

FERRANDINO & ASSOCIATES INC.

VISIONARY PLANNING ► MOVING FORWARD

F&A COMPLETES FIVE YEAR STRATEGIC PLANS FOR COMMUNITY DEVELOPMENT FOR ROCKLAND COUNTY, YONKERS AND MOUNT VERNON



Cromwell Towers - Family Housing

Location: Yonkers, NY

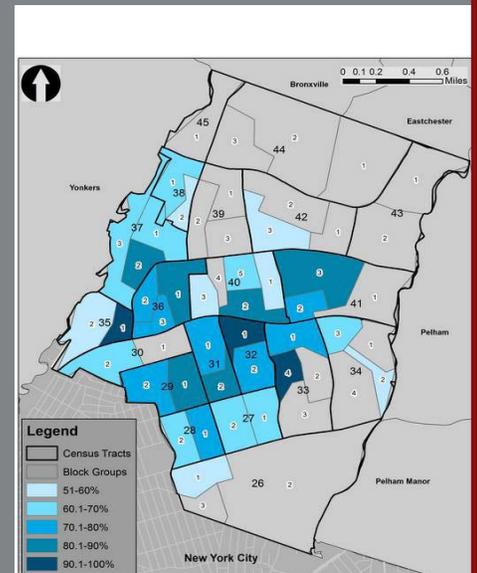
Source: Metropolitan Realty Group

F&A has completed 2015-2019 Consolidated Plans and 2015 First Year Action Plans for Rockland County and Mount Vernon as well as working with staff in Yonkers to complete that City's Plan. The Consolidated Plan is a HUD-mandated long range strategic plan that includes an analysis of the City/County's housing market, as well as a housing, homeless, non-homeless special needs and non-housing community development needs analysis. Rockland County and Mount Vernon both receive Community Development Block Grant (CDBG), HOME Investment Partnerships, Housing Opportunities for People with AIDS (HOPWA) and Continuum of Care funds. Rockland County also receives Emergency Shelter Grants (ESG) funds.

The needs assessment and housing market analysis, which F&A conducted using demographic data and input from public and stakeholder meetings/hearings, inform the strategic plan. F&A also prepared the needs assessment and market analysis components of the Yonkers' Consolidated Plan. The strategic plan for all three clients establishes priorities, funding allocations, long term goals, specific objectives, annual goals and benchmarks for measuring progress. As part of the five year Plan, an Annual Action Plan that identifies resources to be used to address priority program objectives was completed for Mount Vernon and Rockland County. Mount Vernon receives approximately \$1.98 million in Federal entitlement funds (CDBG, HOME, HOPWA and/or ESG funds) annually, Rockland County receives approximately \$2.18 million and Yonkers receives approximately \$3.58 million.

In order to qualify for Federal funds, municipalities must comply with fair housing regulations. Accordingly, as part of the consolidated planning process, F&A also prepared an Analysis of Impediments to Fair Housing Choice (AI) for Mount Vernon and Rockland County. Each AI complies with HUD's Affirmatively Furthering Fair Housing (AFFH) regulations. A key part of the analysis was reaching out to stakeholders and the public for input on the current status of fair housing. F&A also evaluated the City and County's current fair housing complaints, assessed lending practices via Home Mortgage Disclosure Act data and conducted extensive demographic and zoning analyses to determine segregation patterns. A critical component of the AI involves identifying impediments to fair housing in both the private and public sectors, which includes exclusionary zoning, discriminatory housing practices, property tax policies and fair housing education and enforcement.

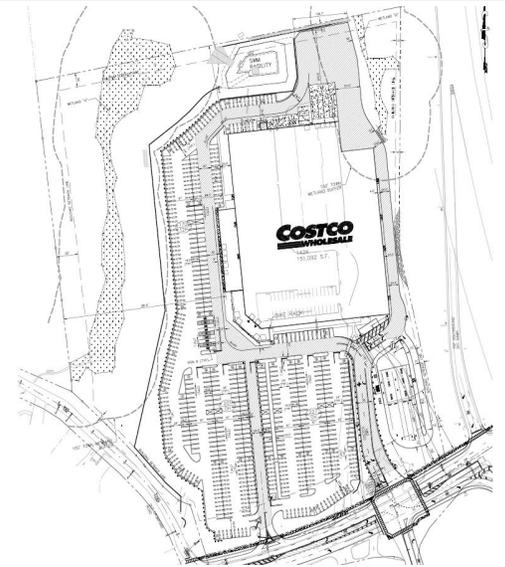
F&A has prepared over a dozen other Consolidated Plans and Updates for CDBG funding (including Danbury, Waterbury, New Britain, Meriden and Fairfield in Connecticut; and Poughkeepsie, New Rochelle, Islip, the Town of Union and Dutchess County in New York). In addition, the firm prepared Five Year Strategic Plans for the Bridgeport and Torrington (Connecticut) and Islip (Long Island) Housing Authorities.



**Low and Moderate Income
Census Block Groups
Mount Vernon, NY**

PLANNING BOARD COMPLETES ENVIRONMENTAL REVIEW FOR A COSTCO WHOLESALE CLUB STORE AND FILLING STATION IN THE TOWN OF YORKTOWN

As part of an Environmental Impact Statement prepared for the Breslin Realty Corporation of Garden City, New York, F&A conducted a retail market analysis and commercial character assessment to examine potential economic and fiscal impacts of a proposed 150,000 square foot Costco Wholesale Club Store and filling station in the Town of Yorktown in northern Westchester County. The goal was to ascertain whether this superstore, to be located on Route 202 immediately west of the Taconic State Parkway, would create “blighting influences” or other potential land use, zoning or community character impacts on nearby retail hamlets in Yorktown Heights, Crompond, Jefferson Valley, Mohegan Lake and Shrub Oak. Working with TRC Engineers, of Hawthorne, NY, the firm also examined visual impacts of the store on the surrounding area as well as compliance with the Town’s Comprehensive Plan. SEQR has been completed, a special permit for the filling station has been approved and site plan approval by the Yorktown Planning Board is expected by the end of 2015, following about four years of review by the Town.



Site Plan for Proposed Costco on Route 202 in Yorktown Heights, NY

F&A HELPS TO BRING AFFORDABLE HOUSING TO THE HAMPTONS!



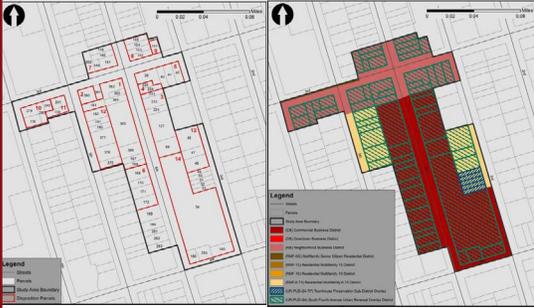
Conceptual Site Plan of Proposed 531 Mixed Income Housing Project in Amagansett, East Hampton, NY

Responding to the need for affordable housing in the Hamptons, F&A was retained by the East Hampton Housing Authority (EHHA) to prepare a market study for 531, a proposed mixed use, mixed-income affordable housing development with 14 one and two-story residential buildings containing a total of 40 affordable studio, one, two and three bedroom apartments for very low to moderate income families. The new buildings will be located at 531 Montauk Highway in the Amagansett hamlet of the Town of East Hampton, New York in Suffolk County. To accommodate the density, 531 will include an on-site waste treatment facility and will be designed to standards that exceed Energy Star and LEED performance standards and will ensure that 83 percent of all units are accessible to those with mobility impairments.

The addition of affordable housing is part of a County and Town-wide plan to provide affordable workforce housing on the east end of Long Island where housing prices are typically out of reach for very low to moderate income households. East Hampton Town Supervisor Larry Cantwell stated that the Town fully supports the development of the project and he believes that the proposed project promotes “affordability, livable community design, compact mixed use development, proximity to public transport and economic development and sustainability.” F&A conducted analyses of population, demographics and housing characteristics in the market area, identified as the Town of East Hampton and a portion of the Town of Southampton, up to and including the Hampton Bays hamlet and Sag Harbor Village. The market study, which concluded that the units would be readily absorbed by the market with a very competitive capture rate, was submitted in the fall of 2014 as part of an application for Low Income Housing Tax Credits (LIHTC) to New York State Homes and Community Renewal. F&A is one of a select number of firms qualified by New York State to prepare market studies for Housing Trust Fund (HTF) and LIHTC funded projects.

F&A IS SPEARHEADING SEVERAL MAJOR PROJECTS ON MOUNT VERNON'S SOUTHSIDE

MIXED USE RETAIL/RESIDENTIAL DEVELOPMENT SLATED FOR URBAN RENEWAL AREA



Urban Renewal Area Maps

Left: Disposition Parcels Urban Renewal Plan
Right: Zoning from GEIS



Conceptual Rendering of Proposed Mixed Use/Residential Development in the Urban Renewal Area, Mount Vernon, NY

The firm has coordinated master planning and development efforts in partnership with a designated developer and the City in the South Fourth Avenue – East Third Street area since 2012, beginning with the adoption of a blight study assessing 64 parcels in a 10 acre “superblock.” F&A also prepared the South Fourth Avenue-East Third Street Urban Renewal Plan which was adopted by the City Council in December 2014 in conjunction with the corresponding zoning changes. Following the acceptance of the GEIS for the Urban Renewal Plan, which F&A also prepared, the firm was retained by New York City-based MVP Realty Associates LLC/ Design Builders Group Inc. (MVP), the designated developer for the redevelopment of this urban renewal area, to represent them before the City, including project approvals.

The redevelopment will occur on five disposition parcels identified in the Urban Renewal Plan and will take place in two stages: Stage 1 consists of the creation of a public garden and surface parking and the construction of an eleven story and a nine story structure. The construction of the two buildings will bring to Mount Vernon 25,000 square feet of ground floor retail use, 310 apartments with a range of sizes (210 of which are affordable), 125 assisted living beds and 41 underground parking spaces. Stage 2 of the redevelopment is comprised of the construction of a seven story structure containing 8,850 square feet of ground floor office space and/or retail space and 56 affordable apartments in a range of sizes, as well as the construction of a new six story municipal parking garage containing up to 630 parking spaces with approximately 12,660 square feet of ground floor retail space. F&A is currently preparing an Environmental Impact Statement for the project, conducting extensive land use and zoning, socioeconomic and traffic analyses over the next several months.

F&A IS DEVELOPING A HYBRID FORM-BASED CODE FOR A MIXED USE COMMERCIAL CORRIDOR DISTRICT NEAR THE CENTRAL BUSINESS DISTRICT

In coordination with the City of Mount Vernon and in conjunction with two private developers, F&A is developing a hybrid form-based code for a mixed-use Commercial Corridor District (MX-1 District) along East Third Street. At present, the 21-acre area contains a variety of uses, including residential, commercial and retail, mixed-use, manufacturing and vacant and undeveloped land. Many of the properties are non-conforming, in poor or deteriorated condition, or are vacant or underutilized.

As Mount Vernon is a mature community that is almost fully built out, the area presents a unique opportunity for the City to create new commercial and residential units for its residents. The proposed MX-1 Commercial Corridor District would permit mixed-use development composed of mixed income ownership and rental housing with ground floor retail/commercial space, as well as offices and associated off-street parking. The MX-1 district includes graduated building envelope maximums and minimums based upon lot size and frontage, density bonus incentives, and design and green building requirements. F&A will also undertake the environmental review in conformity with SEQR regulations for the district in anticipation of new projects coming forth in compliance with the new zone.

Images From Form Based Code:

