



HEMPSTEAD VISIONS

February 2013

VOL. 26 NO.6

A Message From Mayor Hall



I am committed to growing Hempstead's economic vitality. In eight years in office, I have closed our deficit, created a \$13.8 million surplus and changed our bond rating from one-step above junk to A status. The Downtown Revitalization will hasten our path to prosperity, helping us lessen the tax burden and create better opportunities and life conditions for you, Hempstead's residents. This is why I have

fought for the Revitalization Plan and why I pushed so diligently to have a Community Benefits Agreement Committee as a part of the development.

My administration has worked hard to ensure that all that comes out of the revitalization benefits our residents. I am proud to say that the Community Benefits Agreement (CBA), which passed on January 15, will ensure just that. It was structured to advance the priorities of Village residents, today, tomorrow, 50 years from now. I commend the local community leaders who worked so conscientiously to make it happen. We expect the project to break ground within the next several months.

The CBA is historic in that never before has there been an agreement between the Village and a developer requiring that a set percentage of the jobs and contracts go to local residents and minority contractors. Under the Agreement, a minimum of 25 percent of all new jobs must go to Hempstead residents and 25 percent of contracts to minority contractors. It demands this *of any and all new developments or businesses* in the Village moving forward. This is an enforceable agreement.

To strengthen job creation, the Agreement requires the developer to create a jobs training program for the under-skilled and formerly incarcerated. Equally important, it protects against any attempts to displace businesses or residents. There will be no eminent domain claims.

The revitalization will create a stronger foundation for Hempstead's economic growth. It will strengthen business development and lessen residents' tax burdens. It will create more affordable housing opportunities, and social and cultural amenities. The plan will create more than 10,000 interim construction and 3,500 permanent well-paying jobs.

I am especially pleased about the jobs requirement. Over the last year, I have successfully pushed incoming developers to create second-chance jobs for the hard to employ. In late January, my jobs liaison Reverend Reginald Benjamin held a jobs workshop at United Healthcare in Hempstead, in which participants met with the downtown developer and supervisors for upcoming construction projects. Other such workshops are upcoming.

The CBA was driven by local community leaders with direction from Village residents. At my urging, it was developed by a committee of 24 community leaders who spoke with residents about what you considered your highest priorities. They then used those priorities to create the agreement. From the beginning, I demanded that the process be transparent, with many public hearings, including all CBA documents posted on the web for public viewing and an open-door policy regarding residents' recommendations.

I am proud that the CBA passed the Village Board successfully and that a majority of residents and business owners support it. The Downtown Plan will create better quality of life conditions for you and your family. It will restore Hempstead to its role as a prosperous regional center and deliver the resources that help your family to thrive.

Sincerely,

Wayne J. Hall, Sr.
Mayor of the Incorporated Village of Hempstead

PRESORTED
STANDARD
US Postage
PAID
Permit No. 35
Hempstead, NY

ECRWSS
POSTAL PATRON
HEMPSTEAD VILLAGE, NY

Village Hall
99 Nichols Court
Hempstead Village, NY 11550
www.villageofhempstead.org
Wayne J. Hall, Sr., Mayor
Henry Conyers, Deputy Mayor
Perry M. Pettus, Trustee
Livio A. Rosario, Trustee
Don Ryan, Trustee



On the Rise in Hempstead: Job Creation and Affordable Housing

I am proud that my administration has worked with landlords and developers to increase affordable housing options for our residents. The Department of Housing and Urban Development (HUD) reports that Hempstead has the highest percentage of affordable housing in Nassau County (44%); 4 1/2 times that of any other village on Long Island; more than all the other villages in the county combined.

Under my administration, the Village has added 2,060 affordable apartments. That plus some 3,896 rent-stabilized units, results in 5,957 apartments in Hempstead, all structured to be affordable.

Here is a breakdown of some recent affordable housing developments, including a detailing of some of the jobs created as a result of our push to get developers to employ Hempstead residents.

Conifer Twin Oaks



At 7 and 21 Manor Avenue, the Village added 94 affordable apartments. The construction - begun in September 2010 — employed 27 Hempstead residents. Residents moved into Conifer Twin Oaks in January 2011.

Alma Gardens

This project at 36 and 44 Hilton Avenue began in March 2011 and employed several Hempstead residents. On completion there will be 66 units available.

More Jobs and Housing



In May 2011, the Village broke ground on the 303 Main Street project. The project employed 53 Hempstead residents. Over the last year, a total of 153 second-chance jobs have been obtained for residents at various construction projects throughout the Village.

Two other developments, one at West Graham and South Franklin, and the other at 456 Front Street, will create approximately 146 additional affordable housing units.

* Article 78, which was instituted by Zetta Filiotis against the Village, is in relation to the Downtown Development and was dismissed for lack of merit.

By the Numbers

5,957

*Total number
of apartments
in Hempstead*

3,896

*Total number of
rent-stabilized units*

2,061

*New affordable housing
units created during
Mayor Hall's administration*