

**WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING
IMPLEMENTATION PLAN**
August 9, 2010

Appendix E-6(iii): List of Current/Active fair & affordable housing projects

Appendix H-3 (v): All Active Fair & Affordable Housing Projects as of January 25, 2010

Co Legislative District	Project Status	Date completed	Project Name	Street Address	Municipality	Total Affordable Units	Affordable Rental Units	Affordable Owner Units	HOME Amount	HOME Units	HIF Amount	HIF Units	NHLA Amount	NHLA Units	CDBG	CDBG Units	Development Comments
1	Inactive		922 Main Street	922 Main Street	PKS	16	0	16	\$0.00	0	\$530,000.00	16	\$672,000.00	16	\$0.00	0	CPC proposes to revitalize this development with a new developer.
1	Under Construction		River Pointe at Drum Hill	100 Ringgold St	PKS	43	43	0	\$860,000.00	11	\$1,310,783.00	43	\$0.00	0	\$0.00	0	Construction at 65% Continues. Expected Completion 2010
2	CPB Approval		37 Wildwood Rd	37 Wildwood Rd	BED	7	7	0	\$0.00	0	\$0.00	0	\$400,000.00	0	\$0.00	0	DHCR did not fund project. It is now determined infeasible.
3	Underwriting		55 Pleasant Avenue	55 Pleasant Avenue	PLV	2	1	1	\$80,000.00	2	\$0.00	0	\$0.00	0	\$0.00	0	A-HOME working with the Village for approval to rehabilitate the home and construct accessory apartment
4	Pre-Application		3334 Crompond Rd	3334 Crompond Rd	YTN	24	0	24	\$0.00	0	\$720,000.00	24	\$1,300,000.00	24	\$0.00	0	Developer is seeking local approvals. No funding or local approvals in place yet.
4	Pre-Application		Freedom Gardens	1860 Strawberry Road	YTN	3	3	0	\$225,000.00	3	\$0.00	0	\$0.00	0	\$0.00	0	Developer is securing funding approvals
4	Inactive		Underhill Apartments	240-250 Underhill Blvd	YTN	60	60	0	\$0.00	0	\$0.00	0	\$1,200,000.00	60	\$0.00	0	Developer is looking to revitalize project
4	CPB Approval		Somers Senior, LP	Route 6	SOM	72	72	0	\$500,000.00	11	\$1,150,000.00	72	\$2,000,000.00	72	\$0.00	0	Developer is securing local approvals
5	Inactive		150 Lake Street	150 Lake Street	WHP	52	52	0	\$0.00	0	\$0.00	0	\$1,380,000.00	52	\$0.00	0	Project is inactive
5	In Contract		Senior Housing, Court & Quarropas	Court & Quarropas (143 Grand)	WHP	151	151	0	\$0.00	0	\$3,750,000.00	151	\$0.00	0	\$0.00	0	Developer is working on both local approvals and to secure funding approvals.
6	5. Under Construction		Fox Island (Fox Commons LLC))	Fox Island Road	PCH	35	0	35	\$2,200,000.00	35	\$1,032,400.00	35	\$415,000.00	35	\$0.00	0	Construction Continues. Exected Completion early 2010
8	CPB Approval		22 Tarrytown Workforce Housing	22 Tarrytown Road	GRB	28	28	0	\$0.00	0	\$0.00	0	\$1,500,000.00	43	\$0.00	0	2010 LIHTC Application submission
8	A&C Approval		Fairview	33 Oak Street, 90 & 100 Manhattan Avenue	GRB	189	189	0	\$0.00	0	\$1,800,000.00	189	\$0.00	0	\$250,000.00	192	Drafting IMA with Town to implement improvements
8	Under Construction		Warren Avenue Homes	Warren Avenue	GRB	6	0	6	\$646,000.00	6	\$198,000.00	6	\$0.00	0	\$90,000.00	0	Construction started July 20, 2009. Expected Completion early 2010.
8	Under Construction		College Arms	100 College Ave	SLH	163	163	0	\$0.00	0	\$0.00	0	\$1,380,000.00	163	\$0.00	0	Contruccion continues
9	Pre-Application		223 Spring Street	223 Spring Street	OSV	10	10	0	\$600,000.00	10	\$0.00	0	\$0.00	0	\$0.00	0	Nonprofit owner requested funding to prepare site for demolition of deteriorated building and to initiate proposed new construction
9	A&C Approval		Academy Place	Academy Place and State Street	OSV	50	0	50	\$565,000.00	11	\$460,000.00	50	\$1,463,000.00	50	\$0.00	0	Developer ready to close. However, lenders are not willing to provide construction financing for homeownership developments due to the credit crisis. Developer continues to work with potential lenders to meet their increased requirements
9	Completed/CofO		Symphony Knoll	15 Mt. Airy Road	CRO	11	11	0	\$935,000.00	11	\$319,440.00	11	\$340,000.00	11	\$0.00	0	Construction continues.
9	Completed/CofO		139 Main St.	139 Main St	OSV	12	0	12	\$866,000.00	11	\$396,000.00	12	\$867,000.00	12	\$240,000.00	12	Units being sold
11	Pre-Application		500 Main Street (New Cov. Church)	500 Main Street	NRO	50	50	0	\$0.00	0	\$685,000.00	50	\$2,000,000.00	50	\$0.00	0	2010 LIHTC Application
12	Pre-Application		Hastings Affordable Housing	350 Mt Hope Blvd & 184 Farragut Ave	HAS	4	2	2	\$160,000.00	4	\$0.00	0	\$0.00	0	\$0.00	0	New proposal by the Hastings Affordable Housing Committee. No funding or local approvals in place yet.
12	Under Construction		SHORE	770 Saw Mill River Road	ARD	2	2	0	\$145,000.00	2	\$0.00	0	\$0.00	0	\$0.00	0	Construction Continues
13	Pre-Application		La Porte	157 Gramatan Ave	MTV	177	177	0	\$0.00	0	\$4,000,000.00	177	\$2,900,000.00	177	\$0.00	0	Developer is securing local approvals
13	A&C Approval		The Sixty at West 1st Street	60 West 1st Street	MTV	43	43	0	\$0.00	0	\$1,236,000.00	43	\$1,200,000.00	43	\$0.00	0	Developer, County and other funding sources preparing for construction funding closing.
13	Withdrawn		Grace Towers	20-28 West Third Street	MTV	133	133	0	\$0.00	0	\$222,500.00	133	\$0.00	0	\$0.00	0	Developer withdrew application - but the development is near completion. They will fund the remaining work with existing sources
15	Completed/CofO		Sprain Lakes Estate	E. Grassy Sprain Rd	YON	17	0	17	\$0.00	0	\$850,000.00	17	\$0.00	0	\$0.00	0	Units under contract for sale or sold.

 Developments in Eligible Municipalities/Areas approved prior to the Housing Stipulation and therefore "disallowed"
 Developments in Eligible Municipalities/Areas which may count towards the required number of units under the Housing Stipulation, subject to further examination
 Developments outside of Eligible Municipalities/Areas in the Housing Stipulation.

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16	A&C Approval		Ashburton Apts (Mullford Gardens Site A)	110-126 Ashburton Ave	YON	48	48	0	\$0.00	0	\$3,960,000.00	48	\$0.00	0	\$0.00	0	Funding approvals are in place. Construction closing scheduled for February.
16	Underwriting		Warburton River View Workforce Hsing	50 Warburton Avenue	YON	89	0	89	\$0.00	0	\$2,310,000.00	89	\$2,370,000.00	89	\$0.00	0	Developer is securing local approvals
16	Under Construction		Grant Park Apartments/Mulford Gardens Site D and I	I Loehr Pl and 9 Vineyard Ave	YON	100	100	0	\$0.00	0	\$3,600,000.00	100	\$0.00	0	\$0.00	0	Construction Closing completed in December. Project under construction
16	Completed/CofO		Riverview II	47 Riverdale Ave	YON	343	343	0	\$0.00	0	\$0.00	0	\$4,800,000.00	343	\$0.00	0	Closing occurred August 2009. Construction is now complete.
17	Inactive		303-307 South Broadway	303-307 South Broadway	YON	86	0	86	\$0.00	0	\$2,770,000.00	86	\$2,100,000.00	86	\$0.00	0	Developer working to secure funding approvals
17	Under Construction		L&M Equities	314-330 Riverdale Avenue	YON	153	153	0	\$0.00	0	\$4,350,000.00	136	\$3,300,000.00	136	\$0.00	0	Construction started January 2009. Completion scheduled for mid 2011.

Total 2179 1841 338 \$7,782,000.00 117 \$35,650,123.00 1488 \$31,587,000.00 1462 \$580,000.00 204

Average per Unit

\$66,512.82
\$23,958.42
\$21,605.34
\$2,843.14

* All projects listed as "Inactive" will be removed from future reports.

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- Developments in Eligible Municipalities/Areas which may count towards the required number of units under the Housing Stipulation, subject to further examination
- Developments outside of Eligible Municipalities/Areas in the Housing Stipulation.