



ADOLFO CARRIÓN, JR.
Commissioner

MAURICE DOBSON
Acting Deputy Commissioner /
General Counsel

JOSHUA BLOODWORTH
Deputy General Counsel

Office of Legal Affairs
Contracts and Real Estate Division
100 Gold Street
New York, N.Y. 10038

March 7, 2023

Scott Pavan, R.A., Elizabeth Skowronek, R.A., Borough Commissioners
Development HUB
NYC Department of Buildings
80 Centre Street, 3rd Floor
New York, NY 10013

Dear Borough Commissioners Scott Pavan and Elizabeth Skowronek:

The Department of Housing Preservation and Development ("HPD") of the City of New York ("City") currently plans to convey four (4) properties ("Properties", addresses, blocks and lots, and application numbers attached in Exhibit A) to Las Raices Housing Development Fund Company, Inc, a private grantee ("Las Raices HDFC", the "Applicant") for development ("Project") pursuant to Article 15 of the Private Housing Finance Law and/or 16 of the General Municipal Law.

The construction loan for the Project will close at the same time as the conveyance of the Property. The approval of plans and issuance of permits for the Project by the Department of Buildings pursuant to the above-referenced Applications is a precondition to the closing. It will therefore be necessary for the above-referenced Applicant to obtain one or more plan approvals and permits before the closing, while the Property is still owned by the City.

HPD affirms that no construction work pursuant to such approvals and permits will commence prior to conveyance of the Property to a private owner.

This letter constitutes a construction document that shall be complied with pursuant to NYC Administrative Code § 28-105.12.2.

As stated above, construction pursuant to the requested approvals and permits will not commence until the Property is in private ownership. Because there will be no construction on City-owned land, the City Charter does not require Design Commission approval. Accordingly, HPD requests that the Department of Buildings issue the approvals and permits without treating such approval as a required item.

Sincerely,



Joshua Bloodworth
Deputy General Counsel

Exhibit A
Properties

Address	Block	Lot	DOB Application #	Applicant	Architect of Record
101 East 122nd Street	1771	1	M00826434	Las Raices	Leonard Fusco
507 East 118th Street	1815	6	M00719554	Las Raices	Leonard Fusco
338 East 117th Street	1688	34	M00719204	Las Raices	Leonard Fusco
303 East 102nd Street	1674	104	M00737602	Las Raices	Leonard Fusco