Location Map(s)

Site Photo(s)

View of intersection at Main Street and Fulton Avenue, looking south (AKRF, Inc., May 7, 2020).

DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

DOWNTOWN HEMPSTEAD REIMAGINED

DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

2021
September 15, 2021

Hon. Kathy Hochul
New York State Governor
NYS State Capital Building
Albany, NY 12224

Dear Governor Hochul:

As Mayor of the Incorporated Village of Hempstead in Nassau County New York, I write to respectfully urge you to consider our Village favorably in the 2021 round of the Downtown Revitalization Initiative competitive grant program.

It is our intention to build upon the swell of momentum currently surging in downtown Hempstead and heed the Governor’s call for reinvestment in our neighborhoods and commercial areas. *Downtown Hempstead Reimagined* utilizes the recently completed Brownfield Opportunity Area (BOA) Step 2 Nomination Study to create Transit-Oriented Development (TOD) around the busiest LIRR station in Long Island.

In addition, our proposal builds upon our connections with our nearby educational institutions including Hofstra University, Malloy College, Adelphi, Nassau Community College, and the Hempstead School District. Spawning off of the BOA process, DRI public participation activities have provided an opportunity for even more residents, business owners, and community stakeholders to add to our vision for downtown and join in the renaissance and revival in one of the historically lowest income areas of Nassau County.

DRI funding, combined with over $200 million of public and private investments will move the needle forward towards a prosperous and reimagined downtown. The DRI would remove financial barriers, invest in catalytic and transformative projects, provide affordable and mixed income housing, and begin to address the childcare and workforce needs of the community.

Moreover, we invite you to partner with the Village of Hempstead and develop world class shopping and dining venues, provide avenues for economic development and job growth, invest in mixed-use facilities and green spaces, and redesign downtown roads utilizing complete streets improvements, and to provide housing opportunities for current and future residents of this great community. Combined, our proposal is poised to springboard existing investment at an almost unprecedented 20:1 level that will transform not only the Village of Hempstead, but the entire central Nassau County region.

Over the course of the last few years, Hempstead has been able to make tremendous strides. With assistance from the Community Development Agency (CDA) and a groundswell of grassroots community support, we were able to strategically allocate our HUD resources towards truly impactful and meaningful community programs; we successfully obtained designation as a Federal Opportunity Zone, Environmental Justice Area, and pledge to become a NYS Climate Smart Community; and we successfully initiated the process of identifying and addressing our Brownfield Opportunity Area (BOA).
The process leading up to the BOA Step 2 Nomination Report was a monumental, years-long effort that ultimately lays the foundation for the *Downtown Hempstead Reimagined* Downtown Revitalization Initiative. The BOA process, supported by NYSDOS and NYSDEC, provided a path for the Village to productively engage with a myriad of businesses and community organizations to develop critical relationships and insight into how to make downtown Hempstead a more attractive setting. More importantly, it opened the door to fully engage a level of public participation previously unseen in Hempstead.

Residents, business owners, developers, elected officials, educational institutions, health care organizations, ministries, and countless other community stakeholders came out to voice their ideas, concerns and visions for the future of downtown. Thanks to them, we were able to develop a thoroughly comprehensive report that outlines very specific projects and where site-specific opportunities exist. Even more critically, it directly identifies where investment is ready to be infused, what needs to happen to catalyze those investments, and what role the Village must play in order to foster those projects.

The opportunity for the Village of Hempstead to capitalize on a DRI investment could not come at a more appropriate time. As a community, as a team, and with a new generation of leadership, we are ready to move on from the days of being underserved and transform downtown Hempstead into the safe, welcoming, diverse, bustling hub of opportunity and enjoyment we all envision.

On behalf of the residents of the Village of Hempstead, I thank you for the opportunity to apply to the DRI program and I invite you to join us and add your vision as *Downtown Hempstead is Reimagined!*

Respectfully,

Waylyn Hobbs, Jr.
Mayor, Village of Hempstead
# TABLE OF CONTENTS

Letter from Mayor Hobbs  
Basic Information  
Vision & Goals for Downtown  
Justification  
1. Boundaries of the Proposed DRI Area  
2. Past Investment, Future Investment Potential  
3. Recent or Impending Job Growth  
4. Quality of Life  
5. Supportive Local Policies  
6. Public Support  
7. Transformative Opportunities and Readiness  
8. Administrative Capacity  
9. Other

ADDENDUM: Opportunities for Electric Vehicle Charging Stations

APPENDICES - ALL APPENDICES CAN BE FOUND AT WWW.LABERGEGROUP.COM/HEMPESTEAD/DRI  
A. Public Participation  
   a. Participation Plan  
   b. PPT Mtg 1  
   c. PPT Mtg 2  
   d. Sign-In Sheets for Public Meetings & Roundtables  
B. Market Analysis  
C. Letters of Support
ACKNOWLEDGEMENTS

The Village of Hempstead Board of Trustees would like to acknowledge the following community leaders, business owners, citizens, and community organizations for their effort to further the transformation of the Village into an area ripe for growth in which current and future residents will want to live, work, and play.

Senator Kevin Thomas
County Executive Laura Curran
Sr. Councilwoman Dorothy Goosley
Nassau County Legislator Siela A. Bynoe
Village of Hempstead Trustees
Hempstead PD – under Chief Johnson’s leadership
Nassau County IDA
Dan Lloyd Minority Millennials
BASIC INFORMATION

REDC Region  Long Island REDC
Municipality Name  Village of Hempstead
Downtown Name  Downtown Hempstead /
County Name  Nassau County
Applicant Contact(s) Name and Title
(secondary contact)  Waylyn Hobbs, Jr., Mayor
Applicant Contact(s) Email Address and Secondary Address
whoobbs@villageofhempsteadny.gov
jdaniels@villageofhempsteadny.gov

VISION FOR DOWNTOWN

PROVIDE A BRIEF STATEMENT OF THE MUNICIPALITY’S VISION FOR DOWNTOWN REVITALIZATION.

DOWNTOWN HEMPSTEAD REIMAGINED VISION

Through focused partnerships and investments, *Downtown Hempstead Reimagined* is the voice and vision of its residents and business owners to establish a thriving restaurant and business center; robust with low-/high-tech manufacturing jobs; supported by educational institutions that fortify families from the foundation of early childcare through college to develop well rounded and educated future generations. Building upon the Village’s existing social fabric, physical assets and urban character will be central to this revitalization effort.

The walkable character of Downtown will be reinforced through targeted pedestrian and bicycle connectivity improvements in conjunction with new transit-oriented housing and mixed-uses and services in vibrant, vital settings, with easy accessibility retained through the whole of downtown. Simultaneously, entertainment, hospitality and community service functions will be brought to life along Main Street and south of the multi-modal stations, including Center Street, Fulton Avenues, around Village and Town Halls and Denton Green. The resulting enhancements will support and re-inforce the Village’s social diversity, urban fabric, educational and private partnerships, and highlight its distinctive retail and dining offerings, together with cohesive links to Hofstra University, Adelphi University and Malloy College.
The Village will closely monitor these investments and development actions to avoid gentrification, thereby improving the quality of life for and helping all residents and business owners thrive through the modernization of physical and social infrastructure. Under this approach and careful focus, the Village is striving for excellent quality of life in safe settings with plentiful housing opportunities, economic stability and access to meaningful employment, healthcare choices, and abundant physical and social amenities.

GOALS

SPECIFIC COMMUNITY GOALS THAT ADVANCE THE VILLAGE’S VISION INCLUDE:

- Pursue transit-oriented development in close proximity to the train and bus stations in order to leverage the excellent regional access to and from this location which is a community gateway.
- Create a broad mix of housing options downtown for all income levels.
- Discourage gentrification and implement anti-displacement mechanisms.
- Promote mixed-use infill.
- Attract and stimulate major private sector investment to improve the economic base and restore and upgrade buildings and revitalize targeted blocks and generate business.
- Expand employment opportunities Downtown and increase and center workforce training and development activities there.
- Incubate select sectors and businesses and sustain unique business offerings and the features and the amenities and character of the Downtown that underpin them, or which they need as part of essential operations.
- Bolster and right-size infrastructure, in order to serve the population and future and not be susceptible to the risks of climate change as there is reinforcement and restructuring of the systems and the economy to provide a sustainable urban base going forward.
- Attract public sector investment to improve social and physical infrastructure and incubate and sustain small business and targeted business opportunities.
- Develop one or two dedicated community spaces/community centers that can be used to foster the arts and civic vitality as well as commerce and family activities and entertainment.
- Use green and natural design and best practices to aid livability and community character and effectively modernize the physical base.
- Upgrade downtown water and sewer systems so revitalization can proceed and create jobs and revenue flows that will underwrite and leverage community-wide infrastructure improvements.
- Advance economic growth through job training and employment opportunity
- Add new business in targeted sectors, including which encompass medical and laboratory and technology and light industry companies.
- Foster food, entertainment, and health and beauty and aligned retail and service offerings and business and offices Downtown.
- Establish parks and vest-pocket parks and reinforce streets as highly inviting and
characteristic civic space, plus form links with open spaces to ensure there are opportunities to rest and recreate in and by Downtown.

- Create a medical/healthcare cluster to provide better and more accessible care for residents as well as a potential source of jobs and revenue for the Village.
- Redevelop abandoned and underutilized properties and address overcrowding and absentee landlord issues.
- Advance high intensity, multi-functional uses (commercial/office, recreational, institutional and residential) in a pedestrian oriented setting.
- Cultivate essential services like grocery stores in the Downtown.
- Advance complete and green streets so there are distinctive enhancements in street character and the Village’s vast Downtown street grid is more fully leveraged as people-centered places with highly pleasing and habitable spaces and so there is green infrastructure that is complimentary and aids better stormwater management and avoidance of flooding.
- Bolster Main Street and focus appropriate levels of action there to make sure it continues as the downtown’s north-south running cultural and physical hub.
- Rely on design to help invigorate sections of downtown and bring out the features of key corridors.
- Plan Fulton Street’s (NYS Route 24) future as a key east-west corridor, enhancing its design and gateway role Downtown so as to help it emerge as a pleasing complete street and key corridor, including which links with the Hofstra University institutional asset and defining place.
- Address critical household needs, including access to childcare.
- Foster public-private partnerships to advance desired development.
- Aid multiparty collaboration and engage the community in advancing priorities.
As a lifelong resident of Hempstead, and now Mayor, I envision Hempstead rising beyond its former glory.

Hempstead has always been the Hub and I believe as we strive to revitalize our downtown it will benefit our residents and the entire region. Hempstead is unique in many ways. Our downtown is centrally located and we have access by railroad and bus.

The people of Hempstead have so much potential and determination and with this investment, our community will make major strides for a greater tomorrow and hope for the next generation.

- Mayor Waylyn Hobbs Jr.
Mayor of the Incorporated Village of Hempstead
PROVIDE AN OVERVIEW OF THE DOWNTOWN AREA NOMINATED FOR THE DRI PROGRAM, HIGHLIGHTING THE AREA’S DEFINING CHARACTERISTICS AND THE REASONS FOR ITS SELECTION. EXPLAIN WHY THE DOWNTOWN IS READY FOR DOWNTOWN REVITALIZATION INITIATIVE (DRI) INVESTMENT, AND HOW THAT INVESTMENT WOULDserve AS A CATALYST TO BRING ABOUT REVITALIZATION.

The Village of Hempstead (the Village) has been actively facilitating the redevelopment and revitalization of downtown Hempstead for over a decade. As a continuation of these efforts, the Village has prepared this Nomination for the proposed Village of Hempstead Brownfield Opportunity Area (BOA) under Step 2 of the State of New York’s Brownfield Opportunity Areas Program (i.e., BOA Program). An initiative of the New York State Department of State (NYSDOS) in coordination with the Department of Environmental Conservation (NYSDEC), the BOA Program delivers financial assistance and expertise to enable downtown revitalization and economic development initiatives, especially in distressed communities.

This Nomination report includes an in-depth existing conditions assessment and presents recommendations for land use, transportation, infrastructure, and other improvements to foster community revitalization. This Nomination received a formal designation from the New York State Secretary of State in March 2021. The proposed projects identified in the plan are intended to further the implementation of the ongoing community-based redevelopment and revitalization efforts for the Village by identifying Strategic Sites for redevelopment and potential site-specific uses or other redevelopment-oriented funding. Site Profiles have been developed and serve as preliminary marketing tools to attract developers and ensure full environmental disclosure. Through the Downtown Hempstead Reimagined Downtown Revitalization Initiative and supported by the Brownfield Opportunity Area Nomination Study, the Village is taking action to return potentially contaminated, abandoned, underutilized, or vacant properties to active use, by fostering redevelopment of Strategic Sites and land use districts to catalyze revitalization within the Downtown Revitalization Initiative boundary.

Downtown Hempstead’s traditional urban environment, social diversity, manufacturing history, transit-oriented capabilities, professional staff, and a history of successful partnerships and investments has positioned the community for this DRI investment to reimagine Hempstead. The Village’s progressive approach detailed in this application will build on Hempstead’s legacy as a “complete downtown” providing a wide range of employment, housing, shopping and entertainment opportunities. As local, regional and national economies shifted over the decades, the Village of Hempstead experienced job loss and associated disinvestment and the ill effects of urban renewal are very evident. The Village’s essential urban fabric remains, however, and is primed for forward thinking and socially-conscious investments and associated professional assistance that will benefit existing residents and business owners and set the stage for compatible growth and an influx of new residents and investors key to a modern and diverse urban community.
FEDERAL OPPORTUNITY ZONE
In addition, the identified DRI boundary has two (2) Federal Opportunity Zones. These Federal Opportunity Zones magnify investment opportunity. The two zones were created by the 2017 US Tax Cuts & Jobs Act, the Federal Opportunity Zones (OZ) program aims to stimulate major investment in target distressed areas using IRS-prescribed tax incentives. Census Tracts 4068.01 and 02 are designated OZs and cover most of Downtown and all locations east of North Franklin Street and north of Peninsula Boulevard. The OZ complements this DRI by spurring building and job opportunities as a result of tax benefits flowing to investors participating in Qualified Opportunity Funds. Specifically, stipulated OZ grants provide investors preferential tax treatment by enabling deferral of capital gains when proceeds are invested in this OZ.

This OZ mechanism can further strategies for reinvestment in Downtown Hempstead and can be especially useful in leveraging site remediation and a faster pace of building activity. Numerous strategic sites and prime properties in the Downtown OZ are excellent candidates for aligned State and Federal tax treatments. Thus, the OZ is estimated to have potential to immediately help leverage $100 million or more of investment downtown.

ENVIRONMENTAL JUSTICE AREA
Furthermore, based on data provided by the New York State Department of Environmental Conservation, the entire DRI project area is located within an Environmental Justice Area. Building upon the BOA Nomination and the Federal Opportunity Zones, DRI funding would help leverage resources to address environmental issues and concerns that disproportionately affect low income and minority communities. The primary objective is to promote fair and meaningful treatment of all people through necessary tools which address environmental concerns, such as brownfield sites, with an emphasis on equity. The remediation and rehabilitation of contaminated and vacant sites will not only improve the environment, but will also increase public health and strengthen the tax base. Identified as an environmental justice area indicates the need for funding to address and ease concerns for the vulnerable population to mitigate against future issues and effects.
“Having been actively involved in this process since 2010 – attending community meetings, participating in community planning – I am thrilled about the current opportunity to capitalize on a decade’s worth of work. Everything is aligning at this moment for Downtown Hempstead to make a major leap forward, from investments, to commitments, to the active engagement of community partners and elected officials.

This is the moment when the hard work and momentum built over the past 10+ years will bring our community’s vision to fruition.”

- Charlene Thompson
Commissioner, The Incorporated Village of Hempstead
Community Development Agency (CDA)
1. BOUNDARIES OF THE PROPOSED DRI AREA

DETAIL THE BOUNDARIES OF THE TARGETED DOWNTOWN AREA OR NEIGHBORHOOD, KEEPING IN MIND THAT THERE IS NO MINIMUM OR MAXIMUM SIZE, BUT THAT THE AREA SHOULD BE CONCENTRATED AND WELL-DEFINED. NEIGHBORHOODS BEYOND TRADITIONAL CENTRAL BUSINESS DISTRICTS ARE ELIGIBLE IF THEY CAN MEET OTHER CRITERIA MAKING THEM RIPE FOR INVESTMENT. INCLUDE A MAP THAT CLEARLY DELINEATES THE AREA TO BE INCLUDED IN THE DOWNTOWN REVITALIZATION AREA.

STRATEGICALLY TARGETED DRI AREA

The Downtown Hempstead Reimagined DRI boundary was established to capitalize on:
- The Central Business District and the surrounding walkable compact area.
- Major Village facilities, landmarks, and roadways.
- Access to public transportation, including The Village of Hempstead Long Island Railroad (LIRR) Station (the terminus of the Hempstead branch of the LIRR line). This station is a strategic asset that previous, current, and future downtown development efforts will leverage as it:
  - Provides residents of Hempstead with convenient commuting access to employment opportunities in New York City as well as other Long Island communities.
  - Provides access to Hempstead for residents of other communities.
- The Rosa Parks Hempstead Transit Center which serves 19 bus routes and is a major transfer point for travelers using both the Nassau Inter-County Express route and the LIRR.
- The Village of Hempstead Innovation District, a large strategic overlay zone in the southwest of the targeted DRI area which is intended to link downtown with the industrial area to the south. The Innovation District has been identified as a promising opportunity to develop economic linkages between these two now-distinct areas through the creation of new light and high-tech manufacturing investments. Meanwhile, physical links would better connect downtown retail, restaurants, and other commercial services to the large daytime worker population found within the industrial district.

LEVERAGING PREVIOUS FINDINGS AND COMMUNITY ENGAGEMENT IN TARGETED DRI AREA SELECTION

The DRI boundary area was established to include the Central Business District identified in the most recent Village of Hempstead Downtown Vision and Comprehensive Plan Update and to correspond with the area defined in the recently-completed Brownfield Opportunity Area Study (2018), as well as the Innovation District proposed in the BOA Nomination. The Downtown Hempstead DRI Boundary was informed by consulting with elected leaders and is based on locations identified in prior village planning documents, with the most recent document being the Village of Hempstead BOA - Step 2 Nomination. The boundary area has been extensively vetted through the input of community organization leaders, elected officials, and the citizens of the Village of Hempstead.

This DRI area specifically includes the BOA Nomination’s Proposed BOA Boundary as well as the proposed Innovation District. Further, this area is inclusive of the Central Business District as identified in the 2008 Village of Hempstead Downtown Vision and Comprehensive Plan Update and the area which was subsequently rezoned as the Downtown Overlay Zone (DOZ) in 2012, established at that time to assist in the area’s coordinated redevelopment. The identified DRI Area,
PROPOSED DRI AREA

BOUNDARIES OF THE PROPOSED DRI AREA
RELATIVE TO THE RECENTLY COMPLETED BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION AREA
as delineated includes 312.7 Acres. Within this area are 687 individual tax parcels. Of these, 407 are identified as commercial, 31 are identified as vacant, and 96 are identified as residential. Institutional, Industrial, Public and Community Services, and other uses comprise the remainder.

Generally, the DRI boundary is defined by major village landmarks, facilities, and roads. On the north, the Village border serves as the DRI Boundary line. From the northern boundary, a line heads southeast to meet the LIRR rail lines and LIRR Hempstead Station to generally define the northeastern border. After jogging further east on the important east-west running Jackson Street, the border goes south to small blocks on Washington Street in order to encompass Village Hall and Denton Green, then the line extends further east along Fulton Avenue, when the Boundary starts heading southwest and south along Peninsula Boulevard; a small area south of Peninsula Boulevard also within the DRI includes Grove Street between Greenwich and S. Franklin Streets. After picking up again on Peninsula Boulevard, the western Boundary follows a meandering line generally northeast along Mirschel to Covert Streets then to Cathedral Avenue, and then runs one-block parallel to Fulton Avenue until it heads north, just east of Terrace Avenue mid-block along N. Franklin Street back to the northern DRI boundary.

INNOVATION DISTRICT

Site 10, the Village of Hempstead Innovation District, is a larger strategic overlay zone, which is intended to link downtown with the industrial area along Peninsula Avenue, as well as create economic Linkages, through the creation of new light and high-tech manufacturing spaces and expanding economic opportunities for Village residents in these white collar, technology jobs. The Innovation District program could be anchored with an incubator and educational center, providing space for apprenticeships and educational programming, supported by local educational institutions. Further physical linkages will expand downtown Hempstead and better connect downtown retail, restaurants, and other commercial services to the large daytime worker population found within the industrial district.
COMMUNITY & REGIONAL SETTING - AN OVERVIEW OF THE VIBRANT VILLAGE OF HEMPSTEAD

The potential offered by Hempstead’s revitalization stems from the Village’s built environment, key assets, its strategic location, and continual improvement efforts over the years. This is the largest village in the U.S. and it has a lot to offer in its 3.7 square miles. Among defining features that make the Village an ideal candidate for a DRI are its rectilinear traditional downtown street grid, extensive and varied buildings and blocks, and adjacent radial streets with large surrounding residential neighborhoods.

A primary objective of this DRI project is to enhance the community’s distinguishing features, to build upon them, and reinforce its strengths. An overview to gain a deeper understanding and appreciation of the Village’s past, present, and future is fundamental to the success of the revitalization process.

The Village is located in the Town of Hempstead, Nassau County. The Village is roughly in the center of the County, which has a population of 1,395,774 persons in 2020 per the US Census decennial population count. Part of the greater New York Metropolitan region, the Village is situated in one of the most affluent regions in New York State and the nation. The location is roughly 10 miles from the outer edge of New York City, plus it is a roughly one-hour transit ride from Pennsylvania Station in Mid-Town Manhattan.
The Village is located immediately adjacent to and northeast of Hempstead Lake State Park which contains the largest freshwater water body on Long Island. Meanwhile, it is roughly six miles from southern coastal estuaries and 10 miles north of the outer barrier beaches of the Atlantic Ocean. In the opposite direction, the Village is just a few miles south of the County seat in Mineola.

Notably, premier higher education institutions are concentrated by the Village. Hofstra University, which serves undergraduates, medical and law students is partly located in the Village’s eastern boundary on Hempstead Turnpike. Hofstra is just under a 1 mile from Downtown. Meanwhile, Adelphi University is 1.5 miles northwest of Downtown, and Nassau Community College is just slightly further to the Northeast.

**DOWNTOWN SETTING: DOWNTOWN CHARACTER & QUALITIES OF PLACE**

The Village once had a bustling downtown center that was considered “the Hub” of retail in Nassau County. The ample store frontage made the Village a popular destination among those looking for the best shopping and entertainment experience.

Commercial uses continue to dominate land use and Downtown character today. There are also extensive community service uses, with roughly 35% of properties occupied by non-profits and public uses.

While there is a traditional grid, Downtown Hempstead like the rest of Long Island experienced most of its growth and took on much of its current physical form in the mid - 20th century. Unlike many downtowns, a unique aspect in the Village is the limited existing residential housing supplies downtown, either located above first floor commercial service uses, or within apartment buildings. While there is extensive building fabric, these low residential densities downtown appear to influence seemingly low rates of overall activity during late evenings.

The primary Downtown retail corridors include Main Street (particularly between Front Street and Jackson Street), Fulton Avenue/ State Route 24 (especially between Robson Place and Terrace Avenue), and to some extent on North Franklin Avenue (County Route 5A). These corridors are comprised of boutiques, salons, restaurants, other retail services, and many offices. The variety of shops, services and cuisines are a direct reflection and embodiment of the Village’s diverse population, which adds to its authenticity. Yet, there are vacant buildings, which combined with prevalent low-profile buildings, parcels, and other properties in poorer states of repair may give the appearance of disinvested, dilapidated and undesirable properties. Yet, they illustrate much more than that, particularly the Village’s potential for economic growth.

In particular, the community has a remarkable concrete sidewalk network that is in a surprisingly good state of repair and where it is not uncommon to encounter sidewalk widths of eight of more feet. The street grid and sidewalk network and corresponding street edges and facades provide an existing form that will allow for and accommodate infill development and sustainable revitalization measures.
The community’s bus and train system assets combined with its walkable street grid are quintessential for transit-oriented development (TOD). On West Columbia Street and just steps from Main Street on the Downtown’s northeast side, is the Rosa Parks Transit Center. This transit center hosts the eastern most ‘Hempstead Station’ on Long Island Railroad’s (LIRR) Valley Stream Line. In addition, the center is directly opposite the Hempstead Bus Terminal and feet away from the Greyhound Bus Station.

The Rosa Parks Transit Center serves more than 55,000 commuters daily and offers a direct line to Manhattan. Meanwhile, this location serves 19 bus routes for the Nassau Inter-County Express (NICE), and is a major transfer point, making it an ideal location for TOD. Both Universities also have shuttles serving these locations. The Village’s urban form combined with these transit facilities offer excellent opportunities for public use of alternative modes of transport.
Regional traffic and local pedestrian movement converge at the Main Street and Fulton Avenue intersection. This critical intersection connects downtown with communities spanning east to west, acts as a regional connector and represents a center of retail development in the Village. Another location that grants access to downtown is the Franklin and Jackson intersection. This intersection enables people to connect with the bus and train terminals, the Jackson Street corridor and the African American Museum, which is an important cultural institution in the Village. Meanwhile, Peninsula Boulevard is a main conduit of access from the southwest.

While Downtown Hempstead was once the retail hub of the County, it has encountered disinvestment over the years. Unlike the region it is located in, the Village and its Downtown are much more working class with many people of low and moderate means. The Downtown’s purpose extends beyond commercial and retail uses; it represents life in Hempstead. Schools, government buildings, churches, community organizations and a wide variety of active business concerns are located Downtown and are frequented by those who live, work and play in Hempstead. Its streets are civic spaces that truly serve the public. Revitalization and reinvestment are necessary to keep downtown Hempstead alive with a promised future ahead. Downtown Hempstead Reimagined will reflect on its history, embrace the rich culture, and advance the future through innovative and creative approaches.
DEMographics of Hempstead & Downtown

As per estimates for 2021, the Village of Hempstead population was 55,803 residents and its population density was 15,145 persons per square mile. This is significantly higher than the broader Town of Hempstead, the Primary Market Area (PMA), and Nassau County. Within the Village, population density varies by Census ‘block group’, ranging from 920 to 45,890 persons per square mile. This range contributes to the Village’s makeup.

The Village and associated PMA are anticipated to experience small population growth by 2026. Specifically, there is an estimate and expectation the Village will gain 90 residents within the next five years while the broader PMA’s population is estimated to increase by 1,950 residents.

Minority persons account for 92 percent of population in the Village, while White non-Hispanic persons represent the majority of residents in the Town, PMA and County. The diverse population in the Village and Downtown contributes to unique and vibrant character that captures the rich traditions of the people living and working in this community.

The Village, in comparison to the Town, PMA, and the County, has the youngest population with a median age of 36. A large percentage of the Village population consists of young workforce and recent graduates, which reinforces the need for job opportunity and workforce development to retain and attract recent graduates.

**Age Trends**

As illustrated in the chart to the right, the current median age in Hempstead Village (36 years) is younger than that within the other three geographies, particularly Nassau County (43 years). The median age in all geographies is expected to increase through 2026. As illustrated below, compared to the other three geographies, Hempstead Village has higher shares of persons representing young workforce and graduate persons (ages 25 to 34 years) and lower share of persons representing empty nester and mostly retired persons (over 55 years).

**Millennials** (those born between 1981 and 1998) came of age during the Great Recession and the advent of the Internet and have changed the retail consumer landscape. They do not exhibit the same zest for material goods as their parents or grandparents, and value experiences over purchases. Access to an online world of goods, which can be purchased at lower prices than those found in brick-and-mortar stores, has made the avoidance of visiting shopping centers easy and often preferable to the millennial generation.
In terms of household size and composition, the rate of non-family households within the Village is expected to be slightly stronger when compared to rates of family household growth. This growth in non-family households is expected to cause an increase demand for housing units.

**DOWNTOWN CATCHMENT**

The 3.7 square mile Downtown Hempstead Reimagined DRI catchment is defined as a PMA with a 10-minute drive time from Hempstead Station on the Long Island Railroad. Compared with the estimated population of upwards of 56,000 persons in the Village in 2021, the Downtown PMA is four-fold that of the Village population with the catchment population defined as 236,733.

The map below shows the catchment boundary surrounding the Village. It overlays large and relatively densely populated residential and commercial areas that are suburban in character and relatively close to the outer borough edge of Queens in New York City. It covers places like Uniondale to the east, Roosevelt to the southeast, Lakeview to the southwest, West Hempstead, and Garden City and part of Mineola to the north.
2. PAST INVESTMENT, FUTURE INVESTMENT POTENTIAL

DESCRIBE HOW THIS DRI AREA WILL BE ABLE TO CAPITALIZE ON PRIOR PRIVATE AND PUBLIC INVESTMENT AND CATALYZE FUTURE INVESTMENTS IN THE NEIGHBORHOOD AND ITS SURROUNDING AREAS. DESCRIBE RECENT PLANNING EFFORTS THAT SUPPORT PUBLIC AND PRIVATE INVESTMENT IN THE PROPOSED DRI AREA.

PAST INVESTMENTS & FUTURE INVESTMENT POTENTIAL

The Downtown Hempstead Reimagined DRI is ripe for future private/public investment and development that transforms the core of the community. The Village is poised to capitalize on its recent New York State designation as a Brownfield Opportunity Area, as an Environmental Justice Area, and an area with two Federal Opportunity Zones -- all within in the DRI. The Village of Hempstead views these as opportunities with developers to spark investment that has been long overdue to the community. The Federal Opportunity Zones (OZ) program aims to stimulate major investment in target distressed areas using IRS-prescribed tax incentives and will compliment this DRI by spurring building and job opportunities. Investors will receive preferential tax treatment by enabling deferral of capital gains when proceeds are invested in this OZ. This OZ mechanism can further strategies for reinvestment in Downtown Hempstead and can be especially useful in leveraging site remediation and a faster pace of building activity. Numerous strategic sites and prime properties in the Downtown OZ are excellent candidates for aligned State and Federal tax treatments. Thus, the OZ is estimated to have potential to immediately help leverage over $100 million in downtown investment.

As such, these significant projects are complete and lay the groundwork for future investment:

DELL TRANSPORTATION CORPORATION

In 2019, CPK Transportation and its affiliate, Dell Transportation Corporation, received approval for, and began construction of a new headquarters and training facility in the Village of Hempstead. The company invested over $8 million to build this state-of-the-art facility on 1.4 acres of land at Kellum Place and Union Place where it constructed a new 3-floor, 9,100 square foot office building, an accessory 3,700 square foot maintenance garage, outdoor service bay and courtyard, and parking for 44 buses and vans. Dell Transportation is the areas largest school bus operator, serving 14 Nassau County School Districts. The new facility will allow the company to retain 36 local jobs and create at least an additional 23 full-time jobs. This project represents significant private investment and second phase development resulting from planning initiatives, code amendments, and zoning map revisions adopted by the Village for the envisioned downtown redevelopment and revitalization.

BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION STUDY

Over the course of the last several years the Village and Community Development Agency (CDA), with assistance from retained consultants, have embarked on preparing a very strategic and comprehensive Brownfield Opportunity Area (BOA) Nomination Study. The BOA process, which area is co-terminus with the proposed DRI boundaries, included extensive analysis, data collection, and public engagement. The report emphasizes how the Village has been actively facilitating the redevelopment and revitalization of Downtown Hempstead for over a decade. Supported by
NYSDOS and NYSDEC, this thorough analysis of the downtown area is intended to further the implementation of the ongoing community-based redevelopment and revitalization efforts for the Village by identifying strategic sites for redevelopment and potential site-specific uses. Site profiles were developed and are intended to serve as preliminary marketing tools to attract developers and ensure full environmental disclosure. In all, countless hours and resources were devoted to the development of the BOA report and represents a financial investment of more than $785,000.00 from various State and local sources.

WATER & SEWER INFRASTRUCTURE

Over the course of the past several years, and especially during the BOA review process and public workshops, it has become increasingly apparent that the existing water and wastewater infrastructure servicing the Village of Hempstead is in a critical state of deterioration. The existing system is simply unable to accommodate additional growth and must be repaired/replaced inevitably. Recognizing the severity of this issue and the barrier it poses to economic and community development investment, the Village has retained an engineering firm to thoroughly investigate the current condition of the utilities Village-wide and produce a comprehensive report including construction alternatives and cost estimates. Between 2017 and 2021, the engineering firm analyzed the conditions of the water/wastewater system and subsequently produced three (3) separate comprehensive reports to help guide Village officials in determining how to best approach and invest in system improvements. The reports include a Water Evaluation, Sewer Evaluation, and a Hydraulic Water/Sewer Flow Study.

The Village has invested nearly $450,000 to produce these reports which will position Hempstead well to pursue funding opportunities for the implementation of these projects which will be a catalyst for economic development. In fact, there are 2-3 existing transformative projects already queued up for development in downtown Hempstead that will require the improved infrastructure.

Since 2017, the Village has already invested more than $37,000,000 in sewer repairs and improvements in tandem with the ongoing water/sewer engineering study. These investments have been made utilizing a combination of financing, Federal grants, and capital reserves towards sewer repair/replacement.

A long-term, phased approach to utility improvements has been developed, focusing first on the most vulnerable portions of the sewer system and secondly on sections that can immediately catalyze economic development. The latter applies to projects such as Carman Place and Estella Apartments as identified under “Future/Pending Investments.”

DRI CATALYZES FUTURE INVESTMENTS

The Village’s distinct downtown center and its grid, comprised of multiple street blocks, establishes a traditional downtown center that is in itself attractive for future investments. There are radial corridors that spread out from the community’s core. These avenues and boulevards are locations of retail services, some large multifamily housing, and public uses like schools and fire houses. Institutional uses, particularly Hofstra which is in the eastern section of the Village, as well as industrial
uses are also respectively accessed by corridors like the Hempstead Turnpike (State Route #24/ Fulton Avenue) and Peninsula Boulevard.

Unique to the Village of Hempstead, as noted in the *Downtown Hempstead Reimagined Mar­ket Analysis (2021)*, is its ability to host and expand Transit Oriented Development. TODs in many other communities around the U.S. have been the catalyst for revitalization which starts in the TOD catchment area, eventually, radiates out into the surrounding neighborhoods.

The Rosa Parks Hempstead Transit Center is the terminus for the Hempstead Line of the Long Island Rail Road (LIRR), serves more than 55,000 commuters daily and offers a direct line into Manhattan. The transit center also serves 19 bus routes for the Nassau Inter-County Express and is a major transfer point, offering ideal opportunities for transit-oriented development.

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**LEVERAGING AN EXTRAORDINARY OPPORTUNITY FOR TRANSIT ORIENTED DEVELOPMENT (TOD)**

As opportunities for Transit Oriented Development (TOD) in the Long Island area are becoming few, the Village of Hempstead has an extraordinary opportunity to attract additional private investment into its TOD catchment area, beyond what it has now secured in residential and commercial development commitments. Transit oriented development within the transit center area, creating housing, retail and small-scale office build­ings. TOD projects also help to stimulate private investment within a 1,000-foot catchment area, leading to increased real estate values, job and business creation.

TOD can be extremely transformative for communities like the Village of Hempstead, as rail transit commuters, typically, have relatively high disposable income (research has shown a strong correlation between rail transit commuters and white-collar employment), will spend liberally on dining out and personal services (e.g., dry cleaning, shoe repair, beauty salons, etc.) and, ultimately, serve as a prospective patron base for additional market rate residential development – the type of development that leads to more discretionary spending in the TOD catchment area and the attendant job creation.
FLAT BUT POSITIVE POPULATION GROWTH
The Village, Town, and the Primary Market Area (PMA) are expected to continue experiencing positive, albeit relatively flat population growth through 2026 (increasing by just 0.03 percent per year in the Village), with total population within Hempstead Village projected to increase by approximately 90 residents over the next five years. Total population within the Downtown PMA is expected to increase by approximately 1,950 residents over the next five years.

VULNERABLE POPULATIONS IN THE VILLAGE OF HEMPSTEAD
Minority persons (excluding White Non-Hispanic persons) currently make up a 92 percent of residents within the Village (compared to just 48 percent within the PMA) and the share of adult residents in the Village holding a bachelor’s degree or higher level of education is less than half of that in Hempstead Town (20 and 43 percent, respectively). Not surprisingly, since educational attainment is correlated with earnings, both the Village’s median household income ($59.6k) and per capita income ($23.5k) are much lower than that in the PMA.

POTENTIAL TO ATTRACT CUSTOMERS WITH HIGHER SPENDING POTENTIAL
While consumer spending potential in the Village is generally lower than the U.S. average in most of the selected retail categories, spending is higher in the PMA. Consequently, to the extent that retail business in the DRI and Innovation District can attract customers from the larger PMA, these businesses have potential to access customers with higher spending potential.

KEY FINDINGS: LABOR AND INDUSTRY TRENDS

PENT UP DEMAND FROM COMMUTING WORKERS
In 2018, 20 percent of Downtown PMA residents also worked in the PMA. Approximately 119,010 workers commuted into the PMA for work and 86,800 residents commuted outside the PMA for work. Assuming some of these commuting workers would prefer to live closer to their place of work if adequate housing were available, these commuting workers represents pent-up housing demand.

EDUCATION AND HEALTH CARE INSTITUTIONS ARE ASSETS
The Downtown PMA contains various major institutions of higher education and health care institutions, which have the potential to provide synergistic opportunities for employment and training, and to attract funding for medical occupation and related programs within the Village. Most notably, the Hempstead Family Health Center is located within the DRI while Hofstra University is located on the eastern edge of the Village.

HEALTH CARE AND SOCIAL SERVICES SECTOR TOP SECTOR BY GROWTH
From 2002 to 2020, the health care and social services sector was the top sector by employment growth in Nassau County (growing by 70,520 new jobs). Through 2028, this sector is expected to continue experiencing the greatest employment growth in the region (3.4 percent per year in Long Island). With an average first quarter 2021 annual earnings of $65,030, this sector provides relatively mid-wage job opportunities.
KEY FINDINGS: RESIDENTIAL

HIGH SHARE OF VACANT RENTAL UNITS

In 2019, the vacancy rate for rental units in the Village (8.6 percent) was much higher than that for owner units (1.6 percent). The number vacant units offered “for rent” in the Village (890 units) represents a relatively large share (62 percent) of all vacant units.

RESIDENTIAL GROWTH

Largely due to existing pent-up demand from primary workers who commute into the Downtown PMA (84.5 percent of PMA workers) and replacement of physically obsolescent housing, by 2031, there will be an estimated net housing demand for approximately 6,650 residential units in the PMA. Between five and seven percent of this demand could be met locally. Current applications and projects demonstrate such a demand with 540 units proposed. Much, if not all of this housing could be captured within a mid-rise TOD project.

58 PERCENT RENTER-OCCUPIED

In contrast to the larger region, the majority of occupied housing units in Hempstead Village (58 percent) are renter-occupied, a share more than double that found in the larger PMA (28 percent). A healthy housing market is one that has a sufficient supply of units to satisfy the needs of households looking to both own and rent. There is a need in the Village to create more diverse housing options for all income levels while discouraging gentrification and implementing anti-displacement mechanisms.
KEY FINDINGS: OFFICE & INDUSTRIAL

1.0 MILLION SQUARE FEET OF MEDICAL OFFICE SPACE
Based on job growth within the health care and social assistance sector, there will be a new demand for approximately 1.0 million square feet of medical office space in the PMA by 2031, some of which could be potentially accommodated in Hempstead Village. Medical office tenants will likely drive near-term new office space demand on Long Island.

483,780 SQUARE FEET OF INSTITUTIONAL OFFICE SPACE
Based on job growth within the educational services; public administration sectors, there will be a new demand for approximately 483,780 square feet of institutional space by 2031.

169,500 SQUARE FEET OF FLEX/INDUSTRIAL SPACE
According to second quarter 2021 data provided by Cushman & Wakefield, there is 123,100 square feet of vacant industrial space within the Central Nassau submarket. The submarket’s overall industrial vacancy rate is relatively low (1.7 percent) compared to Nassau County, overall (13.78 percent). Based on job growth within the transportation and warehousing; and wholesale trade sectors, there will be a new demand for approximately 169,500 square feet of flex/industrial space in the PMA.
**ESTIMATED 2017 BUSINESS MIX**

The chart below portrays the share of selected retail trade businesses within each study area. Approximately 36 percent of all retail businesses within Hempstead Village are characteristic of restaurants/eating establishments - a share slightly higher than that found within the PMA and Town (33 and 31 percent, respectively).

<table>
<thead>
<tr>
<th>Type</th>
<th>Hempstead Village</th>
<th>Downtown PMA</th>
<th>Hempstead Town</th>
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<tr>
<td>Specialty Food Stores</td>
<td>1.0%</td>
<td>1.9%</td>
<td>2.4%</td>
</tr>
<tr>
<td>Beer, Wine &amp; Liquor Stores</td>
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<td>1.6%</td>
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<td>Drinking Establishments</td>
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<td>1.2%</td>
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<tr>
<td>Health &amp; Personal Care Stores</td>
<td>6.0%</td>
<td>6.5%</td>
<td>6.0%</td>
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<td>Grocery Stores</td>
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<td>5.0%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Restaurants/Eating Establishments</td>
<td>36.3%</td>
<td>33.3%</td>
<td>31.2%</td>
</tr>
</tbody>
</table>

**RESTAURANTS: HEMPSTEAD VILLAGE**

The map to the right illustrates restaurants and eating establishments within Hempstead Village. Many of Hempstead Village’s restaurants are located with the DRI area.
KEY FINDINGS: RETAIL

THE HUB: 248,570 SQUARE FEET OF MAJOR SHOPPING CENTER SPACE
Located in downtown Hempstead Village along Fulton Avenue, The Hub contains 248,570 square feet of power center shopping center space on 28 acres of land. Major anchors include Old Navy, Super Stop & Shop, and Home Depot.

RESTAURANTS: 36 PERCENT OF ALL RETAIL BUSINESSES
Approximately 36 percent of all retail businesses within Hempstead Village are characteristic of restaurants/eating establishments (a share slightly higher than that found within the PMA (33 percent) and Town (31 percent). Many of Hempstead Village’s restaurants are located within the DRI area.

GROCERY STORE: POTENTIAL DEMAND
Based on retail supply/demand analysis, there is existing net retail demand within the PMA to support between two and three new grocery stores (approximately 135,160 square feet), given grocery store formats can range from (45,000 to 100,000 square feet). Some of the existing net retail demand within the PMA, Town, and County could potentially be accommodated within Hempstead Village, further providing healthy and affordable food options for Village residents, particularly residents in low-income census tracts located more than a half mile from a supermarket.

RECENT PLANNING EFFORTS SUPPORT DRI INVESTMENT

The Village of Hempstead has been on a journey that has focused on its downtown core and the DRI boundaries established in previous planning efforts. These planning efforts have not only laid the foundation for the DRI application, but have eliminate obstacles to strengthen investment opportunity:

1. BROWNFIELD OPPORTUNITY AREA (BOA) NOMINATION STUDY
This Program under the NY State Department of State, assists municipalities to complete area-wide planning which will achieve brownfield redevelopment. More specifically, it enables municipali-
ties and community organizations to address problems posed by distressed areas and sites which are vacant and may require clean-ups, while it supports building consensus on strategic uses and investment for such areas and properties, and establishes public and private sector partnerships necessary to leverage investment that will revitalize neighborhoods and communities. In coordination with the NY State DEC, the BOA Program supplies financial assistance and high-level expertise to enable downtown revitalization and economic development.

In 2018 the Village was awarded a CFA for developing a Brownfield Opportunity Area (BOA) Nomination as a tool to assist revitalization of Downtown. The Village’s 2020 Step 2 BOA presents community-based plan strategies to guide revitalization and prompt investments that will cause remediation of potentially contaminated properties and areas and restore them to productive uses. The rehabilitation and revitalization of these sites not only contributes to an increased appeal by improving abandoned, underutilized or vacant buildings, but it will also positively affect the tax base. There are approximately 40 brownfield sites which roughly span 180 acres in the Downtown.

The proposed BOA is coterminous with the existing Central Business District (CBD), which was once was the retail hub of Nassau County. In order to foster community revitalization, the Nomination contains an in-depth existing condition assessment and it puts forth strategies covering land use, transportation, infrastructure and other improvements. Based on community feedback, the Step 2 Nomination identified Strategic Sites that would be most impactful with redevelopment.

This community has a unique opportunity to restore and repurpose its high number of vacant and underutilized sites. The Village also has a limited supply of open space and recreational opportunities, so while there are objectives of the BOA to promote mixed-use and compact development downtown to add vibrancy, affordable housing, and incubate businesses, it also sets out to enhance civic character and add recreational spaces and amenities.

The BOA Nomination plays a significant role in the 2021 DRI Application and it is a valuable strategy that as it is implemented and refined, will substantially improve the downtown and progress overall revitalization. The intent of the 2021 Downtown Hempstead Reimagined DRI is extend these previous efforts. This DRI memorializes and builds upon the 2008 Village of Hempstead Downtown Vision and Comprehensive Plan Update and this BOA Step 2 Nomination. The Village’s continual efforts are indicative of a clear vision for downtown and the commitment to achieve goals and objectives associated with that vision. Although crucial for successful redevelopment, the BOA is only one piece to the revitalization puzzle that will turn the community’s vision into a reality. Nonetheless, strategies established within the BOA Nomination offers strong and comprehensive guidance for this 2021 DRI.

2. MAGNIFYING INVESTMENT USING FEDERAL OPPORTUNITY ZONES
Created by the 2017 US Tax Cuts & Jobs Act, the federal Opportunity Zones (OZ) program aims to stimulate major investment in target distressed areas using
IRS-prescribed tax incentives. Census Tracts 4068.01 and 02 are designated OZs and cover most of Downtown and all locations east of North Franklin Street and north of Peninsula Boulevard. The OZ compliments this DRI by spurring building and job opportunities as a result of tax benefits flowing to investors participating in Qualified Opportunity Funds. Specifically, stipulated OZ grants provide investors preferential tax treatment by enabling deferral of capital gains when proceeds are invested in this OZ.

This OZ mechanism can further BOA strategies for reinvestment in Downtown Hempstead and can be especially useful in leveraging site remediation and a faster pace of building activity. The Hempstead Bank Building, at Main Street and Fulton Avenue, is one site primed for next-stage environmental investigation and occupancy. Numerous other strategic sites and prime properties in the Downtown OZ are excellent candidates for aligned State and Federal tax treatments. Thus, the OZ is estimated to have potential to immediately help leverage $100 million or more of investment downtown. There is national and international investment expertise headquartered in New York City and many investment professionals live in and around the Village who are knowledgeable of this programming. Moreover, the Downtown is an excellent location for capital markets to invest in since it has an excellent infrastructure base and it is not susceptible to coastal flooding risk like other parts of Long Island. Marketing opportunities to invest Downtown and helping property owners, developers, and syndicators access incentives is an objective of this DRI.

3. FORM-BASED CODE / ZONING OVERLAY DOWNTOWN OVERLAY ZONE

The Village enhanced development potential in its downtown in 2012 with establishment of a visionary Downtown Overlay Zone (DOZ) (Zoning Article XXVI: Subsections 139-200 to -220). An overlay zone is a regulatory tool designating special zoning over-top of base district(s). It allows modification of underlying requirements. In this instance, the DOZ is organized to generate new form and building in a large downtown core area centering on the traditional downtown center within a narrow north-south running rectangular superblock extending from Union Place in the north, along Main Street and North Franklin Streets on the east and west sides, and Peninsula Boulevard in the south. In the broad grid around these places, with the transit stations as key attributes set on the northeast edge of these transects, the DOZ establishes four character areas, provides for coordinated redevelopment, and it incentivizes new property investment and is a testament to the longevity of this revitalization initiative.

The DOZ is design-oriented. It seeks to advance a coherent pattern of buildings and streetscapes and stimulate transformation of underperforming properties and trigger infill and building massing so there is less sprawl and more compact arrangements of building and densities that support a walkable-scale and the establishment of a wide range of housing choices and mixed-uses.
The DOZ four distinct Overlay sub-districts and each one has its own specifications that will facilitate the evolution of four different and unique character areas downtown:

- Hospitality & Entertainment District;
- Transit District;
- Commercial Transition District; and
- Downtown Edge District.

The DOZ regulates the form and pattern of physical development/ redevelopment, particularly the placement, scale, and texture of buildings in relation to a pedestrian-oriented public street realm that development proponents must help activate. This way the DOZ can be used to reduce the high amounts of impervious area and lost space contained in expansive and generally unproductive surface parking lots. Establishing a stronger variety of uses in the downtown core supports expanded employment opportunities. The infill stimulated will also provide for better land use and fuller utilization of space downtown, generate a more vibrant character, plus investment that will leverage the modernization of infrastructure and activate amenity rich streetscapes and public realms while advancing overall revitalization in the heart of the community in this 280-acre downtown zone.

These four DOZ sub-zones will create a contextually unique, but holistic and comprehensive economic development framework for each location. All of these to varying degrees capitalize on the mixed-use transit-oriented development settings and work to improve the downtown pedestrian experience. They will bring back Main Street to its full potential and catalyze substantial new mixed-use and infill investment which over a medium term could generate over 1,000 housing units and 500,000 square feet of new or rehabilitated non-residential space. Advancing mixed-use development supports the local economy, increases social connectivity, promotes walking and diversifies the housing stock. Similarly, the DOZ will reduce the number of vacant buildings and lots and generate a profound impact on downtown’s streetscape and add vibrancy to the Village’s character.
3. RECENT OR IMPENDING JOB GROWTH

DESCRIBE HOW RECENT OR IMPENDING JOB GROWTH WITHIN OR NEAR THE DRI AREA WILL ATTRACT A DIVERSE WORKFORCE AND POPULATION TO AN ACTIVE LIFE IN THE DOWNTOWN, SUPPORT REDEVELOPMENT, AND MAKE GROWTH SUSTAINABLE IN THE LONG-TERM.

POPULATION GAINS

4Ward Planning conducted a Economic and Real Estate Analysis for the Village of Hempstead DRI, in 2021, to gain a deeper understanding of existing conditions and trends within the Village of Hempstead. The analysis was provided in support of the Village’s DRI application (Appendix XXX). It includes a comprehensive market analysis, real estate market trends analysis, and a summary of economic opportunities. Findings of the market analysis were carefully considered to guide strategic actions for the most meaningful and impactful results. “Better understanding regional demand driver trends and local market potential is essential for identifying prospective market-reactive land uses within the Village of Hempstead” (Esri, 2021, p.7).

Based on the build environment and existing features, the Village of Hempstead is well-positioned to absorb new development within the project area. The market analysis predicts small positive population growth within the Village, and estimates an increase of 1,950 residents within the Downtown Primary Market Area (PMA) in the next five years. In terms of housing availability, there is currently an unmet demand for multi-family development. An anticipated increase in non-family household formation increases the demand for smaller housing units. Several Strategic Sites identified in the application will advance multi-family development at an affordable rate. These projects accomplish several goals identified in the DRI including, diversify the housing stock, promote mixed-use development, and enhance walkability.

In addition to expanding the housing stock, the Strategic Sites proposed in the DRI will jumpstart the local economy including both office and local serving retail. In turn, this will reduce commercial and retail vacancies and increase job opportunity. Offering prime real estate, such as move-in ready or street-front commercial space near major transit assets and shopping corridors, will increase retail options and services provided throughout the community and strengthen the tax base. New businesses and investment within Downtown Hempstead, will add to the diverse shopping and restaurant experience offered in the Village. These improvements will attract new professionals to live, work, and play Downtown Hempstead, and will better serve current Village residents.

TRANSIT-ORIENTED DEVELOPMENT

The presence of key transit assets in the Village of Hempstead is a leading strength that should be built upon to advance revitalization and redevelopment. Transit-oriented development offers ample opportunity for growth within the Downtown. Specific assets include the Rosa Parks Hempstead Transit Center, which acts as the terminus for the Hempstead Line of the Long Island Rail Road (LIRR). On average, this line serves more than 55,000 commuters daily and provides a direct line into Manhattan. Additionally, the transit center serves a total of 19 bus routes for the Nassau Inter-County Express. This was found to be a major transfer point, which again, points to the Village’s compatibility for transit-oriented development.

The market analysis suggests that transit-oriented development could transform the Village of Hempstead through the creation of housing, retail and small-scale office buildings. Based on the
strong correlation between rail commuters and white-collar employment, it is assumed that rail commuters have relatively high disposable incomes. With a higher income, these individuals are likely to spend money on dining and personal services. More importantly, rail commuters represent a prospective patron base for additional market rate development. As such, with few TOD opportunities remaining in Long Island, the Village of Hempstead should place TOD as a high priority project with untapped potential to stimulate private investment within a 1,000-foot catchment area. The adjacent Innovation District offers a unique opportunity to attract niche tech companies as well. Overall, TOD would increase real estate values, and lead to both job and business creation.

**ACTIVE LIFE/DOWNTOWN VIBRANCY**

As a designated Climate Smart Community, the Village of Hempstead plans to implement Complete Streets to further advance its multi-modal system. The Village has an extensive sidewalk network encouraging safe and efficient pedestrian travel. An ADA Transition Plan for the Village has been established and is currently underway. The Village of Hempstead is committed to improving the accessibility of all public facilities. This plan aims to ensure the agency identifies structural barriers to its public facilities, and implement ADA required improvements in order to remove any barriers. It is estimated that the Village will complete the initial evaluation completed by November 2021, which involves conducting an accessibility evaluation for: Sidewalks, crosswalks, and curb ramps; publicly accessible building; and parking lots serving publicly accessible buildings.

This initiative would support active living for Village residents as well as those working and visiting Downtown Hempstead. The notion of *Downtown Hempstead Reimagined* stems from the objective to create beneficial and sustainable change within the community. Transformative change not only concerns the urban layout, but also the activity and interaction that is supported through such change. Aspects included in the DRI, such as transit-oriented development and Complete Streets, promote active transportation and healthy communities. There is a strong reciprocal relationship between the built environment and those who inhabit it. Just as people shape the environment, the environment shapes people. Therefore, significant and meaningful change to daily activity can occur by creating connections, strengthening linkages, improving the streetscape, and promoting walkability especially within the urban core. Active living advances public health, which is a key component of quality of life and brings life to the Downtown area through human activity.

**SUPPORT REDEVELOPMENT**

This initiative revitalizes the physical, economic and social fabric of Downtown Hempstead’s urban form. Redevelopment is often perceived as the physical placement and regulation of land use regulations, but more importantly, redevelopment ensures improved quality of life and environmental benefits through sound planning practices. Specifically, this DRI serves as the continuation and extension of the Village’s BOA Nomination. The overarching goal of the recent BOA is to renew blight-ed, vacant, or contaminated property throughout Downtown Hempstead. Several of the designated Strategic Sites involve the redevelopment of existing structures for prime retail storefront and multi-family dwellings. The DRI is the pinnacle of the BOA and will catalyze redevelopment within the Downtown core to spark economic growth, job creation and workforce development. Not only will this initiative improve the overall aesthetic of the Village, but will strengthen the tax base, attract young professionals, foster vibrant mixed-use development, increase job opportunity and establish a momentum that will encourage future investment for long-term growth.
SMART AND SUSTAINABLE LONG-TERM GROWTH

As climate change and its associated impacts become more glaring, best practices involve sustainable measures to advance development and infrastructure longevity. The Village of Hempstead’s current layout is ideal for smart and sustainable development due to its compact built environment. The purpose of this revitalization effort is to provide more housing and retail downtown through advancing mixed-uses. This addresses several pressing needs including an unmet demand for smaller housing units at an affordability rate, reducing vacant storefronts, and increasing tax revenue. Mixed-use development adds to the vibrancy of downtown, and advances walkability within the community.

Another critical component of this initiative involves transit-oriented development. There are very few opportunities left for the TOD within Long Island, so this transformative opportunity for the Village gives them a cutting-edge advantage over other communities. With key transportation assets located in the heart of downtown, such as the Rosa Parks Transit Center, public transit is quite literally a few steps away. Access to public transit offers an alternative mode of transportation and encourages ridership based on cost and convenience. In combination with the walkable street grid, this has the potential to reduce auto-mobile dependency, which in turn, will have long-lasting benefits for the environment and public health.

Revitalization calls for redevelopment and infill development, both of which are sustainable approaches. These approaches are considered sustainable because they prioritize urban-centered growth. Typically located in densely concentrated areas, infill development is ideal for Downtown Hempstead to turn vacant space into productive use to reduce blight and create jobs. By restoring vacant, contaminated or blighting sites and structures, redevelopment helps to preserve the environment and open space while reducing urban sprawl and commute times. In addition to environmental benefits, sustainable development offers economic benefits through the creation of local jobs and contributing to the local tax base.

SUMMARY OF KEY LABOR FINDINGS

- **Pent Up demand from commuting workers.** In 2018, 20 percent of the Downtown Primary Market Area (PMA) residents also worked in the PMA. Approximately 119,010 workers commuted into the PMA for work and 86,800 residents commuted outside the PMA for work. Assuming some of these commuting workers would prefer to live closer to their place of work if adequate housing were available, these commuting workers represents pent-up housing demand.

- **Education and Health care institutions are assets.** The Downtown PMA contains various major institutions of higher education and health care institutions, which have the potential to provide synergistic opportunities for employment and training, and to attract funding for medical occupation and related programs within the Village. Most notably, the Hempstead Family Health Center is located within the DRI while Hofstra University is located on the eastern edge of the Village.

- **Health care and social services sector top sector by growth.** From 2002 to 2020, the health care and social services sector was the top sector by employment growth in Nassau County (growing by 70,520 new jobs). Through 2028, this sector is expected to continue experiencing the greatest employment growth in the region (3.4 percent per year in Long Island). With an average first quarter 2021 annual earnings of $65,030, this sector provides relatively mid-wage job opportunities.
4. QUALITY OF LIFE
IDENTIFY THE PROPERTIES OR CHARACTERISTICS THAT THE DRI AREA POSSESSES THAT CONTRIBUTE, OR COULD CONTRIBUTE IF ENHANCED, TO THE ATTRACTIVENESS AND LIVABILITY OF THE DOWNTOWN FOR A DIVERSE POPULATION OF VARYING AGES, INCOME, GENDER IDENTITY, ABILITY, MOBILITY, AND CULTURAL BACKGROUND. CONSIDER, FOR EXAMPLE, THE PRESENCE OF DEVELOPABLE MIXED-USE SPACES, VARIED HOUSING TYPES AT DIFFERENT LEVELS OF AFFORDABILITY, WALKABILITY AND BIKEABILITY, HEALTHY AND AFFORDABLE FOOD MARKETS, AND PUBLIC PARKS AND GATHERING SPACES.

Downtown Hempstead is a great place to live, work and raise a family. Some key attributes include:
- A diverse and multi-culturally rich residential population and workforce;
- A relatively high population density, with many younger persons, including millennials and early-stage households, as well as older persons;
- A highly engaged citizenry which is proud of the community and its history;
- Its urban setting with a well-organized and high-quality street grid;
- Unique buildings and streetscapes that contribute to varied building character and sense of place and which supports a range of land uses and activities;
- Excellent multimodal access, by bus as well as train, enhanced by arterials that radiate outwards and connect the community with the broader region;
- An array of business and public services arranged close together and which enable extensive choices in terms of retail and commercial offerings, plus centrally located and easily accessible governmental services;
- A quartet of renowned higher-education institutions that contribute to the Village’s and the Downtown’s identity and its role as the hub of area economic growth and transformation;
- Quality residential neighborhoods grouped around the core and which also add to the character and vitality of what has previously been a primarily commercial downtown; and
- An ideal position in the New York City Metro region and within Nassau County’s very high-order economy, which makes this a most ideal place to center efforts to reimagine, rebuild and sustain the whole Long Island economy.

SOCIAL, CULTURAL & ETHNIC DIVERSITY
The Village culture and ethnic diversity, contributes to its rich character and vibrancy. An overwhelming majority of residents, some 92%, identify as a minority. This demographic makeup varies greatly from the surrounding Town, Primary Market Area (PMA) and County. Thus, the theme of diversity is echoed throughout the Downtown Hempstead Reimagined and it emphasizes that improving the quality of life in the community must involve careful consideration and leveraging of the various traditions and needs of this diverse residential population.

DOWNTOWN POPULATION DENSITY
According to 2021 population density data provided by Esri, the Village has a population density
much higher than that in the Town or PMA. While the Village has approximately 15,145 persons per square mile, the Town and PMA have just 6,490 and 7,310 persons per square mile. This is reflective of the suburban character of the region.

Within the Village itself, population density ranges widely from US Census Block Group to Block Group. While the TOD catchment area has a population density of 20,160 persons per square mile, population density is much lower in the Innovation District and DRI area, at 6,765 and 9,640 persons per square mile, respectively.

**EXISTING HOUSING AFFORDABILITY & MIX**

While 45 percent of the housing in the Village of Hempstead is characteristic of traditional single-family homes, the Village's housing stock is more varied in terms of building type and age compared to the PMA and Town. For example, 27 percent of the Village's housing stock is characteristic of high-density multifamily units (50 or more units), compared to just six percent in the County.

Considering Downtown land use, there are roughly 20 multifamily apartment properties. While these are scattered throughout Downtown, two of these larger multifamily residential properties front respectively on the corners of Fulton and Clinton Street and Front and Washington Street. Meanwhile there are a series of such apartments uses along Main Street, and these are particularly located north of Jackson Street. Meanwhile, there are limited pockets of small-scale residential land uses, like two- and three-family units. These are most concentrated on Grove Street and these are also some smaller groupings of these by Orchard and Covert Streets and at the northeastern most side of Kellum Place.

Access to affordable housing is a concern for the entire Village. According to the 2019 American Community Survey, the median home value in the Village is $321,100. This is substantially lower than the median home value within the County at $493,500.

When compared to the County, the Village has far more housing units valued under $300,000. While this suggests the Village has housing that is affordable for low to moderate income households, it is of course registered that the median households in the Village are dramatically lower than those demonstrated within the surrounding Town and County.

**ACCESS TO SIGNIFICANT POPULATIONS – HIGHLY EDUCATED/ HIGHER EARNING**

This Downtown is readily physically accessible by rail, bus and auto to a Downton PMA that encompasses an estimated 236,733 persons in 2021. It is also centrally located and positioned between four major college and universities, while well over 100,000 Long Islanders pass through the local transit facilities and major local surface roadways each and every day.

The share of residents who are aged 25 and older that hold a bachelor’s degree or higher level of education represents 40 percent of the PMA population. Within the PMA, the Median Household Income is $100,740 and the per capital income is $43,270. These figures dramatically exceed the levels encountered in the Village and they are somewhat below levels found within Nassau County overall, but they are quite high and show that there is a generally high purchasing power available within the PMA.
WALKABLE STREET GRID & URBAN FABRIC, CHARACTER & MIX

Main Street is the heart of Downtown Hempstead. It serves as a social, retail and civic center for the whole Village and is a destination for the surrounding Town and County. Its strategic location places it within walking distance of key transit services, commercial corridors, and local institutions and major assets adjacent to or nearby Main Street include the Rosa Parks Transit Center, the train station, Nassau County District Court, and the Nassau County African American Museum. The latter institution is just one block west on Jackson Street, which is an important east-west corridor in addition to east-west arterials like Fulton Avenue, Front Street and Peninsula Boulevard.

Overall, the community’s street network contains extensive sidewalks that support active, people-powered transport like walking. Besides the aforementioned streets, North Franklin Street is a major north-south running corridor, which is one block west of Main Street. Other streets that intersect with these various grid segments contribute to the overall streetscape and aid access to and within Downtown and to its many characteristic locations and properties.

Considering building massing and built form, there are clearly different character zones in the Village. Some of these appear to link with 1950s era urban renewal. Generally, there are older buildings and more uniform street edges along Main on both sides of Fulton. There are also older plus institutional uses extending broadly around Fulton and Liberty Street. Meanwhile, there is building centering on North Franklin but many structures along it are low-profile or non-distinct. On the northwest side of Fulton there is some of the highest building density in this whole area, while further southwest there is more open and low-profile commercial form that is defined by retail uses and parking areas around Orchard Street and also mid-block on the south side of Front Street.

Main Street runs along the designated entertainment district, which was established to create a sense of place with an emphasis on arts and cultural aspects that bolster Village character. Signature buildings line the street with distinguishing features and facades that add to the streetscape’s visual pattern and edge and the historic charm of Downtown including the Hempstead Bank at the corner of Fulton.

There are numerous structures over 50 years old which present unique and intricate facades. These structures include some signature corner structures, like Hempstead Bank, and churches that are often over 100 years old, and which reflect historic aspects and sense of place within the modernized village, like the Hempstead Hispanic Methodist Church.

The former Woolworth Department Store is an example cited as a community building asset. The BOA Nomination calls for a survey and evaluation of potential local historic resources and the historic landscape as an aid in character preservation and enhancement. This type analysis may be used to help the reuse and revitalization of underused buildings and their productive repurposing.

The Village also has numerous cultural assets that embody and celebrate the culture of residents and it is a priority of the Village to preserve and build upon these assets during revitalization to both aid community identity and generate greater visitation and commercial activity downtown. The African American Museum of Nassau County at Jackson and Franklin Streets is one such remarkable resource. The museum opened in 1970 and is dedicated to showcasing local and national Afri-
can American Artists and the facility offers a range of cultural activities and exhibits. Reinvestment downtown could indirectly help the museum become a more major downtown anchor.

Additionally, 11 percent of businesses downtown are designated as specialty retail, which often includes small food and beverage stores and other businesses that have cultural bases. They often uniquely embody traditions that cater to cultural interests. The DRI will capitalize upon cultural resources like these through an expansion of restaurant and culinary offerings. A restaurant / commercial kitchen incubator will assist small entrepreneurs to bolster the unique cultural experiences in Hempstead.

Moreover, as part of place-making, there are major regional assets that are only a short distance from Downtown that are worth noting, including the Nassau County Veterans Memorial Coliseum, the Cradle of Aviation Museum, and Nassau County Firefighters Museum. These regional assets are frequently visited and highlight increased tourism potential in the Village. The Village’s existing economic base reflects the community’s unique needs, and should be used as a distinguishing mechanism that promotes visitation.

**MULTI-MODAL TRANSPORTATION RESOURCES**

The Rosa Parks Hempstead Transit Center and the Long Island Railroad (LIRR) Hempstead Station are defining Downtown assets. These enable people to conveniently access New York City outer and inner-ring suburbs, Manhattan, plus many parts of the adjacent Town of Hempstead and broader Nassau County that are served through connections with one of 19 overall bus routes and the four Nassau Inter-County Express (NICE) bus routes operating Downtown. The transit system serves over 55,000 commuters daily and as a major transfer point, these stations offer ideal opportunities for establishing adjacent and nearby transit-oriented development.

**VACANT PARCELS AND SUITABLE INFILL SITES**

While there are many active and vital land uses in Downtown Hempstead, the community has experienced the effects of disinvestment and redlining, which causes the presence of a set of known or potentially contaminated, vacant, abandoned, deteriorated and/or under-utilized sites Downtown.

While there are technically few vacant parcels Downtown, as shown in the BOA, the ones that do exist are sparsely scattered primarily around the edges of the Downtown. Among these, there is also one small set of vacant parcels grouped between North Franklin Street and Old Franklin Street in the Downtown’s northern tier.

Meanwhile, another primary category of underused sites which is free of buildings and contributes to the appearance of lost space and excessive parking, involves a series of parking lots that run from north of Kellum Street midblock between Main Street on the east and No Frankin on the west, all the way south to Front Street. These spots have been the subject of extensive and somewhat controversial redevelopment planning; yet, it is apparent that reinvesting in, redeveloping and reusing these sites, as well as other former the additional subset of “institutional” lands further east, can transform the level of overall activity here, plus contribute to a more pleasing area character.

Finally, there are additional buildings which are vacant or highly underused/ underutilized, plus there
is a fairly large set of sites which according to analysis within the BOA have Potential or Recognized Environmental Conditions. The redevelopment or reuse of these roughly 225 properties that are displayed in the BOA may be complicated by presence or potential presence of contamination, so this DRI seeks to promote Environmental Site Investigations of such properties and incentivization of the appropriate reuse of and revitalization of such properties.

EDUCATIONAL INSTITUTIONS
The Village and the PMA contains various major institutions of higher education, which have the potential to provide synergistic opportunities for employment and training, and to attract funding for medical occupations and related programs within the Village. Most notably, Hofstra University is located on the eastern edge of the Village. Nassau County Community College, Adelphi College and Molloy College are also nearby. These institutions figure prominently in advancing key strategies for economic growth within the Long Island region.

Meanwhile, there are not any public primary or secondary schools in the Downtown; yet, the Academy Charter School is located on North Franklin Avenue between Jackson and Bedell Streets.

From 2002 to 2020, educational services was the second strongest industry by employment growth during this period in Nassau County. There was growth of approximately 11,100 new jobs.

ESTABLISHED INDUSTRIES/MANUFACTURING
As shown on the ‘land use’ map, while there are some small and scattered industrial uses within the north part of Downtown, particularly north of Kellum Street, the majority of industrial activity is south of Fulton Avenue and it particularly centers south of Front Street within the street grid on the southwest side of Peninsula Boulevard. The industrial uses within the Downtown vary, but these are generally characterized as auto-oriented like auto repair and autobody, although there are many other types of industry within this set. This DRI

HEALTH CARE INSTITUTIONS/MEDICAL SECTOR & SETTING
The PMA contains major institutions of higher education and health care institutions which have the potential to provide synergistic opportunities for employment and training, and to attract funding for medical occupation and related programs within the Village. Most notably, the Hempstead Family Health Center is located within the DRI and TOD catchment areas, while Hofstra University is located on the eastern edge of the Village.

Hofstra has a major medical school which is recognized both for its research capabilities and its training of primary care physicians -- Hofstra is affiliated with Northwell Health. Within the PMA other nearby major medical institution assets include Mercy Medical Center, Memorial Sloan Kettering Nassau, and NYU Langone Hospital.

Per the Market Analysis performed for this DRI, from 2002 to 2020, the health care and social services sector was the top sector by employment growth in Nassau County, growing by 70,520 new jobs. Through 2028, this sector is expected to continue experiencing the greatest employment growth in the region (3.4 percent per year in Long Island). With an average first quarter 2021 annual earnings of $65,030, this sector provides relatively decent mid-wage job opportunities.
**PARKS & RECREATION**

**DENTON GREEN**
This main passive park Downtown is located in the heart of the community, just east of Main Street and two blocks south of Rosa park’s Transit Center and it is framed by some of the highest building density along the southern side of Fulton Avenue. On the opposite side of Nichols Court, on the Green’s north side sits Village Hall and the highly distinct Hempstead Library. The Green offers an excellent place to take a rest. As the central park Downtown it contributes greatly to its overall character and sense of place within the easter half of the Downtown box.

**HEMPSTEAD LAKE STATE PARK**
During DRI development, residents have identified strengths and weaknesses of the community as part of strategically selecting steps for improvement. One weakness identified includes a lack of open space and recreational opportunity. In the Village, this is undoubtedly an area of concern, but there is an opportunity in that at a slightly larger scale Hempstead Lake State Park is located close to the downtown’s southwest edge and connection with this major recreational asset can be enhanced to aid public access to open space and to help attract visitors.

The State Park is one mile from Downtown’s southern tip, although walking access is not readily available currently. New York State has recently invested millions in rehabilitating this park where there are numerous amenities in addition to opportunity to be fully emerged in nature. The multi-use facility includes tennis courts, pickle ball courts, playgrounds, basketball courts, equestrian trails, hiking trails, fishing, grills, boat launches, pavilion rentals, shaded picnic tables and a historic hand-carved wooden carousel. Interestingly, Hempstead Lake is the largest inland freshwater body in all of Long Island and its size and beauty make it a popular recreational destination.

Due to its compact layout and existing landscape, there is limited open space available directly Downtown, and there especially appears limited opportunity to add larger outdoor open and recreation spaces. Yet, the Village can capitalize upon this regional park amenity and its proximity. The Village should facilitate or encourage means of transportation linkage, particularly the ability to walk and bicycle from the Downtown to and from Hempstead Lake State Park which can accommodate residents, encourage visitation to downtown Hempstead, and optimize this remarkable regional asset.
5. SUPPORTIVE LOCAL POLICIES

ARTICULATE THE POLICIES IN PLACE THAT INCREASE THE LIVABILITY AND QUALITY OF LIFE OF THE DOWNTOWN. EXAMPLES INCLUDE THE USE OF LOCAL LAND BANKS, MODERN ZONING CODES OR NEW YORK STATE STRETCH CODE, COMPREHENSIVE PLANS, CLEAN ENERGY COMMUNITIES OR CLIMATE SMART COMMUNITIES DESIGNATION, COMPLETE STREETS PLAN, TRANSIT-ORIENTED DEVELOPMENT, NON-DISCRIMINATION LAWS, AGE-FRIENDLY POLICIES, AND A DOWNTOWN MANAGEMENT STRUCTURE. IF POLICIES THAT SUPPORT LIVABILITY AND QUALITY OF LIFE IN DOWNTOWN ARE NOT CURRENTLY IN PLACE, DESCRIBE NEAR-TERM EFFORTS BY THE MUNICIPALITY TO CREATE AND IMPLEMENT SUCH POLICIES.

POLICIES ENABLING LIVABILITY & QUALITY OF LIFE

Village leaders often endeavor to implement projects and policies that aid housing opportunities, broad-based community development, and jobs training and jobs access, which further public health and safety, neighborhood stabilization, business development and transportation choice. Such actions are often carried out in strong and direct partnership with the Village’s Community Development Agency, which seeks out multi-party collaboration and has a successful track record implementing many projects which advance goals for enhanced livability and quality of life. This section highlights goals and some of the many policies that are in place or under development towards that end.

VILLAGE OF HEMPSTEAD CDA WORKFORCE INITIATIVE

The CDA is responsible for several workforce initiatives intended to spur job training and job opportunity for those who reside within the Village. The Village developed the Village of Hempstead Workforce Re-Entry Taskforce and the Employer Advisory Committee in response to the NYS criminal justice reform legislation that was passed in 2019. This involves a proactive approach to establish a viable plan for individuals with connections to the Village of Hempstead. The initiative includes workforce readiness, purpose-driven training, and cooperative support for employers and employees. This is indicative of the Village and CDA’s commitment to job opportunity for all and continual economic growth within the community.

WORKFORCE DEVELOPMENT INITIATIVE OF NASSAU CO.

Nassau County has practices and policies in place to assist residents with employment opportunities. The Job Development Center is devoted to assisting county residents find employment. The aim is to assist all individuals, with an emphasis on minority groups, in successfully finding employment. Additionally, the center refers applicants to specific job training specific to their qualifications and interests. Residents are notified through alerts regarding civil service examination dates and county job openings as well. Residents age 55 and over have access to the Job Placement Service, which offers free technical assistance with resume preparation, interviewing skills and job search techniques. Through the Workforce Development Act, the County offers vocational assessment, job placement assistance, vocational skills training, and availability of resource facilities. Services provided through the Workforce Development Act are available at the Town of Hempstead Department of Occupational Resource (DOOR).
LONG ISLAND RACIAL EQUITY INITIATIVE OF LI COMMUNITY FOUNDATION

The Racial Equity Initiative is one of many Collaborative Funds sponsored by the LICF and was established in 2018 with support from the Long Island Racial Equity Donor Collaborative to address long-standing racial inequities. Its primary objective is to increase opportunities by employing strategies that build asset and wealth, improve workforce development, and strengthen credit to increase upward mobility and improve overall quality of life for Black Long Islanders.

ENTREPRENEURSHIP

The Village of Hempstead CDA actively facilitates economic opportunity and sponsors programs to encourage entrepreneurship and microenterprise within the Village of Hempstead. Initial investment can be costly and presents assumed risks, but the CDA works to minimize risk and offers financial assistance to those who choose to invest in the community. The Village has been selected as one of four “majority-minority” communities on Long Island to receive a $100,000 planning grant, which is intended to support minority entrepreneurs. The CDA offers individual project support through its Commercial Rehabilitation Program to encourage rehabilitation and preservation of commercial building downtown. This program offers financial and technical assistance for façade restorations to alleviate blight and deterioration.

In addition to commercial rehabilitation, the CDA also offers residential rehabilitation and homeownership programs for residents. The purpose of the housing initiatives is to promote neighborhood stabilization and long-term affordable housing for current and future residents. This is especially relevant to the Village of Hempstead based on the high percentage of low to moderate income households. The Village of Hempstead is an entitlement community and receives annual funding from Nassau County through Community Development Block Grant (CDBG) funds to alleviate financial strain. 80% of the County’s CDBG funds are distributed to participating local municipalities to undertake programs based on community needs.

Communities receiving CDGB dollars are encouraged to develop their own programs and funding priorities based on local community development needs. Within the Village of Hempstead, residential rehabilitation is offered through CDGB funds for those who qualify/are eligible. This includes senior citizens and handicapped persons for projects involving home repairs, energy conservation, remediation of code violations or handicap accessibility or accommodations. Housing assistance programs include Foreclosure Intervention, Down Payment Assistance Program, Acquisition and Development of Affordable Housing, and Residential Rehabilitation. Rehabilitation and maintenance of homes will improve property values and attract new homeownership.

ASCEND LONG ISLAND

This Program based at Hofstra University is an example of academic engagement and the extension power that can be leveraged between public and academic sector and business cooperation and coordination. Ascend LI has a purpose to engage African-American/disadvantaged business owners and provide access to capital and aligned resources and develop a system for growing business and access to opportunities for state and regional procurement contracting. This effort is creating an ecosystem of support for diverse business owners with community-based partners.
and with anchor businesses that can assist in corporate capacity around management, access to financing and market opportunities. The Village CDA has partnered closely on Ascend LI which is a program that is formed in partnership with JP Morgan Chase. Ascend LI is a suburban model and pilot for the national Ascend 2020 empowerment initiative.

**BROWNFIELD OPPORTUNITY AREA – STEP 2 NOMINATION**

The Village of Hempstead BOA – Step 2 Nomination Plan is the Village’s most recent initiative to facilitate the redevelopment and revitalization of Downtown Hempstead, and includes an in-depth existing conditions assessment and presents recommendations for land use, transportation, infrastructure, and other improvements to increase livability and quality of life for Hempstead’s downtown. The BOA Nomination sets the stage for implementation strategies to achieve the proposed recommendations and ultimately at fostering the continued revitalization of the Village’s downtown area. The study seeks to further the implementation of the ongoing community-based redevelopment and revitalization efforts for the Village by identifying Strategic Sites for redevelopment and potential site-specific uses.

Through the BOA Nomination, the Village is taking action to return potentially contaminated, abandoned, underutilized, or vacant properties to active use, by fostering redevelopment of Strategic Sites and land use districts to catalyze revitalization within the BOA. The numerous vacant and underutilized sites as well as the limited supply of open space and recreational opportunities in the proposed BOA present many opportunities for redevelopment and revitalization of the area. With the BOA Nomination, the CDA seeks to continue its efforts to transform contaminated, underutilized, and deteriorated properties into vibrant mixed uses, new affordable housing, business incubators, and recreational areas.

Through the BOA process, the Village identified a unified vision for a revitalized downtown Hempstead, with a focus on providing children and families with a stable environment the promises economic mobility, community space that can provide services for residents; improving the urban design, connectivity, and safety of its streets; key transit-oriented development (TOD) to invigorate the community; and improving and broadening the housing stock with a range of densities and prices. The overall vision is to create an inclusive and prospering downtown where all residents thrive and enjoy an enhanced quality of life in a safe, walkable community with job opportunities, economic stability, and access to healthcare and social amenities.

The Goals and Objectives of the Step 2 BOA are as follows:

- Create housing options for all income levels while discouraging gentrification and implementing anti-displacement mechanisms;
- Address overcrowding and absentee landlord issues;
- Attract public and private sector investment to improve infrastructure physical, social and business opportunities;
- Advance economic growth by increasing job training and employment opportunities, and adding new businesses such as technology companies;
- Connect to local and regional assets by improving transit;
- Develop a dedicated community meeting space for commerce and family entertainment;
- Create a medical/healthcare cluster to provide better and more accessible care for residents as well as a potential source of jobs and revenue for the Village;
- Address needs of single-parent households such as childcare; and
- Provide opportunities for enhanced educational training/job readiness skill development and identify businesses to create “training incubators” for residents.

**HEMPSTEAD DOWNTOWN VISION AND COMPREHENSIVE DEVELOPMENT PLAN UPDATE**

Based on the 2008 Village of Hempstead Downtown Vision and Comprehensive Development Plan Update, the Village of Hempstead, through the CDA, began an effort to engage and redevelop the downtown core. This culminated in 2012 with an area-wide rezoning of the downtown, which created the Downtown Overlay Zone (DOZ) to support the coordinated redevelopment of the Village of Hempstead. Then, in 2012, the Village of Hempstead entered into a Master Developer Agreement (MDA) with Renaissance Downtown Urban America LLC (RDUA), a private development company, to facilitate its program for the acquisition, clearance, building demolition, re-planning, reconstruction, and neighborhood rehabilitation of certain areas in the Village. This MDA established RDUA as the coordinating developer for the Village of Hempstead and the North Main Street Urban Renewal Area. To support RDUA, the Village of Hempstead and CDA deeded Village property within the downtown area to RDUA for the purposes of redevelopment. In total, RDUA was deeded approximately 26 acres of downtown property for redevelopment, primarily the interior surface parking lots.

**NASSAU COUNTY LAND BANK**

The Village of Hempstead is part of the Nassau County Land Bank Corporation. Municipalities are allowed to create land banks pursuant to Article 16 of the NYS Not-for-Profit Corporation Law enacted in July 2011. Currently, there are three sites in progress of being sold and repurposed, one site sold in 2019, and the sale of another site is pending. Together, these sites would add over $300,000 in taxable properties back to the Village. The Land Bank will be an instrumental tool in future repurposing of property within Downtown Hempstead.

**ADDITIONAL POLICIES SUPPORTING COMMUNITY LIVABILITY**

This section highlights goals and some of the many additional policies that are in place towards that end.

**PEDESTRIAN CONNECTIVITY**

As discussed under the ‘Complete & Green Streets Transformative/ Priority Project’, there is Village backing for advancing pedestrian safety. As part of Downtown Hempstead Reimagined, there is a commitment to ensuring that the option to walk places is always available, which reinforces the civil rights of everyone, regardless of status, to be able to walk if they choose, and so that it is not incumbent upon people to be required to own costly autos in order to achieve basic mobility as part of activities of daily living. Likewise, the community is advancing its ADA Transition Plan which reinforces the Village’s commitment to the Americans with Disabilities Act (ADA) and the removal of barriers and the provision of accessibility in public facilities.

**CLIMATE SMART COMMUNITY**

The Village of Hempstead took the pledge as a Registered Climate Smart Community to express its commitment to taking action against climate change. The DRI strongly coincides with CSC practices including the reduction of Greenhouse Gas Emissions and advancing goals for commu-
nity health and safety. Firstly, the DRI encourages the use of active transportation and public transit through implementation of traffic calming mechanisms along major corridors as well as advance-ment of transit-oriented development. These strategies offer alternative modes of transportation, which in turn offer the opportunity to reduce automobile dependency within the Village and sur-rounding areas. Reduction in GHG emissions will improve air quality and have a positive effect on public health. Another important action underway involves the remediation and redevelopment of contaminated properties. Clean-up of brownfield areas will substantially improve environmental conditions as well as public health.

EMBRACING DIVERSITY
In the Village (and Downtown), there is a multicultural base, with 92% of residents comprising minorities (excluding White, Non-Hispanic persons). There are also high proportions of low and middle income households, as well as a large set of people living in poverty (20.7% of Village popu-lation per the 2011-2015 American Community Survey). Thus, the Village administration has a clear commitment to equal opportunity, equity, and creating opportunities for all persons, including the many children living in and by the Downtown. Accordingly, local leaders are working to provide for equitable and inclusive government actions that benefit all people in this community. For example, the Village’s ‘Limited English Proficiency (LEP) Policy’ advances meaningful access to programs and activities by LEP persons.

ENVIRONMENTAL JUSTICE
As a NY State Environmental Justice Community, Village residents must have equitable protection from health and safety hazards, and equal access to economic opportunities so as to benefit from a healthy, safe, and prosperous environment in which to live, learn, and work. The recent BOA Step 2 Nomination that underpins this DRI application provides in-depth Downtown property conditions assessments and recommendations for environmental site assessments and presents strategies for physical revitalization, including by setting-up actions that can address potential environmental conditions and return potentially contaminated, abandoned, underutilized, or vacant properties to active reuse and as a means to fostering redevelopment and revitalization with the DRI Boundary. Community economic sustainability is also dependent upon developing high quality, cost-effective and equitably financed infrastructure that can adequately support existing residential and commercial development and economic growth. Complete streets infrastructure that is physically safe, and which effectively serves multiple modes, such as by aiding people to easily use transit or bicycles, is also essential to long-term health and welfare. It underpins the income security of households that cannot invest large proportions of small household incomes to securing autos, plus it helps balance and attenuate the demand for large amounts of disruptive surface parking in a vital downtown.

RACIAL EQUITY AND EQUAL OPPORTUNITY
In advancing Downtown Hempstead Reimagined, the Village also has policies that will advance racial equity and equal opportunity. In the former case, the Village has a ‘M/WBE Policy’ in effect that promotes Minority/ Women Business Enterprise (MWBE) participation and the advancement of MWBE procurement. The Village is experienced in MWBE procurement contracting through many successfully completed NY State and Federally funded projects. It routinely makes good faith
efforts to utilize MWBE businesses and empower local MWBE business development whenever possible. The Village’s adopted ‘DBE Policy Statement’, likewise, ensures opportunities for Disadvantaged Business Enterprises.

The Village is committed to promoting equal economic opportunities and counteracting discrimination – it has adopted ‘Non-Discrimination Assurances and an Equal Opportunity Policy Statement. The following are some of the objectives the Village has in place, or is developing, to further a broad and inclusive quality of life:

- Implement principles of participatory planning;
- Provide children and families with a stable environment that promises economic mobility;
- Establish a community space to offer services to residents;
- Provide economic opportunity for all through workforce development;
- Improve the urban design, connectivity, and safety of streets;
- Promote mixed-use transit-oriented development to invigorate the community; and
- Improve and broaden housing stock with a range of density and price points.

A major objective of this revitalization initiative is to improve the living conditions for current residents. Livability refers to standard of living, which should be determined by residents for residents and their ideal life. The Village is committed to implementing smart and sustainable policies pertaining to community-based livability such as:

- Preserve green space to promote clean air and water, sustain wildlife, and provide people with places to walk, play and relax;
- Reduce greenhouse gas emissions through transportation strategies;
- Allow individuals to choose among transportation alternatives;
- Restore sense of community and foster citizen and private sector involvement in local planning; and
- Enhance economic competitiveness by nurturing a high quality of life that attracts well-trained workforce.

The Village celebrates its diverse population, as this distinguishing characteristic contributes to the community’s vibrant culture. The Village also recognizes the need for equitable housing to address the wide range of socio-economic classes. Hempstead will employ inclusive housing strategies meet the needs of the community by:

- Improve and broaden housing stock with a range of density and price points;
- Dedicate a percentage of new housing as affordable;
- Implement anti-displacement mechanisms; and
- Design fiscal incentives to foster compact and inclusive development.
6. PUBLIC SUPPORT

describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.

As part of the development of the Downtown Revitalization Initiative application, the Village of Hempstead participated in a series of public meetings and discussions under the title “Downtown Hempstead Reimagined.” The purpose of these meetings was to craft and improve the Downtown, which revitalization initiative began nearly 5 years ago with the start of the Brownfield Opportunity Area (BOA).

The following is a summary of this engagement process to develop the DRI:

**TIMELINE SUMMARY**

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
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<tr>
<td>October 24th, 2017</td>
<td>Village Initiates Downtown Revitalization Efforts with BOA Committee</td>
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<tr>
<td>April 19th, 2018</td>
<td>Committee &amp; Stakeholders Meeting</td>
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<tr>
<td>September 27th, 2018</td>
<td>Committee &amp; Stakeholders Meeting</td>
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<tr>
<td>January 23rd, 2019</td>
<td>Public Meeting</td>
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<tr>
<td>May 23rd, 2019</td>
<td>Committee &amp; Stakeholders Meeting</td>
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<tr>
<td>November 7th, 2019</td>
<td>Committee &amp; Stakeholders Meeting</td>
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<tr>
<td>June 27th, 2019</td>
<td>Public Meeting</td>
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<tr>
<td>April / May 2021</td>
<td>Stakeholder DRI Engagement for Water and Sewer Projects</td>
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<tr>
<td>July 30th, 2021</td>
<td>Innovation District Funding Requested</td>
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<tr>
<td>September 7th, 2021</td>
<td>Village Board Meeting to Pass Resolution</td>
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<td>September 8th, 2021</td>
<td>Stakeholder Meetings</td>
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<td>• Local Business Owners and Workforce Development Organizations</td>
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<td>September 8th, 2021</td>
<td>• Community Nonprofit/Civic/Advocacy Organizations</td>
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<td>September 10th, 2021</td>
<td>DRI Public Visioning Workshop</td>
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<td>Stakeholder Meetings</td>
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<td>September 10th, 2021</td>
<td>• Housing, Realtors, and Property Developers</td>
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<td>September 10th, 2021</td>
<td>• Academic and Educational Institution Partners</td>
</tr>
<tr>
<td>September 10th, 2021</td>
<td>• Local and Regional Elected Representatives</td>
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PUBLIC PARTICIPATION & ENGAGEMENT PROCESS TO DEVELOP THE DRI APPLICATION

Public input and engagement are a focal principle of ethical planning, plus it contributes to better downtown economic development decision-making as it generates more complete information to guide strategy formation. During DRI grant application formation, the Village employed several approaches to engage the public for meaningful feedback and gain insight on community needs, issues, preferences, and potential resource allocations and action sequencing.

PUBLIC PARTICIPATION PLAN

A Public Participation Plan was crafted early in the process and carried out and refined to ensure substantial public activation (see Attachment XXX). Public engagement mechanisms like meetings, roundtables and an interactive website have enabled residents, local businesses, community organizations, institutions, and investors to stay informed, and to inform the process and substance of the strategies for Downtown Development. This communication and collaboration have helped hone-in on particular ways to organize and implement downtown strategies and make progress towards beneficial and desired outcomes.

ESTABLISHMENT OF THE REVITALIZATION VISION

Public outreach and participation activities for the Downtown Hempstead Reimagined Downtown Revitalization Initiative have been ongoing for nearly five years. In 2017, as part of the Brownfield Opportunity Area (BOA) Step 2 Nomination process, the Village convened a steering committee comprised of influential business and community leaders who were charged with analyzing the present conditions of Downtown Hempstead and identify opportunities for investment and redevelopment towards bringing the area back to a vibrant, welcoming, and livable nexus of Nassau County. The ideas generated by the BOA steering committee beginning in October 2017, exposed the nearly limitless potential of the Village of Hempstead if strategic and appropriate investments were made. The projects gleaned from the initial comments paved the way towards the Village’s 2018 DRI submission, which was subsequently not awarded.

As the BOA study progressed, there were several more steering committee meetings over the course of the next three years and various public workshops were conducted to provide information and solicit input from all members of the community. These public workshops were held both in-person and virtually and drew dozens of residents and stakeholders. The feedback garnered from public comments and suggestions is included within the final BOA Step 2 Nomination Study, which was completed and approved by the New
York State Department of State (NYSDOS) in 2020. To ensure the report be as comprehensive as possible, surveys were made available to all interested parties to properly document participants’ individual visions for the Downtown area of the Village. Moreover, all materials related to the BOA initiative and public participation were provided in both English and Spanish to ensure unlimited participation from the Village’s large Hispanic population.

Upon acceptance of the BOA study by NYSDOS, Village officials and community leaders immediately shifted to utilize the comprehensive information contained in the BOA study to lay the groundwork for **Downtown Hempstead Reimagined** in preparation for the next available round of NYS Downtown Revitalization Initiative (DRI) funding opportunities. Ultimately, DRI funding was not made available in 2020 due to COVID-19. Now, with specific problems exposed, project opportunities identified, and public-private investments committed, the Village and the Hempstead Community Development Agency (CDA) would again engage the public towards developing a vision for reimagining their downtown.

**DOWNTOWN HEMPSTEAD REIMAGINED VISION AFFIRMED**

When the next round of DRI funding was announced in 2021, Village officials mobilized quickly to on-board strategic partners, enlist the assistance of a qualified consultant, and notify the general public of their intent to pursue this unique and critical opportunity. A **Downtown Hempstead Reimagined** DRI project website was created and updated regularly in the interest of transparency and keeping the general public as up to date as possible with project developments. ([www.labergegroup.com/hempstead](http://www.labergegroup.com/hempstead))

The website was designed to enable individuals to task questions, provide insights, and make suggestions that have the potential to help shape the future of our community. The information submitted was relayed directly to the Village’s consultant for inclusion in the Downtown Hempstead Reimagined DRI application and saved for data and analysis purposes to help guide the Village in both establishing a vision for the future of Downtown Hempstead, and developing strategies for the realization of that vision.
Two public workshops were scheduled and aggressively advertised to engage the general public in visioning and goals & strategies, respectively, for Downtown Hempstead. Both workshops were strategically located in highly accessible locations and provided for both in-person and virtual participation. The workshops were live-streamed and allowed for unlimited participation in the form of online comments, the ability to text message comments in real-time, and live Q&A dialogue with Village officials, project partners, and consultant representatives. Even under COVID protocol restrictions, both workshops were well attended, lively, and immensely productive.

Residents and project stakeholders provided thoughtful input, asked important questions, and provided valuable community insights, and made important recommendations, including transit-oriented development (TOD), safety concerns, arts and entertainment, mixed-use development and housing, education and employment opportunities, green space, dining options, shopping and retail, accessibility improvements, and child care to name only a few. It became clear that the general sense of Hempstead residents is that the Village has been ignored and underserved for far too long. The overall sentiment is that the time has come to invest in breathing new life into the DRI/BOA area and give residents and Nassau County a reimagined Downtown Hempstead to showcase and take pride in.

PUBLIC WORKSHOPS
Well-attended public workshops provided important insights, for a new vision for Downtown Hempsted and specific strategies for catalytic action.
"As a 29 year resident of the Village of Hempstead, Downtown Hempstead is truly special to me. I’m encouraged by the recent movement I see to make it safer and more prosperous.

The people and community leaders have what it takes to get that job done. I can now picture a downtown that really works for its residents and business owners. Finally, a change is gonna come!"

- Doris Sharpe
Longtime Resident and Community Activist
There was a very high level of engagement at both well-attended public workshops, both in-person and from those participating remotely.
STAKEHOLDER ENGAGEMENT
In addition to the public workshops, Village officials opted to convene targeted roundtable meetings with representatives from specific sectors that would both influence and benefit from the Downtown Hempstead Reimagined initiative. These groups included:

- Local Business Owners and Workforce Development Organizations
- Community Nonprofit/Civic/Advocacy Organizations
- Housing, Realtors, and Property Developers
- Academic and Educational Institution Partners
- Local and Regional Elected Representatives

The representatives participating in the roundtable meetings have all been identified as project partners and key stakeholders. Each sector identified and organization represented holds a vested interest in a rejuvenated Downtown Hempstead. These strategic partners offer unique assets that can contribute to the success of Hempstead’s DRI projects and can equally benefit from a safer, more vibrant, and marketable community.

COMMITMENT OF LOCAL LEADERS & STAKEHOLDERS
The action strategies proposed in the Village of Hempstead’s 2021 DRI Application are an extension of and refined based on previous efforts. They directly reflect the extensive feedback received during earlier engagement events. Primary objectives include: diversifying the housing stock; attracting public and private investment; increasing workforce training and job opportunity; connect local and regional assets through transit-oriented development; creating medical sector business clusters; enhancing the streetscape through beautification mechanisms, and capturing and celebrating and reinforcing the Village’s rich historical character. Downtown Hempstead Reimagined is uniquely crafted by its own community, for their community, and for future generations to come.

LOCAL LEADERS COMMITMENT

MAYOR WAYLYN HOBBS, JR. – A Village resident for nearly 50 years, Mayor Hobbs is an outspoken champion and agent of change for our Hub with redevelopment of downtown being a top priority as evidenced by the enclosed Village Board resolution. Culminating in his election to the mayoral position in 2021, Mayor Hobbs has served the Village in various capacities over the years including as a Village Trustee and Deputy Mayor overseeing the police department, fire department, DPW, and parks & recreation committees. Adding to his wealth of experience, Mr. Hobbs has also previously served as the Supervisor of Code Enforcement and as Commissioner for the Hempstead Housing Authority. When not serving in an official capacity, Mayor Hobbs is a member of the Hempstead Fire Department, serves on the Board of Nassau University Medical Center, and is Senior Pastor of the Coney Island Cathedral. Few individuals have a better understanding of the needs of the Village and its residents and Mayor Hobbs has distinguished himself as a vibrant, passionate Village leader and has a well-established history of working to make underserved communities better places.

DEPUTY MAYOR JEFFERY DANIELS – Affectionately referred to as “Hempstead’s Son”, Jeffery Daniels was elected to Village Trustee in 2018 and appointed as Deputy Mayor in 2021.
The Community elected Mr. Daniels to revitalize a dying Hempstead and he brings a personal and professional message of “Hempstead First. Hempstead Forward. Hempstead Now.” Deputy Mayor Daniels is the designated lead for the Downtown Hempstead Reimagined DRI program as his vision, in alignment with many other community stakeholders, includes a robust realignment of services and investment that generates pronounced quality of life improvements for residents of all backgrounds, economic positions, ages, and abilities. Mr. Daniels understands the untapped potential of Downtown Hempstead and that the New York State DRI program is a unique opportunity to trigger robust investment and growth towards a highly desirable and economically strong Hempstead.

COMMISSIONER CHARLENE THOMPSON, ESQ. – Charlene Thompson is Commissioner of the Hempstead Community Development Agency (CDA), a strategic partner and co-leader of the Downtown Hempstead Reimagined Downtown Revitalization Initiative. Ms. Thompson’s reputation precedes her and is well known in the community for her tireless efforts and unconditional devotion to making Hempstead a better place for all. Under her leadership, the mission of the CDA is to plan, execute, and effectuate projects, programs, and policies which address community revitalization; prevent and/or arrest conditions that create blight and deterioration; develop a viable community; create opportunities for economic development, affordable housing and a better quality of life for the residents of the Incorporated Village of Hempstead. Commissioner Thompson successfully led the Village’s Brownfield Opportunity Area (BOA) program, which coincides with downtown Hempstead and provides the foundation and framework for the Downtown Hempstead Reimagined DRI project. A Hempstead native, Ms. Thompson brings more than 30 years of housing, economic development, revitalization, law, planning and overall community development expertise.

STAKEHOLDERS SUPPORT
Stakeholders Support – Many stakeholders are committed to contributing resources that will further a strategic investment plan and advance Downtown Hempstead Reimagined. Examples of this commitment include:

COMMUNITY NONPROFIT/CIVIC/ADVOCACY ORGANIZATIONS (SEPTEMBER 8, 2021)

- Mayor Wayln Hobbs, Jr., Mayor, Village of Hempstead
- Doron Spleen, Executive Director, Morrison Mentors
- George Siberian, Executive Director, Hempstead Civic Association
- Dan Lloyd, Minority Millennials
- Police Detective Matt Murphy
- Kevin Boone, Trustee, Village of Hempstead
- Clarion Griffith, Trustee, Village of Hempstead
- Charlene Thompson, Village of Hempstead Community Development Agency
The discussion with the non-governmental and civic sectors focused on their interests, needs, and solutions to assist and align with the downtown revitalization efforts. As part of this, there was exploration of possible ways to aid inclusivity. Highlights include the following thoughts that are further supported in the DRI Application:

- Greater access to childcare and better housing opportunities are important issues here (affordable housing should be blended within developments).
- The non-profits in the community support social stability.
- Organizations that aid early learning, provide enrichment, and support wellness are highly impactful. The high-school graduation rate has climbed.
- Since there are multiple academic institutions near Downtown, there are already partnerships with them and they can be built upon.
- There is a need for dedicated community space for after-school tutoring and social gatherings, as well as for family entertainment and other public events.

"Downtown revitalization has been a godsend to other communities across Long Island and we’ve long awaited these efforts in Hempstead. We look forward to supporting the Village of Hempstead’s leadership and the Community Development Corporation in making this dream a reality not just for today’s generation, but for generations to come."

- Jeffrey L. Reynolds, Ph.D
  President/CEO, Family & Children’s Association (FCA)
Efforts to build academic excellence and STEM competencies align with fostering economic growth in medical-related sectors.

Having places for younger adults to gather and socialize can aid community cohesion and their engagement in public affairs.

Work to improve collaboration among businesses. The local chamber is volunteer-based and has limited membership.

When think about social inclusion and economic development, do not let the technology available to the community and to businesses lag.

Promote crime prevention through environmental design.

HOUSING, REALTORS, AND PROPERTY DEVELOPERS (SEPTEMBER 8, 2021)

Mayor WayIn Hobbs, Jr., Mayor, Village of Hempstead
Todd Poole, 4ward Planning
Thomas M. Politi, RA, Politi & Siano Architect
Dave Gilmour, Laberge Group
Jeanmarie Buffett, AICP, Vice President, Real Estate of CDC of Long Island
Charlene Thompson, Village of Hempstead Community Development Agency

A roundtable discussion with the housing, realtors, and property developers focused on identifying needs and solutions to aid downtown revitalization efforts. Highlights include the following and are reflected in the vision and themes of the DRI Application:

- There is concern in the community with affordability. The threshold for affordable living in the Village is different than in the County, since there are much lower median household incomes in the village and downtown than in Town and County.
- CDA is working on fair housing and is collaborating with housing partners.
- The Village is working to establish mixed-income housing with a range of sizes and affordability.
- There are often crowded living conditions. Landlords sometimes are creating illegal dwellings and compartmentalizing dwelling units.
- There is examination of establishing the Community Land Trust (CLT) as a Community Housing Development Organization (CHDO). There is a CLT in Uniondale that is a model and Hofstra is involved in partnerships along these lines.
- The CDA has accessed HUD funds for housing rehabilitation. They also seek to access HOME funds from HUD for use in aiding housing ownership.
- Affordable housing Corporation of New York is seeking more projects to invest in on Long Island.
- Remediation costs contribute to a high cost of establishing housing downtown.
- The Village is working on sustainable housing elements and is a designated ‘green city.
- The Village is working on sewer remediation. Improving sewers resonates with people since sewer-related flooding can back-up into homes. There was a question whether the upgrade and maintenance of individual sewer connections into properties may need more attention?
While there are many needs, one targeted housing demographic is to serve the housing needs for individuals 21 to 38 years of age. Rockville Centre is an example of a place this type of housing was successfully developed with convenient access to transit and jobs.

ACADEMIC & EDUCATIONAL PARTNERS GROUP (SEPTEMBER 10, 2021)

- Mayor WayInn Hobbs, Jr., Mayor, Village of Hempstead
- Dawn Nolan, Nassau Community College
- Cara Terzulli, Adelphi University
- Anne Mungai, Adelphi University
- Sharon Goldsmith, Hofstra University
- Debbie Tinnirello, Hofstra University
- Sandra Senior, Child Care Council of Nassau
- Charlene Thompson, Village of Hempstead Community Development Agency

This stakeholder meeting presented a commitment of academic and educational partners to work together for a “reimagined” future. One aim is to help educate the Village’s youth from early childcare through college. This commitment was expressed through stated interest in reinforcing partnerships that are currently underway to mitigate the need for affordable and accessible child care, while also generating broad and inclusive educational support, and comprehensively aiding wellness for parents, families, and extended families and the whole community. One objective explored is to bring schools and the public sector in close alignment. Discussion also covered ways to advance jobs training and jobs access as well as business development and community wealth.

“The Village of Hempstead is a key partner with Nassau Community College on several initiatives. We believe an investment in Downtown Hempstead Reimagined will expand on a vision in progress. Once realized, it would create a sense of place and community pride, strengthen educational and employment partnerships, and solidify an economic base for future prosperity.”

- Dawn Nolan
  Assistant Dean, Nassau Community College
building. There was identification of programming underway at area academic institutions and the ways these efforts and those of regional actors could be applied to aid innovation, equitable growth and sustainability.

**LOCAL BUSINESS OWNERS & WORKFORCE DEVELOPMENT ORGANIZATIONS (SEPTEMBER 10, 2021)**

- Mayor WayIn Hobbs, Jr., Mayor, Village of Hempstead
- Kevin Boone, Trustee, Village of Hempstead
- Clariona Griffith, Trustee, Village of Hempstead
- Michael Reed, CCM, Founder and CEO, Elite Construction of New York
- Robert Pape, Secretary - Treasurer, Dell Transportation Corp.;
- Matthew Collado, Managing Partner, Titan Acquisition Corporation
- Luis Vazquez, President/ CEO, Long Island Hispanic Chamber of Commerce
- Village of Hempstead Chief of Police Paul Johnson
- Charlene Thompson, Village of Hempstead Community Development Agency

This far-reaching discussion confirmed the Village wants to promote business and elected leaders and the Community Development Agency are ready to partner. There was agreement on a need for a greater supply of accessible childcare downtown by the transit stations and childcare offerings need to be affordable since this is a lower income community. Limited housing options are also holding back development Downtown, since many workers are having a hard time affording a place to live.

Many businesses are challenged to find suitably trained workers and there should be objectives to help establish a workforce training and sustained employment opportunities. There was discussion of potential to cultivate medical related service businesses and medical sector growth, like in laboratory testing. The community has given feedback that the area is underserved in terms of the

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*Summer Job Festival Attendees*
medical offerings available. There is desire to connect with entities like Northwell. The National Hispanic Medical Chamber of Commerce is considering establishing a headquarter here which aligns with this initiative.

It was urged to cater to diverse businesses. It was also encouraged to promote sharing of cultures and getting different groups to interact. It was noted that places like Patchogue, Bayshore and Riverhead have been revitalized. There are many positive attributes for this location, it has a lot of potential, and is the original Hub. There have been a lot of positive change in recent years. There is a desire for a positive vision and bringing many parties together in common pursuit of goals.

LOCAL AND REGIONAL ELECTED REPRESENTATIVES & ECONOMIC DEVELOPMENT AGENTS (SEPTEMBER 10, 2021)

- Mayor WayIn Hobbs, Jr., Mayor, Village of Hempstead
- Kevin Boone, Trustee, Village of Hempstead
- Thomas M. Politi, RA, Politi & Siano Architect
- Harry Coghlan, Nassau County IDA
- Joylette Williams, Village of Hempstead
- Clariona Griffy, Village of Hempstead
- Shelley Brazley, Ofc. Of Senior Councilwoman D. Goosley
- Joseph Simone, Village Hempstead Building Dept
- Kevin Colgan, Hempstead PD
- Legislator Siela A. Bynoe, Nassau County Legislature
- Andrew Quintero, Nassau County Legislature
- Senator Kevin Thomas, State Senate
- Donna Nogid, State Senate
- Kevin Crean, Nassau County Comm. Dev
- Charlene Thompson, Village of Hempstead Community Development Agency

There was unanimous support for Downtown Hempstead Reimagined and this DRI application, as well as and pledges for collaboration.

This discussion focused on intergovernmental partnerships. It was highlighted that various officials are accustomed to communicating on opportunities and current topics. PILOT policies may vary by the entity considering implementing an agreement, so the Village is promoting that any PILOT take Village expressed concerns into account and it is seeking tracking of adherence with any associated stipulations. There was discussion about alternative transformative/priority projects. There was also encouragement for the DRI to address and advance climate protection and community resiliency and sustainability.
7. TRANSFORMATIVE OPPORTUNITIES AND READINESS

ESCRIBE OPPORTUNITIES TO BUILD ON THE STRENGTHS DESCRIBED ABOVE BY PROVIDING A LIST OF TRANSFORMATIVE PROJECTS THAT COULD BE READY FOR IMPLEMENTATION WITH AN INFUSION OF DRI FUNDS WITHIN THE FIRST ONE TO TWO YEARS (DEPENDING ON THE SCOPE AND COMPLEXITY OF THE PROJECT). PROJECTS MAY BE PUBLIC OR PRIVATE, AND COULD ADDRESS ECONOMIC DEVELOPMENT, TRANSPORTATION, HOUSING, AND COMMUNITY DEVELOPMENT NEEDS. PROJECT DESCRIPTIONS SHOULD INCLUDE DEMONSTRATION OF READINESS, PROPOSED COST AND FUNDING SOURCES, AND IDENTIFICATION OF THE PROJECT SPONSOR. FOR PRIVATE FOR-PROFIT PROJECTS, DRI FUNDS MAY NOT EXCEED 40% OF THE TOTAL PROJECT COST (WITH A 10% BONUS AVAILABLE FOR PROJECTS THAT COMMIT TO MEANINGFUL CARBON REDUCTION GOALS, INCLUDING FULL ELECTRIFICATION AND NET-ZERO BUILDING PERFORMANCE). WHILE DRI FUNDING MAY BE USED TO COVER THE ENTIRE COST OF A PUBLIC OR NOT-FOR-PROFIT PROJECT, LEVERAGING OF INVESTMENT DOLLARS FROM OTHER SOURCES (I.E., PRIVATE, LOCAL, FEDERAL, OR OTHER STATE SOURCES) IS STRONGLY ENCOURAGED.

ALSO IDENTIFY ANY OTHER TRANSFORMATIVE OPPORTUNITIES THAT MAY BE EXPLORED DURING THE PLANNING PROCESS, SUCH AS REUSE OF VACANT AND DEVELOPABLE PROPERTIES AND UNDERUTILIZED BUILDINGS; PROJECTS TO ADDRESS UNMET NEEDS IN THE DOWNTOWN, INCLUDING HOUSING, RETAIL, AND COMMUNITY SERVICES; AND ACTIVITIES THAT WILL BUILD UPON REGIONAL STRENGTHS AND TRENDS.

IF A LOAN OR GRANT FUND IS PROPOSED, PLEASE IDENTIFY WHO MIGHT BE AN APPROPRIATE ENTITY WITH CAPACITY TO MANAGE THE FUND. IF CANDIDATE PROJECTS HAVE BEEN IDENTIFIED, PLEASE INCLUDE THEM TO DEMONSTRATE POTENTIAL DEMAND FOR THE FUND. FUNDS ARE TYPICALLY CAPPED AT $600,000.

PLEASE NOTE THAT IF YOUR COMMUNITY IS SELECTED TO PARTICIPATE IN THE DRI PROGRAM, PROJECTS IDENTIFIED IN THE APPLICATION, ALONG WITH ANY OTHERS THAT MAY ARISE DURING THE DRI PLANNING PROCESS, WILL ULTIMATELY BE VETTED BY THE LOCAL PLANNING COMMITTEE AND THE STATE TO DETERMINE WHICH PROJECTS RECEIVE DRI GRANTS.
TRANSFORMATIVE PROJECTS

This part identifies essential and transformative strategic investment actions that could be ready in 1-2 years with DRI funds. There is attention to define readiness to proceed; the proposed impact, cost and leveraging and funding sources; plus identify project sponsors.

TRANSFORMATIVE THEMES

Based upon the public and stakeholder engagement process, key themes were identified that would be transformative to Downtown Hempstead Reimagined. These themes were:

- Attraction to Downtown
- Climate Smart Practices
- Connectivity
- Energy Efficiency
- GHG Reduction
- Housing Options
- Medical/Healthcare Cluster
- Mixed-Use
- Public/Private Investment
- Retail, Dining & Entertainment
- Safety
- Social Infrastructure
- Sustainability and Smart Growth
- Transit Oriented Development: As noted, a priority redevelopment opportunity in the Village is within the TOD catchment by the rail and train stations where there are already TOD developments moving forward. Yet, other aligned redevelopment of sites and buildings is needed to spur clean-ups and reuse and achieve a critical mass of investment in the broader Downtown. Consistent with the BOA Step 2 Nomination, this strategic action allocates funds for leveraging site improvements and adaptive reuse of visible sites and certain other locations.

As shown on the Transformative/ Priority Projects Map, a fund seeking to stimulate sites and buildings adaptive reuse and property investments can aid and prioritize investment all along Main Street and the cross-streets in the primary TOD catchment; yet, since needs for property investment will also arise all throughout the Downtown, this fund would also structure selection criteria that would allow for qualifying properties in other parts of Downtown to be eligible for combination grants and loan interest loans. Thus, the program will be designed to cover locations like along the northern part of Main Street, north of Union Place, along highly trafficked Front Street, and on sections of Peninsula Boulevard close by there. The investments catalyzed should exceed $20Million.

The following are some examples but my no means an exclusive set of sites that have come up through analysis to date. If funds flow to revitalizing properties and stimulating infill, this initiative can fit with other transformative/ priority projects, like but not only including the effort to support the establishment of commercial kitchens.
Priority TOD Catchment Area Development – Catalytic Infill Projects Support.
$1,500,000. The biggest and most realistic development opportunity Downtown is in the
0.25 mile TOD catchment. The development already moving forward in this area is proof
the private sector is willing to commit investment in this area that is also partly within
a Federal Opportunity Zone. Since the Covid-19 epidemic has impacted the economy
and often slowed catalytic projects, this DRI strategic action seeks to allocate funding
in the TOD area that can further leverage and speed-up initial private investments so
construction is underway and there is creation of opportunities in this part of Downtown
for low- and moderate-income residents and business owners. This particular category
of funding would help get key projects implemented, through bridge loans and related
support, including the following two important major project priorities.

Site & Buildings Adaptive Reuse Program - As noted, a priority redevelopment opportu-
nity in the Village is within the TOD catchment by the rail and train stations where there
are already TOD developments moving forward. Yet, other aligned redevelopment of
sites and buildings is needed to spur clean-ups and reuse and achieve a critical mass of
investment in the broader Downtown. Consistent with the BOA Step 2 Nomination, this
strategic action allocates ere funds for leveraging site improvements and adaptive reuse
of visible sites and certain other locations.

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needs for property investment will also arise all throughout the Downtown, this fund
would also structure selection criteria that would allow for qualifying properties in other
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the program will be designed to cover locations like along the northern part of Main
Street, north of Union Place, along highly trafficked Front Street, and on sections of Pen-
insula Boulevard close by there. The investments catalyzed should exceed $20Million.
1. Retail & Business Development Area
2. Link Apartments
3. BRP-Alta Residential Project
4. Carmen Place/Urban Grocery Store
5. Estella
6A. Restaurant/Commercial Kitchen Incubator
6B. TOD Food Mall & Dining
7. TOD Childcare Facility
8. Town & Gown Partnership
9. Nagasaki Center
10. Woolworth Building
11. Mixed-Use Infill with Community Recreation
12. Specialized Retail Support & Medical Hub
13. Residential & Neighborhood Enhancements

Legend
- Art & Cultural Enhancements
- EV Charging Stations
- Potential Water & Sewer Modernization Areas
- Fulton Avenue Pedestrian Safety/Traffic Calming
- Dining & Entertainment Corridor
- Complete & Green Street Corridor
- DRI Neighborhood Connections
- Public Safety Enhancements & Wayfinding Signage
- Key Sites
- Completed DRI Bus Project
- RDUA Parcels
- Priority TOD Area
- DRI Boundary

Downtown Hempstead Reimagined
Downtown Revitalization Initiative - Transformative Projects

Village of Hempstead, Nassau County, NY
<table>
<thead>
<tr>
<th>#</th>
<th>Projects</th>
<th>Location</th>
<th>Total Project Cost</th>
<th>DRI $</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Retail &amp; Business Development Area <em>(Gateway Improvements)</em></td>
<td>North Hempstead Gateway</td>
<td>$2,000,000</td>
<td>$400,000</td>
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<tr>
<td>2</td>
<td>Link Apartments Hempstead <em>(Main Street Hempstead Apts. LLC/Grubb Properties)</em></td>
<td>257 Main Street</td>
<td>$21,192,500</td>
<td>$300,000</td>
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<td>3</td>
<td>BRP-Alta Residential Project</td>
<td>200 Main Street</td>
<td>$100,000,000</td>
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<td>4</td>
<td>Carmen Place/Urban Grocery Store <em>(Conifer Realty, LLC)</em></td>
<td>155-179 Main Street</td>
<td>$116,000,000</td>
<td>$600,000</td>
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<td>5</td>
<td>Estella Housing Infrastructure <em>(Concern for Independent Living)</em></td>
<td>Bedell/Main Intersection</td>
<td>$53,000,000</td>
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<td>6a</td>
<td>Restaurant/Commercial Kitchen Incubator</td>
<td>West Columbia Street</td>
<td>$2,500,000</td>
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<tr>
<td>6b</td>
<td>TOD Food Mall &amp; Dining <em>(i.e. West Side Market, OH / Faneuil Hall, MA)</em></td>
<td>West Columbia Street</td>
<td>$5,000,000</td>
<td>$1,000,000</td>
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<td>TOD Childcare Facility</td>
<td>100 Main Street</td>
<td>$2,500,000</td>
<td>$450,000</td>
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<td>8</td>
<td>Town &amp; Gown Community Partnership <em>(Hofstra / Molloy / Adelphi / NCC)</em></td>
<td>1000 Hempstead</td>
<td>$500,000</td>
<td>$100,000</td>
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<td>9</td>
<td>Nagasaki Center <em>(Job Training, Education, Event Center)</em></td>
<td>274 Fulton Street</td>
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<tr>
<td>10</td>
<td>Woolworth Building</td>
<td>Corner of Main and Fulton</td>
<td>$2,000,000</td>
<td>$100,000</td>
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<tr>
<td>11</td>
<td>Mixed-Use Infill Area <em>(with Community Recreation Center)</em></td>
<td>West Hempstead</td>
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<td>12</td>
<td>Specialized Retail Support &amp; Medical Health Care Hub</td>
<td>Southwest Hempstead</td>
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<td>13</td>
<td>Residential &amp; Neighborhood Enhancements</td>
<td>South Hempstead Gateway</td>
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<td>14</td>
<td>Art &amp; Cultural Enhancements</td>
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<td>Fulton Avenue Pedestrian Safety/Traffic Calming</td>
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<td>16</td>
<td>Dining &amp; Entertainment Corridor <em>(Small Restaurant Investment)</em></td>
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<td>17</td>
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<td>Main Street/Downtown Core</td>
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<td>18</td>
<td>Public Safety Enhancements &amp; Signage</td>
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<td>19</td>
<td>EV Charging Stations</td>
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RETAIL & BUSINESS DEVELOPMENT AREA

For too long, the gateways to the Village of Hempstead Downtown, the entry points from the LIRR and the bus station, the key intersection pedestrian access points and the overall downtown experience have detracted from the business opportunities, appeal, attraction for investment and public sentiment for the area. With funding from the Downtown Revitalization Initiative (DRI), the Village can address these and many other problem areas, allowing Hempstead to rise up as the premier downtown and an example of how a transit oriented development, properly planned, can rebuild a community with both an eye towards the current residents and an outreached arm to attract new ones.

The downtown has long been held up as an example of classic post urban renewal dis-investment, and while other communities on Long Island made investments in their gateways, Hempstead was first and foremost placing people before infrastructure and aesthetic enhancements by investing in community development needs first. However the BOA and the subsequent downtown market study have identified the need for gateway improvements as an integral component to *Downtown Hempstead Reimagined*.

The northern part of Downtown accessed from Garden City should be provided with design treatments to symbolize physical arrival at the northernmost part of Main Street and the Downtown central business district, plus there should be catalytic funding to aid the transformation of properties from used and new car lots and auto service businesses to a more complimentary mixed-use base that will definitively establish this end of Downtown. Right now, the 303 Metro project is an excellent bookend at this gateway, but it stands in stark contrast with auto-oriented commercial uses. When Link Apartments is built, it will aid the land use transition, so this funding invests in complimentary streetscape retail and it can also be used to support, enhance and expand bodegas/ convenience stores that exist now during this transition.

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**Project Focus Area**
New Development & Public Improvements

**Total Project Cost**
$400,000

**Desired Development Goals**
- Mixed-Use
- Character enhancement
- Complete streetscape and more street-level activity
- Enhanced retail trade
- Small business development

**DRI Funding Requested**
$300,000

**Project Readiness**
Project can be implemented in 9 months.
Link Apartments℠ Hempstead, is a proposed mixed-use development located at 257 Main Street (Nassau County Land and Tax Map, Section 34, Block 191, Lots: 4, 22, 116, 15, 203, 103, 114, 318 and 317), the current site of an existing automotive dealership and service use. The project includes construction of a 5-story residential building and site improvements on 1.69± acres of land. There will be 173 apartments, fitness and club rooms, a swimming pool and associated amenities. There will be 2,258 square feet of ground floor retail space. An on-site outdoor paved parking lot and 5-level garage would be provided within the northern portion of the site.

This project will leverage $21,192,500 in private investment and a utilize 25-year PILOT agreement from the Town of Hempstead IDA. After a carefully considered 2020 Economic and Fiscal Impact Analyze it was determined that this project would provide considerable benefits to the area and not only work to retain residents in the Village, but also attract new individuals from outside the Village into Hempstead from elsewhere in the Town for work. The Impact Analysis has shown that a total of 65 new direct jobs and 18 new indirect jobs will be generated annually from the development of this site. Combined these individuals would have annual earnings approaching $3 million.
BRP – ALTA RESIDENTIAL PROJECT

The BRP-Alta site is located within a short walk from the Hempstead LIRR station and Transit Center. This site can serve as another anchor for the northern portion of Downtown, increasing residential density near transit, as well as provide an example of a new mixed-use development within the Village of Hempstead. The BRP proposal includes 140 residential units provided at a variety of prices and scales including at least 16 “affordable” units reserved for households earning between 80% - 130% of AMI. Desired development goals of this project include mixed-use, transit-oriented design; access to education and employment opportunities; on-site retail, dining and entertainment options; on-site social infrastructure (i.e. daycare); connectivity to local and regional assets; and simplicity in accessing health services.

The unit mix includes 39 studios, 106 one-bedroom, and 28 two-bedroom residential units. Of the residential units, 156 will be leased at market rates while 17 will be available to residents earning 80% to 130% of the Nassau County Area Median Income. The proposed development will be walking distance from local transit offerings like the Hempstead and Country Life Press LIRR Station and numerous large employers.

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<tr>
<th>Project Focus Area</th>
<th>Affordable Housing</th>
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<tr>
<td>Total Project Cost</td>
<td>$100 Million</td>
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<td>Desired Development Goals</td>
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Carman Place Apartments

Conifer Realty, LLC and the Community Development Corporation of Long Island (CDCLI) are proposing to develop Carman Place Apartments, 323,000 square feet in two contiguous buildings on 2.5 acres on the southeast corner of Main and Bedell Streets. This development is considered a transit-oriented development (TOD) as it is one block from the Long Island Railroad station and Nassau County bus depot located roughly 1,000 feet to the southeast. This Conifer Development investment will restore blighted buildings and infill vacuous parking.

The development will include 228 units of mixed-income housing, 23,000 square feet of ground floor commercial space, and 245 parking spaces. This project will be one of the first developments as part of a Hempstead redevelopment plan that includes 3,400 residential units and substantial other retail, commercial, and civic spaces in downtown Hempstead. The residential space will include a community room, gym, laundry facilities and management office. There will be 254 dedicated parking spaces that will be located both in an underground parking structure and above ground.

The two buildings will each be five stories with entry access through the underground parking structure as well as the Carman Place Apartments.

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The two buildings will each be five stories with entry access through the underground parking structure as well as the first-floor lobby. The unit mix is proposed to consist of 30 studios, 140 one-bedroom and 58 two-bedroom apartments and incorporates a tiered affordability structure with 67 units reserved for households earning less than 50% of AMI; 121 units reserved for households earning less than 60% of AMI; and 39 units reserved for households earning 60% - 90% of AMI. Like the Estella project, the Carman Place Apartments plan of finance includes $1,500,000 in private investment towards sewer and water improvements.

This project value is estimated as $116 million project and $94 million in development financing has been secured, including $78 million from private partners. The Long Island REDC awarded $2 million of Empire State Development funding with additional support from CDC LI and NYS-HCR. Construction is ready to commence as soon as possible and pending a request for $3 million in federal Economic Development Administration sewer infrastructure support and the Village’s authorization of a PILOT and reauthorization of the site plan approval previously provided by the Village Planning Board.

Benefits that will directly flow to fiscally and economically stressed Village include 450 construction jobs and creation of 5 or 6 full time jobs at the resulting property management entity. Meanwhile, the commercial component will generate 60 full-time equivalent jobs per a project economic study.

**Carman Place Urban Grocery Store**

Consistent with stimulating redevelopment Downtown in the primary TOD catchment area, but also recognizing growth must serve existing as well as the welcomed new residents, the Market Analysis performed for this DRI identifies the need and opportunity for an urban grocery store as a prospective market-receptive land use. This can ensure easy access to food and choices for stores and service offerings from multiple and conveniently accessible locations. It will also create entry level career path job opportunities, plus establishing one or two grocery store shopping centers can generate foot traffic that benefits other retail and service businesses.

Such a store will also go a long way towards helping to stabilize these residential projects, as well as attracting additional residential projects. The $2M is earmarked to serve as a low-cost loan (one- or two-percent with extended amortization schedules) to entice a regional or national grocery store. In exchange for such a favorable loan, the store would commit to hiring and training local residents. Ideally, an additional $1 million should be set aside to help local businesses owners re-establish in the TOD area (short term rental assistance, relocation costs, and working capital for build-out costs, where necessary). The impact will be over $17 Million in direct investment and many additional millions in wages and an increment of tax receivables.
Estella Housing is an affordable housing program that will total 96 studios, one-bedroom, and two-bedroom apartments. The studio apartments will be reserved for adults with disabilities, including Veterans, and Concern staff will be on-site to offer supportive services. Estella Housing will also include approximately 5,000 square feet of commercial space. Building amenities will be available for all tenants and will include an exercise room, computer room, and on-site laundry facilities.

Part of a Revitalization Plan for the Downtown District
The lack of affordable housing has been identified as a problem by the ESPRI (Empire State Poverty Reduction Initiative). This project will address this gap by providing housing for households with incomes at 50% and 60% of the Area Median Income.

Workforce Opportunity Project
Estella Housing is located a few hundred feet from the Long Island Railroad Hempstead Station which provides access to New York City and other parts of Long Island. The Nassau County Rosa Parks main bus terminal, just blocks away, will provide bus connections throughout Nassau County.

Integrated Supportive Housing Program
The building will integrate adults with disabilities with generic affordable housing. All residents will have access to on-site amenities.

### Project Focus Area
**Affordable Housing**

### Total Project Cost
**$150 Million**

### Funds Committed by New York State Agencies
Over $53 Million has been committed to the development of this project through New York State agencies including:

- Department of Housing and Community Renewal
- Office of Temporary and Disability Assistance
- Office of Mental Health
- Regional Economic Development Council

### DRI Funding Requested
**$750,000**

### Project Readiness
This project is shovel-ready and could break ground as early as December, 2021.
COMMERCIAL KITCHEN(S) FOR LOCAL ENTREPRENEURS/RESTAURANT AND DINING INCUBATION

The Commercial Kitchen Incubator is intended to help sustain the food and beverage sector within the Village of Hempstead, as well as provide entrepreneurship training for minorities to develop culturally diverse restaurant/dining experiences. Identified as a key driver for downtown employment and storefront occupancy along main corridors in Long Island, the food and beverage business is critical for visitation and local job opportunity. According to research conducted by the Raunch Foundation in collaboration with HR&A Advisors, food and beverage accounted for 1 in every 5 jobs in Long Island downtowns. COVID-19 dwindled the growth and success of this sector, which negatively impacted the local economy. The objective of the Commercial Kitchen Incubator is to create viable businesses through affordable rental space for entrepreneurs looking to expand and share their authentic cuisines.

Kitchen incubators not only provide a rental kitchen at a reasonable cost, but offer business development training and access to additional services. Based on feedback obtained at public meetings, the community expressed great interest in expansion of the retail and business sectors for Downtown Hempstead. The proposed kitchen incubator would be in the heart of Downtown Hempstead located off of Main Street. This highly trafficked area is nearby major transit assets include rail and bus stations as well as major retail corridors. The Commercial Kitchen Incubator would bolster economic development through job creation, workforce development, and entrepreneurship. It would foster a deeper sense of community through local-supplier partnerships where culinary entrepreneurs are able to capture the diversity of the Village.

**Project Focus Area**
Access Community Services

**Total Project Cost**
$2,500,000

**Desired Development Goals**
- Transit Oriented Development
- Business Development/Entrepreneurship
- Restaurants & Dining
- Remove Barriers to Employment
- Attract Investment and Economic Development

**DRI Funding Requested**
$650,000

**Project Readiness**
Upon agreement with property owner, project could be initiated within 12-24 months.
TRANSIT ORIENTED FOOD MALL/ DINING & RETAIL SERVICE

According to the Nassau Hub Study Alternative Analysis Report there are approximately 97,300 trips through the target area during the AM peak alone. Of that number, approximately 19,500 are either via bus or commuter rail. Throughout history communities have been creating regional and nationally known food markets along major transit hubs in urban settings to provide access to fresh food and opportunities for food and craft based entrepreneurs.

_Downtown Hempstead Reimagined_ intends on developing a municipally owned market along the lines of the West Side Market in Cleveland, Faneuil Hall in Boston, or Pike Place Market in Seattle to attract riders into the downtown and expand their stay in Hempstead while simultaneously providing a location for local businesses to thrive and expand. The example location, West Side Market, is Cleveland’s oldest continuously operating municipally owned market, and in 2008 “designated as one of “10 Great Public Places in America,” by the American Planning Association and continues to offer an authentic and culturally diverse shopping experience.”

The project location in the downtown adjacent to the transportation hubs is well positioned to leverage greater market activity and support other unique retail concentrations in the Downtown and Village, and supports the rich cultural diversity and value inherent in many ethnic restaurants in the community. This project led by the CDA would explore the structure and location for a Transit Oriented Food Mall/Dining & Retail Service Incubator, develop a business plan and provide seed money to leverage with additional CDBG and ESD funding for a unique transformative opportunity in Downtown Hempstead. The indirect impact would be $10 Million or more in within five years property and equipment investment, wages and added tax revenues.

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TRANSIT-ORIENTED CHILD CARE FACILITY

The Hempstead Community Development Agency (CDA), as representative of the Village, is seeking to partner with the owner of 100 Main Street and invigorate this large, centrally located two-story commercial building. This former bus depot has usable basement space which formerly contained a bowling alley and it occupies an entire block in the center of the DRI target area near the current transit hub and Nassau County District Court. The owner has agreed to work with the Village to develop a plan for the property, such as taking advantage of transit-oriented revitalization potential though the offering of child care and early learning opportunities that are easily accessible and can support working parents and childhood wellness. In addition, or possibly alternatively, the County is willing to partner with the Village to explore the establishment of an ‘Employment Center’ in a strategic Downtown location. This site could be targeted for this option, while the Community Development Agency will work with the County to investigate other potential ripe sites for such purpose which are in accessible locations. Also, this location might be a possible alternative site for a food vendor mall and incubator if a location immediately adjacent to the Transit Center locus is not advanced. The impact of this project overall is expected to be over $6,250,000 in property investment and provide a critical need in the community as reliable child-care options have decreased significantly over the past few years.

Project Focus Area
Access Community Services

Total Project Cost
$2,500,000

Desired Development Goals
- Improved Access to Child Care
- Social Infrastructure
- Transit Oriented Development
- Remove Barriers to Employment
- Attract Investment and Economic Development
- Provide Safe Spaces for Children and Families

DRI Funding Requested
$450,000

Project Readiness
Upon agreement with property owner, project could be initiated within 12-24 months.
274 Fulton Street is another site advantageously located on the continuous strip of retail on Fulton Street that captures traffic flow from NY State Route 24 and has great visibility. The single story structure currently on the site offers transparency on Fulton Street and has a large floor plate which is ideal for hosting events/weddings and also as a job training/education center for the community. This location is an example of a site primed for adaptive reuse and can be catalytic in making the Village more attractive to investors, including Federal Opportunity Zone investors.

The unit mix includes 39 studios, 106 one-bedroom, and 28 two-bedroom residential units. Of the residential units, 156 will be leased at market rates while 17 will be available to residents earning 80% to 130% of the Nassau County Area Median Income. The proposed development will be walking distance from local transit offerings like the Hempstead and Country Life Press LIRR Station and numerous large employers.

Project Focus Area
Arts/Entertainment/Education

Total Project Cost
$2 Million

Desired Development Goals
• Retail, Dining & Entertainment
• Public/Private Investment
• Attract Investment
• Workforce Development

DRI Funding Requested
$300,000

Project Readiness
Shovel ready in 18-24 months.
The former Woolworth Building is identified in the Brownfield Opportunity Area (BOA) Study as a strategic development site. It is considered a priority redevelopment opportunity in the Village and lies just adjacent to the TOD catchment by the Transit Center where there are already TOD developments moving forward. The L shaped Woolworth site fronts both Main and Fulton Streets and can strengthen the mixed-use character of downtown Hempstead by offering opportunities for expanded local retail, dining, cultural, or education for the local community.

The site currently has two floors of built structure with generous ceiling heights and can quite easily be repurposed and reused. Currently, this building is controlled by Nassau County as idled by delinquent tax payments by the previous owner. There is, however an agreement to turn the property over to the Village of Hempstead upon expiration of the statutory limit for which the County must maintain its control. The Village has conceptual plans and investments in place for when it eventually assumes ownership. It is anticipated that redevelopment of the Woolworth Building will signal change and excitement in the community and act as a catalyst for additional investment in the Main Street corridor.

In order to advance strategic investment of this site, a Branding & Marketing project is proposed.

### Project Focus Area
Economic and Community Development

### Total Project Cost
$300,000 Initial Branding & Marketing

### Desired Development Goals
- Mixed-use and adaptive reuse
- Social Infrastructure
- Arts & Entertainment
- Social Infrastructure
- Attract Additional Investment
- Transit Oriented Development
- Medical/Healthcare Cluster
- Public/Private Partnerships

### DRI Funding Requested
$100,000

### Project Readiness
Redevelopment can commence upon Village assuming ownership in 24-36 months.
MIXED-USE INFILL AREA WITH COMMUNITY RECREATION CENTER

Fulton Avenue/ Hempstead Turnpike is a highly trafficked downtown artery, but west of the Post Office at North Franklin Street and west of Chuckie Cheese, on the south side of this corridor, the plaza containing retail uses like Home Depot represents inefficient and underutilized land uses. There can be walkable-scale infill to remediate extensive open frontage and surface parking that detracts from sense of place and doesn’t generate sufficient property tax revenues.

Thus, the whole superblock interior to Fulton and Cathedral Avenues and North Franklin and Front Streets is targeted for infill. The notion is to apply DRI funds to transform the perimeter and interior public streetscapes and partly defray construction costs for a publicly controlled community center that will be used to foster arts and civic vitality, support after school learning and activities, as well as for events, family activities and entertainment. During the development of the DRI outreach, as well as part of the development of the BOA Nomination Study, the community expressed interest in achieving community recreation space and community meeting spaces. The goal of this project is to meet multi-generation age needs within Hempstead. This project advances the DRI goal to develop community space Downtown, with an objective to collaborate with a developer on construction costs, with this facility integrated into the broader development, and a public-private partnership structured whereby this community amenity is operated and maintained by the owner as part of overall site continuity.

Project Focus Area
New Mixed-Development and Community Space

Total Project Cost
$3 Million Community Center
$40 Million Building Property Improvements

Desired Development Goals
- Indoor community civic, arts & recreation space
- Mixed-use
- Infill
- Sense of place/design enhancements
- Public/private partnership and investment
- Housing options
- Social Diversity, Millennial Engagement

DRI Funding Requested
$550,000
SPECIALIZED RETAIL SUPPORT & MEDICAL HUB (INNOVATION DISTRICT)

The BOA identifies opportunities to cultivate light industry and medical sector functions plus link the industrial corridor and emerging enterprises in the area along the southwest side of Peninsula Boulevard with the Downtown core. This market, linked with Hofstra Medical School and the nearby medical facilities at NYU Winthrop Hospital, Mercy Hospital, Hempstead General, and Sloan Kettering Hospital provides an opportunity to create and expand a medical HUB in the new Innovation District at the southeastern corner of the DRI. The enclosed economic market analysis prepared by 4Ward Planning identifies this market as a key opportunity within the study area, and an educational link with Hofstra Medical School will provide opportunities in Downtown Hempstead.

This allocation will provide undertaking the preliminary catalyzing actions that will foster a suitable technology incubator, help generate new light and high-tech manufacturing spaces, industrial activity, and entrepreneurship, plus aid the physical accessibility and appropriate light industrial character for the highway frontage. This business and technology incubator could be targeted for the northeast part of this area and used to house an aligned academic partnership and technological extension agency. There is a need for infrastructure assessments and identification of the specific ways to advance property investment and reassembly as well as align partnerships and resource commitments. This action should generate $5 million in property and infrastructure investment and external State and Federal funds within the next five years. Led by the CDA this will be a partnership based initiative and will generate $10 Million of property and infrastructure investment plus addition undefined external in-kind investment through the involvement of institutions like Hofstra.

**Project Focus Area**
Medical Hub/Offices and Specialty Retail

**Total Project Cost**
$5 Million

**Desired Development Goals**
- Medical Office
- High-tech & Light Manufacturing Jobs
- Education
- Workforce Development Training
- Specialty Retail
- Public/private partnership and investment

**DRI Funding Requested**
- $600,000 Link with Hofstra Medical School
- $250,000 for Innovation Zone Investments
RESIDENTIAL & NEIGHBORHOOD ENHANCEMENTS

The vitality of the Downtown Hempstead Reimagined lives with its residents. Hempstead recognizes the housing and economic aspirations of individuals and families. The proposed residential and neighborhood enhancements is intended to foster and maintain vibrant, equitable, and sustainable neighborhoods. Loan/Grant funding will provide financial literacy and long-term financial coaching sessions for low- to moderate-income families, assist with homeownership assistance, provide foreclosure intervention support and counseling for first-time homebuyers. Additional physical improvements to neighborhoods to improve connections and quality of life for residents.

While 45 percent of the housing in the Village of Hempstead is characteristic of traditional single-family homes, the Village’s housing stock is more varied in terms of building type and age compared to the Primary Market Area and the Town. For example, 27 percent of the Village’s housing stock is characteristic of high-density multifamily units (50 or more units), compared to just six percent in the County.

Research suggests that, increasingly, younger home buyers seek housing options offering a walkable lifestyle not often found in markets dominated by single-family detached homes. The Village’s diversity of housing stock is likely more attractive to younger households looking for more walkable neighborhoods.

In addition, the median home value in the Village of Hempstead ($321,100) was relatively affordable, compared to that within the County, overall ($493,500). Compared to the County, the Village has higher shares of housing units valued under $300,000, suggesting that the Village has housing that is likely affordable to lower income households.

In contrast to the larger region, the majority of occupied housing units in Hempstead Village (58 percent) are renter-occupied, a share which is markedly higher than that found in the larger PMA (28 percent). A healthy housing market is one that has a sufficient supply of units to satisfy the needs of households looking to own and rent.

Project Focus Area
Housing Options & Community Development

Total Project Cost
$2 Million

Desired Development Goals
• Homeownership Assistance
• Home Improvement Assistance
• Neighborhood and Downtown Beautification
• Foster Pride and Identity

DRI Funding Requested
$300,000

Project Readiness
Ready to be executed within 6-12 months.
ART & CULTURAL ENHANCEMENTS

Downtown Hempstead cannot be fully reimagined without consideration of our community’s wealth of diversity and culture. A driving force in successfully redeveloping any downtown district is to provide a platform for the community to express itself and showcase its pride through artistic means. As part of the DRI program and developed via the Strategic Investment Planning Process the Village identify places and spaces to encourage respectful and appropriate expressions of creativity and identity. This may include street art and festivals, murals and streetscapes, arts and music venues, and ethnic retail and dining. Place making with public art and cultural enhancements in downtown Hempstead would stimulate cultural interaction, education and economic development, and foster community pride and better quality of life.

**Project Focus Area**
Community Development

**Total Project Cost**
$1,500,000

**Desired Development Goals**
- Encourage Creativity and Expression
- Economic Development
- Downtown Beautification
- Attract Visitors and Investment
- Foster Pride and Identity
- Showcase Diversity and Culture

**DRI Funding Requested**
$400,000

**Project Readiness**
Some aspects of this project can be planned and executed within 6-12 months.
FULTON AVENUE PEDESTRIAN SAFETY / TRAFFIC CALMING IMPROVEMENTS

Fulton Avenue (aka Hempstead Turnpike/ NY State Rte. #24) is a major east-west arterial bisecting the Downtown and it is a gateway for the whole Downtown as well as Main Street. Tri-State Transportation Campaign, using 2011-2013 statistics, identifies this street as the most dangerous location in all of Nassau County. Some 11 out of 90 crash fatalities (12%) in the whole County during this 3-year period occurred on this single roadway.

Since the Turnpike is a vital artery linking with Hofstra University, which is further east along this corridor, and it connects with key north-south arteries like North Franklin Street and Washington Street (the latter just east of Downtown and used to connect Downtown and the region with Hempstead’s the transit stations), for this DRI, the proposed construction of pedestrian safety (walking and bicycling) enhancements and access management improvements will complete and calm this street and better integrate it into Downtown. Parallel with this DRI project, the County is preparing a $25 Million Bus Rapid Transit (BRT) project in a portion of this corridor. The BRT focus is to establish an Initial Operating Segment that will connect the Village of Hempstead with Roosevelt Field, and also serve Hofstra University in the first phase.

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**Project Focus Area**
Public Improvement Project

**Total Project Cost**
$3,000,000

**Desired Development Goals**
- Public safety
- Transportation choice
- Equitable transportation investment & environmental justice
- Traffic calming / complete streets
- Urban character enhancement
- Establishment of infrastructure for growth

**DRI Funding Requested**
$750,000

**Project Readiness**
The food and beverage industry is a key part of this community’s economic base with 36% of all retail businesses characteristic of restaurant/ eating establishments. This sector is slightly larger here as a share of all business enterprises compared with the rates in the PMA and County, plus it is a source of local specialization since there are so many culturally unique ethnic restaurants. Yet, according to the market analysis performed for this DRI, Downtown is experiencing “leakage” of specialty food sales. Furthermore, regionwide, and especially in this hard-hit downtown, the dining sector is reeling from the effects of Covid 19. Since eating and drinking establishments are often very small, entrepreneurial local “mom and pop” establishments and a source of community wealth building, this project invests in small restaurants to help sustain them and promote innovation and strengthening of this aspect of streetscape retailing all throughout Downtown. Two recent studies by the Long Island Regional Planning Council underscore the importance of food and beverage trades to downtowns – and they emphasize the numerous challenges such businesses must overcome. Local businesses and start-ups accessing these funds will be able to establish and expand critical business functions like involving computer information technology, and this effort can underwrite key business diversification actions like gearing-up for take-out, or fitting out kitchens, dining rooms, outdoor dining, and even take on new staffing. Overall, these actions will help ensure these types of businesses can grow and expand which will help keep storefronts occupied and open. This action aligns with similar economic stabilization efforts of Nassau County.
COMPLETE & GREEN STREET CORRIDOR

Streets are the most extensive physical asset the Village administration owns and part of what makes Downtown so great is its highly versatile grid, but there is need to fully activate Downtown street infrastructure so it is more complete and supports transport choice and long-term environmental sustainability and climate resiliency, and the generation of higher street-level retail activity.

DRI funds will transform Main Street’s core to be more people-friendly, at the same time they enhance stormwater management and urban air quality. The street reconfiguration constructed will focus on the section of Main between Center Street and Kellum Place and will provide pedestrian safety enhancements, like curb extensions, upgraded traffic controls, and bike lanes. There will also be additions of street trees, upgraded lighting, and green stormwater infrastructure, plus some adjunct parklets and additions of adjacent spaces for outdoor arts/civic gatherings and pop-ups.

The investment reinforces Main Street as the heart of Downtown. The green stormwater infrastructure add-ons, like rain gardens, tree pits, and bio-retention basins will attenuate runoff and keep it out of sanitary sewers, and will attenuate potential street flooding during high rainfall events like were recently experienced with Hurricanes IDA and Henri. The Village is routinely replacing catch basins, so this investment adds beneficial green stormwater infrastructure extensions. Moreover, coordinated investments in sewer/water/storm-sewer systems all at the same time presents an efficient approach to fixing and enhancing infrastructure. The improved streetscape character will aid livability and the Police Department will be engaged so they support final fit-outs because they contribute to crime prevention through environmental design. This way streetscape revitalization will drawing private investment, sustaining businesses, and incubate new vitality and make community spaces more inviting.

<table>
<thead>
<tr>
<th>Project Focus Area</th>
<th>Public Improvements Project</th>
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<tbody>
<tr>
<td>Total Project Cost</td>
<td>$7,500,000</td>
</tr>
<tr>
<td>Desired Development Goals</td>
<td></td>
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<tr>
<td>Complete streets and transport choice</td>
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<tr>
<td>Climate adaptation and resiliency</td>
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<td>Public safety</td>
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<td>Smart Growth and efficient capital improvements</td>
<td></td>
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<tr>
<td>Enhanced character and livability</td>
<td></td>
</tr>
<tr>
<td>DRI Funding Requested</td>
<td>$800,000</td>
</tr>
<tr>
<td>Project Readiness</td>
<td>Shovel ready in 18 months</td>
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</tbody>
</table>
PUBLIC SAFETY ENHANCEMENTS & SIGNAGE

Any urban downtown revitalization efforts must consider the role of public safety in planning activities. Investments in redevelopment of an urban core will not be fully realized if residents and visitors do not feel safe. To this end, the Village of Hempstead has been aggressively reevaluating their policing strategies over the last several years and have proactively pursued a number of grants to assist in building up capabilities and community policing strategies. As a component of the DRI public outreach activities, the Hempstead Police Department was an enthusiastic participant and offered a number of valuable insights towards incorporating public safety enhancements into the overall vision for Downtown Hempstead Reimagined. Establishing public safety in a community does not have to be something that happens at arm’s length from community development efforts. Across the country, local organizations are working with police to incorporate public safety into the mix of issues addressed in a comprehensive community development initiative. Local officers are in neighborhoods every day, talking to people and observing where crimes do and don’t happen, and that gives them keen instincts about what makes neighborhoods healthy and strong.

Some public safety enhancements considered for incorporation into thoughtful redevelopment proposals include adequate lighting features and strategically placed surveillance camera systems, fixed license plate readers (LPR’s) installed at various intersections, publicly accessible emergency call boxes, and preventative measures to protect critical infrastructure. Adequate and highly visible signage and wayfinding features can also have a positive impact on public safety. There are also policy related considerations such as innovative community policing programs, diversion programs, interactive youth programming, community engagement events, and strategic patrolling in “hot spot” areas designed around thorough data collection and analysis.

Project Focus Area
Community Development

Total Project Cost
$2 Million

Desired Development Goals
• Safer Community
• Attract Investment
• Social Infrastructure
• Community-Based Policing
• Public Engagement
• Integrated Wayfinding
• Protection of Lives and Assets

DRI Funding Requested
$250,000

Project Readiness
Features and strategies can be implemented within 3-12 months and as needed going forward.
EV CHARGING STATIONS

As part of Downtown Hempstead Reimagined, the Mayor initiated planning to generate recommendations for establishing the first publicly available Electric Vehicle (EV) charging infrastructure Downtown. EVs are becoming more popular as they offer economic and energy benefits to communities of any scale since they hold potential to reduce air pollution and address climate change impacts from oil use in the transport sector, while lowering transportation fuel and vehicle maintenance costs. The LIRR station and Rosa Parks Bus terminal present ideal locations for siting EV charging stations. When strategically located near the Transit Center, the use of this technology will encourage a high rate of turnover in vehicles parking close to the station in conjunction with station drop-off and pick-ups. This could help transform Hempstead to be a destination for travelers to the downtown, resulting in additional spending/economic activity for growing businesses and new restaurants proposed as part of the DRI in close proximity to the fast charging stations. A consistent network of EV charging stations will provide a readily accessible supply and support for growth in EV markets. In order to take proactive steps to encourage EV infrastructure development and use of EVs Downtown, the Mayor requested the DPW explore the feasibility of adding five (5) EV parking stalls and appurtenant charging equipment at Village Hall or on adjacent streets. This will establish prototypes and create momentum for additional infrastructure. The Village will also encourage EV infrastructure as part of site and area development during revitalization.

**Project Focus Area**
Clean Energy

**Total Project Cost**
$125,000

**Desired Development Goals**
- Sustainability and Smart Growth
- Transit Oriented Development
- Climate Smart Practices
- Attraction to Downtown
- Energy Efficiency
- GHG Reduction

**DRI Funding Requested**
N/A

**Project Readiness**
Installed and operational in 12-18 months.
WATER AND SEWER INFRASTRUCTURE IMPROVEMENTS

Over the course of the past several years, and especially during the BOA review process and public workshops, it has become increasingly apparent that the existing water and wastewater infrastructure servicing the Village of Hempstead is in a critical state of deterioration. The existing system is simply unable to accommodate additional growth and must be repaired/replaced inevitably. Recognizing the severity of this issue and the barrier it poses to economic and community development investment, the Village has retained an engineering firm to thoroughly investigate the current condition of the utilities Village-wide and produce a comprehensive report including construction alternatives and cost estimates. Between 2017 and 2021, the engineering firm analyzed the conditions of the water/wastewater system and subsequently produced three (3) separate comprehensive reports to help guide Village officials in determining how to best approach and invest in system improvements. The reports include a Water Evaluation, Sewer Evaluation, and a Hydraulic Water/Sewer Flow Study.

Combined, the Village has invested nearly $450,000.00 from multiple sources to render these reports which will ultimately well-position Hempstead to pursue grant opportunities and alternative funding towards initiating these much-needed improvements. This is particularly important as there are 2-3 existing transformative projects already queued up for development in downtown Hempstead that will need the improved infrastructure in place before commencing construction.

A long-term, phased approach to utility improvements has been developed focusing first on the most vulnerable portions of the system and secondly on sections that can immediately catalyze economic development. The latter applies to projects such as Carman Place and Estella Apartments, both of which are projects that have pledges private investment in improving the utility systems as part of their plans of finance.
8. ADMINISTRATIVE CAPACITY

DESCRIBE THE LOCAL ADMINISTRATIVE CAPACITY TO MANAGE THIS PLANNING AND IMPLEMENTATION INITIATIVE, INCLUDING THE ABILITY TO OVERSEE CONTRACTS FOR AWARDED MUNICIPAL PROJECTS USING EXISTING STAFF AND RESOURCES.

EXPERIENCED TEAM

The Village has a strong administrative team and direct support staff with extensive backgrounds in overseeing state and federal funding, along with relevant private sector experience in financing and affordable housing development. Specifically, Deputy Mayor, Jeff Daniels, and Community Development Commissioner, Charlene Thompson, Esq., will be DRI Co-leads, directly supported by Mayor Waylyn Hobbs, Jr. Assisting Ms. Thompson and Mr. Daniels will be an array of key Village Staff, including the DPW Director, Village Attorney and Village Purchasing Agent, all bringing decades of private and direct public sector experience on local, state, and federally funded revitalization initiatives. This team has been instrumental in the DRI submission.

PROVEN CAPACITY

For this DRI, the Village of Hempstead will utilize its experienced Village of Community Development Agency (CDA). The CDA will be charged with overseeing grant administration and the CDA will be the lead administrative contact for this revitalization initiative. The CDA, led by Charlene Thompson, Esq., is responsible for and highly experienced in implementing comprehensive local programs that pertain to residential and commercial rehabilitation and routinely aids redevelopment by other public service organizations in their work to eliminate blight, create equal opportunities, stimulate targeted investment, and improve the living situations of low- and moderate-income persons. CDA's strong capacity, consistency and reliability, will not only contribute to initial DRI implementation success, it will also contribute to sustained progress and continued improvements.

RESUME OF EXPERIENCE

The Village has compiled a robust record of ‘economic development’ and Village enhancement accomplishments through visionary long-term planning and successful management of grant funding. This past performance proves the Village’s ability to balance planning, funding, administration, and execution of multiple large and incremental development projects. Key highlights include, but are not limited to the following:

- Over the past 10 years, the Village of Hempstead and the CDA has received and successfully managed over $8 Million in Consolidated Funding Award grants for infrastructure upgrades, all key to the continued enhancement of Hempstead’s Downtown.
- Through the CDBG program, over $4 million in funding has recently been awarded and successfully managed by the Village and the CDA for a variety of housing, main street beautification, pedestrian access and Safe Routes to School projects.
- The Village is currently administering over $8 Million of their first installment of American Recovery Plan Act (ARPA) Funds (a total of almost $17 Million awarded), targeted for additional infrastructure upgrades that will be occurring in tandem with and in direct support of proposed DRI projects.
The Village has invested several years of time and funds laying the foundation for this plan to be successful. To get here, the Village assembled a team with a proven track record for responsible grant administration and project implementation and established effective partnerships and nurtured relationships with key stakeholders through these projects. With the core Village Team, partners and stakeholders all at the table, combined with decades of experience, Downtown Hempstead has the necessary administrative capacity to successfully implement these DRI projects in a financially-responsible and efficient manner.

STRATEGIC DRI INVESTMENT PLAN STEERING COMMITTEE

The Village of Hempstead engaged a diverse steering committee as part of the Brownfield Opportunity Area (BOA) process and the Village looks to even further engage local and regional leaders, stakeholder and community representatives. The Village has already initiated the engagement of many of these groups including:

- Local and regional government officials;
- Neighborhood associations, homeowners, and renters;
- Property owners, local developers, and real estate agents;
- Chambers of commerce, local business associations, and business owners;
- Community foundations and community loan funds;
- Local development corporations, housing corporations, industrial development agencies, and business improvement districts;
- Cultural institutions, such as museums, historic sites, and theaters;
- Educational institutions, including administrative and student leadership of area schools and universities;
- Local non-profit and advocacy organizations, such as environmental organizations and park conservancies; and
- Social and public service organizations, such as local police and health care providers, and faith-based organizations.

LEADERSHIP & COORDINATION

The Mayor and Trustees are working in lockstep with each other in order to achieve strategic growth that can buoy the local economy and help improve the living and working situations for thousands of residents and many people in the surrounding area. Led by the mayor, these elected leaders routinely coordinate Village public affairs with the County Executive and County elected representatives and State and Federal counterparts. While this intergovernmental cooperation is exemplary, there is also excellent cooperation between the public and private and non-profit sectors which is being used to help ensure that the community understands and gets behind key Downtown priorities and so there is a beneficial alignment of resources. Moreover, the Village has four nearby colleges, so there are efforts to exploit academic resources and applied learning environments as a means to help bolster and support the selected downtown development strategies.

Deputy Mayor Jeff Daniels is currently appointed by the Village Board as the DRI Project Manager. The Deputy Mayor is supported by a highly professional administrative staff, including the Commis-
sioner of the Community Development Agency who is a main administrative agent for implementing this DRI. Both officials are well versed in Village policy and public affairs.

**SUPPORT & CAPACITY OF PROJECT PARTNERS:**

**VILLAGE OF HEMPSTEAD COMMUNITY DEVELOPMENT AGENCY (CDA)**

Established in 1964, the Incorporated Village of Hempstead Community Development Agency (CDA) is a public benefit corporation. Primarily, the CDA is responsible for implementing programs that pertain to residential and commercial rehabilitation in the Village. The CDA aims to spur economic growth through redevelopment, provide any necessary assistance to public service organizations, eliminate blight and the appearance of disinvestment, and offer better opportunity for low and moderate income residents. Their mission is: “To plan, execute, and effectuate projects, programs and policies which address community revitalization; prevent and/or arrest conditions that create blight and deterioration; develop a viable community; create opportunities for economic development, affordable housing and a better quality of life for the residents of the Incorporated Village of Hempstead.”

In fostering neighborhood stabilization and long-term affordable housing, the CDA has facilitated several highly impactful housing initiatives. These include Foreclosure Intervention, a Down Payment Assistance Program, and Acquisition and Development of Affordable Housing and Residential Rehabilitation.

In terms of economic growth, the CDA prioritizes business development and workforce initiatives for job creation and opportunity in the Town and Village. CDA launched a comprehensive program to identify and help local businesses operate as Majority Women Business Enterprises and Disadvantaged Business Enterprises. The CDA also actively led completion of 2020 BOA plan and in prior years has supported implementation of the downtown overlay zoning and furthering the placemaking within its four subdistricts that were established to spur revitalization.

The Community Development Agency has been instrumental in the 2021 DRI Application process. Specifically, Charlene Thompson, Esq., Commissioner, has facilitated DRI public engagement and will be the DRI co-project manager and the primary administrative contact. Ms. Thompson has over 20 years of experience in the realm of community and regional planning, grant administration, workforce development and business enterprise. Ms. Thompson has expertise and detailed knowledge of this community and will activate the Agency’s mission strongly which coincides with the goals and objectives of the DRI.

**NASSAU COUNTY**

Nassau County is a strategic partner in nearly all downtown revitalization projects that commence within the County’s borders. Over the last several years the County Planning Department has worked alongside many of its local municipalities to develop Vision Plans for their respective downtown districts, including the Village of Hempstead in 2008. Nassau County’s downtowns are centers of commerce and excitement, near Long Island Railroad stations and good transportation, and are walkable communities. The County recognizes that downtowns are catalytic places where
the tax base can be expanded, people get out of their cars, employment opportunities can exist, and highly accessible housing options can be developed. Nassau County Executive Laura Curran has conveyed her excitement for the Village of Hempstead’s opportunity to realize transformative redevelopment of its downtown and has provided documentation of her support for the Village’s Downtown Revitalization Initiative application. This is especially true as the Village of Hempstead is the County seat and represents a vital and strategic hub for the entire region.

The Nassau County Planning Department will play a key role in development of the DRI strategic planning process and has provided support and aid in development of this DRI application. The Village and County share a likeminded vision for Downtown Hempstead as a critical hub and connector to myriad of community services. From complete street improvements and housing development to employment and entertainment opportunities, Downtown Hempstead is ripe for major transformation and investment leading to marked catalytic advancement for the entire region. The Nassau County Planning Department has a long-standing reputation for working side by side with its Cities, Towns and Villages in successfully facilitating large scale redevelopment projects and assisting with administrative aspects thereof.

**LONG ISLAND COMMUNITY FOUNDATION**

Founded in 1978, The Long Island Community Foundation (LICF) provides grants and administrative support to Long Island non-profits with a goal of building better communities within their service area. The LICF works to improve the quality of life for all Long Islanders by connecting past, present, and future generations with nonprofits working in the area to make healthy, equitable and thriving communities. A public charity, the LICF is a grantmaking foundation dedicated to improving the lives of residents of Long Island. LICF brings together individuals, families, foundations, and businesses to build a better community and support nonprofits that make a difference. LICF applies knowledge, creativity, and resources to the most challenging issues in an effort to ensure meaningful opportunities and a better quality of life for all Long Islanders.

For more than four decades, the LICF has helped generous residents endow charitable funds to support the causes they care about and discover the most effective way to give back to the community. Projects funded by the LICF include environmental issues, advocacy and social justice, youth development, revitalization, arts, senior services, and education. The LICF has been identified as an important Downtown Hempstead Reimagined DRI project partner and will support and advocate for this critical and transformative endeavor. As evidence of its desire to invest in the Village, the LICF awarded a grant to Vision Long Island in 2019 to promote advocacy and coalition-building to support transit-oriented development (TOD) in several communities including Hempstead.

**HOFSTRA UNIVERSITY & CENTER FOR SUBURBAN STUDIES**

Among the distinguishing features leading to a sense of place and identity for the Village of Hempstead is the presence of several nearby, renowned, higher education institutions, not least of which is Hofstra University. For many years the university has been a key player and community development partner in projects throughout the Village and Town of Hempstead and surrounding localities. In addition, each year, the school and its Alumni Association holds a “Hempstead for Hofstra/Hofstra for Hempstead” Scholarship Fundraiser. For nearly 50 years, this event has raised funds to offer scholarships to deserving students from Hempstead High School to attend Hofstra University. This
program strengthens the bond between the Village and University with the annual presentation of the prestigious Unispan Award. The award is presented to individuals whose professional or personal lives have enriched the Hempstead community.

Hofstra University is also home to the National Center for Suburban Studies. Another strategic partner in this downtown revitalization initiative, the center is a non-partisan research institution dedicated to promoting the study of suburbia’s problems, as well as its promise. Rooted in the laboratory of Long Island’s diverse and aging suburbs, the National Center researches a broad range of issues at local, national, and international scales. The suburbs have emerged at the nexus of dynamic demographic, social, economic, and environmental change in New York and throughout the world. The Center seeks to understand the suburbs via academically rigorous research that encompasses the natural and social sciences and the humanities. The mission of the center is to identify, analyze, and solve the problems of suburbia, especially in areas of sustainability, social equity, and economic development.

**NASSAU COUNTY COMMUNITY COLLEGE**

NCCC is just by the northeast edge of the Village, only a short distance from Downtown, and is an engine of prosperity. Many people in the community who are students of higher education attend here. Besides its general degree offerings, NCCC also has workforce and early learning programming that can be applied to the benefit of the community and so that NCCC can aid purpose driven training and cultivate interest in life-long learning. NCCC can also aid holistic learning and through partnership with local secondary schools, students can gain motivation to learn, receive relevant and practical training, and connections can be forged between private businesses, academic institutions, and workforce development entities. Overall, NCCC is a key collaborator since so many current and future residents stand to benefit from its offerings and since NCCC is trusted and is perceived as an extension of this community. Moreover, as an arm of the County, NCCC can bring resources to bear to help address community priorities and needs, such as by helping achieve a well-trained workforce and by prototyping applied learning and immersing students and faculty in in the mechanisms of the community and involving them in addressing various community development objectives.

**ADELPHI UNIVERSITY**

This regionally and nationally leading academic institution is ready to nurture dedicated partnerships which can help build a supportive web of community development actors working together from within their own niches, but in a way that will foster community wellness and evoke strength and resiliency within the non-profit and civic sectors, so there is a sustainable foundation established upon which to beneficially grow the community, its economy and the social sphere. The University’s College of Education and Health Sciences, the School of Social Work, and the Center for Nonprofit Leadership are some of the parties at Adelphi that have expressed interest in directly aiding implementation of this DRI. Since this DRI seeks to advance overall quality of life in and around Downtown, Adelphi’s faculty, students and staff can help form and implement strategies for transit-oriented childcare, workforce training, and a model medical health care cluster and/or an immersive civic space and laboratory which can provide a physical space where community and academic partnership will develop and flourish Downtown. The expertise centered at Hofstra
can also aid early learning and childhood and family wellness and aid growth and versatility in the non-profit sector.

**MOLLOY COLLEGE**

Located within the Rockville Centre and just south of the Village of Hempstead, Molloy College is another local institution committed to growth and improvement. The school is an independent, Catholic college rooted in the Dominican tradition of study, spirituality, service and community. Its history and mission embody the rich culture of the Village and promotes a lifelong search for truth and the development of ethical leadership. The college offers a private education at an affordable cost to provide all individuals with a quality education. Molloy College was ranked as one of the Nation’s top-three value colleges for the consecutive second year by Money Magazine, and is ranked highest among all Long Island institutions. Additionally, the institution was by U.S. News and World Report as one of the top colleges in the Northeast. Molloy is involved with volunteer efforts at more than 40 agencies and academic services, which reveals their commitment to bettering the community far beyond the classroom. The college has employed community-focused programs to address the region’s pressing challenges in effort to transform lives through education including Lifelong Learning, Interfaith Dialogue, the Energeia Partnership, the Sustainability Institute, and the Community Care Mobile Clinic. Partnership with Molloy College would be beneficial to the overall revitalization process as they offer classes for adult learners, celebrate and embrace diversity, work with non-profits to address issues of racism and poverty, provide medical services to underserved communities, and promotes green living/sustainability.

**CONTINUING STAKEHOLDER AND INSTITUTIONAL ENGAGEMENT**

A large set of workforce development entities, community-based organizations, non-profits and foundations are based in and around Downtown Hempstead and represent a range of local and regional interests and provide a variety of services to local residents and businesses. The BOA documents over 30 collaboration partners and it documents extensive engagement of parties like these in order to leverage mutual goals, like are epitomized in the BOA and within this DRI, and to help ensure that the efforts undertaken by all parties is maximized to the greatest extent possible. This DRI continues the tradition of comprehensively involving the whole community in advancing the beneficial transformation of Downtown Hempstead.

**OTHER NOTABLE COLLABORATORS**

There is excellent regional planning on Long Island which supports and aligns with this specific DRI. The Long Island Regional Planning Council (LIRPC) is established to build productive linkages between communities, assist issues that are best handled on a broad geographic scale, and foster regional comprehensive planning. LIRPC efforts touch on economic development, energy and environment, and equity and housing, just to name some dimensions of their work.

As Village leaders work to build capacity of volunteers and sustainability restructure land use and productively invest in the community’s Downtown economy in a post-Covid world, cultivate small businesses and workforce development, and generally establish and reinforce Downtown Hempstead’s niche, the LIRPC can provide valuable resources and in-kind support that can be used to help stabilize the Downtown business environment and support Downtown recovery and quality growth. For instance, earlier this year LIRPC studied Long Island downtowns and made recom-
mendations for interventions that can ensure their economies bridge the pandemic and thrive in the future. Local leaders can make sure to understand forces impacting all downtowns and what the future is likely to bring here, so that a clear consensus can be forged on beneficial potential actions to take and flexibly prepare for and respond to the future. This can also help build a strong awareness among stakeholders and the public about how failure to act can generate undesirable consequences.

During the roundtables conducted to formulate this DRI application, partners from the business, educational, workforce, civic and public sectors discussed particular needs for Downtown Hempstead. They often made note issues facing many downtowns and ways problems are being addressed at the regional level. They highlighted opportunities as well as particular programs and projects that are designed to help remediate problems. They also noted qualitative and quantitative metrics that can be tracked to aid understanding about Downtown Hempstead’s economy and its responsiveness to strategic actions. For the Village, collaboration with LIRPC and other regional actors can help define the extent development is inclusive and does not contribute to displacement of current residents, which is a major concern. Likewise, it can help pinpoint how the Village can appropriately intersect with larger initiatives to benefit the community and so that limited resources available to the Village are put to work wisely.
9. OTHER

1. PROVIDE ANY OTHER INFORMATION THAT INFORMS THE NOMINATION OF THIS DOWNTOWN FOR A DRI AWARD.

The following are some key considerations regarding why this community, this downtown, and this DRI Application are particularly worthy of winning this nomination.

GROWTH IN HEMPSTEAD IS SMART & SUSTAINABLE

The extent of public engagement and level of interest in revitalizing Downtown Hempstead’s economy is incredibly high. Village elected leaders are committed to having the community participate in future development decisions. Moreover, this DRI will use and reinforce existing physical infrastructure and it will strengthen and direct development to and within an existing community. Considering the way the Village’s economy has languished and the high rates of disadvantaged persons living here and who are reliant on this Downtown, it seems notable that in recent years the community has received limited external funds and it has not benefited from the high levels of economic growth experienced in so many nearby parts of Long Island prior to the onset of Covid-19. Yet, the new growth being planned here is a model for other places since the new building will be compact, contain mixed uses, and occur where there are many transportation choices.

AIDING GROWTH IN DOWNTOWN HEMPSTEAD WILL HELP TACKLE CLIMATE CHANGE & SUPPORT COMMUNITY RESILIENCY

Unlike many Long Island downtowns, our Central Business District is not located in a place that it is highly and immediately vulnerable to coastal hazards and sea level rise. Furthermore, there are not designated floodplains here. For these reasons, this already built-up Downtown is a highly suitable place to direct new growth and to reinforce existing infrastructure. Investing in our existing infrastructure will fix existing systems first, while ensuring these are hardened and equipped to withstand climate change and so they can both accommodate current land use and support an existing community as well as future growth.

READINESS TO PROCEED

Earlier this year the Village made a commitment to advancing master plans for the comprehensive redevelopment of its sewer and water systems. Moreover, in conjunction with the first phase, the Trustees have funded engineering design in order to rapidly advance the initial water and sewer capital improvements in the core of the community and at the water treatment headworks. Poor infrastructure conditions and constraints have to this point severely curtailed growth, but this Village administration is prepared to invest in the community’s water and sewer system. The decision is to start in the heart of the community downtown. The Mayor has pledged matching funds for sewer and water improvements and the administration is actively pursuing external support, like this DRI, so whole networks can be rapidly restored, planned growth can proceed, and so that there is leveraging that can equitably finance the needed modernization of systems that have been neglected and experienced disinvestment.
DOWNTOWN HEMPSTEAD REIMAGINED SMALL BUSINESS GRANT/LOAN FUND

As previously mentioned, there is much excitement from national and international developers and investors in the Transit Oriented Development opportunities to provide transformative change throughout the downtown and region. This DRI presents a set of key potential building projects that are considered crucial to advance as they represent major new infill and mixed use development with key opportunities for first floor commercial space for new and/or relocated businesses within walking distance of the busiest LIRR station on Long Island.

However, COVID-19 was especially devastating to small businesses in densely populated low- and middle-income communities throughout Nassau County and the metropolitan area. Redevelopment projects were stalled and funding for new or expanding ventures dried up. However, a coordinated local focus on entrepreneurship from the Village Board, the Community Development Agency, the Long Island African American Chamber of Commerce, Long Island Hispanic Chamber of Commerce, the Community Development Corporation of Long Island, and Ignite Long Island has uncovered a direct need for public investment in the form of a grant/loan fund to support local businesses locate and grow within the new developments in downtown.

Far too long local businesses have been shut out of the progress due to high rents or unattainable financing, while national chains have swooped in and prospered. To combat this, and to ensure that local business ventures have an opportunity to locate in the new Reimagined Hempstead, the DRI application proposed to create a business revolving loan fund in the amount of $600,000 to collateralize or springboard further investments in the new developments or the rehabilitated properties within the DRI boundaries. The CDA is highly experienced in grants disbursement, revolving loan programs and grants management and will be asked to develop and lead a program targeted at assisting local businesses grow and prosper with the assistance and economic stimulation provided by leveraging DRI funds with local lenders.
ADDENDUM: OPPORTUNITIES FOR ELECTRIC VEHICLE CHARGING STATIONS

DOWNTOWN EV CHARGING STATION PLAN
As part of Downtown Hempstead Reimagined, the Mayor initiated planning to generate recommendations for establishing the first publicly available Electric Vehicle (EV) charging infrastructure Downtown. EVs are becoming more popular as they offer economic and energy benefits to communities of any scale since they hold potential to reduce air pollution and address climate change impacts from oil use in the transport sector, while lowering transportation fuel and vehicle maintenance costs. Moreover, this type action aligns with the Village’s recent registration as a NYS DEC Climate Smart Community and its commitment to sustainable development.