

**Application for Extended Benefits pursuant to
Real Property Tax Law (RPTL) 421-a (17)**

***This application must be accompanied by a fee in the amount of \$3,000 per dwelling unit. The fee can be paid by a certified or bank check or payment may be sent by wire or automatic clearinghouse (ACH) transfer to the following account of the City of New York: Bank of America account no. 004832041945; for a wire transfer, use routing no. 026009593 or for an ACH transfer, use routing no. 021000322. In order to properly credit your wire or ACH payment, please include the docket number indicated below ("TEO_____") in the "comments" or "remarks" field of the transfer.

Capitalized terms not specifically defined herein shall have the meaning set forth in RPTL 421-a(17) and 28 RCNY Chapter 49.

Previous 421-a Docket: TEO - _____
Prior benefit term approved: 20 years 25 years
Current 421-a Benefit End Date: _____

Preliminary Certificate of Eligibility (PCE) Approved Date: _____
***Attach copy of approved PCE
Final Certificate of Eligibility (FCE) Approved Date: _____
***Attach copy of approved FCE

Section 1 – Owner Information

Applicant: _____
Full Address: _____
Telephone: _____ Fax: _____ Email: _____

If the applicant is a corporation, list one officer:
Name: _____
Full Address: _____
Telephone: _____ Fax: _____ Email: _____

If the applicant is a partnership, list one managing general partner OR
If the applicant is a limited liability corporation, list one managing member:
Name: _____
Full Address: _____
Telephone: _____ Fax: _____ Email: _____

Section 2 – Filing Representative Information

File Rep Name: _____
Company Name: _____
Full Address: _____
Telephone: _____ Fax: _____ Email: _____

Section 3 – Project Location Information

***Attach additional sheets as necessary Total Buildings: _____ Total Dwelling Units: _____

Building 1 Address: _____
Tenure: _____ Dwelling Units: _____ Borough: _____
Block: _____ Current Lot(s): _____ Former Lot(s) (if any): _____

Building 2 Address: _____
Tenure: _____ Dwelling Units: _____ Borough: _____
Block: _____ Current Lot(s): _____ Former Lot(s) (if any): _____

Building 3 Address: _____
Tenure: _____ Dwelling Units: _____ Borough: _____
Block: _____ Current Lot(s): _____ Former Lot(s) (if any): _____

Section 4 – Schedule of Rents

***Attach separate rent schedules for each Multiple Dwelling. Please use the HPD template on page 3. Alterations to the template will not be accepted.

Affordable Housing Eighty Percent Units:	Number: _____	% of total dwelling units: _____
Affordable Housing One Hundred Thirty Percent Units:	Number: _____	% of total dwelling units: _____
Market Units:	Number: _____	% of total dwelling units: _____
Total Number: _____		Total %: _____

Section 5 – Other RPTL 421-a (17) Requirements

Will all "Building Service Employees" at the Extended Affordability Property receive the applicable prevailing wage for the entire Extended Affordability Period?	<input type="checkbox"/> YES <input type="checkbox"/> NO
- If no, does the Extended Affordability Property contain less than thirty (30) dwelling units?	<input type="checkbox"/> YES <input type="checkbox"/> NO
- If no, does the Extended Affordability Property contain only Affordable Housing Units and at least fifty percent (50%) are affordable and restricted to occupancy by individuals or families whose household income does not exceed one hundred twenty-five percent (125%) of the area median income, adjusted for family size, at the time that such household initially occupied such dwelling unit?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Are all Affordable Housing Units registered as rent stabilized?	<input type="checkbox"/> YES <input type="checkbox"/> NO
Unless the project is subject to Rent Stabilization for reasons other than the receipt of the Extended Affordability Benefit, the Affordable Housing Units shall remain stabilized during Extended Affordability Period and unless and until the affordable tenant vacates the unit after the expiration of such Extended Affordability Period.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Is the applicant/owner willing to enter into a Restrictive Declaration executed by all parties in interest that complies with RPTL 421-a (17) and Chapter 49 of Title 28 of the Rules of the City of New York? <i>*** After your RPTL 421-a (17) application package is reviewed by HPD, 421-a staff will provide the authorized template for the restrictive declaration. Alterations to the template will not be accepted.</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO
Your submission includes documentation satisfactory to HPD establishing that (a) from the commencement of the Post-Construction Benefits up to and including the Commencement Date, each Affordable Housing Eighty Percent Unit was occupied by a household whose income at the time of initial occupancy of such unit did not exceed 100% of Area Median Income, and that all such Affordable Housing Eighty Percent Units were collectively affordable and restricted to occupancy to households whose income at the time of initial occupancy did not exceed 80% of Area Median Income, and (b) prior to the Commencement Date, an additional 5% of the dwelling units were each occupied by a household whose income at the time of initial occupancy did not exceed 130% of Area Median Income.	<input type="checkbox"/> YES <input type="checkbox"/> NO
Has the applicant submitted to HPD's Marketing Unit a proposed Monitoring Contract that meets the requirements of Chapter 49 of Title 28 of the Rules of the City of New York? <i>***Attach a copy with your application.</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO
Did the applicant file with HPD's Marketing Unit a notice of intent to begin marketing the Affordable Housing Units through Housing Connect more than 60 days prior to the execution of the first lease for an Affordable Housing One Hundred Thirty Percent Unit? <i>***Attach a copy with your application.</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO

I make these statements to induce the Department of Housing Preservation and Development of the City of New York to grant a partial tax exemption pursuant to Section 421-a (17) of the New York State Real Property Tax Law and 28 RNCY Chapter 49.

I know that the Department of Housing Preservation and Development will rely on the veracity of these statements in granting the Extended Benefit. I certify that the above statements are true and correct under penalty of perjury.

Signature _____

Sworn to me this _____ day of _____, 20_____

Name _____

Title _____

Notary Public or Commissioner of Deeds

Owner Name _____

Schedule of Rents

Attach a separate schedule for each Multiple Dwelling. Do not combine different buildings onto the same page.
If not all of a building's units fit on one page, add additional pages as needed.

Building Address: _____
 Borough: _____ Block: _____
 Current Lot(s): _____ Former Lot(s) (if any): _____

Apartment #	Square Feet	Legal Rent	Affordable Housing Unit? <small>If yes, indicate whether this is an "Affordable Housing Eighty Percent Unit" or an "Affordable Housing One Hundred Thirty Percent Unit."</small>	Indicate if tenant pays...		
				Electricity	Gas	Other Utilities <small>(e.g. heat)</small>
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2.						
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25.						
TOTALS:						

"Affordable Housing Eighty Percent Units" shall mean dwelling units that: (A) are situated within the extended affordability property; (B) upon initial rental and upon each subsequent rental following a vacancy during the extended affordability period, are each affordable and restricted to occupancy by individuals or families whose household income does not exceed one hundred percent of the area median income, adjusted for family size, at the time that such household initially occupies such dwelling unit; and (C) upon initial rental and upon each subsequent rental following a vacancy during the extended affordability period, are collectively affordable and restricted to occupancy by individuals or families whose household income does not exceed an average of eighty percent of the area median income, adjusted for family size, at the time that such household initially occupies such dwelling unit.

"Affordable Housing One Hundred Thirty Percent Units" shall mean dwelling units that: (A) are situated within an extended affordability property; and (B) upon initial rental and upon each subsequent rental following a vacancy during the extended affordability period, are each affordable and restricted to occupancy by individuals or families whose household income does not exceed one hundred thirty percent of the area median income, adjusted for family size, at the time that such household initially occupies such dwelling unit.