

C. «Project_Name» («Project_Number»)
«Approval_Date»

General Project Plan

- Grantee:** Town of Huntington (“Huntington” or the “Town”)
- ESD Investment:** A grant of up to \$1,560,000 to be used for a portion of the cost of demolition, renovations and new construction.
- Project Locations:** Huntington, Suffolk County
1 Tower Street
Railroad Street
215 Lowndes Avenue
4-6 Columbia Street
14 Columbia Street
- NYS Empire Zone (or equivalent):** N/A
- Project Completion:** December 2011
- Grantee Contact:** Doug Aloise, Director
100 Main Street, Suite 309
Huntington, NY 11743
Phone: (631) 351-2881 Fax: (631) 351-2889
- Project Team:** Project Management Brendan Healey
Affirmative Action Laverne Poole
Environmental Soo Kang

Project Description:

Background

The Town of Huntington, which was incorporated in 1653, is located on the north shore of Long Island, in northwestern Suffolk County. The Town is 137.1 square miles in area and had 195,289 residents according to the 2000 Census. Huntington’s harbor allowed for shipping to be a major part of its economy until the early 20th Century. After World War II ended in 1945, Huntington experienced a large growth in population. At the time, the Town responded to the housing crisis created by the population growth by creating an urban renewal plan, which involved bulldozing many viable businesses and homes in the Town. Very little replacement of the demolished structures occurred, causing further strain on affordable housing opportunities.

The Huntington Community Development Agency (“HCDA”) has been working recently with various stakeholders to revitalize the hamlet of Huntington Station, which is a community in Huntington. The “Take Back the Blocks” initiative, a collaboration by the

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Town and HCDA since 2004, involves HCDA purchasing substandard and blighted rental housing owned by absentee landlords, rehabilitating the housing and selling it to first time homebuyers as “workforce housing.” This has provided affordable and quality housing to families that are of low to moderate incomes.

The project is complementary to recent initiatives by the Township and HCDA. In addition, the project is part of the HCDA’s April 2010 Consolidated Plan approved by the U.S. Department of Housing and Urban Development and is located in a brownfield opportunity area. The Restore NY will bridge a financing gap to allow the project to proceed and will assist in keeping the new housing affordable.

In 2009, Huntington was awarded a \$1,170,000 grant in the third round of Restore NY for the demolition of an abandoned gas station and the subsequent development of a mixed-use building on the site. This project will be presented to the Directors at a later date.

The Project

The project involves interior and exterior rehabilitation of 1 Tower Street, which had been vacant. In addition, the project involves demolition and new construction at Railroad Street, 215 Lowndes Avenue, 4-6 Columbia Street and 14 Columbia Street. A total of eight new homes will be constructed. Each new home will include an accessory apartment, which will assist with mortgage expenses and carrying costs. This project will provide affordable housing to first time homebuyers and desperately needed rental units. All homeowners will attend HUD Approved Homebuyers’ Clubs and will be linked up to affordable mortgage products as well as downpayment assistance programs.

1 Tower Street

Financing Uses	Amount	Financing Sources	Amount	Percent
Soft Costs	\$5,000	ESD Grant	\$100,000	61%
Rehabilitation	158,175	Town Equity*	63,175	39%
Total Project Costs	\$163,175	Total Project Financing	\$163,175	100%

*Source of equity is funds from the Town’s Community Development Block Grant.

Railroad Street, 215 Lowndes Avenue, 4-6 and 14 Columbia Street

Financing Uses	Amount	Financing Sources	Amount	Percent
Soft Costs	\$35,000	ESD Grant	\$1,460,000	72%
Demolition	20,000	Town Equity*	575,000	28%
New Construction	1,980,000			
Total Project Costs	\$2,035,000	Total Project Financing	\$2,035,000	100%

*Source of equity is funds from the Town’s Affordable Housing Trust Fund.

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Financial Terms and Conditions:

1. Upon execution of the grant disbursement agreement, the Town will reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Town will be obligated to advise ESD of a materially adverse change in its financial condition prior to disbursement.
3. The Town will contribute at least a 10% match of the grant amount to the Project.
4. **1 Tower Street** – Up to \$100,000 will be disbursed to Grantee upon documentation of soft and rehabilitation project costs totaling \$110,000 and upon completion of the project substantially as described in these materials, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after January 15, 2008 to be considered reimbursable project costs. Previously expended funds may be applied toward match requirements retroactive to June 23, 2006, when the Restore New York Legislation was enacted.

Railroad Street, 215 Lowndes Avenue, 4-6 and 14 Columbia Street – Up to \$1,460,000 will be disbursed to Grantee upon documentation of soft, demolition and new construction project costs totaling \$2,035,000 and upon completion of the project substantially as described in these materials, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after January 15, 2008 to be considered reimbursable project costs. Previously expended funds may be applied toward match requirements retroactive to June 23, 2006, when the Restore New York Legislation was enacted.

5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$1,560,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Town and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

Environmental Review:

The Town of Huntington’s Department of Maritime Services and Environmental Review, as lead agency, has completed an environmental review of the proposed project, pursuant to the requirements of the State Environmental Quality Review Act (“SEQRA”) and the implementing regulations of the New York State Department of Environmental Conservation. This review found the project would not have a significant effect on the environment. ESD staff reviewed the supporting materials and concurs. It is recommended that the Directors make a Determination of No Significant Effect on the Environment.

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Affirmative Action:

ESD's Non-discrimination and Affirmative Action policy will apply. The grantee is encouraged to use its best efforts to achieve a Minority Business Enterprise participation goal of 10% and a Women Business Enterprise participation goal of 5% of the total dollar value of work performed pursuant to contracts or purchase orders entered into in connection with the construction work related to the project, and to include minorities and women in any job opportunities created by the project.

Statutory Basis – Restore NY Communities:

Land Use Improvement Project Findings

1. The area in which the project is to be located is a substandard or insanitary area, or is in danger of becoming a substandard or insanitary area and tends to impair or arrest sound growth and development of the municipality.

The project involves the demolition, rehabilitation and reconstruction of vacant property and abandoned residential building(s), which has been deemed by the Town to arrest sound growth and development in the area.

2. The project consists of a plan or undertaking for the clearance, replanning, reconstruction and rehabilitation of such area and for recreational and other facilities incidental or appurtenant thereto.

The project involves the demolition and rehabilitation of sites that the Town has included in its overall Comprehensive Plan. The project satisfies the goal of constructing new affordable units in the Huntington Community Development Agency's Consolidated Plan.

3. The plan or undertaking affords maximum opportunity for participation by private enterprise, consistent with the sound needs of the municipality as a whole.

The Town published a property assessment list and held a public hearing on the project at the time of application. The Town will ensure compliance with all applicable local laws and regulations.

4. The requirements of Section 10(g) of the Act are satisfied.

There are no families or individuals displaced from the Project area.

October 21, 2010

Huntington (Suffolk County) – Huntington - Restore II - Columbia/Tower Street Housing –
Restore NY Communities 07-08 – Determination of No Significant Effect on the
Environment

RESOLVED, that based on the material submitted to the Directors with respect to the Huntington -
Restore II - Columbia/Tower Street Housing Project, the Corporation hereby determines that the
proposed action will not have a significant effect on the environment.

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