

**NOTICE OF PUBLIC HEARING
ON PROPOSED ISSUANCE OF
TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS
BY THE NEW YORK STATE HOUSING FINANCE AGENCY**

PUBLIC NOTICE IS HEREBY GIVEN that, at the time and place set forth below, the New York State Housing Finance Agency (the “Agency”) will conduct a public hearing for the purpose of giving interested parties an opportunity to be heard regarding the proposed issuance of tax-exempt and/or taxable multifamily housing revenue bonds (“Bonds”) for the purpose of providing a portion of the funds for the financing, refinancing, acquisition, construction and/or rehabilitation of the multifamily residential Projects (listed below), other costs related thereto, and/or to refinance bonds of the Agency to make available additional funds for the Projects. All Bonds may be issued in one or more series (one or more series of which may have previously been issued). *The Bonds will not constitute a debt or obligation of the State of New York.*

Hearing Location: New York State Housing Finance Agency
641 Lexington Avenue, Fourth Floor, New York, N.Y. 10022

Date and Time: October 7, 2014, 5:30 p.m.

Project Name and Location	Owner	Approx # Units	Estimated not-to-exceed amount of tax-exempt Bonds
525 W. 52nd Street 525 W. 52nd Street, New York, NY (New York County)	525 West 52 Property Owner II LLC or another single purpose entity controlled by Taconic Investment Partners LLC	79 unit project as part of a 392 unit development	\$70,000,000 in tax exempt bonds as part of \$200,000,000 loan amount
555 Tenth Avenue 555 Tenth Avenue, New York, NY (New York County)	555 Tenth Avenue II LLC or another single purpose entity controlled by Gary Barnett	120 unit project as part of a 598 unit development	\$75,000,000 in tax exempt bonds as part of \$325,000,000 loan amount
509 West 38th Street 509 West 38th Street, New York, NY (New York County)	509 West 38th Street Venture 2 LLC, or another single purpose entity controlled by Shorestein Residential LLC, Michael Fascitelli and Eric Birnbaum	45 unit project as part of a 225 unit development	\$35,000,000 in tax exempt bonds as part of \$105,000,000 loan amount
606 West 57th Street Apartments 606 West 57th Street, New York, NY (New York County)	606 West 57 LLC or another single purpose entity controlled by the principals of TF Cornerstone, Inc.	206 unit project as part of a 1,028 unit development	\$120,000,000 in tax exempt bonds as part of \$380,000,000 loan amount
33 Bond Street Apartments, 33 Bond Street, Brooklyn, NY (Kings County)	33 Bond Street LLC or another single purpose entity controlled by the principals of TF Cornerstone, Inc.	143 unit project as part of a 714 unit development	\$73,000,000 in tax exempt bonds as part of \$250,000,000 loan amount
BAM South Apartments 286 Ashland Place (aka 286-346 Ashland Place; 6-20 Lafayette Avenue, 113-119 Rockwell Place), Brooklyn, NY (Kings County)	20 Lafayette LLC, or another single purpose entity controlled by Two Trees Management Co. LLC	73 unit project as part of a 378 unit development	\$40,000,000 in tax exempt bonds as part of \$169,000,000 loan amount
Middle Island Apartments Rocky Point Road & Middle Country Road, Middle Island, NY (Suffolk County)	Concern Middle Island LLC, or another single purpose entity controlled by Concern for Independent Living, Inc.	123	\$27,200,000
Marcus Garvey Apartments 327-357, 330-334, 336-338, 340-342, 344-368, 390-392, 394-428 & 446-470 Chester Street, 325-349, 351-353, 355-557, 359-363, 383-	Marcus Garvey Preservation LLC, or another single purpose entity controlled by L&M Development Partners Inc.	625	\$103,250,000

407, 330-360 & 370-400 Bristol Street, 220-224, 228-248, 252-260 & 227-247 Dumont Avenue, 147-167, 171-191 & 170-190 Riverdale Avenue, Brooklyn, New York (Kings County)			
Opera House Apartments 487 West 129th Street, New York, NY (New York County)	The Opera House LLC, or another single purpose entity controlled by Jonathan Feigenbaum and Michael Feigenbaum	28 unit project as part of a 140 unit development	\$9,000,000 in tax exempt bonds as part of \$33,000,000 loan amount
29 Flatbush Apartments 29 Flatbush Avenue (aka 66 Rockwell Place), Brooklyn, NY (Kings County)	29 Flatbush Associates, LLC a single purpose entity controlled by The Dermot Company and Commonwealth of Pennsylvania Public Employees Retirement System	333	\$15,000,000 in new tax exempt bonds and \$90,000,000 remarketed tax exempt bonds
Manhattan West 401 West 31st Street, New York, NY (New York County)	BOP MW Residential Market LLC and BOP MW Residential Affordable LLC, or another single purpose entity controlled by Brookfield Office Properties	169 unit project as part of a 843 unit development	\$165,000,000 in tax exempt bonds as part of \$528,000,000 loan amount

Hearing Location: Department of Housing and Community Renewal, Hampton Plaza
38-40 State Street, Ballroom, Albany, N.Y. 12207

Date and Time: October 7, 2014, 5:30 p.m.

Project Name and Location	Owner	Approx # Units	Estimated not-to-exceed amount of tax-exempt Bonds
Spa Apartments 11 East Main Street, Clifton Springs (Ontario County)	Spa Apartments LLC, or another single purpose entity controlled by Cornerstone Development Properties LLC	109	\$8,900,000
WIH Preservation (Williamson I) 1 Arrowbend Drive, Williamson, NY (Wayne County)	WIH Preservation LLC, or another single purpose entity controlled by CB Emmanuel Realty, LLC and Hudson Valley Property Group, LLC	113	\$6,000,000

For the convenience of interested persons, descriptive material regarding the Projects will be available for inspection by appointment during the hours between 9:00 A.M. and 5:00 P.M. at the Agency, located at 641 Lexington Avenue, New York, New York. Materials relating to the Projects will also be available for inspection one hour prior to the hearing at the hearing location.

For further information, contact Charni Sochet, Press Secretary, New York State Housing Finance Agency, 641 Lexington Avenue, New York, New York 10022 at (212) 872-0681. The Agency will accept written statements regarding the proposed issuance of Bonds for the Projects at the hearing or at the above address, if received no later than October 7, 2014.