

#41

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Admitted in NY and NJ

Writer's E-Mail Address:
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July 1, 2014

TWO DAY UPS

NYC Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Attn: Gary Sloman, Director of Operations

Re: Northside Gardens, Inc.
Carrying Charge/ Increase Application
Our File No.: 5001

Dear Mr. Sloman:

In connection with the referenced matter, enclosed are the following:

1. Executed carrying charge increase application;
2. Executed certificate of resolution (executed by the Corporation's president in lieu of the secretary), for the carrying charge increase; and
3. HPD income and expense worksheet as prepared by the housing company's accountants, Marin & Montanye LLP.

TANE WATERMAN & WURTZEL, P.C.

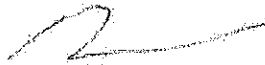
Gary Sloman, Director of Operations

July 1, 2014

Page 2 of 2

Please let us know if you require anything further. Your prompt attention to this application is appreciated.

Very truly yours,



David A. Tane

encls.

cc.: Northside Gardens, Inc.

Attn: Carol Kulikowski, President (w/enc. - via email)

Metro Management Development, Inc.

Attn: David Baron, President (w/enc. - via email)

Steve Schwartz, Manager (w/enc. - via email)

Marin & Montanye LLP

Attn: Richard Montanye, CPA (w/enc. - via email)

SECRETARY'S CERTIFICATION

I, the undersigned, the duly elected ^{President} ~~secretary~~ of Northside Gardens, Inc., a corporation organized pursuant to the laws of the State of New York, hereby certify that the following constitutes a true copy of a Resolution duly adopted by the Board of Directors at a meeting of said Board of Directors duly called and held on the 24 day of June 2014 at which a quorum was present and acted, and the following Resolution has not been modified or rescinded:

RESOLVED, that a three step carrying charge increase as follows:

15% (or \$19.45 per room per month) for the first year;
15% (or \$22.36 per room per month) for the second year; and
10% (\$17.15 per room per month) for the third year

is hereby approved effective August 1, 2014 or as soon thereafter as may be permitted by HPD.

IN WITNESS WHEREOF, the undersigned has affixed her hand and the seal of the above-mentioned corporation this 24 day of June 2014

CORPORATE SEAL:

Carol Kulikowski
Secretary ^{President}

STATE OF NEW YORK)
 : ss.
COUNTY OF BROOKLYN)

On the 24 day of June in the year 2014 before me, the undersigned, personally appeared Carol Kulikowski, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Halina Jankowski
Notary Public

HALINA J JANKOWSKI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01JA6023485
Qualified in Kings County
My Commission Expires April 19, 2015

NORTHSIDE GARDENS, INC.

Notice To Tenants of Intention To Submit A Request to HPD & HUD for Approval of an Increase In Maximum Permissible Rents

Date of Notice: July 26, 2014

(or a date that is least 30 days from mailing)

Take notice that on August 25, 2014, we plan to submit a request for approval of an increase in the maximum permissible rents for Northside Gardens, Inc. to the NYC Department of Housing Preservation and Development (HPD) and to the United States Department of Housing and Urban Development (HUD).

The proposed increase is needed for the following reasons:

Continued increases have been experienced in:

1. Payroll costs and related union benefits; and
2. General operating and maintenance expenses, including utilities.

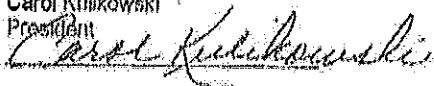
The monthly rent increases for which we have requested approval are:

Unit Size	Current		Year 1		Year 2	Year 3	
	Basic	230 Market	Basic	Fair Market	Basic	Fair Market	Basic Fair Market
Studio	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1BR	\$419	\$488	\$488	\$567	\$566	\$644	\$626 \$704
2 BR	\$633	\$615	\$621	\$703	\$722	\$804	\$799 \$881
3 BR	\$696	\$788	\$812	\$905	\$916	\$1,039	\$1,018 \$1,142

A copy of the materials that we are submitting to HPD and HUD in support of our request will be available during normal business hours at Metro Management Development, Inc. 42-25 21st Street, Long Island City, NY 11101 for a period of 30 days from the date of service of this notice for inspection and copying by tenants of Northside Gardens, Inc. and, if the tenants wish, by legal or other representatives acting for them individually or as a group.

During a period of 30 days from the date of service of this notice, tenants of Northside Gardens, Inc. may submit written comments on the proposed rent increase to us at Metro Management Development, Inc. 42-25-21st Street, Long Island City, NY 11101. Tenant representatives may assist tenants in preparing those comments. (If a HPD's or HUD's request or otherwise, we make any material change during the comment period in the materials available for inspection and copying, we will notify the tenants of the change or changes, and the tenants will have a period of 15 days from the date of service of this additional notice (or the remainder of any applicable comment period, if longer) in which to inspect and copy the materials as changed and to submit comments on the proposed rent increase. These comments will be transmitted to HPD along with our evaluation of them and our request for the increase. You may also send a copy of your comments directly to HPD at the following address: NYC Department of Housing Preservation and Development, 100 Gold Street, 7th Floor, New York, NY 10038 Attn: Assistant Commissioner, Re: Julie Walpert.

HPD and HUD will approve, adjust upward or downward, or disapprove the proposed rent increase upon reviewing the request, and comments. When HPD and HUD advise us in writing of their decision on our request, you will be notified. If the request is approved, any allowable increase will be put into effect only after a period of at least 30 days from the date you are served with that notice and in accordance with the terms of existing leases.

Name: Carol Kulikowski
Title: President
Signature: 

CITY OF NEW YORK, DEPARTMENT OF
HOUSING PRESERVATION AND DEVELOPMENT

-----X
In the Matter of the Application of

NORTHSIDE GARDENS, INC.

for an increase in the Maximum Average
Monthly Room Carrying Charge (including
utilities) pursuant to the provisions of Article
II of the Private Housing Finance Law, as amended.

APPLICATION
FOR A
CARRYING CHARGE
INCREASE

-----X

TO THE DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT OF THE CITY OF NEW YORK:

1. This is an Application pursuant to the provisions of the NYS Private Housing Finance Law ("PHFL") to increase the average monthly room carrying charges at Northside Gardens, Inc. ("Applicant"), because present carrying charges, together with all other income, are insufficient to cover the payments authorized under Section 31 of Article II of the Private Housing Finance Law as well as to meet the increasingly high costs of operation and maintenance of the Project, fund required reserves and make loan payments on Applicant's Mitchell-Lama mortgage loan.

2. The Applicant is a limited profit housing company, duly organized and existing under the provisions of Article XII of the Public Housing Law, the predecessor statute to Article II of the Private Housing Finance Law, having been organized on March 4, 1974.

3. The Applicant owns and operates a limited profit housing project consisting of fourteen buildings located at: 107, 109A, 109B, 111, 113, 115 and 125 North 4th Street and 108, 112, 112A, 114, 120, 122 and 124 North 5th Streets in the Borough of Brooklyn, City and State of New York (hereinafter the "Project"), containing 42 residential apartments containing a total of 169.5 rooms.

4. The Project was completed on or about March 4, 1974 and initial occupancy thereof commenced shortly thereafter.

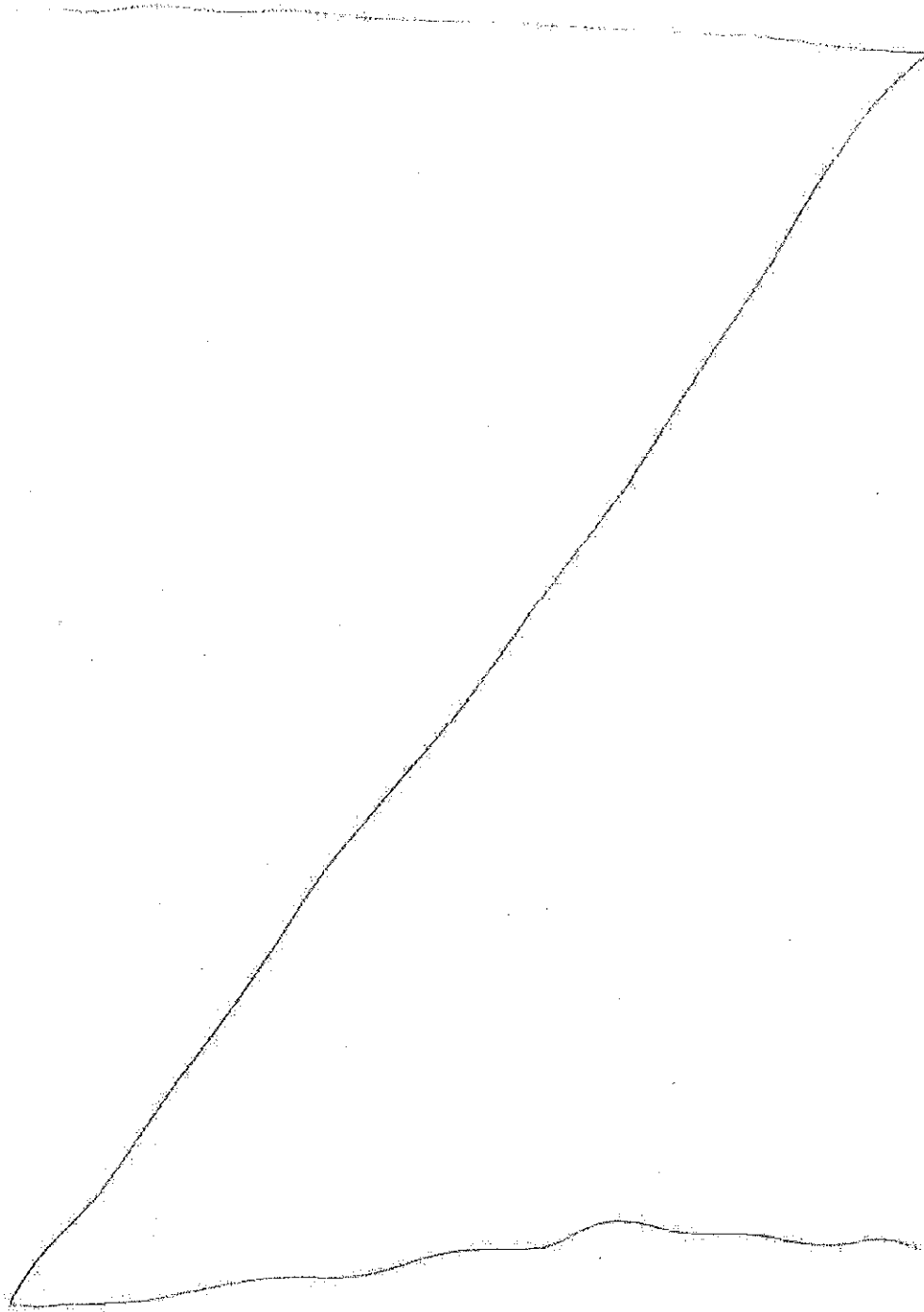
5. The total current assessed valuation of the land and improvements is \$6,944,000 of which \$530,110 is exempt pursuant to the Project's status as a cooperative formed pursuant to the Private Housing Finance Law.

6. The total number of shares of capital stock authorized and actual is 4,100 each with a par value of \$20.00.

7. The maximum average room carrying charge per month in the Project has heretofore been fixed at \$129.64 including utility charges and said carrying charge prevails as of the date of this application.

8. The carrying charges as presently fixed are insufficient to cover the payments which must be made by the Applicant to meet all of its expenses as described in Section 31 of the Private Housing Finance Law. It is the judgment of the officers and directors of the Applicant that the proposed carrying charge increase is in the best interest of the Applicant and its tenants and is

essential to enable the Applicant to satisfy its responsibility to provide its tenants with safe and sanitary housing accommodations and to prevent deterioration in the financial position of the Applicant.



9. The insufficiency of the carrying charges, as presently fixed, to cover the payments authorized under Section 31 of Article II of the Private Housing Finance Law and the operation and maintenance of the Project has arisen because of changes in economic conditions or causes beyond the control of the Applicant affecting the Project, and such insufficiency cannot be corrected by reasonable economies in the management and operation of the Project.

10. The Applicant herewith submits in support of this application the following documents prepared by Marin & Montanye LLP, Certified Public Accountants:

Schedule A: projected income and expenses including proposed carrying charge increase;

Schedule B - other income;

Schedule C - operating expenses;

Schedule D - utilities expense;

Schedule E - interest and amortization (debt service); and

Schedule F - actual allocation to reserves.

11. The Applicant respectfully requests that an order be issued by the Commissioner of the New York City Department of Housing Preservation and Development increasing (i) the maximum average monthly room carrying charge, excluding utilities, in three stages: by fifteen (15%) percent, or \$19.45 per room per month for the first year, from \$129.64 to \$149.09, effective as soon as possible after approval of this application; by another fifteen (15%) percent, or \$22.36 per room per month for the second year, from \$149.09 to \$171.45; and by another ten (10%) percent, or \$17.15 per room per month for the third year, from \$171.45 to \$188.60.

City of New York
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
DIVISION OF HOUSING SUPERVISION
MITCHELL-LAMA PROGRAM

APPLICATION FOR RENT/CARRYING CHARGE INCREASE

☒ Cooperative
☐ Rental

Development Name: NORTHSIDE GARDENS, INC.

Address : 114 North 5th Street

Borough: BROOKLYN

No. of Separate Buildings 8

Tax Block/Lot(s): 4641/16

<u>Apartment Breakdown:</u>	<u>No Units</u>	<u>No Rooms</u>
Residential Apartments	41	169.5
Professional Apartments	0	
Rent-free staff apartments	0	
Other		
Total	42	169.5

No. of commercial spaces/type: Rental 0 Prof. Apts 0

Heating fuel: Oil Type: None

No of Elevators

Tax Exemption: ☐ 80% A.V.

☒ Taxes. 10% Shelter Rent

☐ Other

No. of Housing Co. Employees: Superintendents 0
Handymen
Security Guards
Office Staff
Porters

TOTAL 0

Management Co.: Name METRO MANAGEMENT DEVELOPMENT INC.
Address: 42-25 21st Street Long Island City NY
Phone 718-706-7755

Fire Insurance: Coverage: \$ 7,225,000
Carrier: New York Marine & General Insurance Company

Reserve Bank Accounts:

Bank Name	Current Balance
None	

Development NORTHSIDE GARDENS, INC.

Average Rent/Carrying Charges Per Room Per Month (Including Utilities)

Current (gross Annual Rent/ C.C. / No. Rooms/12) = \$ 129.64

Proposed Increase(s)

	<u>% Increase</u>	<u>New Rent/C.C. Per Room Per Month</u>
First Year	15%	\$ 149.09
Second Year	15%	\$ 171.45
Third Year	10%	\$ 188.60

Application Prepared By:

Name Richard Montanye CPA

Title Certified Public Accountant

Firm Marin & Montanye LLP

Telephone No. 516-625-3700

Date 5/30/14

Northside Gardens Inc.
SCHEDULE B - OTHER INCOME

	<u>Projections</u>			
	Current FY ended 06/30/13	FY ended 06/30/14	FY ended 06/30/15	FY ended 06/30/16
Professional Apartments	0	0	0	0
Rental Apartments	0	0	0	0
Garage	0	0	0	0
Parking Spaces	6,000	6,000	6,000	6,000
Community Room				
Guard Service	0	0	0	0
Air Conditioners	0	0	0	0 ✓
Washing Machines				
Laundry Rooms	0	0	0	0
Other Vending Machines				
Tenant Televisions				
Roof Rentals				
Interest on Investments	0	0	0	0
Resale & Administrative Fees	0	0	0	0
Other	6,851	500	500	500
TOTAL OTHER INCOME	12,851	6,500	6,500	6,500

Northside Gardens Inc.
Rent Increase Application

	<u>Projections</u>			
	Current			
<u>Income</u>	FY ended	FY ended	FY ended	FY ended
	06/30/13	06/30/14	06/30/15	06/30/16
		(1)	(2)	(3)
Gross Residential Rents (INCLUDING UTILITIES)	263,692	303,246	348,733	383,606
Surcharge Retention				
Other Income- (sch B)	12,851	6,500	6,500	6,500
TOTAL GROSS INCOME	276,543	309,746	355,233	390,106
Vacancy Loss	(8,901)	(8,000)	(8,000)	(8,000)
TOTAL INCOME	267,642	301,746	347,233	382,106
<u>Expenses</u>				
Operating Expenses (sch C)	127,047	143,948	148,513	153,226
Utility Costs (sch d)	35,505	37,844	40,340	43,002
Real Estate Taxes	21,494	22,139	22,803	23,487 ✓
Interest and amortization (sch e)	91,224	119,532	119,532	119,532
Actual allocation to reserves (sch f)	0	37,122	38,487	39,533 ✓
TOTAL EXPENSES	275,270	360,585	369,675	378,781
NET CASH FLOW	(7,628)	(58,839)	(22,442)	3,325

Reserve Account Balances -0--

1) Reflects 15% increase first year, 2) 15% increase second year and 3) 10% increase the third year

Northside Gardens Inc.Schedule C - OPERATING EXPENSES

	<u>Projections</u>			
	Current FY ended 06/30/13	FY ended 06/30/14	FY ended 06/30/15	FY ended 06/30/16
Permits	404	500	518	536
Supplies	2,740	3,000	3,075	3,152
Exterminating	2,419	2,500	2,575	2,652
Landscaping	4,005	4,125	4,249	4,376
Repairs and Maintenance:				
Plumbing & Heating	33,102	34,261	35,117	35,995
Other	6,481	6,708	6,876	7,047
Elevator				
Contract & Repairs	0	0	0	0
Personnel				
Maintenance Salaries	0	0	0	0
Payroll Taxes	0	0	0	0
Employee Benefits	0	0	0	0
Security Contract	0	0	0	0
Legal	26,836	27,775	28,747	29,754
Accounting	10,000	10,350	10,712	11,087
Management fee	18,500	30,000	31,049	32,136
Insurance	19,923	22,000	22,770	23,567
Office Expenses	2,637	2,729	2,825	2,924
TOTAL	127,047	143,948	148,513	153,226
	=====	=====	=====	=====

Northside Gardens Inc.Schedule D - UTILITY EXPENSES

	<u>Projections</u>			
	Current FY ended 06/30/13	FY ended 06/30/14	FY ended 06/30/15	FY ended 06/30/16
Heating Fuel: Gas	0	0	0	0
Oil	0	0	0	0
Electricity	7,311	7,677	8,060	8,463 ✓
Gas	0	0	0	0
Water and Sewer	28,194	30,168	32,279	34,539
TOTAL UTILITIES	35,505	37,844	40,340	43,002
	=====	=====	=====	=====

Northside Gardens Inc.Schedule E Interest and Amortization, Ground Rent

Mitchell - Lama Debt Service	31,071	31,068	31,068	31,068
Article 8A loan	58,128	58,128	58,128	58,128
Water & Sewer Loan	2,025	3,936	3,936	3,936
Real Estate Tax Arrears	0	26,400	26,400	26,400
Other Interest	0	0	0	0
<hr/>				
TOTAL DEBT SERVICE	91,224	119,532	119,532	119,532
<hr/>				

Schedule F ACTUAL ALLOCATION TO RESERVES

Painting Reserve (\$25/ apartment)	0	1,025	1,025	1,025
Replacement Reserve \$10/room)	0	2,000	2,000	2,000
Contingency (3% Gross Rents)	0	9,097	10,462	11,508
Working Capital		25,000	25,000	25,000
<hr/>				
TOTAL	0	37,122	38,487	39,533
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METRO MANAGEMENT

DEVELOPMENT, INC.
■ APARTMENTS ■ CO-OPS ■ CONDOMINIUMS ■ COMMERCIAL

November 17, 2014

Mr. Gary Sloman
Director of Operations
NYC-HPD
100 Gold Street, Room 7L1
New York, NY 10038

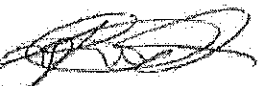
Re: Northside Gardens Inc.
Project #012146N1

Dear Mr. Sloman:

Attached please find the rent increase form, HUD-92458.

Please feel free to contact me with any questions or problems at my office, 718-731-4331, or cell, 347-236-2100.

Yours Truly,



Sy L. Rolnick
Director of Affordable Housing
Metro Management Dev., Inc.
as agent for Northside Gardens, Inc.

RECEIVED BY
DIVISION SUPERVISOR
2014 NOV 19 PM 2:16

OMB Approval No. 2502-0012
(exp. 05/31/2014)

form HUD-92450 (11/05)
ref Handbook 4350.1

Part G - Information on Mortgagor Entity

Name of Entity

Northside Gardens Inc.

Type of Entity

☐ Individual ☐ General Partnership ☐ Joint Tenancy/Tenant In Common ☐ Other (specify)
☒ Corporation ☐ Limited Partnership ☐ Trust

List all Principals comprising Mortgagor Entity; provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Carol Kulikowski, President

Name and Title

Norma Lopez, Treasurer

Name and Title

Kimberly Cirillo, Board Member

Name and Title

Maria Irizarry, Board Member

Name and Title

Grace Zborowska, Board Member

Name and Title

Gladys Colon, Board Member

Name and Title

Ted Flatherty, Board Member

Name and Title

Nilda Ortiz, Board Member

Name and Title

Name and Title

Name and Title

Part H - Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title

Carol Kulikowski, President

Authorized Official's Signature

Date (mm/dd/yyyy)

Part I - HUD/Lender Approval:

Addendum Number

Branch Chief/Lender Official Signature

HAP Contract Number

Date (mm/dd/yyyy)

Exhibit Number

Director, Housing Management Division Signature

Loan Servicer Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

Previous editions are obsolete

Page 2 of 3

Form HUD-92468 (11/05)
ref Handbook 4360.1

Northside Gardens Inc., Project # 012146N1

Additional Shareholders are apartment owners;

Erik & Kristy Anderson
Sonia Castillo
Rose & Jose Figueroa
Kimberly Cirillo
Patricia McKensie
Josephine D'Agostino
Carol Ficarella
Irizarry & Moreno
Frances Ramos
Marilyn Jewels
Zayra Jimenez
Carol Kulikowski
Jean Labanowski
Anna Lockhart
Blanca Lopez
Maria Lopez
Norma Lopez-Perez
Donna Montalvo
Brendan Hart
John & Nilda Ortiz
Edward Ozga
Mary Ozga
Aida Perez
Arlene Petitto
Gladys Colon
Celia Ramos
M. Rivera
Mary Rivera Martin
Mayda Recio
Grace Schwenk & Ted Flathery
James Peluso
Barbara Smolka
Patricia Smolka
Phil Treccagnoli
A. Jimenez & R. Latchhuanawmi
Maria Vargas
Paulette Wysocki
Josephine Zawadzki
Maria Zborowska
Edwin Zeine

CERTIFICATION AS TO PURCHASING PRACTICES AND
TRANSPARENCY OF EXPENSES

Project Name Northside Gardens, PMA or Non-Insured
Project No. 012146N1

Acting on behalf of Northside Gardens, Inc., the
Project Owner, I certify that ALL of the following statements are
true.

- 1) The project is obtaining utilities at the lowest rates available.
- 2) The project has received or requested any tax relief for which it is eligible and management has analyzed the project's property tax bills and appealed any assessments which appeared unreasonable.
- 3) Amounts paid to individuals or companies having an identity-of-interest with the owner or the management agent were not excess of the costs that would have been incurred in making same-length purchases on the open market.
- 4) Management has exerted reasonable effort to take advantage of discounts and has credited the project with all discounts, rebates or commissions received with respect to purchases, services contracts and other transactions made on behalf of the project.
- 5) Management has obtained contracts, materials, supplies and services, including the preparation of the annual audit, on terms most advantageous to the project and at costs not in excess of amounts ordinarily paid for comparable contracts, materials, supplies and services in the area in which such services, supplies, or materials are furnished.
- 6) Management has solicited verbal or written cost estimates, as necessary to comply with the Paragraphs 3 through 5 above. Management has documented the reasons for accepting other than the lowest bid and will make the documentation available to HUD, upon request.

WARNING:

- 9 10 U.S.C. 1001 provides, among other things, that whoever knowingly and willingly makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than \$10,000 or imprisoned for not more than 5 years, or both.
- 12 U.S.C. 1111a-4 provides in part: "Whoever, as an owner of a property which is security for a mortgage (covering multifamily housing, as defined in the regulations of the Secretary) or as a stockholder, beneficial owner, trust ... or as an officer, director or agent of any such owner (1) willfully uses or authorizes use of any part of the rents or other funds derived from the property covered by such mortgage in violation of a regulation ... (2) willfully and knowingly uses or authorizes the use, while such mortgage is in default, of any part of the rents or expenses ... shall be fined not more than \$5,000 or imprisoned not more than 3 years or both."

Signed by:

Carol Kulikowski, President
Carol Kulikowski 10/20/14
Signature Date

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

X

**In the Matter of the Application of
DAYTON TOWERS CORPORATION**

**NOTICE OF APPLICATION
FOR INCREASE IN
CARRYING CHARGES**

For an increase in the maximum average monthly carrying charges from the present maximum average monthly carrying charges of \$174.95 per room to \$178.44 per room, effective October 1, 2015; and the maximum average monthly carrying charges shall increase from \$178.44 per room to \$182.00 per room, effective October 1, 2016, and the maximum average monthly carrying charges shall increase from \$182.00 per room to \$185.64 per room, effective October 1, 2017, pursuant to the provisions of Article II of the Private Housing Finance Law.

X

TO: ALL TENANT/COOPERATORS OF DAYTON TOWERS CORPORATION

PLEASE TAKE NOTICE, that upon the annexed application of DAYTON TOWERS CORPORATION, the Department of Housing Preservation & Development of the City of New York will be requested to approve an increase of Two (2.0%) percent in the maximum average monthly carrying charges inclusive of utilities from the present maximum average monthly carrying charges of \$174.95 per room to \$178.44 per room, effective October 1, 2015; an additional Two (2.0%) percent increase in the maximum carrying charges inclusive of utilities from \$178.44 per room to \$182.00 per room, effective October 1, 2016, and an additional Two (2.0%) percent increase in the maximum carrying charges inclusive of utilities from \$182.00 per room to \$185.64 per room, effective October 1, 2017 all in the housing development of DAYTON TOWERS CORPORATION.

PLEASE TAKE FURTHER NOTICE that a public hearing will be held as required by law at _____ A.M./P.M. on the _____ day of _____, 2015, Room 9V6, at the Department of Housing Preservation & Development of the City of New York, 100 Gold Street, New York, New York and at that time evidence will be introduced in support of said application by the undersigned.

You may appear in person or by an attorney.

DATED: Jericho, New York
May 21, 2015

DAYTON TOWERS CORPORATION

By: 

JOSEPH HALLESTEIN, President

VOGEL & ASSOCIATES, P.C.
Attorneys for Dayton Towers Corporation
500 North Broadway, Suite 140
Jericho, New York 11753
(516) 877-7300