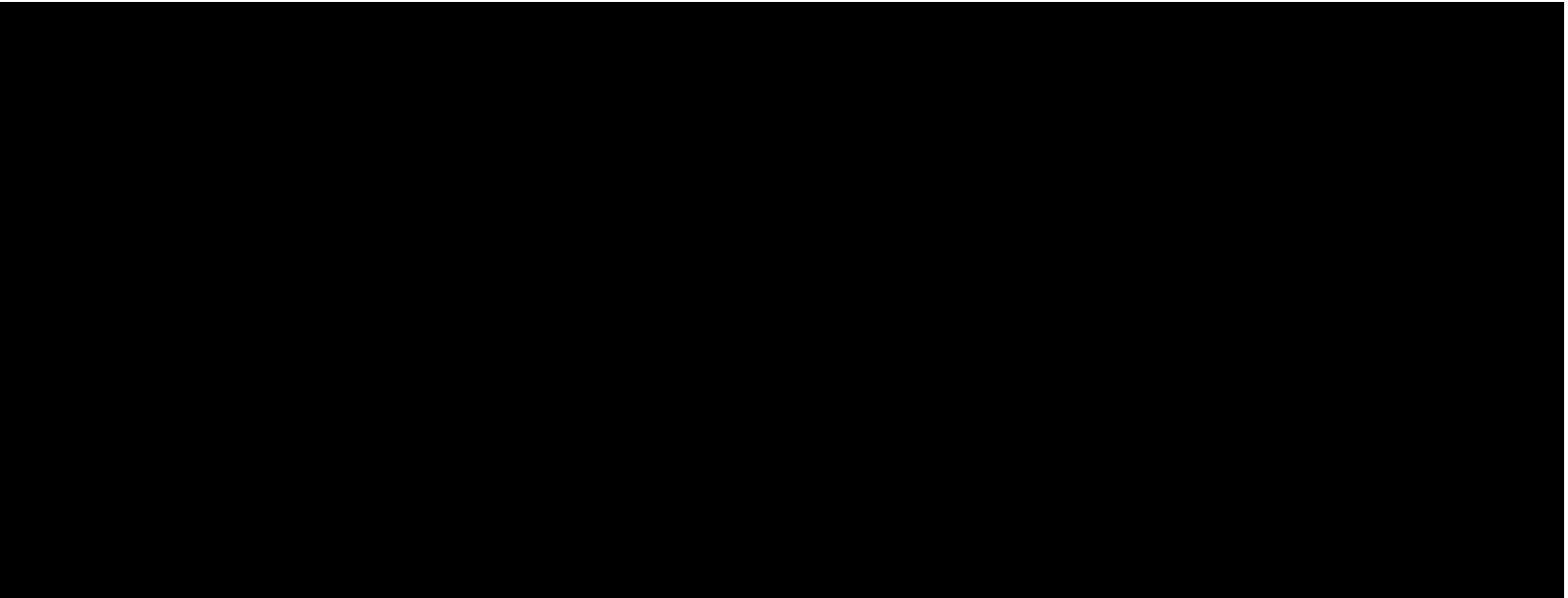
<mclaughk@hpd.nyc.gov> >> Sent: Friday, March 23, 2018 7:41:43 PM >> To: Darga, Kimberly (HPD);
Marashian, Armine; Hewitt, Franz (HPD);

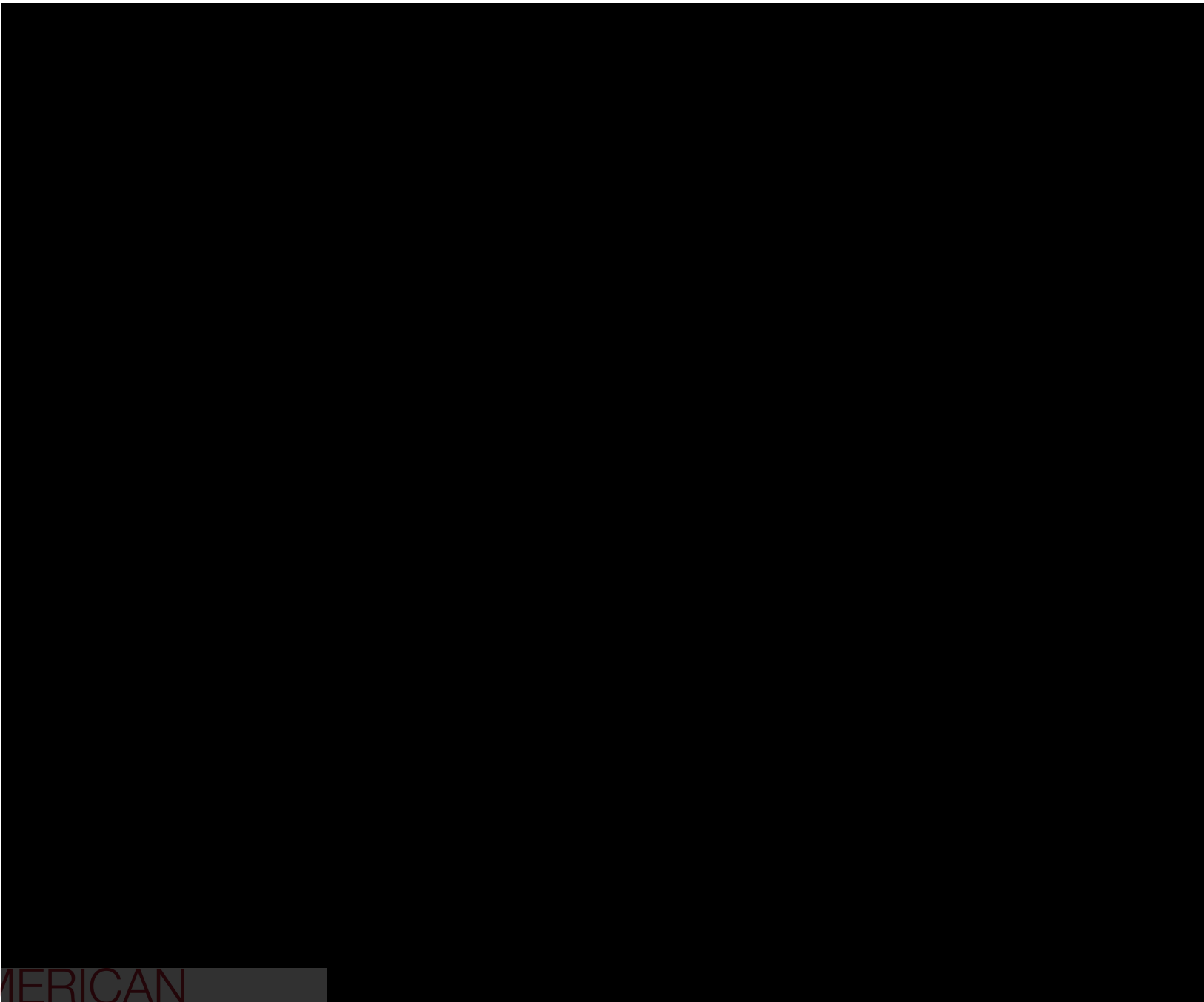
>> Williams, Carolyn (HPD); Wingate, Margaret >> Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat,
Christine >> Subject: RE: HUD TLS Coordination Follow Up

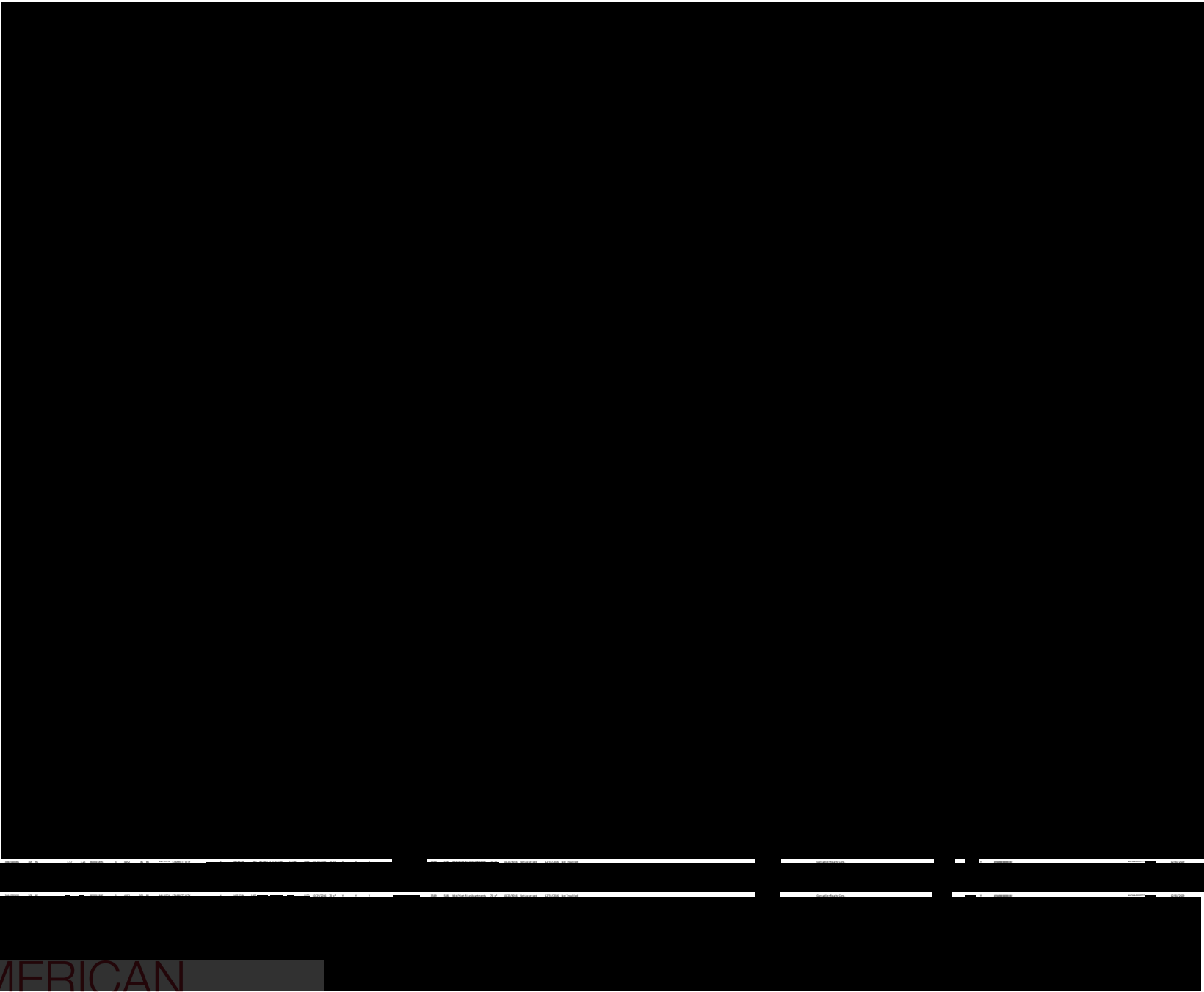
>>

>>
>> -----Original Appointment-----
>> From: LaBotz, Kerry (HPD)
>> Sent: Wednesday, March 14, 2018 6:51 PM
>> To: LaBotz, Kerry (HPD); Darga, Kimberly (HPD); 'Marashian, Armine'; Hewitt, Franz (HPD); Williams, Carolyn (HPD); 'Wingate, Margaret'
>> Cc: Santa, Dean J; SOKOLOW, ARDEN A; El Shahat, Christine
>> Subject: HUD TLS Coordination Follow Up
>> When: Monday, March 26, 2018 11:00 AM-11:30 AM (UTC-05:00) Eastern Time (US & Canada).
>> Where: Dial In Number: 1-866-566-0148 (Participant Pass [REDACTED])
>>
>>
>> Dial In Number: 1-866-566-0148
>> Leader Pass [REDACTED]
>> Participant Pass [REDACTED]
>>
>>
>>
>

[illegible]







10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Hewitt, Franz (HPD)

From: Hewitt, Franz (HPD)
Sent: Friday, April 6, 2018 10:44 AM
To: LaBotz, Kerry (HPD); Santa, Dean J
Cc: El Shahat, Christine; Darga, Kimberly (HPD); Marashian, Armine; Williams, Carolyn (HPD); Wingate, Margaret; SOKOLOW, ARDEN A
Subject: HUD TLS Coordination Follow Up
Attachments: HUD 60 Day List Match 3.26.18.xlsx

Just re-circulating the 60 day tax lien sale list in case anyone needs it again

FRANZ HEWITT | DEPUTY DIRECTOR | HPD HUD MULTIFAMILY LOAN PROGRAM

New York City Dept. of Housing Preservation and Development • www.nyc.gov/hpd

Division of Preservation Finance

100 Gold Street – 9-09 | New York, NY 10038

Hewittf@hpd.nyc.gov • w. 212.863.7205 • f. 212.863.6407

Santa, Dean J

From: Santa, Dean J
Sent: Wednesday, May 9, 2018 4:23 PM
To: LaBotz, Kerry (HPD); Hewitt, Franz (HPD)
Cc: Darga, Kimberly (HPD); Williams, Carolyn (HPD); Wingate, Margaret
Subject: FW: HUD HPD 202 Conference
Attachments: MarktoMarketNYC_Report_Listing-050918.xlsx

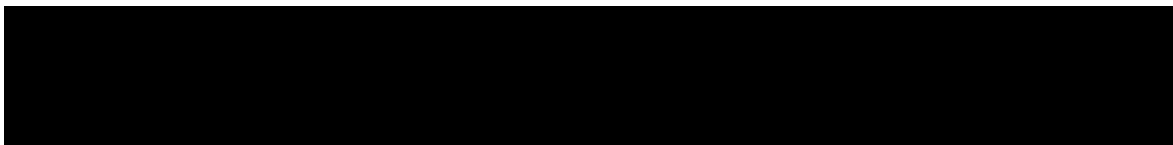
See attached

Dean J. Santa
Division Director, NY/NJ Multifamily Asset Management
U.S. Department of Housing and Urban Development
26 Federal Plaza
New York, NY 10278
Direct Dial - 212-542-7821

From: Stovall, Eric L
Sent: Wednesday, May 09, 2018 3:52 PM
To: Santa, Dean J <Dean.J.Santa@hud.gov>
Cc: WISE, BRETT W <Brett.W.Wise@hud.gov>
Subject: Re: HUD HPD 202 Conference

Hello Dean,

"NYC Mark to Market Report Listing" is attached, including Column Filters, and additional Renewal & Program Column Info.



Eric L. Stovall

Information Specialist

U.S. Department of Housing and Urban Development

Multifamily Northeast Region
New York Regional Center
26 Federal Plaza, Suite 3214
New York, NY 10278-0004
Phone: 212-542-7808
Email: Eric.L.Stovall@hud.gov

From: Santa, Dean J
Sent: Wednesday, May 9, 2018 1:07:42 PM
To: Stovall, Eric L
Cc: WISE, BRETT W
Subject: FW: HUD HPD 202 Conference

[REDACTED]

Dean J. Santa
Division Director, NY/NJ Multifamily Asset Management
U.S. Department of Housing and Urban Development
26 Federal Plaza
New York, NY 10278
Direct Dial - 212-542-7821

From: WISE, BRETT W
Sent: Tuesday, May 08, 2018 4:11 PM
To: Santa, Dean J <Dean.J.Santa@hud.gov>
Cc: O'Neill, James <James.ONeill@hud.gov>
Subject: RE: HUD HPD 202 Conference

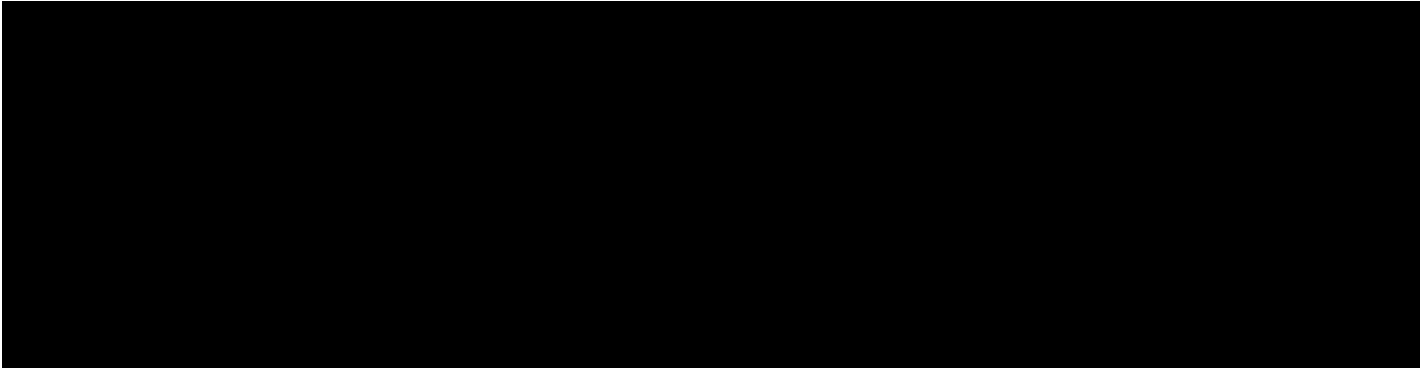
[REDACTED]

From: Santa, Dean J
Sent: Tuesday, May 8, 2018 3:55 PM
To: WISE, BRETT W <Brett.W.Wise@hud.gov>
Cc: O'Neill, James <James.ONeill@hud.gov>
Subject: HUD HPD 202 Conference

[REDACTED]

Dean J. Santa
Division Director, NY/NJ Multifamily Asset Management
U.S. Department of Housing and Urban Development

26 Federal Plaza
New York, NY 10278
Direct Dial - 212-542-7821



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Web	Renewal Option Code	Renewal Option Name	Renewal Status Code	Renewal Status Name	Renewal Type Name	Program Category	Program Type Name	Program Type Source Name	Renewal ID	Renewal Name	Renewal Address	City	State	Country	Agent Contact Full Name	Agent Contact Title	Agent Contact Address	Agent Contact Address Continued	Agent Contact City Name	Agent Contact State	Agent Contact Zipcode	Agent Contact Email	Agent Contact Email	Owner Contact Full Name	Owner Contact Title	Owner Contact Address	Owner Contact Address Continued	Owner Contact City Name	Owner Contact State	Owner Contact Zipcode	Owner Contact Email	Owner Contact Email

[illegible]

SOKOLOW, ARDEN A

From: SOKOLOW, ARDEN A
Sent: Wednesday, September 6, 2017 12:31 PM
To: Park, Molly (HPD); Green, Gabriella (NYSHCR); 'Eric Enderlin' (eenderlin@nychdc.com); 'Jackie.Primeau@nych.nyc.gov'
Cc: Orriols, Mirza; D'Ancona, Luigi; Ferreira, Nicole (NYSHCR); Zheng, Marvin (NYSHCR); Paula Roy Carethers
Subject: RE: Quarterly Housing Agency meetings

Please note that HUD needs the Starrett topic to be at the end of the agenda. Lynne is recused on this issue

From: Park, Molly (HPD) [mailto:ParkM@hpd.nyc.gov]
Sent: Wednesday, September 06, 2017 12:26 PM
To: Green, Gabriella (NYSHCR) <Gabriella.Green@nyshcr.org>; SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>; 'Eric Enderlin' (eenderlin@nychdc.com) <eenderlin@nychdc.com>; 'Jackie.Primeau@nych.nyc.gov' <'Jackie.Primeau@nych.nyc.gov'
Cc: Orriols, Mirza <Mirza.Orriols@hud.gov>; D'Ancona, Luigi <Luigi.DAncona@hud.gov>; Ferreira, Nicole (NYSHCR) <Nicole.Ferreira@nyshcr.org>; Zheng, Marvin (NYSHCR) <Marvin.Zheng@nyshcr.org>; Paula Roy Carethers <pcarethers@nychdc.com>
Subject: RE: Quarterly Housing Agency meetings

Added.

From: Green, Gabriella (NYSHCR) [mailto:Gabriella.Green@nyshcr.org]
Sent: Wednesday, September 06, 2017 10:13 AM
To: Park, Molly (HPD); 'SOKOLOW, ARDEN A'; 'Eric Enderlin' (eenderlin@nychdc.com); 'Jackie.Primeau@nych.nyc.gov'
Cc: Orriols, Mirza; D'Ancona, Luigi; Ferreira, Nicole (NYSHCR); Zheng, Marvin (NYSHCR); Paula Roy Carethers
Subject: RE: Quarterly Housing Agency meetings

[REDACTED] We have one late-breaking addition to the agenda: Starrett City sale.

GABRIELLA AMABILE GREEN
NEW YORK STATE HOMES AND COMMUNITY RENEWAL
[REDACTED]

Gabriella.Green@NYSHCR.org

From: Park, Molly (HPD) [mailto:ParkM@hpd.nyc.gov]
Sent: Tuesday, September 5, 2017 5:31 PM
To: 'SOKOLOW, ARDEN A' <ARDEN.A.SOKOLOW@hud.gov>; 'Eric Enderlin' (eenderlin@nychdc.com) <eenderlin@nychdc.com>; 'Jackie.Primeau@nych.nyc.gov' <'Jackie.Primeau@nych.nyc.gov'
Cc: Green, Gabriella (NYSHCR) <Gabriella.Green@nyshcr.org>; Orriols, Mirza <Mirza.Orriols@hud.gov>; D'Ancona, Luigi <Luigi.DAncona@hud.gov>; Ferreira, Nicole (NYSHCR) <Nicole.Ferreira@nyshcr.org>; Zheng, Marvin (NYSHCR) <Marvin.Zheng@nyshcr.org>; Paula Roy Carethers <pcarethers@nychdc.com>
Subject: RE: Quarterly Housing Agency meetings

Hi –

A number of people have asked me for the agenda – please see attache [REDACTED]
[REDACTED]

Thanks.

Molly

-----Original Appointment-----

From: Torres-Springer, Maria (HPD)

Sent: Monday, March 13, 2017 2:39 PM

To: Torres-Springer, Maria (HPD); 'Visnauskas, RuthAnne (NYSHCR)'; 'SOKOLOW, ARDEN A'; Park, Molly (HPD); 'Eric Enderlin' (eenderlin@nychdc.com);

Lynne.M.Patton@hud.gov; 'Jackie.Primeau@nych.nyc.gov'; 'Shola.Olatoye@nych.nyc.gov'

Cc: Green, Gabriella (NYSHCR); Orriols, Mirza; D'Ancona, Luigi; Ferreira, Nicole (NYSHCR); Zheng, Marvin (NYSHCR); Paula Roy Carethers

Subject: Quarterly Housing Agency meetings

When: Wednesday, September 06, 2017 3:30 PM-4:30 PM (UTC-05:00) Eastern Time (US & Canada).

Where: HUD 26 Federal Plaza, room 35th floor, room 3541

Eric Enderlin

From: Eric Enderlin
Sent: Thursday, September 7, 2017 3:05 PM
To: SOKOLOW, ARDEN A
Cc: Visnauskas, RuthAnne (NYSHCR); Park, Molly (HPD)
Subject: Re: starrett

[REDACTED]

Sent from my iPhone

On Sep 7, 2017, at 2:44 PM, SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov<mailto:ARDEN.A.SOKOLOW@hud.gov>> wrote:

Lots of questions coming my way on Starrett [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Thanks so much

Arden Sokolow
Director, Multifamily Northeast Region
U S Department of Housing and Urban Development 26 Federal Plaza New York. NY 10278-0068 (212) 542-7800 phone (212) 264-1277 fax Arden.A.Sokolow@hud.gov<mailto:Arden.A.Sokolow@hud.gov>

Quarterly Housing Agency Meeting
January 8, 2018



- Starrett City

Park, Molly (HPD)

From: Park, Molly (HPD)
Sent: Friday, January 5, 2018 5:58 PM
To: Ferreira, Nicole (NYSHCR)
Cc: SOKOLOW, ARDEN A; Elizabeth Strojan; Paula Roy Carethers
Subject: Re: quarterly housing agency meeting

[REDACTED]

Sent from my iPhone

On Jan 5, 2018, at 5:47 PM, Ferreira, Nicole (NYSHCR) <Nicole.Ferreira@nyshcr.org> wrote:

[REDACTED]

Nicole Ferreira, SVP Multifamily Finance
New York State Homes and Community Renewal
[REDACTED]

From: Park, Molly (HPD) [<mailto:ParkM@hpd.nyc.gov>]
Sent: Friday, January 5, 2018 5:19 PM
To: SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov>
Cc: Elizabeth Strojan <estrojan@nychdc.com>; Paula Roy Carethers <pcarethers@nychdc.com>; Ferreira, Nicole (NYSHCR) <Nicole.Ferreira@nyshcr.org>
Subject: RE: quarterly housing agency meeting

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

One add from Maria:

[REDACTED]

From: SOKOLOW, ARDEN A [<mailto:ARDEN.A.SOKOLOW@hud.gov>]
Sent: Friday, January 05, 2018 10:25 AM
To: Park, Molly (HPD)
Cc: Elizabeth Strojan; Paula Roy Carethers; Nicole Ferreira (nicole.ferreira@nyshcr.org)
Subject: Re: quarterly housing agency meeting

[REDACTED]

Sent from my iPhone

On Jan 4, 2018, at 5:25 PM, Park, Molly (HPD) <ParkM@hpd.nyc.gov> wrote:

Talked briefly to Maria today - see attach [REDACTED] agenda.

[REDACTED]

[REDACTED]

Molly Wasow Park
Deputy Commissioner for Development

Department of Housing Preservation and Development
(212) 863-6400

From: Elizabeth Strojan [estrojan@nychdc.com]
Sent: Wednesday, January 03, 2018 6:34 PM
To: Park, Molly (HPD); SOKOLOW, ARDEN A
Cc: Paula Roy Carethers; Nicole Ferreira (nicole.ferreira@nyshcr.org)
Subject: RE: quarterly housing agency meeting

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Elizabeth Strojan
Director of Government Affairs
NYC Housing Development Corporation
NYC Department of Housing Preservation & Development

[REDACTED]

From: Park, Molly (HPD) [<mailto:ParkM@hpd.nyc.gov>]
Sent: Wednesday, January 03, 2018 3:02 PM
To: SOKOLOW, ARDEN A
Cc: Paula Roy Carethers; Nicole Ferreira (nicole.ferreira@nyshcr.org); Elizabeth Strojan
Subject: RE: quarterly housing agency meeting

[REDACTED]

From: SOKOLOW, ARDEN A [<mailto:ARDEN.A.SOKOLOW@hud.gov>]
Sent: Wednesday, January 03, 2018 3:02 PM
To: Park, Molly (HPD)
Cc: Paula Roy Carethers; Nicole Ferreira (nicole.ferreira@nyshcr.org)
Subject: Re: quarterly housing agency meeting

[REDACTED]

Sent from my iPhone

On Jan 3, 2018, at 2:56 PM, Park, Molly (HPD) <ParkM@hpd.nyc.gov> wrote:

[REDACTED]

From: Park, Molly (HPD)
Sent: Friday, December 29, 2017 3:25 PM
To: Paula Roy Carethers; 'SOKOLOW, ARDEN A'; Nicole Ferreira (nicole.ferreira@nyshcr.org)
Subject: quarterly housing agency meeting

Hi all –

[REDACTED]

[REDACTED] Here's what we had for the meeting we canceled:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

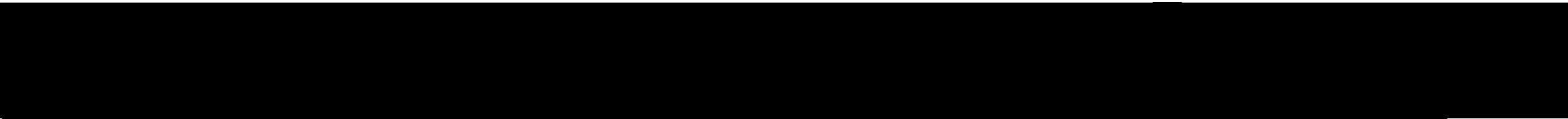
Molly Wasow Park
Deputy Commissioner for Development
New York City Department of Housing Preservation and Development
(212) 863-6400

<Quarterly Housing Agency Meeting_Jan18.docx>

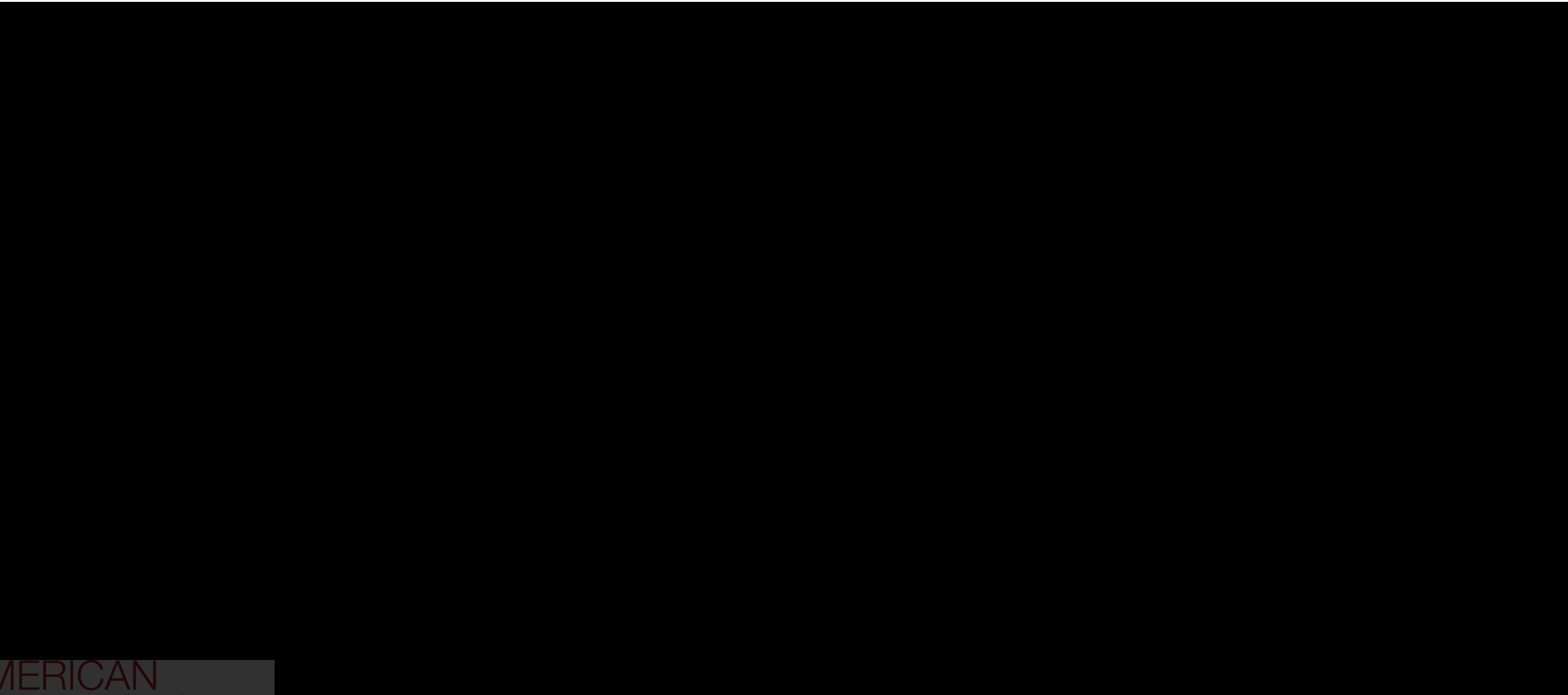
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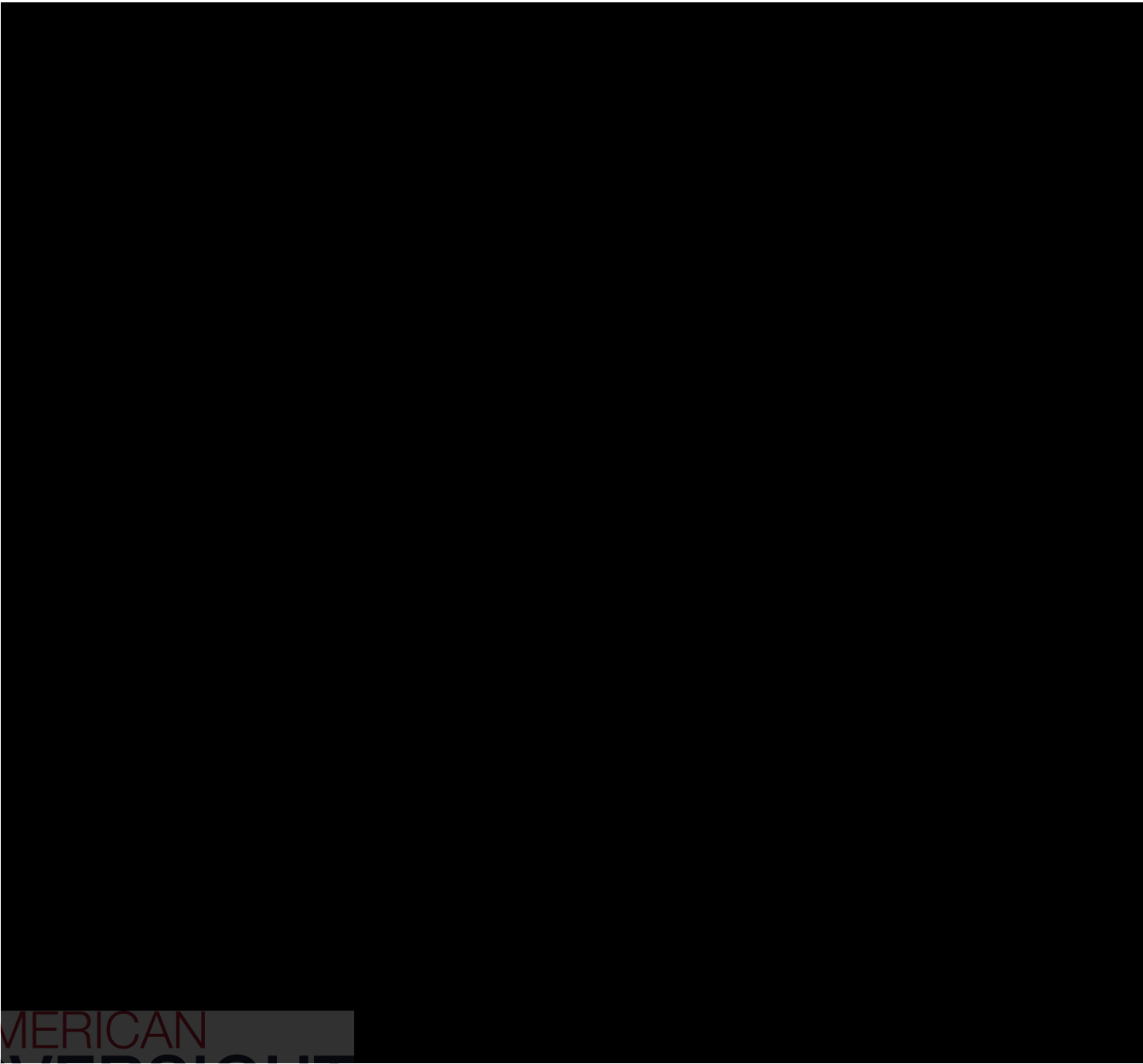
[REDACTED]

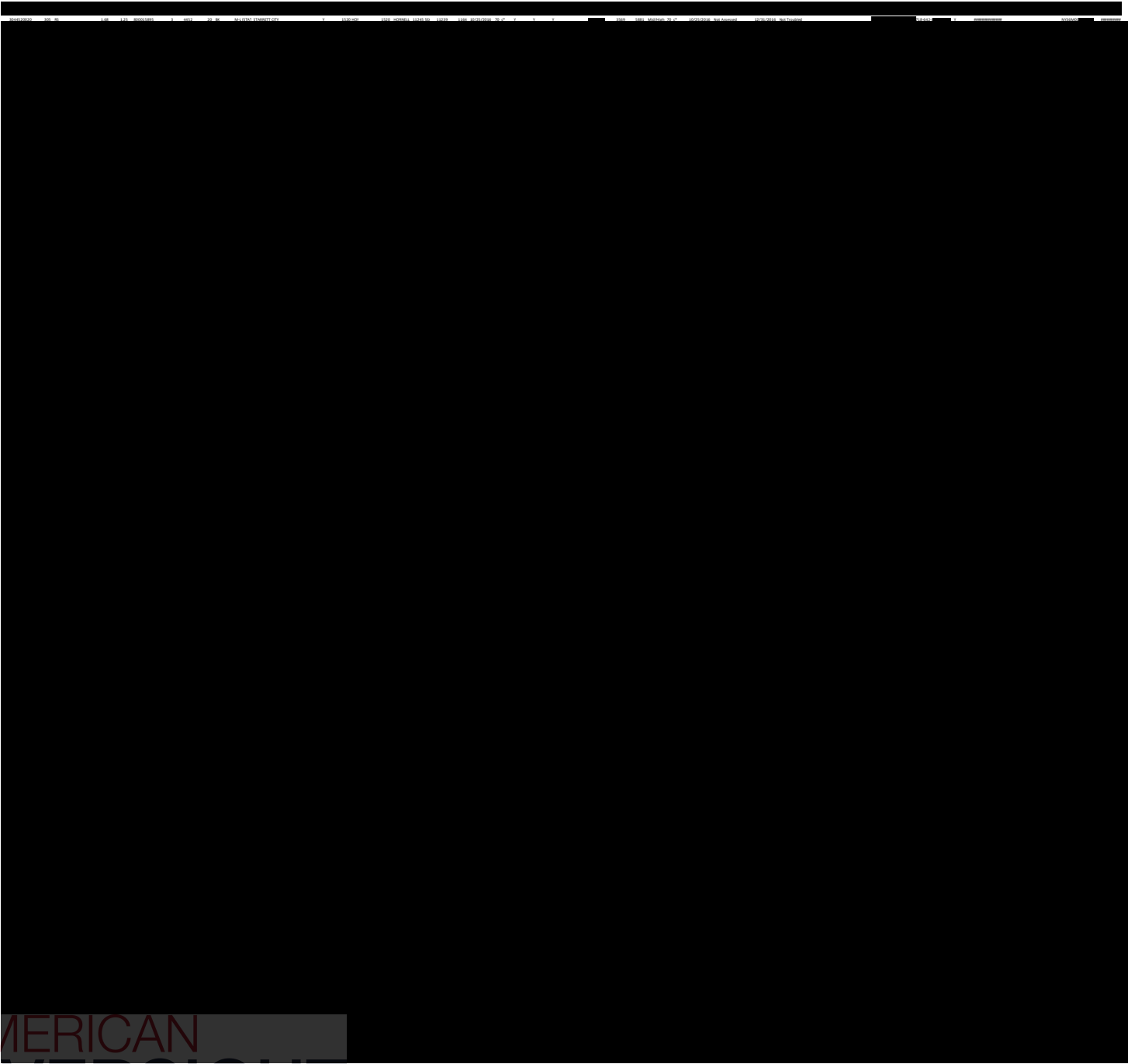
004612000	NO	NO	NO	1.48	1.25	40001000	3	4002	20	00	M.L. STARKITT 00170	QTY	1	HORNELL 100P	1500	HORNELL SEAVIEW 100P AVENUE	11200	1104	00/05/2016 0:00	70 17	1	1	1		2000	0001	Mid/High Rise Apartments	70 17	25-Oct-18	Not Answered	31-Dec-18	Not Troubled	Jean H. Kruger	Greiner Realty Corp.		1	30-Nov-18	NO100000077		11-Dec-19

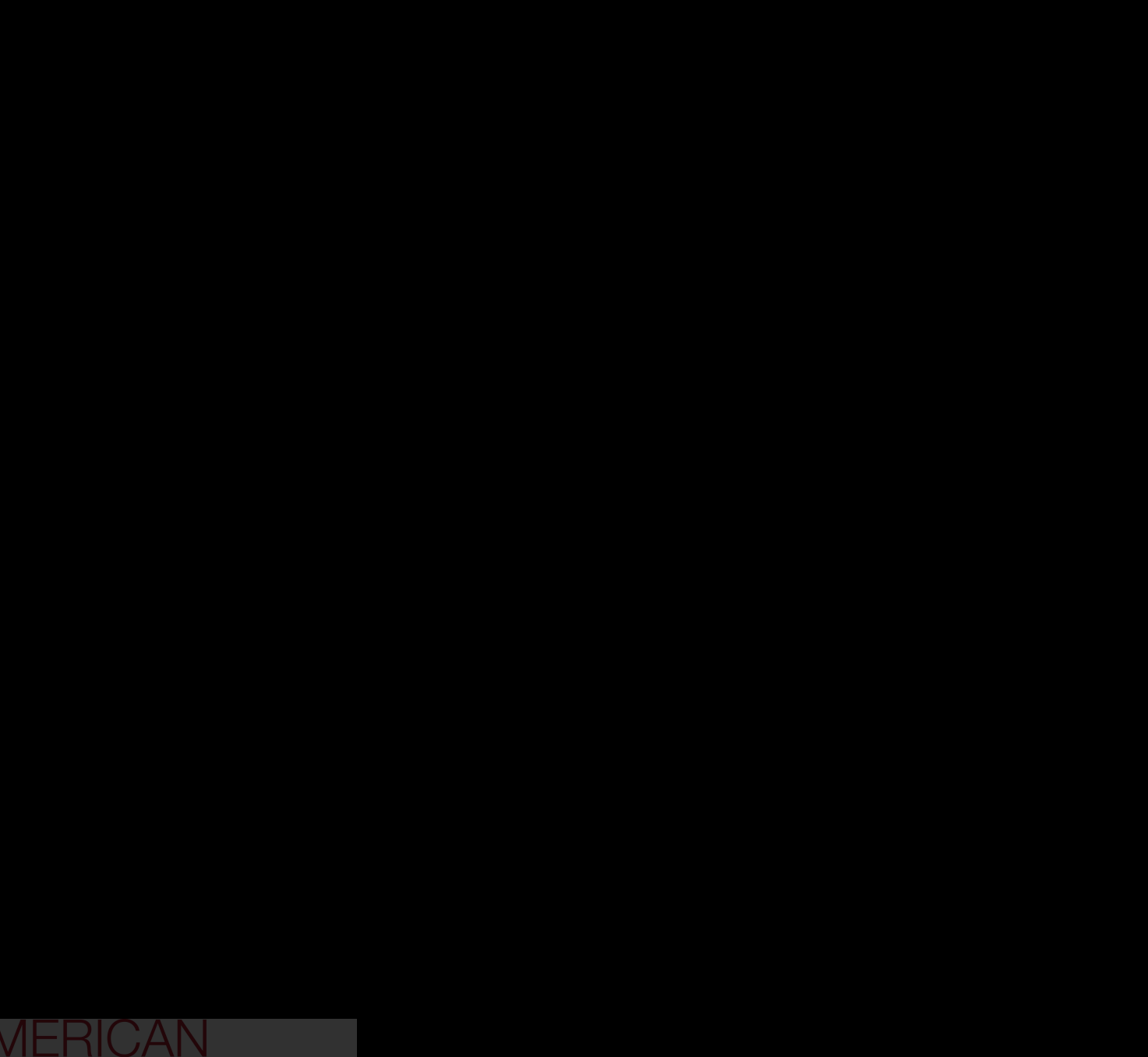


3044320200	No	305	85	1.66	1.25	800015895	1	4452	200	BR	MTL (STATE)	STAMFORD CITY	N	1465 GENEVA LODP	1465 GENEVA LODP	13335 CLAYTON AVENUE	11335	1172	10/25/2016 0:00	70	4"	Y	Y	Y		3549	5881	55/1788 Elm Apartments	70	4"	25-Oct-16	Not Assessed	31-Dec-16	Not Tracked	Jane H. Kruger	Granville Realty Corp.			Y	30-Nov-19	NY16AM00077		31-Dec-29
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MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (“MOU”), dated as of May 12, 2008, is hereby made by and among Starrett City Associates (“SCA”), Starrett City, Inc., the United States Department of Housing and Urban Development (“HUD”), the New York State Housing Finance Agency (“HFA”), the New York State Division of Housing and Community Renewal (“DHCR”), and the City of New York Department of Housing Preservation and Development (“HPD”).

A. Purpose. The purpose of this MOU is to establish a framework under which SCA may structure and complete a sale of Starrett City (the “Property”), also known as Spring Creek Towers, to a new entity in a transaction that will: (1) permit SCA to recognize the value it has created in the Property, (2) receive all required approvals from HUD, HPD, HFA and DHCR (collectively, the “Government Agencies”), and (3) result in the preservation of the Property for an additional 20 or more years as a diverse and affordable community. This unique MOU is being entered into by the Government Agencies only because of the size of the Property (5,881 units), and the length and the degree of the public investment and the importance of the Property as an affordable housing resource for the tenants and the surrounding community.

B. Process. SCA will include the fully-executed MOU in a bid package to be made available to prospective purchasers so that these organizations, their advisors, and their potential financing sources may readily understand the shared objectives of SCA and the Government Agencies in accomplishing the desired sale. Throughout the bid process, SCA will encourage proposals from qualified non-profit organizations and housing preservation groups (individually or as part of larger joint ventures), in pursuit of the objectives listed in Paragraph A above. SCA has no objection to prospective purchasers identified by SCA in writing to the Government Agencies from communicating with the Government Agencies during the bid period.

Once SCA receives and evaluates all responsive bids and selects one or more finalist(s), it will provide the names of the finalists to the Government Agencies. The Government Agencies will expedite their approval process of the finalists, including but not limited to HUD’s “Previous Participation (2530) Clearance” and determinations on the proposed owner’s capability to own and manage as well as their financial capacity to operate a project of this size and complex nature. SCA and the Government Agencies will then work closely with each other and the selected purchaser to accomplish the desired sale. This cooperation shall include, among other things, advance notice by SCA to the Government Agencies of any notices to be issued to the tenants and/or government officials in connection with the Property.

SCA represents that its limited partners have been informed of a potential “preservation sale” of the Property. The managing general partner agrees to use best efforts to secure the consent of the limited partners to a specific sale transaction consistent with the parameters described in this MOU once a finalist is selected and has been approved by the managing general partner and the Government Agencies.

C. Proposed Transaction Structure. The basic transaction structure contemplated by the Government Agencies and SCA is outlined below. It is expected that prospective purchasers will utilize this structure to the maximum extent possible. The Government Agencies acknowledge that waivers, consents, or other government action may be requested to facilitate the transaction.

1. Mitchell-Lama Program. The new owner would preserve the Residential component of the Property (as defined in paragraph C.6 below) as affordable housing by keeping legal ownership in the existing Article 2 entity or a new entity regulated under Article 2. SCA believes, and HPD concurs, that the current real estate tax benefits available to SCA will be available to the new owner for at least 20 additional years, whether the new owner acquires legal ownership of the existing Article 2 entity or forms a new approved Article 2 entity. HPD also concurs that the current treatment of the portion of the RAP contract income that is excluded in calculating shelter rent taxes will continue to be excluded regardless of whether the RAP contract is converted to a Housing Assistance Payments (“HAP”) contract and further amended under HUD’s “Mark Up To Market” program pursuant to paragraph C.4 below.
2. Financing. Upon sale, the existing HFA mortgage loan (the “236 mortgage”) may be prepaid. Prospective purchasers may request HFA assistance in implementing a new plan of financing for the acquisition, including but not limited to 501(c)(3) bonds and credit enhancement. Prospective purchasers will be advised that HFA will not be able to provide tax exempt private activity bonds for the purchase or refinancing of the Property.

DHCR will recognize the purchaser’s equity and financing structure within the constraints of the applicable provisions of the Private Housing Finance Law (“PHFL”), whether the new owner acquires legal ownership of the existing Article 2 entity or forms a new approved Article 2 entity to complete the acquisition.

3. Section 236 IRP Decoupling. A new owner may request a decoupling of Section 236 Interest Reduction Payments upon prepayment of the existing 236 mortgage. HUD agrees to process the decoupling proposal in accordance with applicable statutes, regulations, policies and procedures of the Government Agencies and if approved, will require the new owner to execute a Section 236 Decoupling Use Agreement. Any Section 236 IRP Agreement or Use Agreement executed with a new owner will be for a term of 20 years and will respect and incorporate provisions of IRP Agreement, as amended on January 31, 2001, concerning the Property which are intended to ensure stable occupancy by families having a broad range of incomes.
4. Project-Based Subsidies. (a) Based on draft legislation, the parties intend to replace the current HAP and Rental Assistance Program (“RAP”) contracts with a new 20-year [REDACTED] project-based HAP contract subject to available appropriations. If the legislation is enacted, the new owner will commit to a [REDACTED] project-based HAP contract for approximately 60% of the apartments for a minimum of 20 additional years at rents to be established pursuant to the statutory requirements of the “Mark Up to Market” program.

(b) A Rent Comparability Study dated June 28, 2007, was prepared by Powers & Marshall Associates, Inc. (the “P&M market study”) on behalf of SCA, and it is SCA's opinion and belief that the rents in the P&M market study are comparable to market rents. SCA acknowledges, however, that none of the Government Agencies has reviewed, analyzed, or approved the P&M market study. SCA hereby further acknowledges that rents for the Property would need to be established pursuant to a new market rent comparability study in accordance with the “Mark Up to Market” and DHCR procedures.

(c) Until such time as the new legislation is enacted to permit the above, rent increases will be reviewed in accordance with HUD's and DHCR's applicable statutes, regulations, policies and procedures.

5. Rent Levels for Remaining Apartments. (a) Rents for all units not covered by the project-based subsidy contracts (as contemplated by paragraph 4 above) will continue to be the rents currently being charged such tenants plus an increase to be determined by the Commissioner of DHCR and subject to HUD approval pursuant to Section 236 Budget Rent Determination process provided for by Section 236(f)(1) of the National Housing Act and related administrative guidance thereof, including any procedures applicable to Section 236 decoupling properties if a decoupling is so requested as contemplated by paragraph 3 above.

(b) The rent structure described in paragraph 5(a) is designed to ensure the affordability of these apartments in the future.

(c) Subject to the availability of appropriations, SCA and the Government Agencies will work closely with the new owner to ensure that Section 8 Enhanced vouchers are made available to all eligible residents. Such vouchers will be administered in accordance with all enhanced voucher requirements by a Public Housing Agency to be selected by HUD. If a decoupling is requested as contemplated by paragraph 3 above or if the 236 mortgage is not prepaid but the new owner opts out of the Section 8 contract, the enhanced voucher rent would be no greater than the new “basic rent” established by HUD for the Property as described above.

(d) The above described rent structure for the Property, when considered with all other information with respect to the Property (including but not limited to, other income, operational expenses and opportunities for savings, and potential future developments rights) is provided herein to assist prospective purchasers in developing a purchase offer which will be supported by a new financing structure including required debt service and debt service coverage ratio(s).

6. Components of Property. The parties acknowledge that the Property consists of several distinct components. These include “Residential” (the apartments, power plant, garages and sports club), “Non-Residential” (shopping center) and

“Development Rights” (for available Floor Area including but not limited to new building opportunities on vacant land). DHCR acknowledges that SCA may make such distinctions in its bid materials and, at the time of closing, will permit the Non-Residential and Development Rights components to be transferred out of Mitchell-Lama supervision. The parties acknowledge that any real estate still subject to the Section 236 mortgage at the time of transaction closing will become subject to the new Section 236 Decoupling Use Agreement described in paragraph C.2 above.

Notwithstanding any such separation, SCA intends to transfer all components of the Property to a single winning bidder. The new owner will not be precluded by the Government Agencies from using different entities to own title to different components. Each of DHCR, HFA and HPD will assist prospective purchasers and SCA in further defining the Development Rights and cooperating in the realization of these opportunities. Any site plan for new infill buildings should be guided by principles of good urban design, focusing on enhancing the overall site layout and open space network. Respondents should be prepared to work closely with the Department of City Planning and HPD on the zoning, planning and urban design of any additional units proposed for the site. Any zoning changes to achieve additional units on the site will be subject to approval through New York City’s Uniform Land Use Review Procedure.

D. Principal Contacts. During the bid period, prospective purchasers may direct inquiries to the principal contacts for the Government Agencies set forth below. The principal contact for SCA will be designated in its bid documents.

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Name: Janet M. Golrick
Title: Associate Deputy Assistant Secretary for
Multifamily Housing Programs
Telephone: [REDACTED]
Email: Janet.M.Golrick@hud.gov

NEW YORK STATE HOUSING FINANCE AGENCY

Name: Priscilla Almodovar
Title: President & CEO
Telephone: (212) 688-4000 ext.301
Email: palmodovar@nyhomes.org

DIVISION OF HOUSING AND COMMUNITY RENEWAL

Name: Deborah Van Amerongen
Title: Commissioner
Telephone: [REDACTED]
Email: DVanAmerongen@dhcr.state.ny.us

**CITY OF NEW YORK DEPARTMENT OF HOUSING
PRESERVATION AND DEVELOPMENT**

Name: Shaun Donovan
Title: Commissioner
Telephone: (212) 863-6100
Email: donovans@hpd.nyc.gov

E. Non-Binding; Miscellaneous. This MOU imposes no binding obligation on any of the parties. This MOU merely expresses the intention of the Government Agencies and SCA to cooperate with respect to the sale of the Property. This is a one time MOU and will not be replicated by the Government Agencies at any future time.

In the event that any or all of the proposed new legislative or administrative provisions contained herein are not secured or enacted and the parties hereto do not otherwise agree on alternative government subsidy approaches, nothing in this Memorandum of Understanding shall be construed as any Governmental Agency's or any other government entity's acceptance of or agreement to any other framework to complete a sale of the Property.

F. Effective Date. This MOU is executed as of the date of the last signature below and is effective from such date through October 31, 2008 at which time it will expire unless extended by mutual consent of the Government Agencies and SCA.

IN WITNESS HEREOF, the parties hereto have executed this MOU as of the date above written.

STARRETT CITY ASSOCIATES

By: _____

Name: Disque D. Deane

Title: Managing General Partner

STARRETT CITY, INC., a general partner of Starrett City Associates

By: _____

Name: Harvey Rudman

Title: President

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: _____

Name: John L. Garvin

Title: Senior Advisor to Assistant Secretary for Housing-FHA Commissioner/Acting Deputy Assistant Secretary for Multifamily Housing Programs

NEW YORK STATE HOUSING FINANCE AGENCY

By: _____

Name: Priscilla Almodovar

Title: President and Chief Executive Officer

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

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Name: Deborah Van Amerongen

Title: Commissioner

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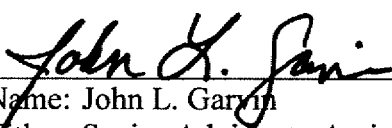
By: _____

Name: Harvey Rudman

Title: President

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

By: _____


Name: John L. Garryn

Title: Senior Advisor to Assistant Secretary for Housing-FHA Commissioner and Deputy Assistant Secretary for Multifamily Housing Programs

NEW YORK STATE HOUSING FINANCE AGENCY

By: _____

Name: Priscilla Almodovar

Title: President and Chief Executive Officer

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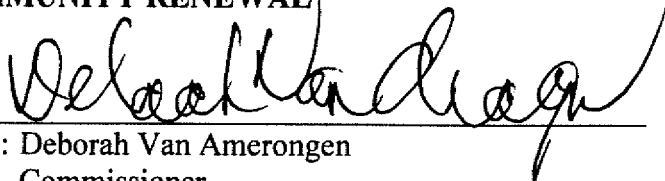
NEW YORK STATE HOUSING FINANCE AGENCY

By: _____

Name: Priscilla Almodovar
Title: President and Chief Executive Officer

NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL

By: _____


Name: Deborah Van Amerongen
Title: Commissioner

**CITY OF NEW YORK DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT**

By:



Name: Shaun Donovan

Title: Commissioner

Eric Enderlin

From: Eric Enderlin
Sent: Friday, September 8, 2017 9:06 AM
To: Visnauskas, RuthAnne (NYSHCR)
Cc: SOKOLOW, ARDEN A; Park, Molly (HPD)
Subject: Re: starrett

[REDACTED]

Sent from my iPhone

> On Sep 8, 2017, at 8:53 AM, Visnauskas, RuthAnne (NYSHCR) <RuthAnne.Visnauskas@nysocr.org> wrote:

>

[REDACTED]

[REDACTED]

[REDACTED]

>

>> On Sep 7, 2017, at 10:08 PM, Eric Enderlin <eenderlin@nychdc.com> wrote:

>>

>> ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

>>

>>

[REDACTED]

>> Sent from my iPhone

>>

>>> On Sep 7, 2017, at 9:20 PM, SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov> wrote:

>>>

>> [REDACTED]

>>>

>>>

>>>

>>> Sent from my iPhone

>>>

>>>> On Sep 7, 2017, at 7:32 PM, Park, Molly (HPD) <ParkM@hpd.nyc.gov> wrote:

>>>>

>>> [REDACTED]

[REDACTED]

>>>>

>>>> -----Original Message-----

>>>> From: Eric Enderlin [mailto:eenderlin@nychdc.com]

>>>> Sent: Thursday, September 07, 2017 4:19 PM

>>>> To: Park, Molly (HPD)

>>>> Cc: Visnauskas, RuthAnne (NYSHCR); SOKOLOW, ARDEN A

>>>> Subject: Re: starrett

>>>>

>>> [REDACTED] We checked if we'd ever administered the S8, but we hadn't.

>>>>

>>>> Sent from my iPhone

>>>>

>>>>> On Sep 7, 2017, at 3:53 PM, Park, Molly (HPD) <ParkM@hpd.nyc.gov> wrote:

>>>>>

>>>> [REDACTED] see attached [REDACTED]

[REDACTED]

>>>>>

>>>>> -----Original Message-----

>>>>> From: Visnauskas, RuthAnne (NYSHCR)

>>>>> [mailto:RuthAnne.Visnauskas@nyshcr.org]

>>>>> Sent: Thursday, September 07, 2017 3:34 PM

>>>>> To: Eric Enderlin

>>>>> Cc: SOKOLOW, ARDEN A; Park, Molly (HPD)

>>>>> Subject: Re: starrett

>>>>>

>>>> [REDACTED]

[REDACTED]

>>>>>

>>>>>> On Sep 7, 2017, at 2:59 PM, Eric Enderlin <eenderlin@nychdc.com> wrote:

>>>>>>

>>>>>>> ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

>>>>>>>

>>>>>>>

>>>>>>> We don't have anything written up on teams [REDACTED]

[REDACTED]

[REDACTED]

>>>>>>>

>>>>>>> The DOF records show multiple lot [REDACTED] comprising Starrett City.

>>>>>>>

>>>>>>> All of the lots are listed as having a "Mitchell Lama exemption" - which according to Rich is Article 2. The records provide the benefit amount for the current tax year [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

>>>>>>>

>>>>>>> Additionally, four of the lots (which comprise the bulk of the project) also show additional J-51 tax abatements which commenced in 201 [REDACTED]

[REDACTED]

[REDACTED]

>>>>>

>>>>>

>>>>> Sent from my iPhone

>>>>>

>>>>> On Sep 7, 2017, at 2:44 PM, SOKOLOW, ARDEN A <ARDEN.A.SOKOLOW@hud.gov<mailto:ARDEN.A.SOKOLOW@hud.gov>> wrote:

>>>>>

>>>>> Lots of questions coming my way on Starrett [REDACTED]

>>>>>

>>>>> Thanks so much

>>>>>

>>>>> Arden Sokolow

>>>>> Director, Multifamily Northeast Region U S Department of Housing and >>>>> Urban Development >>>>> 26 Federal Plaza >>>>> New York. NY 10278-0068 >>>>> (212) 542-7800 phone >>>>> (212) 264-1277 fax >>>>> Arden.A.Sokolow@hud.gov<mailto:Arden.A.Sokolow@hud.gov> >>>>> <executed Starrett City MOU 05-12-08 (2).pdf>

>>>

>