

Recent HOME Funded Projects – Rental

Garvies Point Workforce Housing

Activity Type: New Construction

Unit Type: Rental - Family

Location: Glen Cove

Name: Garvies Point Workforce Housing

Development Team: Georgica Green Ventures, LLC,
Jericho

Total Units: 55

Affordable Units: 55

HOME-Assisted Units: 11

Total Development Cost: \$27 million

HOME Assistance: \$900,000

Other Funding Sources:

4% LIHTC

Nassau HOME Funds

NYS HCR HOME Funds

Middle income Housing Program (NYS HCR)

Housing Trust Fund

Funded: July 2021

Completed/Leased: Under Construction



July 2021 Groundbreaking

Bergen Place Senior Housing Development

Activity Type: New Construction

Unit Type: Rental - Senior

Location: Freeport Village

Name: Bergen Place Senior Housing Development

Development Team: Selfhelp Community Services

Total Units: 45

Affordable Units: 45

HOME-Assisted Units: 5

Total Development Cost: \$25 million

HOME Assistance: \$700,000

Other Funding Sources:

LIHTC

Nassau HOME Funds

Supportive Housing Operating Program (NYS HCR)

Community Preservation Corp.

Foundational Support

Funded: May 2020

Completed/Leased: Under Construction



Progress - June 2021

Laurel Homes II

Activity Type: New Construction

Unit Type: Rental - Family

Location: Roslyn Heights

Name: Laurel Homes II Redevelopment

Development Team: North Hempstead Housing Authority
& Georgica Green Ventures, LLC, Jericho

Total Units: 74

Affordable Units: 74

HOME-Assisted Units: 10

Total Development Cost: \$44.8 million

HOME Assistance: \$900,000

Other Funding Sources:

LIHTC

Nassau HOME Funds

NYS HCR New Construction Program

Housing Trust Fund

Housing Finance Agency

Nassau CDBG Funds

Funded: December 2019

Completed/Leased: Under Construction



Moxey Rigby Redevelopment

Activity Type: New Construction

Unit Type: Rental - Family

Location: Freeport Village

Name: Moxey Rigby Redevelopment

Development Team: Georgica Green Ventures, LLC, Jericho & Freeport Housing Authority

Total Units: 100

Affordable Units: 100

HOME-Assisted Units: 11

Total Development Cost: \$67 million

HOME Assistance: \$500,000

Other Funding Sources:

4% LIHTC

Governor's Office of Storm Recovery

Tax-Exempt Bonds

CDBG-Disaster Recovery (NYS)

Nassau HOME Funds

Homes for Working Families (NYS HCR)

Federal Home Loan Bank

Funded: May 2018

Completed/Leased: December 2019



Brooke Point Development

Activity Type: New Construction

Unit Type: Rental - Family

Location: Valley Stream Village

Name: Brooke Point Development

Development Team: D&F Development Group, Levittown, NY

Total Units: 39

Affordable Units: 39

HOME-Assisted Units: 11

Total Development Cost: \$13.9 million

HOME Assistance: \$915,000

Other Funding Sources:

LIHTC

NYS LIHTC

NYS HFA

Funded: October 2014

Completed/Leased: January 2017



Cathedral Place

Activity Type: New Construction

Unit Type: Rental - Family

Location: New Cassel

Name: Cathedral Place

Development Team: Conifer Realty LLC, Rochester, NY & Community Development corp. of long Island (CDC LI)

Total Units: 35

Affordable Units: 35

HOME-Assisted Units: 35

Total Development Cost: \$12.3 million

HOME Assistance: \$720,000

Other Funding Sources:

LIHTC

NYS LIHTC

Funded: September 2012

Completed/Leased: December 2014



Village Lofts

Activity Type: New Construction

Unit Type: Rental - Family

Location: Hempstead Village

Name: Village Lofts

Development Team: La Cite Development, LLC, New York, NY

Total Units: 29

Affordable Units:

HOME-Assisted Units: 6

Total Development Cost: \$9.2 million

HOME Assistance: \$800,000

Other Funding Sources:

NYS Capital grant

Funded: December 2009

Completed/Leased: December 2014



The Gateway

Activity Type: New Construction

Unit Type: Rental - Family

Location: New Cassel

Name: The Gateway

Development Team: The Bluestone Organization, Jamaica, NY

Total Units: 57

Affordable Units: 57

HOME-Assisted Units: 10

Total Development Cost: \$20 million

HOME Assistance: \$1,075,000

Other Funding Sources:

LIHTC

SLIHTC

Nassau IDA

Funded: May 2006

Completed/Leased: December 2008



Denton Green

Activity Type: Moderate Rehabilitation

Unit Type: Rental - Seniors

Location: Garden City Park

Name: Denton Green

Development Team: Denton Green Housing company Inc.

Total Units: 112

Affordable Units: 112

HOME-Assisted Units: 7

Total Development Cost: \$10 million

HOME Assistance: \$250,000

Other Funding Sources:

NYS HCR - LIHTC – 9%

CDC LI Weatherization Grant

Funded: August 2013

Completed/Leased: March 2014



Pond View Homes

Activity Type: Substantial Rehabilitation

Unit Type: Rental - Family

Location: Manhasset

Name: Pond View Homes

Development Team: North Hempstead Housing Authority & Georgica Green Ventures, LLC, Jericho

Total Units:

Affordable Units:

HOME-Assisted Units:

Total Development Cost: \$17.6 million

HOME Assistance: \$600,000

Other Funding Sources:

NYS HCR LIHTC

PHA Modernization Funding

NYS HFA

Hagedorn Foundation Grant

Funded: October 2015

Completed/Leased: May 2017

