



Downtown Revitalization Initiative

APPLICATION

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at www.ny.gov/dri.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: Inc. Village of Hempstead

Downtown Name: Hempstead

County Name: Nassau

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

The Village of Hempstead is located within the Town of Hempstead in Nassau County, Long Island. It consists of 2,355 acres within 3.7 square miles and has a population of approximately 56,000 people.¹ With a history dating back to 1643,² the Incorporated Village of Hempstead is one of the oldest and largest incorporated villages in the United States. The Village has a heterogeneous population: 53.2 percent black, followed by Hispanics, then whites. Incorporated in 1853, it is described in the census as being the oldest and most populous village in New York.

In May of 2008, the Village of Hempstead adopted a Comprehensive Plan update that laid out a vision for the future of the Village. That plan focused on the Village's downtown area and addressed the increasing need for a broad range of housing options for various income levels and demographic groups.

Some recent renewal efforts have strengthened the Village of Hempstead's transportation assets, generated new-mixed-used development and attracted several big box retail stores. The Village retains a strong downtown center, surrounded by industrial and institutional uses along radial corridors.

The Village seeks to leverage public and private investments to transform its downtown into a regional economic engine supporting additional strategic partnerships, public and private equity investment. Objectives include a comprehensive assessment, infrastructure improvements and redevelopment of abandoned and underutilized

¹ Population estimate as of July 1, 2016

<https://www.census.gov/quickfacts/fact/table/hempsteadvillagenewyork/PST045217>)

² See <https://www.villageofhempstead.org/189/About-the-Village>

properties within the downtown area. Strategic sites will be repositioned to serve as catalysts to spur economic growth and investment leading to further business development and sustainable job creation.

JUSTIFICATION

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 would serve as a catalyst to bring about revitalization.

The Incorporated Village of Hempstead is well-positioned to implement a comprehensive, transit-oriented redevelopment strategy that will serve as an anchor to regional revitalization efforts on Long Island. There are approximately 120 acres of blighted vacant land, deteriorating commercial spaces and underutilized open space sited within ½ mile of the Village's downtown multi-modal transit hub. Additionally, every major arterial road within the County of Nassau converges in the Village of Hempstead.

Building upon its 2008 Comprehensive Plan, the Village of Hempstead created a Downtown Overlay Zone (DOZ), which was adopted as local law on July 3, 2012, to promote the health, safety and general welfare of the Village by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to reestablish the downtown as a center of vibrancy within a mixed-use, transit-oriented setting. Parcels totaling 35.1 Acres have been targeted for revitalization and development within the DOZ. Commercial, light industrial, residential and mixed-used projects developed within the DOZ are subject to the Community Benefits Agreement adopted by the Incorporated Village of Hempstead in February of 2013.

The Village has initiated the nomination process to have the DOZ designated as a New York State Brownfield Opportunity Area. The Village has identified a 180 acre area with approximately 40 potential Brownfield sites within the DOZ. Upon completion of the Nomination process, the Village will identify those strategic sites that will serve as catalysts for revitalization. Furthermore, a BOA designation will prompt further investment and development within the downtown area. The Nomination Process for BOA designation for the Village is slated to be completed in January of 2019.



Legend

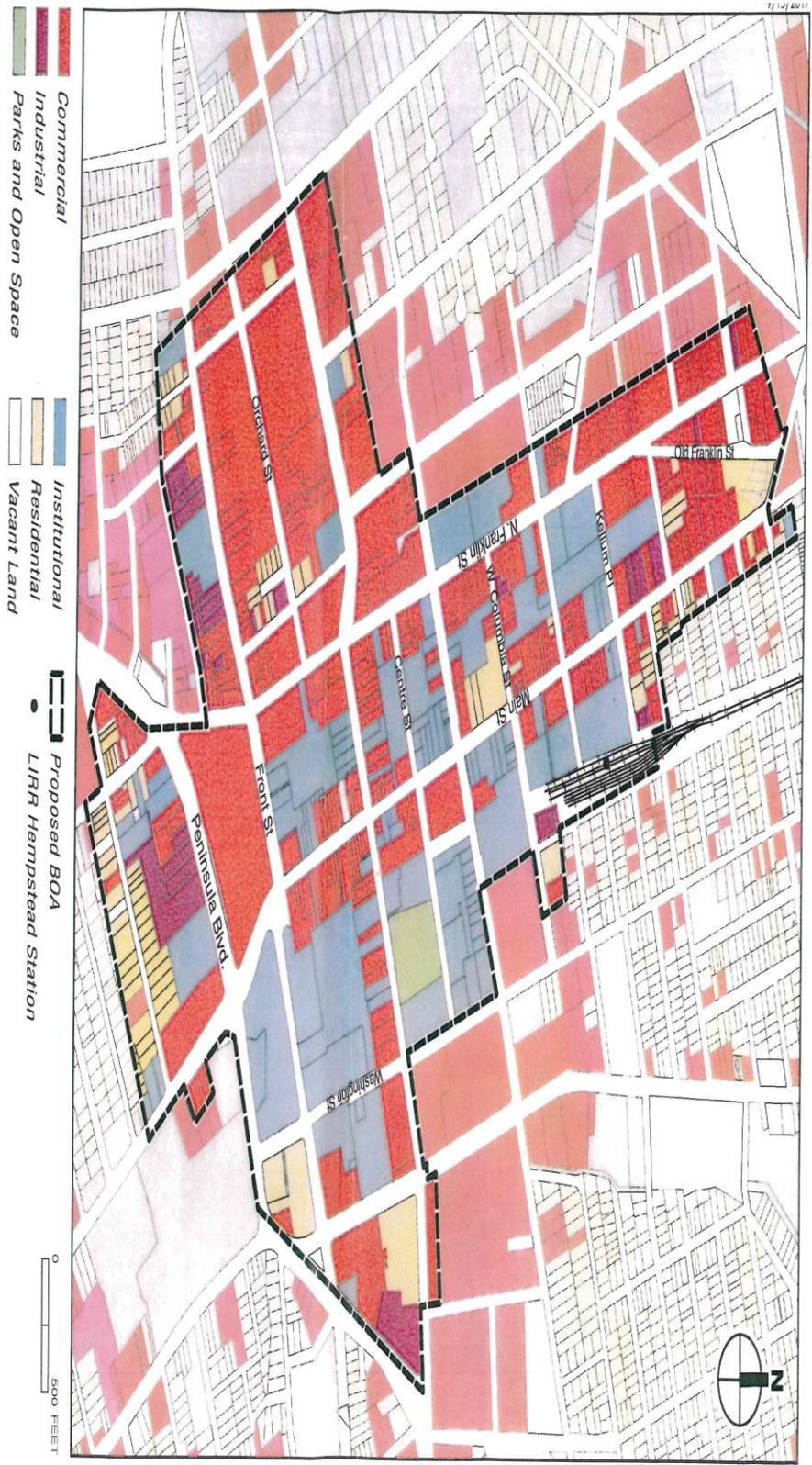
 Study Area Boundary



DOWNTOWN OVERLAY ZONES, STUDY AREA

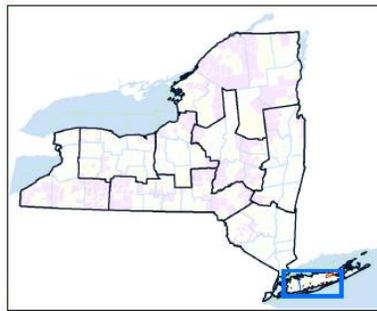
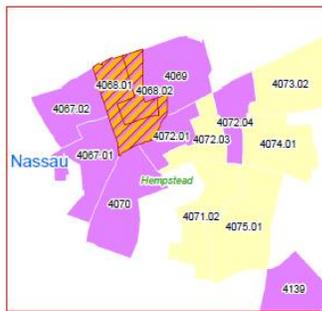
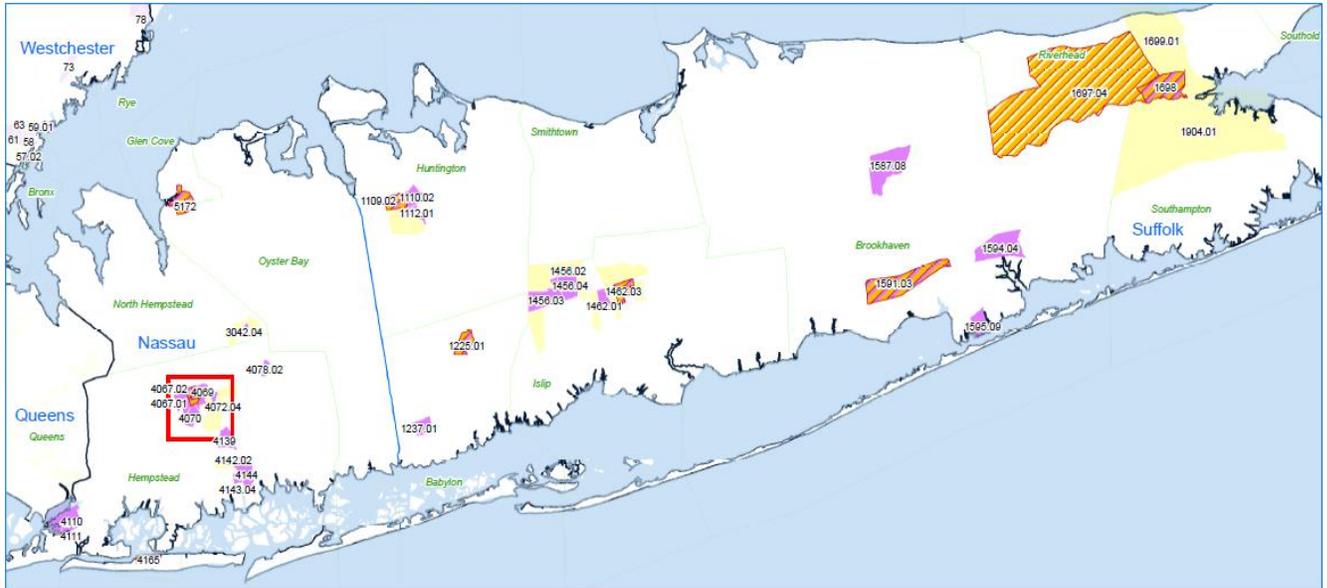
Source: ESRI Web Mapping Service
 Scale: 1 inch = 1,000 feet





Hempstead BOA

Existing Land Use
Figure 3-1



Qualified Census Tracts

- Suggested Census Tracts (10)
- Low Income Communities (LICs) (34)
- Eligible Non-LIC Contiguous Tract (21)

Long Island - Federal Opportunity Zones



Two key census tracts within the Village’s downtown area have been recommended by Governor Cuomo for designation as Federal Opportunity Zones under the Investing in Opportunities Act of 2017. Both Census tracts have been highly impacted by poverty.

1. **Census Tract 36059406801 (4068.01)** – This majority of this census tract falls within the previously designated Downtown Overlay Zone (DOZ) and the contiguous Brownfields Opportunity Area. At the time of this submission, three mixed-use and one commercial development are “shovel-ready.” Significant public and private investments have already been secured for infrastructure improvements which would maximize development opportunities within this, as well as contiguous census tracts.
2. **Census Tract 36059406802 (4068.02)** – The southwest portion of this eligible census tract falls within the DOZ and encompasses the heart of the Village’s Main Street downtown and transit hub. The Rosa Parks Hempstead Transit Center is the terminus for the Hempstead Line of the Long Island Rail Road, 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. Several large commercial spaces are prime assets for redevelopment.

Empire State Poverty Reduction Initiative (ESPRI)

Through the direct efforts of New York State Assembly Deputy Speaker Earlene Hooper, the Village of Hempstead was selected as one of sixteen communities in New York State to be part of Governor Andrew Cuomo's Empire State Poverty Reduction Initiative (ESPRI). Through ESPRI, the Village of Hempstead was awarded \$1,500,000 to empower community members to work together to reduce the number of households residing in poverty and increase the number of households with earned income above poverty. ESPRI's main goal is to promote community-led change through a task force consisting of individuals impacted by or living in poverty, various service providers, community-based organizations, government and public officials, and well as other stakeholders.

The median household income for the population of the Village of Hempstead is \$55,417. With 20.7% of the Village's 56,000 residents living under the poverty line, according to the Census Bureau. "The initiative notably allows for any resident in Hempstead to work towards making a visible change in their community," said Mayor Don Ryan.

Government officials, community and business representatives have worked diligently to engage residents and other Village stakeholders to concretize the vision for a revitalized downtown that will provide a multitude of opportunities for all seeking to live, work and raise families here.

An investment of DRI funding will allow the Village of Hempstead to build upon momentum generated by recent initiatives and investments of Federal, New York State, Nassau County and Village funding as well as private equity investments targeting the downtown area. The Village is well-positioned to attract additional public and private investments that will address critical infrastructure issues as well as lay the foundation for transformative revitalization. Creating an updated strategic revitalization plan will allow the Village to prioritize catalytic redevelopment projects which will lead to increased and sustainable economic development with a Village-wide impact.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

- 1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.

The Incorporated Village of Hempstead has adopted and codified a clearly defined Downtown Overlay Zone (DOZ) capturing the heart of the Village downtown targeted for transformative revitalization. The Downtown Overlay Zone was adopted as local law by the Village of Hempstead on July 3, 2012 to promote the health, safety and general welfare of the Village by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to reestablish the downtown as a center of vibrancy within a mixed-use, transit-oriented setting. Parcels totaling 35.1 Acres have been targeted for revitalization and development within the DOZ. Commercial, light industrial, residential and mixed-used projects developed within the DOZ are subject to the Community Benefits Agreement adopted by the Incorporated Village of Hempstead in February of 2013. (see NY Village Law No. 7-2012, Article XXVI, Chapter 139 attached hereto as Exhibit A).

- 2) Description of catchment area.** Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

The Village of Hempstead Downtown Overlay Zone is a compact area with clearly identified boundaries representing 279 acres surrounding the Hempstead Long Island Railroad Station and Rosa Parks Transit Center. The DOZ allows building developers to construct multi-family housing in areas of the Village that were previously zoned for commercial development. When building within this zone, Village code requires developers to designate 10 percent of the total units as affordable housing (based on 80 to 130 percent of AMI). The Downtown Overlay Zone encompasses the central business district, a mixture of existing housing types, cultural uses, green spaces, as well as key municipal, commercial and retail spaces. The Downtown Overlay Zone was established to more clearly define the downtown area best positioned for mixed-use, transit-oriented revitalization which will serve as a catalyst for economic investment incorporating holistic smart growth principles with significant community participation.

Other villages on Long Island have successfully implemented revitalization projects by including one or more sizable “anchor” projects to bring both additional population and businesses to a core area within a short period of time. The financial vibrancy of this core area nurtures the addition of more businesses and improved housing on the periphery, thereby starting a sustainable economic boom within and beyond the catchment area. The Village’s DOZ has sufficient size for such projects and already has a large flow of commuters through the area thanks to the existing transit facilities. This is one reason that property developers have expressed interest in this area.

3) Past Investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

The Incorporated Village of Hempstead has capitalized on past and present public and private investments to create an environment rich with economic opportunities for private equity investors, developers, business owners, Village residents and other stakeholders. Over the past decade the Incorporated Village of Hempstead has worked with the Metropolitan Transit Authority, the Long Island Railroad, the County of Nassau and other public and private partners to reposition and revitalize the transit hub as an anchor for downtown transit-oriented development. The Rosa Parks Hempstead Transit Center is the terminus for the Hempstead Line of the Long Island Rail Road, 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. In addition to the MTA bus routes, Hofstra University, located just east of the Village, operates a shuttle bus service which stops at the transit center. This service, named the Blue Beetle, runs seven days a week, approximately every hour. Adelphi University also offers a dedicated shuttle service to and from the transit center. Several large commercial spaces, including 100 Main Street, are prime assets and owners have expressed interest in participating in collaborative revitalization efforts.

More recently, New York State, the County of Nassau, the Incorporated Village of Hempstead and private equity investors have leveraged more than \$47 Million to support the Village in its revitalization efforts. Empire State Development Corporation awarded the Village \$5 Million to support critical upgrades to its sewer system. Nassau County leveraged these funds with more than \$34 Million additional funds to alleviate system-wide challenges plaguing the sewer infrastructure.

The Village of Hempstead has also been awarded more than \$2 Million in grant funding under the Federal-Aid Highway and Marchiselli Aid Local Project Agreement to support *Safe Routes to School* and *Main Street Pedestrian Sidewalk* improvements. The Village also received \$254,700 in grant funds from the Department of State as a part of the Brownfield Opportunity Area Program to conduct a market study and land use analysis of the Village's downtown area. This study and analysis will provide guidance as to how the Village might optimize land use in the targeted area. If targeted areas within the Village's downtown receive Brownfield Opportunities Area designation, such designation will be a catalyst for additional public and private funding.

The New York State Governor's Office of Storm Recovery is also funding three Stormwater Retrofit Projects in the Village to mitigate the impact of future weather events, reduce runoff and improve overall water quality – Horsebrook Drain West Branch Recharge Basin Project ("B"), Nichols Court Suspended Pavement Project ("HH"), and Covert Street Project ("EE").

The Village of Hempstead has been awarded funding from the Local Initiatives Support Corporation to combat foreclosed and vacant properties and has partnered with the Nassau County Land Bank to address blighted neighborhoods within the Village.

If the Village is successful in its efforts to having its Downtown Overlay Zone designated as a Brownfield Opportunities Area (BOA), projects located within the BOA may receive priority when considered for State and federal funding as well as other financial assistance. Additionally, two key census tracts within the downtown area have been designated as Federal Opportunity Zones and will attract private equity investors to support revitalization efforts.

The Village of Hempstead is a member of the Nassau County, New York Urban County Consortium. As a federal entitlement community, the Village of Hempstead, (through the Community Development Agency), receives an annual allocation of funding from the U.S. Department of Housing and Urban Development to address housing and economic challenges in low and moderate-income communities. This funding will be leveraged to supplement DRI funding to support downtown revitalization efforts when feasible.

- 4) Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Once the sewer and water systems are upgraded with the proposed zoning changes in place, substantial new development will follow. With over 5 million square feet of “net new” private development planned by the Village, as well as the infrastructure needed to support this private development, the expected number of short term construction jobs will be substantial. Over a 6-10 year construction term (namely, the infrastructure and the resulting new development), it is estimated that the project will create at least 10,000 construction jobs worth of work. This will equate to at least 2,500 of those construction jobs being filled by current Village of Hempstead residents. Additionally, it is estimated that of the \$2 billion worth of private development, at least \$500 million worth of construction contracts will be awarded through a Community Benefit Agreement Program, to local minority, woman-owned and disadvantaged businesses.

Long term permanent job growth in the Village of Hempstead will also be substantial. It is estimated that:

- 1,200 new full and part time jobs will support the Retail/Restaurant components
- 1,900 new full and part time positions will support the commercial component in the catchment area
- 3,400 direct permanent new jobs will be created if revitalization opportunities are maximized. As part of the DRI planning process, community groups will actively participate in formal committees to oversee the redevelopment process and address issues as they arise. The Village of Hempstead Community Development Agency (CDA) will focus on assisting minority and woman-owned construction firms to prepare for and attain construction contracts during the redevelopment construction period. It can be anticipated that these firms will need assistance obtaining bonding, insurance and mobilization financing. They will need legal representation for contract negotiation and potentially other services such as bookkeeping, payroll, cost tracking and similar back-office tasks. The inclusion of these local firms is of great importance to the success of this redevelopment and revitalization effort. The Hempstead Chamber of Commerce will work in cooperation with the CDA and will focus on improving and growing the economic vitality of the Village of Hempstead by determining strategies that retain existing businesses, attract new business, and promote local spending. The CDA will also work to ensure that qualified local residents receive preference to opportunistic jobs. The CDA will partner with other stakeholders to reach out to current and future employers located in and near the Village to promote local job growth and career training. For example – efforts have begun to engage Memorial Sloan Kettering to discuss job opportunities and training needed for anticipated new-hires once their new Nassau HUB-based 114,000-square-foot freestanding cancer treatment center opens in the Summer of 2019.

5) Attractiveness of physical environment. 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.

Founded in 1643, the Incorporated Village of Hempstead spans 3.7 square miles in the heart of Nassau County and has an ethnically diverse population of more than 55,000. In 1853, it became the first self-governing Incorporated Village, and is currently the largest and most densely populated village in the country. Within easy commuting distance of mid-town Manhattan, it is one of the most convenient, sought-after residential and commercial locations on Long Island.

The Village of Hempstead is one of the most racially, ethnically and culturally diverse communities on Long Island. As of the census of 2010, the racial makeup of the village was 21.9% White, 44.2% Hispanic, 48.3% Black or African American, 0.6% Native American, 1.4% Asian, 0.0% Pacific Islander, 22.8% from other races, and 5.0% from two or more races.

There are over fifty religious institutions located in the Village of Hempstead. They include a vast range of denominations, including Roman Catholic, (Eastern Catholic) Episcopalian, Presbyterian, Orthodox, Methodist, Seventh-day Adventists, Baptist, Lutheran and other Christian churches, a Hindu temple, a Sikh Gurudwara, a Korean temple a Hebrew Congregation and a host of smaller congregations.

In the village, the population was spread out with 26.2% under the age of 18, 16.3% from 18 to 24, 31.4% from 25 to 44, 17.5% from 45 to 64, and 8.5% who were 65 years of age or older. The median age was 29 years.

Hempstead consists of several areas or neighborhoods that are distinct in character. Some enclaves are known to be populated by indigent residents, others consist of middle income residents and homeowners, while others boast stately homes. The area has a mixture of homes and apartment complexes throughout the area. Originally, there were two known sides of town, "The Heights" (Hempstead Heights) and "The Hills" (Hempstead Hills). Hempstead Heights is the area east of Clinton St and west of Westbury Blvd. Over the years, several new regions have informally been established, including "Terrace" (also known as "TA" or Terrace Ave.), "Parkside", "Trackside" and "Midway," "D-Block".

The development concepts being discussed with the DRI include mixed-use residential properties with ground floor light-industrial/retail space and recreational facilities. The buildings will include a range of housing options to meet the needs of current and future Village residents. New projects will be configured to capitalize on transit-oriented development and creating more "walkable" communities with key amenities to encourage residents to live, work, play and raise their families here. Investment in the revitalization of single-family homes, family entertainment and neighborhood green spaces will also enable the Village to maintain its unique Long Island identity.

6) Quality of Life 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, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The Incorporated Village of Hempstead is an economically isolated, minority community that has suffered from segregation and economic disinvestment for decades. That poverty resides in a plethora of places, from homeless shelters and rusted out cars to neat single-family homes where people were struggling pay check to pay check. Lack of quality health care, sustainable employment, career opportunities, safe and affordable housing options and quality education remain key factors that impact the quality of life for Village residents. The median household income for the population of the Village of Hempstead is \$55,417. With 20.7% of the Village's 56,000 residents living under the poverty line, according to the Census Bureau.

Racial, ethnic and political divisions within the Village have often undermined revitalization efforts. Through the hard work of Village officials and leaders of various organizations, residents, agencies and other stakeholders have begun to find ways to leverage resources and foster collaboration to better the community.

Through the efforts of Deputy Speaker Earlene Hooper, the Village of Hempstead was also selected as one of sixteen communities in New York State to be part of Governor Andrew Cuomo's Empire State Poverty Reduction Initiative (ESPRI). Through ESPRI, the Village of Hempstead was awarded \$1,500,000 to empower community members to work together to reduce the number of households residing in poverty and increase the number of households with earned income above poverty. ESPRI's main goal is to promote community-led change through a task force consisting of individuals impacted by or living in poverty, various service providers, community-based organizations, government and public officials, and well as other stakeholders.

The Downtown Overlay Zone was adopted by the Village to promote the health, safety and general welfare of the Village by creating a holistic and comprehensive economic development strategy that utilizes the principles of social, economic and environmental responsibility to reestablish the downtown as a center of vibrancy within a mixed-use, transit-oriented setting.

An investment of DRI funding will allow the Village to leverage these efforts engage residents and other Village stakeholders to concretize the vision for a revitalized downtown that will improve the quality of life and provide a multitude of opportunities for all seeking to live, work and raise families here.

7) 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. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

The revitalization of the downtown of the Incorporated Village of Hempstead represents the most important redevelopment in the recent history of Long Island. Providing the Village and its residents the opportunities to

actively engage in the planning of the transformation of Hempstead’s downtown into a vibrant mixed-use, walkable neighborhood is critical to the development of a successful plan that will provide significant benefits for the entire Hempstead community. The Village supports a “triple-bottom-line” approach to redevelopment that is centered on the principles of social, economic and environmental responsibility. This philosophy will result in significant local job creation (including a contractually binding Community Benefits Agreement to ensure that jobs are filled by Village residents) and an emphasis on locally-owned, independent businesses.

The Village does acknowledge the efforts of Renew Hempstead as a vehicle for community engagement to support the downtown revitalization efforts of Renaissance Downtowns and UrbanAmerica (RDUA) as the “Master Developer” selected on behalf of the Village to spearhead the downtown revitalization efforts. Since the adoption of the Master Development Agreement and the Community Benefits Agreement, several significant variables have occurred which may impact the viability of said agreements. The corporate leadership of RDUA has been restructured to include RXR Realty as the lead entity of the development group. Recent environmental and infrastructure impacts must also be accounted for. In 2012 Super Storm Sandy cause wide-spread devastation across long Island. The storm also highlighted key vulnerabilities in Village of Hempstead’s aged and strained water and sewer infrastructure. Although local, state, and federal governments have made key investments to upgrade the local sewer systems, the water infrastructure remains critically vulnerable and must be improved to support revitalization efforts.

With the award of DRI funding, Village seeks to revisit and update and reaffirm key revitalization documents including, but not limited to, the Master Development Plan and the Community Benefits Agreement to account for these additional variables and maximize positive outcomes for the Village and its current as well as future residents and other stakeholders committed to the successful revitalization of the Village’s downtown area and beyond.

The Village is committed to continuing the active engagement of Village residents as well as other key stakeholders and will adopt successful components Renew Hempstead as well as other engagement models to ensure a “triple-bottom-line” approach to redevelopment that is centered on the principles of social, economic and environmental responsibility.

- 8) Project List to Demonstrate Readiness:** Describe opportunities to build on the strengths described above by providing a list of transformative projects that will 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) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

The following initial projects have been identified to be supported by an infusion of DRI funding:

Water Infrastructure Capital Improvement Program – Any substantial revitalization effort will require an investment in the Village water infrastructure. The increase in development will have an effect on the drinking water as well. Of the nine Village Water System wells, three are operating past their effective life span and additional water storage capacity is needed.

The water system needs two new water storage tanks and three new wells. The Village also needs an upgrade to the existing water transmission and distribution mains to support fire-fighting needs for larger buildings. While the public infrastructure of the Village of Hempstead does have the capacity to support current populations, this capacity is failing, especially in the downtown area due to age, inadequate pipe size and other infrastructure issues. Any substantial revitalization efforts will require an investment in the Village's water, sewer, road and stormwater infrastructure. With rehabilitation, the Village's infrastructure can support redevelopment and population growth as envisioned. However, without significant public investment in upgrading these existing systems, the vision of Downtown Hempstead cannot come to fruition.

Water system facility improvements to be constructed would include treatment systems for several wells, new transmission water mains, new wells and two new water storage tanks. New green infrastructure improvements will be incorporated into the physical aspects of the redevelopment, particularly concentrating on stormwater run-off. These improvements will consist of permeable surfaces, and rain gardens, for the purpose of allowing stormwater run-off to percolate directly into the ground and infiltrate the soil below, and bio-swales for the purpose of removing salt and pollutants from surface run-off water.

It is currently anticipated that management of the proposed infrastructure project, a vital piece of the overall revitalization of the Village of Hempstead, will be accomplished through the joint efforts of the Public/Private Partnerships with the Village of Hempstead Community Development Agency, Water Plant Operations Department and the Department of Public Works leading the way.

Denton Green – Denton Green is the largest green space located within the heart of the Village's downtown area. It is named in honor of Rev. Richard Denton who was a leader among the pioneers that settled the Village in 1644. This space has been used for fairs and outdoor concerts. The Village wants to find the best use for this sacred space, (a former cemetery), as a communal gathering place.

Commercial Asset Inventory Project – The Village of Hempstead Community Development Agency will partner with the Business Department of SUNY Old Westbury to create a Commercial Asset Inventory for properties within the Village. This Commercial Asset Inventory will serve as the basis for a comprehensive marketing strategy to attract public and private equity investment.

Hempstead Community Land Trust, Inc. – Although the Hempstead Community Land Trust, Inc. was founded in 2010 along with its sister agency - the Uniondale Community Land Trust, Inc., various challenges, including lack of community-driven engagement, thwarted its progress. The Hempstead Community Land Trust was founded to address the lack of affordable housing and foreclosure crises facing many Long Island families.

The Village of Hempstead remains plagued with blighted neighborhoods replete with vacant and abandoned single- family homes. The Village would use a portion of the DRI funding to develop and implement a viable

Hempstead Community Land Trust model to acquire, renovate and sell blighted homes to new owners while still owning the land on behalf of the community. Emulating the best practices of and lessons learned by the Uniondale Community Land Trust and other successful models, the Village of Hempstead and its community stakeholders can provide long-term, multi-generational housing affordability for current and future residents.

Community Based Organization Capacity Building Initiative – Community Based Organizations (CBOs) play a vital role as service providers within the Village of Hempstead. They offer resources including social services, advocacy, cultural opportunities, monitoring of government and business practices. They enable individuals to take an active role and contribute to the overall well-being of the Village. CBOs also provide the basis and structure for forming social networks that support strong communities - linking individuals to institutions and building relationships among people. The Village of Hempstead has many CBOs providing valuable resources and services to residents. Unfortunately, many lack formal structure and administrative capacity to qualify for funding needed to continue program offerings on a sustained basis. To ensure meaningful participation of all sectors in revitalization efforts, a portion of DRI funding would be earmarked to create capacity-building programs for Hempstead CBOs.

MWVDBE Capacity Building and Certification Initiative – The Village of Hempstead recognizes that under Governor Cuomo’s leadership, Empire State Development has dedicated efforts and significant funding to support government contracting opportunities for minority, woman, veteran and economically disadvantaged business owners. Unfortunately, there remains a great divide between available contracting opportunities and engaging qualified and certified MWVDBE firms. More locally concentrated efforts are needed. The Village of Hempstead recently adopted its own MWBE policies to support government contracting opportunities for qualified and certified firms. In cooperation with the Hempstead Chamber of Commerce, the Village proposes to earmark a portion of DRI funding to develop and implement capacity building and certification programs for local business owners seeking government contracting opportunities.

100 Main Street Project – This two-story commercial building occupies an entire block in the center of the target area. It is strategically located near the Nassau County District Court and the transit hub, but the majority of the shops and interior spaces are vacant. The building ownership, Alma Realty Corp. has agreed to work with the Village to develop a revitalization plan for the highest and best use of the property. The vision is to turn this site into a model for transit-oriented revitalization.

Additionally, the Village of Hempstead currently has four site plans approved by the Village of Hempstead Planning Board and one project being presented for approval. These development projects are located on North Main Street within walking distance to the Hempstead Long Island Railroad Station and Rosa Parks Transit Center.

- I. Development of 156 residential units and 2,350 sq. ft. of retail is being reviewed for Main Street north of Union Place. **Conifer – Carman Place 155-179 Main Street, Hempstead, NY**
228 affordable apartments above street-front commercial space.

- 30 Studios
- 140 One-Bedroom Units
- 58 Two-Bedroom Units

Note: The LI REDC has previously awarded \$2M of ESD funding to leverage over \$94 million in federal, state and private anticipated investments. The stated goal is to transform one of LI's poorest communities into a vibrant commercial and residential center that takes great advantage of its superb public transit options.

- II. **Concern for Independent Living – Estella (Corner of Bedell & Main)**
96 Units and 7,000 square feet of family-centered retail space. All apartments will be affordable to households making less than 60% Area Median Income

- 30 Supportive studios (based upon 30% SSI)
- 12 Studios
- 34 One-Bedroom Units
- 19 Two-Bedroom Units
- 1 Two-Bedroom for Super

- III. **BRP – Alta 257 Main Street**

Five-story wood-frame building built around a four-story precast parking garage.

156 apartments; 140 market rate units and 16 Attainable Housing units priced from 80 to 130% of the Area Median Income for Nassau County

- 38 Studios
- 75 One-Bedroom Units and One-Bedroom + Den units
- 43 Two-Bedroom Units

- IV. **Dell Bus Project** - Main Street between Kellum Place and Union Place has been approved for a 9,072 sq. ft. office building and training center for Dell Transportation Inc. This project is estimated to provide 56 permanent jobs.



9) Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

The Village of Hempstead has assembled a strong administrative team with extensive experience in administering large-scale, state and federally-funded projects. The Village’s Community Development Agency has been charged with oversight grant administration and oversight of Village-wide revitalization efforts. The current leadership team has more than seventeen years of direct experience in administering local, state and federally funded revitalization efforts. Strategies for successful collaboration between Village agencies, intermunicipal partnerships, business and community engagement have been implemented to leverage various sources of funding and promote a holistic approach to concurrent revitalization efforts.

10) Other. Provide any other information that informs the nomination of this downtown for a DRI award.

The Village of Hempstead is well-positioned capitalize upon its designation by the Long Island Regional Planning Council as a “Project of Regional Significance.” The Village’s adopted form-based municipal code allows for flexible zoning options for property owners within a half-mile radius of the Downtown Overlay Zone. (Please see attachment.) The Village is working closely with regional stakeholders to identify opportunities for collaboration that will support revitalization efforts.

Alma Realty Corp., owners of 100 Main Street have pledged their support in participating in the planning process if the Village receives DRI funding.



Hempstead Chamber of Commerce

In Business to Build Business

May 31, 2018

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Commissioner Charlene Thompson
Inc. Village of Hempstead
Community Development Agency
50 Clinton Street, Suite 504
Hempstead, New York 11550

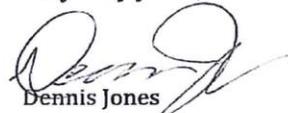
Re: NYS Downtown Revitalization Initiative Grant – MWVDBE Capacity Building

Dear Commissioner Thompson:

On behalf of the Village of Hempstead Chamber of Commerce, I write this letter in support of the Community Development Agency's grant application for New York State Downtown Revitalization Initiative grant funding. We welcome the opportunity to partner with the CDA to develop and implement capacity building and certification programs for local business owners seeking government contracting opportunities.

In the event the Village receives DRI funding, we would look forward to being actively involved in this as well as other projects to support the economic revitalization of the Village of Hempstead.

Very truly yours,


Dennis Jones
President

1776 Denton Place – PO BOX 4264 - Hempstead, NY 11550
(516) 292-3800
email: info@hempsteadchamber.com
www.hempsteadchamber.com



OFFICE OF ACADEMIC AFFAIRS
SUNY Old Westbury
P.O. Box 210
Old Westbury, NY 11568-0210
www.oldwestbury.edu

May 31, 2018

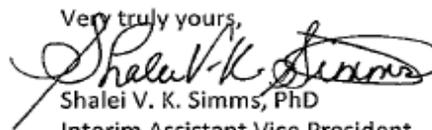
Commissioner Charlene Thompson
Inc. Village of Hempstead
Community Development Agency
50 Clinton Street, Suite 504
Hempstead, New York 11550

Re: NYS Downtown Revitalization Initiative Grant – Commercial Asset Inventory

Dear Commissioner Thompson:

On behalf of the State University of New York at Old Westbury, I write this letter in support of the Community Development Agency's grant application for New York State Downtown Revitalization Initiative grant funding. We welcome the opportunity to partner with the CDA to undertake a Commercial Asset Inventory Project that serves as the basis for a comprehensive marketing strategy to attract public and private equity investment to the Village.

In the event the Village receives DRI funding, we would look forward to being actively involved in this as well as other projects to support the economic revitalization of the Village of Hempstead.

Very truly yours,

Shalei V. K. Simms, PhD
Interim Assistant Vice President
Academic Affairs



UNIONDALE COMMUNITY LAND TRUST, INC.
WWW.U-CLT.ORG

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Joseph D'Lando

May 31, 2018

Commissioner Charlene Thompson
Incorporated Village of Hempstead
Community Development Agency
50 Clinton Street, Suite 504
Hempstead, New York 11550

Re: NYS Downtown Revitalization Initiative Grant – Hempstead Community Land Trust

Dear Commissioner Thompson:

On behalf of the Uniondale Community Land Trust, Inc., I write this letter in support of the Community Development Agency's grant application for New York State Downtown Revitalization Initiative grant funding.

We welcome the opportunity to partner with the CDA to provide guidance, best practices and technical assistance as it works to grow the Hempstead Community Land Trust into a viable, sustainable organization.

In the event the Village receives DRI funding, we would look forward to being actively involved in this as well as other projects that benefit our communities.

Very truly yours,

Paul E. Gibson
President

806 Jerusalem Avenue. Uniondale, N.Y. 11553-2929 | Email: Info@U-CLT.org

The Uniondale Community Land Trust is a 501(c)(3) non-profit corporation. All contributions are tax-deductible to the fullest extent of the law.



May 25, 2018

Commissioner Charlene Thompson
Inc. Village of Hempstead
Community Development Agency
50 Clinton Street, Suite 504
Hempstead, New York 11550

Re: NYS Downtown Revitalization Initiative Grant – 100 Main Street Project

Dear Commissioner Thompson:

On behalf of Alma Realty, I write this letter in support of the Community Development Agency's grant application for New York State Downtown Revitalization Initiative grant funding. We welcome the opportunity to partner with the CDA to create a plan for 100 Main Street that will serve as a catalyst for additional private equity investment in the heart of the Village's downtown.

In the event the Village receives DRI funding, we would look forward to being actively involved in engaging current and future Village stakeholders to develop a holistic, transit-oriented development plan for 100 Main Street. We look forward to working with you on these revitalization efforts and returning the Village to a thriving economic engine.

Sincerely,

A handwritten signature in black ink, appearing to read "Efstathios Valiotis", with a long, sweeping flourish extending to the right.

Efstathios Valiotis

31-10 37TH AVENUE, SUITE 500, L.I.C, NY 11101 P 718.267.0300 F 718.267.0329 WWW.ALMAREALTY.COM

EXHIBIT A

NY Village Law No. 7-2012, Article XXVI, Chapter 139

Inc. Village of Hempstead Downtown Overlay Zones

*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region	NYS-CapitalDist@esd.ny.gov
Central New York	NYS-CentralNY@esd.ny.gov
Finger Lakes	NYS-FingerLakes@esd.ny.gov
Long Island	LIREDC@esd.ny.gov
Mid-Hudson	NYS-MidHudson@esd.ny.gov
Mohawk Valley	NYS-MohawkVal@esd.ny.gov
New York City	NYC-DRI@esd.ny.gov
North Country	NYS-NorthCountry@esd.ny.gov
Southern Tier	NYS-SouthernTier@esd.ny.gov
Western New York	NYS-WNY-REDC@esd.ny.gov
