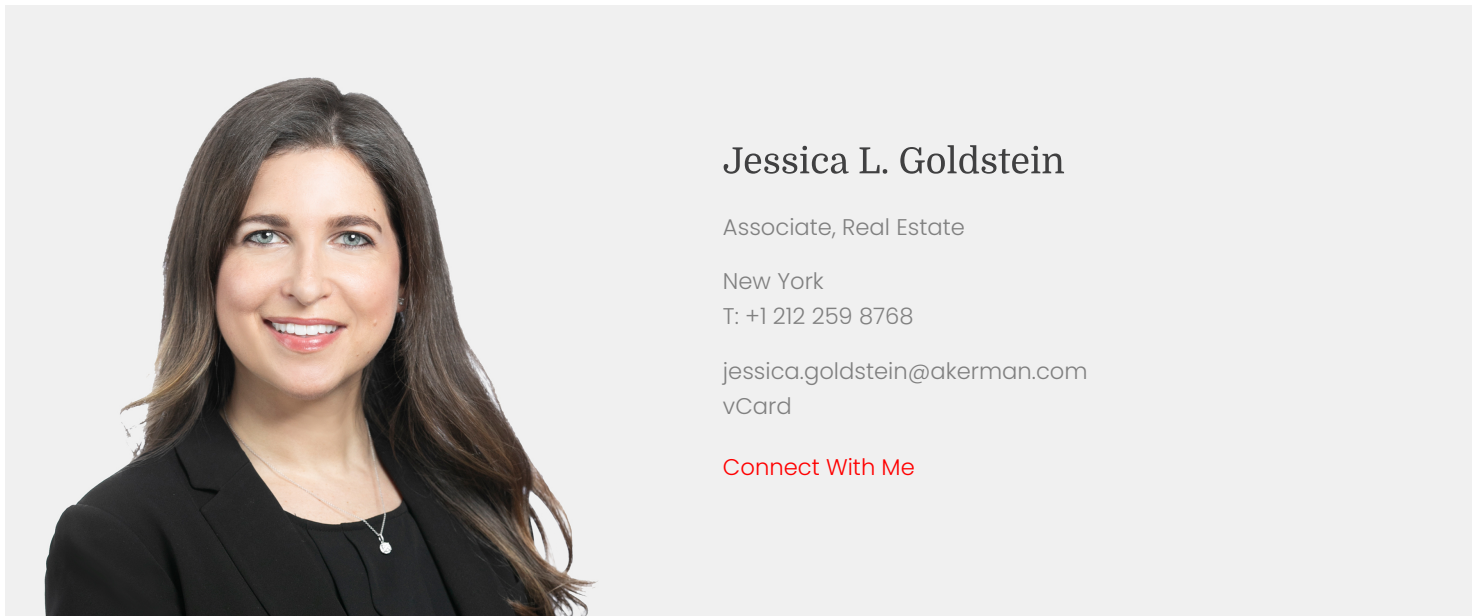


People



Jessica L. Goldstein

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Jessica Goldstein focuses her practice on New York City land use and zoning matters, representing developers, non-profits, and owners. She has extensive experience with 421-a Tax Exemptions and the Affordable New York Housing Program. Jessica advises and assists with the processing of 421-a, 420-a, 420-c, ICAP and Inclusionary Housing applications and the implementation of tax benefits with The Department of Housing Preservation and Development and the New York City Department of Finance. She has represented clients with respect to real estate tax assessment appeals before the New York City Tax Commission and Corporation Counsel’s Office.

Notable Work

**Affordable New York Housing Tax Exemption Program:** Obtained a 421-a(16) Affordable New York Housing Tax Exemption Program Certificate of Eligibility for a new mixed-use project in Manhattan in which 30 percent of the dwelling units are set aside as affordable housing. The property will receive a 35-year tax exemption under the 421-a(16) program. Representation also included closing with the New York City Department of Housing Preservation and Development to facilitate additional financing in compliance with the Inclusionary Housing program.

**FRESH Program Transaction:** Represented client in closing on a FRESH transaction. The client is an operator of supermarkets seeking financial assistance in connection with the renovation, furnishing, and equipping of a 10,167-square-foot retail condominium.

**New York City Industrial Development Agency (NYCIDA) Transaction:** Represented energy supplier in closing on a NYCIDA transaction. The client will construct and operate a battery energy storage system, located in Long Island City, Queens, that will reduce peak demand on the ConEd electrical grid. The proposed project will help create a more efficient electricity distribution

Areas of Experience

Real Estate  
 Economic Development and Incentives  
 New York Land Use and Zoning  
 Land Use and Development

Education

J.D., Hofstra University School of Law, 2012  
 B.A., Binghamton University, 2009, cum laude

Admissions

Bars

New York  
 New Jersey

Related Content

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system in Queens, a lower cost of electricity, cleaner electricity generation from a reduced reliance on peak generation plants, and higher quality of life for communities surrounding electricity generation facilities in New York City.

**Mandatory Inclusionary Housing (MIH) Program:** Represented client in connection with closing on a MIH restrictive declaration and Privately Financed Affordable Senior Housing regulatory agreement with the New York City Department of Housing Preservation and Development, in addition to consulting on the 421-a Program, a partial real property tax exemption. This transaction will facilitate a new residential Inclusionary Housing/Affordable Independent Residences for Seniors project located in Douglaston, Queens. Our team also secured financing for this new construction project.

## Honors and Distinctions

- *Super Lawyers Magazine*, 2020-2022, Listed in New York as a “Rising Star” for Real Estate: Business
- *The Best Lawyers in America* 2023-2024, Listed in New York for Land Use and Zoning Law, Real Estate Law as “One to Watch”

## Ranking Methodologies

## Published Work and Lectures

- *New York Business Journal*, Quoted, “Developers Battle 421-a Construction Deadline as Gov. Hochul Proposes Extension,” February 7, 2023
- *LexisNexis*, Co-author, “RPTL Section 421-A (16) Sunset Date Approaching,” 2022
- *Law360*, Quoted, “Battle Lines Drawn As NY Gov. Urges Tax Abatement Revamp,” January 26, 2022
- Akerman Real Estate Presentation, Presenter, “Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning Webinar - Seminar Two,” October 7, 2021

## Affiliations

- Commercial Real Estate Women (CREW) New York, Member
- New York State Association for Affordable Housing (NYSFAFH), Member