

46-1

Contract No. NY-484  
Amendment No. 5

AMENDMENT TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT

This Amendatory Agreement entered into as of the 29th day of May, 1968, by and between the United States of America (herein called the "USA" and the "Government"), and the Town of Hempstead Housing Authority (herein called the "Local Authority");

WITNESSETH:

WHEREAS, the parties have entered into a Consolidated Annual Contributions Contract as of the 29th day of January, 1965, (herein called the "Contract") as amended; and

WHEREAS, the purpose of this Amendment is to further revise the Contract to include modifications;

NOW, THEREFORE, in consideration of the mutual promises herein set forth, the parties hereto agree that the Contract, as amended, shall be further amended as follows:

1. As to Project No. NY-46-1, modify the words and figures pertaining thereto to the respective Sections appearing in Part One of the Contract as follows:

Sections Modified

Sec. 2(C)	Estimated Number of Dwelling Units.....	84
Sec. 3(D)	Maximum Cost of Construction and Equipment Per Room.....	\$3438*
Sec. 8(D)	Maximum Contributions Percentage.....	6%

\* Of a total number of 84 dwelling units, all shall be designed specifically as accommodations for the elderly.

TOHHA SUPP 000550

46-1

NY-46-1

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING ASSISTANCE ADMINISTRATION  
346 BROADWAY  
NEW YORK, NEW YORK 10013

DEC 5 1966  
In reply refer to  
DEV: DLB: NY-46-1 RECEIVED

DEC 6 1966  
TOWN HEMPSTEAD  
HOUSING AUTHORITY

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York

Gentlemen:

We have completed our review of the Major Change to the Development Program for Project NY-46-1 which is to contain 80 Dwelling Units for the elderly. This Major Change substitutes the Newbridge Road Site for the Stony Lane Site.

Inasmuch as the number of units, the Total Development Cost and the Statutory Room Cost are within the amounts set forth in the Annual Contributions Contract, you are hereby authorized to proceed with the development of Project NY-46-1 on the basis of the Major Change. Accordingly, please notify your Architect to proceed with Schematic Design. At this time, you should also proceed with preliminary borings so that this data can be submitted with your Schematic Documents.

The Annual Contributions Contract will be amended in connection with the impending Major Change to Project NY-46-3 which you are now preparing.

The following comments are submitted for your consideration and necessary actions:

1. A commitment from the Town Officials having jurisdiction over zoning must be obtained that variances will be granted or existing ordinances will be changed to allow for construction of the proposed project, pursuant to Section 5(c) of the Cooperation Agreement.

TOHHA SUPP 000551

2. As planning progresses on this project, the status of the possible widening of Newbridge Road should be checked periodically. Development of project plans shall give appropriate consideration to the effect of this widening.

Sincerely yours,

  
Herman D. Hillman  
Assistant Regional Administrator

**TOHHA SUPP 000552**

46-2  
46-2



PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY

NEW YORK REGIONAL OFFICE

348 BROADWAY

NEW YORK, N.Y. 10013

RECEIVED  
MAR 31 1962  
NEW YORK REGIONAL OFFICE  
HOUSING ADMINISTRATION

MAR 29 1962

In reply refer to  
HHA:Dev: 46-2

Town of Hempstead Housing Authority  
1741 Merrick Avenue  
Merrick, New York

Gentlemen:

We are pleased to inform you that the Development Program for Project NY-46-2, Hempstead, New York, to contain 120 dwelling units, has been approved by the Public Housing Administration.

The following comments are submitted for your review, consideration and reply:

1. Your Authority should have its Attorney determine the validity of the local Governing Body's "Resolution Adopting Amendment to Building Zone Ordinance to provide a new Article 120 establishing a Golden Residence District (GR) Zone" in order that the Architect's Certificate, Authority's Certification and Attorney's Opinion, as set forth in Specimen Form No. 10, may be executed at the proper time.
2. The fees for Administrative Legal Services (Account 1110.4) should not exceed the amount set forth in the schedule of fees (Exhibit A) attached to the Agreement for Administrative Legal Services. No payments shall be made under this account until the Agreement and Amendment thereto, establishing the fee, has been approved by the PHA, except for payments of \$250 upon execution of the Preliminary Loan Contract and an additional \$250 upon execution of the Annual Contributions Contract.
3. Since the site has been designated non-slum, the concurrence of proper Town officials should be obtained in order to avoid any dispute with reference to equivalent elimination under the Cooperation Agreement.

TOHHA SUPP 000553

# 46-2

Form PHA-3187  
November 1961

Form Approved  
Budget Bureau No. 43-R69-3

**PUBLIC HOUSING ADMINISTRATION  
HOUSING AND HOME FINANCE AGENCY**

**DEVELOPMENT COST BUDGET**

Page 1 of 2

**STATUS - CHECK ONE**

Preliminary Drawing

Between Prel. Des. & Const. Aw.

Contract Award

Between Const. Aw. & Flood

Flood

**TOWN OF HEMPSTEAD HOUSING AUTHORITY**

(Name of Local Authority)

Project No. **NY-46-2**

**GREEN ACRES, VALLEY STREAM, L. I.**

(Locality of Project)

	ELDERLY	OTHER	TOTAL
Units	120	0	120
Rooms	395	0	120

**PART I - BUDGET**

Account Classification (I)	Actual Development Costs Incurred To 3/31/66 (II)	Actual Contract Award Balance (III)	Estimated Additional To Complete (IV)	Total Development Cost		Least Previously Approved Budget (V)
				Amount \$ + \$ + \$ (VI)	Per Unit (VII)	
<b>Administration</b>						
1410.1 Manag. Sal.	6,346		13,400	19,746	165	19,022
1410.2 Tech. Sal.						0
1410.4 Legal Exp.	222	2,796		3,018	26	6,000
1410.9 Equip. Rep. Cont.	-0-		800	800	7	2,663
1410.10 Travel	504		300	804	7	1,296
1410.11 Publications	46		50	96	1	480
1410.14 Membership Dues & Fees	62		100	162	1	60
1410.16 Telephone & Telegraph	560		700	1,260	10	900
1410.18 Equip. Expanded						
1410.19 Supp.	3,152		6,400	9,552	80	975
<b>TOTAL ADMINISTRATION</b>	<b>10,892</b>	<b>2,796</b>	<b>21,750</b>	<b>35,438</b>	<b>295</b>	<b>31,396</b>
<b>1421 LIQUIDATED DAMAGES</b>						
Interest						
1420.1 Int. to PHA	3,537		72,483	76,020	634	47,000
1420.2 Int. on Notes from PHA	-0-					
1420.3 Int. on Bonds			2,387	-0-		
1420.7 Int. Inc. from Interest	(2,387)					
<b>TOTAL INTEREST</b>	<b>1,150</b>		<b>74,870</b>	<b>76,020</b>	<b>634</b>	<b>47,000</b>
<b>1422 IMIT OPER. DEFICIT</b>			6,000	6,000	50	3,240
<b>Planning</b>						
1430.1 Arch. & Eng. Fees	22,821	66,683	3,517	93,021	775	89,000
1430.7 Consultant Fees						
1430.8 Permit Fees			36,080	36,080	301	39,000
1430.7 Inspection Costs			7,700	7,700	64	6,500
1430.8 Fee for PHA Services						0
1430.9 Housing Surveys	2,386		7,100	9,486	79	4,500
1430.12 Study Plans, Conts.	25,207	66,683	54,397	146,287	1,219	139,000
<b>TOTAL PLANNING</b>	<b>25,207</b>	<b>66,683</b>	<b>54,397</b>	<b>146,287</b>	<b>1,219</b>	<b>139,000</b>
<b>Site Acquisition</b>			225,000	225,000	1,875	250,000
1440.1 Property Purchase						
1440.2 Contdms. Deposits						
1440.3 Excess Property						
1440.4 Surveys and Maps	625		200	825	7	1,500
1440.5 Appraisals	3,000			3,000	26	1,500
1440.6 Title Information	55			55		500
1440.8 Legal Costs - Site			400	400	3	1,700
1440.10 Other Negotiations			1,200	1,200	10	900
1440.12 Current Tax Settle			8,168	8,168	68	-0-
1440.13 Tenant Relocation						-0-
1440.19 Sandy Site Costs			200	200	2	1,500
1440.20 Site Rel. Insure						-0-
<b>TOTAL SITE ACQUISITION</b>	<b>3,680</b>		<b>235,168</b>	<b>238,848</b>	<b>1,991</b>	<b>257,600</b>
<b>CONSTRUCTION &amp; EQUIPMENT</b>	<b>1,476</b>		<b>1,609,579</b>	<b>1,611,055</b>	<b>13,425</b>	<b>1,617,950</b>
<b>TOTALS (Including Donations)</b>	<b>42,405</b>	<b>69,479</b>	<b>2,001,764</b>	<b>2,113,648</b>	<b>17,614</b>	<b>2,096,186</b>
<b>Less: DONATIONS</b>						
<b>TOTALS (Before Contingency)</b>	<b>42,405</b>	<b>69,479</b>	<b>2,001,764</b>	<b>2,113,648</b>	<b>17,614</b>	<b>2,096,186</b>
<b>Contingency</b>			3	736	6	1,570
Administration			3	2,280	19	2,350
Interest			3	180	2	162
Initial Operating Deficit			3	3,634	30	6,950
Planning			3	7,055	59	12,880
Site Acquisition			3	48,287	402	80,897
Conts. and Equipm.			3	62,172	518	104,809
<b>TOTAL CONTINGENCY</b>				<b>2,175,820</b>	<b>18,132</b>	<b>2,200,399</b>
<b>TOTALS</b>						

**TOHHA SUPP  
000554**

4. Prior to the issuance of the advertisement for construction contract bids, a certificate must be made by the Secretary or Executive Director, that he has visited the site, inspected the same, and the Authority has complete possession thereof free and clear of all tenants/or encumbrances of any nature. Pursuant to Sections 103(E) and 120 of Part Two of the Annual Contributions Contract, the Authority should also submit an opinion of Counsel that it has acquired fee simple title to the complete possession of the project site and shall deliver to you a certified counterpart of an executed Declaration of Trust affecting the project site, which certifications shall show the date, book and page of recording.

You may instruct your Architect to proceed with the preparation of the Schematic Design Phase documents as required under Article 5.4 of their contract.

Sincerely yours,

  
Herman D. Hillman  
Regional Director

**TOHHA SUPP 000555**

46-3

Ida  
NY 41

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
HOUSING ASSISTANCE ADMINISTRATION

346 BROADWAY  
NEW YORK, NEW YORK 10013

APR 4 1967

In reply refer to  
DEV:DLB:NY-46-3

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York

Gentlemen:

We are pleased to inform you that the site selected by your Authority at Uniondale Avenue and Park Avenue in Uniondale, Town of Hempstead, which will contain approximately a total of 125 elderly Dwelling Units, has been tentatively approved by the Housing Assistance Administration.

The site is located at Uniondale Avenue and Park Avenue as shown on the attached map. Please note that, in accordance with telephone conversation with your Executive Director, the site boundaries have been modified to include all of the lots 62 and 217.

Our tentative approval of the area described above does not bind this Administration to give final approval thereto. It only means that your Authority and this Office have agreed upon this site as the one which you will formally present in a Major Change to the Development Program. This letter is also your authorization to proceed immediately with the preparation of a Major Change to Project NY-46-3. The site herein approved is to be used for the Major Change in lieu of the previously approved site at Jerusalem and Nostrand Avenues in view of the uncertainties associated with the latter site.

You should proceed immediately with an adequate preliminary subsurface soil investigation under the supervision of your Architect in accordance with the recommendations of PHA Bulletin No. LR-2, Subsurface Soil Investigation dated August 1963, and revised Pages 1 and 2 dated March 1964, and include the results thereof in the submittal of the Major Change.

This Tentative Site Approval is also your authorization to proceed with Survey Contract and the Survey; Appraisal Contracts and Appraisals; Title Examination Contract and Title Examination, and when authorized, the obtaining of Options on the Site, all in accordance with Section 208 of the Low-Rent Housing Manual and intermediate clearance by this office. Negotiator's Contracts may be entered into pursuant to Section 208.1, Paragraph 6a of the Low-Rent Housing Manual.

TOHHA SUPP 000556

It has been determined that selection of this site is in accordance with the policy established by the Public Housing Administration under Title VI of the Civil Rights Act of 1964, and Executive Order 11063.

Your attention is directed to Low-Rent Housing Manual, Section 209.1, which outlines the action to be taken with respect to site occupants.

We have transmitted a copy of this letter to the Public Highway Administration.

Sincerely yours,

(Sd.) Herman D. Hillman  
Herman D. Hillman  
Assistant Regional Administrator

Enclosure

cc: Mr. John A. Swanson w/plat  
Regional Engineer, Region I  
Public Highway Administration

TOHHA SUPP 000557



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

REGION I

JAN 31 1969

IN REPLY REFER TO:  
PRODUCTION:JM:NY-46-6

RECEIVED

FEB 3 1969

TOWN HEMPSTEAD  
HOUSING AUTHORITY

The Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York

Gentlemen:

We have reviewed the Turnkey proposal for Project NY 46-6, Hempstead, New York submitted by Turnkey Proposals Inc. to your Authority for construction of 78 elderly units on Grand Avenue in North Baldwin, New York.

We hereby give our tentative approval to this proposal subject to the following conditions:

- 1) That the Developer's proposal price of \$1,401,437 or \$17,967 per dwelling unit will be subject to final confirmation resulting from two independent cost estimates and two appraisals to be obtained by your Authority, in accordance with the procedures outlined in Section 221.1 of the Low-Rent Housing Manual.
- 2) That the Developer prepare suitable drawings and documents which are professionally adequate and to provide all the other data required for inclusion in the Development Program to be prepared by your Authority and submitted to us within 30 days from receipt of this letter.
- 3) That the Town of Hempstead grant any required zoning variances for the Developer's project site as well as approval of the Plan and Project in accordance with Section 150 of the New York State Public Housing Law. The necessary documentation must be submitted to us prior to the execution of the Annual Contributions Contract.
- 4) That the Developer revise his preliminary plans and specifications in compliance with the enclosed agreements reached in the Development Conference held in the Housing Assistance Office on January 7, 1969.

TOHHA SUPP 000562

The Town of Hempstead Housing Authority - 2

For more detailed information regarding the responsibilities of your Authority at this phase, please refer to Phase II, paragraph 3c in Section 221.1 of the Low-Rent Housing Manual.

If there are any questions on the above, please feel free to call this office.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Herman D. Hillman".

Herman D. Hillman  
Assistant Regional Administrator  
for Housing Assistance

Enclosures

TOHHA SUPP 000563

46-7

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

346 BROADWAY, NEW YORK, NEW YORK 10013

REGION I

JUN 28 1967  
In reply refer to  
DEVLJM:NY-46-7

RECEIVED  
JUN 30 1967  
TOWN HEMPSTEAD  
HOUSING AUTHORITY

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York

Gentlemen:

We are pleased to inform you that the site selected by your Authority at Jerusalem Avenue and Clare Road, in Uniondale, which will contain approximately a total of 80 elderly dwelling units, has been tentatively approved by the Housing Assistance Administration.

The site is bounded as follows:

Jerusalem Avenue on the North  
Adjoining residential areas on the South, East and West.

Our tentative approval of the area described above does not bind this Administration to give final approval thereto. It only means that your Authority and this Office have agreed upon this site as the one which you will formally present in a Development Program for Project NY-46-7. This letter is also your authorization to proceed immediately with the preparation of the Development Program in accordance with 206.3 and subsequent Sections of the Low-Rent Housing Manual which will be submitted as soon as possible.

You should proceed immediately with an adequate preliminary subsurface soil investigation under the supervision of your Architect in accordance with the recommendations of HAA Bulletin No. LR-2, Subsurface Soil Investigation, dated August 1963, and revised Pages 1 and 2 dated March 1964, and include the results thereof in the submittal of the Development Program.

This Tentative Site Approval is also your authorization to proceed with Survey Contract and the Survey; Appraisal Contracts and Appraisals; Title Examination Contract and Title Examination, and when authorized, the obtaining of Options on the Site, all in accordance with Section 208 of the Low-Rent Housing Manual and intermediate clearance by this Office. Negotiator's Contracts may be entered into pursuant to Section 208.1, Paragraph 6a of the Low-Rent Housing Manual.

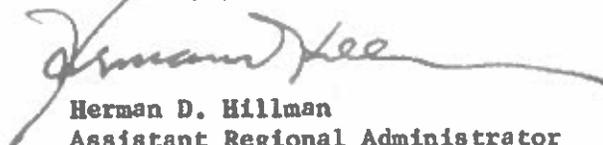
TOHHA SUPP 000564

With respect to property owned by another public body or quasi-public body of institution, your Authority, after conferring with responsible persons, must obtain written assurance from such body or institution that such property may be acquired by amicable negotiation at a cost not in excess of its fair market value.

It has been determined that selection of this site is in accordance with the policy established by the Housing Assistance Administration under Title VI of the Civil Rights Act of 1964, and Executive Order 11063.

We have transmitted a copy of this letter to the Public Highway Administration.

Sincerely yours,



Herman D. Hillman  
Assistant Regional Administrator  
for Housing Assistance

cc: Mr. John A. Swanson  
Public Highway Administration

TOHHA SUPP 000565

46-8

46-8



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

RECEIVED  
FEB 3 1969  
TOWN HEMPSTEAD  
HOUSING AUTHORITY  
IN REPLY REFER TO:  
PRODUCTION: JM:NY-46-8

REGION I

JAN 31 1969

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York

Gentlemen:

We have reviewed the Turnkey proposal for Project NY-46-8, Hempstead, New York submitted by Turnkey Proposals, Inc. to your Authority for construction of 106 elderly units on Rockaway Avenue in Oceanside, New York.

We hereby give our tentative approval to this proposal subject to the following conditions:

- 1) That the Developer's proposal price of \$1,847,826 or \$17,432 per dwelling unit will be subject to final confirmation resulting from two independent cost estimates and two appraisals to be obtained by your Authority, in accordance with the procedures outlined in Section 221.1 of the Low-Rent Housing Manual.
- 2) That the Developer prepare suitable drawings and documents which are professionally adequate and to provide all the other data required for inclusion in the Development Program to be prepared by your Authority and submitted to us within 30 days from receipt of this letter.
- 3) That the Town of Hempstead grant any required zoning variances for the Developer's project site as well as approval of the Plan and Project in accordance with Section 150 of the New York State Public Housing Law. The necessary documentation must be submitted to us prior to the execution of the Annual Contributions Contract.
- 4) That the Developer revise his preliminary plans and specifications in compliance with the enclosed agreements reached in the Development Conference held in the Housing Assistance Office on January 14, 1969.

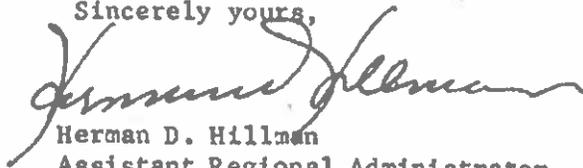
TOHHA SUPP 000566

Hempstead, New York - 2

For more detailed information regarding the responsibilities of your Authority at this phase, please refer to Phase II, paragraph 3c in Section 221.1 of the Low-Rent Housing Manual.

If there are any questions on the above, please feel free to call this office.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Herman D. Hillman".

Herman D. Hillman  
Assistant Regional Administrator  
for Housing Assistance

Enclosures

TOHHA SUPP 000567



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

REGION I

0002

IN REPLY REFER TO:  
PROD:JM:NY-46-9

26  
46-9  
TSA

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York

Gentlemen:

We are pleased to inform you that the site selected by your Authority at Bellmore Avenue, Hempstead, New York, which will contain approximately a total of 99 elderly dwelling units to be known as Project NY-46-9 has been tentatively approved by the Housing Assistance Administration.

The site bounded as follows:  
(Consideration given to widening of Bellmore Avenue)

On the North by Martin Avenue  
On the East by Bellmore Avenue  
On the South by Private Property  
On the West by Private Property

Our tentative approval of the area described above does not bind this Agency to give final approval thereto. It only means that your Authority and this Office have agreed upon this site as the one which was formally presented in a Development Program. This letter is also your post authorization to proceed immediately with the preparation of the Development Program in accordance with Section 206.4, 206.6, 207.1 and 207.3 of the Low-Rent Housing Manual.

TOHHA SUPP 000568

Town of Hempstead Housing Authority

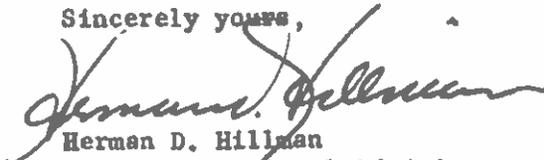
2

Your Developer should proceed immediately with an adequate preliminary subsurface soil investigation under the supervision of his Architect in accordance with the recommendations of HAA Bulletin No. LR-2, Subsurface Soil Investigation, dated August 1963, and revised Pages 1 and 2 dated March 1964, and include the results thereof in the submittal of the preliminary documents.

Our Tentative Approval is subject to the following condition that the Developer's price is compatible with and substantiated by two independent appraisals and cost estimates.

We have transmitted a copy of this letter to the Federal Highway Administration.

Sincerely yours,



Herman D. Hillman  
Assistant Regional Administrator  
for Housing Assistance

cc:  
Mr. John A. Hanson  
Federal Highway Administration

TOHHA SUPP 000569

4610



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

WCV

REGION 1

RECEIVED

JUN 1 1970

JUN 5 - 1970

IN REPLY REFER TO:  
PROD:JM:NY-46-10

TOWN HEMPSTEAD  
HOUSING AUTHORITY

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York 11550

Gentlemen:

This is in reference to requirements included in paragraph 4e of the Low-Rent Housing Turnkey Handbook RHA 7420.1 concerning approval by this office of a Developer for your Turnkey Project NY-46-10 comprising 180 units of elderly housing.

We approve Beech Haven Associates as your Developer to develop 180 units of low-income elderly housing. The proposed price for site acquisition is subject to two independent appraisals and the overall proposed price is subject to two independent cost estimates. The proposed price, as submitted, will be used as a basis for inclusion in an Annual Contributions Contract. Please submit the necessary appraisal and cost estimator's contracts as soon as possible for our review and approval so that the respective reviews can be made when the Developer has completed his Working Drawings.

The Developer's Statement of Disclosure of Interest is on file at this office.

Sincerely yours,

Thomas A. Burns  
Acting Assistant Regional Administrator  
for Housing Assistance

TOHHA SUPP 000570



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

REGION I

RECEIVED  
JUN 08 1970  
TOWN HEMPSTEAD  
HOUSING AUTHORITY

JUN 5 - 1970

IN REPLY REFER TO:  
PROD:JM:NY-46-11

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York 11550

Gentlemen:

This is in reference to requirements included in paragraph 4e of the Low-Rent Housing Turnkey Handbook RHA 7420.1 concerning approval by this office of a Developer for your Turnkey Project NY-46-11 comprising 104 units of elderly housing.

We approve Turnkey Proposals Inc. and Northwood Industries as your Developer to develop 104 units of low-income elderly housing. The proposed price for site acquisition is subject to two independent appraisals and the overall proposed price is subject to two independent cost estimates. The proposed price, as submitted, will be used as a basis for inclusion in an Annual Contributions Contract. Please submit the necessary appraisal and cost estimator's contracts as soon as possible for our review and approval so that the respective reviews can be made when the Developer has completed his Working Drawings.

The Developer's Statement of Disclosure of Interest is on file at this office.

Sincerely yours,

Thomas A. Burns  
Acting Assistant Regional Administrator  
for Housing Assistance

TOHHA SUPP 000571

46-11



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

*Elmont  
Winnie  
Please note  
7/10/70 - wood*

REGION I

RECEIVED

MAY 7 1970  
TOWN HEMPSTEAD  
HOUSING AUTHORITY

MAY 4 1970

IN REPLY REFER TO:  
PROD:JM:NY-46-10  
NY-46-11

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York 11566

*no  
46-10-24*

Gentlemen:

We are pleased to inform you that the sites selected by your Authority at Elmont and Franklin Square, Town of Hempstead, New York, are tentatively approved by this Office. The Elmont site will contain approximately a total of 140 elderly dwelling units, known as Project NY-46-10. The Franklin Square site will contain approximately 104 elderly dwelling units, known as Project NY-46-11.

The sites are bounded as follows:

NY-46-10: On the North by Hempstead Turnpike  
On the East by Elmont Road  
On the South by Private Property  
On the West by Private Property

NY-46-11: On the North by Private Property  
On the East by Private Property  
On the South by Private Property  
On the West by Private Property and  
Martha and Emma Places.

Our tentative approval of the areas described above does not bind this Office to final approval thereof. It means only that your Authority and this Office agreed upon these locations to be formally presented in development programs.

This letter is also your authorization for the preparation of the Development Programs in accordance with the Low-Rent Housing Turnkey Handbook, RHA 7420.1, Par. 10, and form HUD-5080.

TOHHA SUPP 000572

Your Developer should proceed at once with adequate preliminary subsurface soil investigations under the supervision of their Architect in accordance with the recommendations of HAA Bulletin No. IR-2, Subsurface Soil Investigation, dated August 1963, and revised pages 1 and 2 dated March 1964, and include the results in the submittal of the final documents. These approvals are subject to the condition that the Developers' prices are compatible with and substantiated by two independent appraisals and cost estimates.

We have transmitted a copy of this letter to the Federal Highway Administration.

Sincerely yours,

Charles B. Burns  
Director, Production Division

By

  
Joseph Monticciolo  
Production Coordinator, Area 7

cc: Federal Highway  
Administration

**TOHHA SUPP 000573**

46-12



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
26 FEDERAL PLAZA, NEW YORK, NEW YORK 10007

RECEIVED

JUN 1 1970

TOWN HEMPSTEAD  
HOUSING AUTHORITY

REGION I

JUN 5 - 1970

IN REPLY REFER TO:  
PROD:JM:NY-46-12

*Wawak*  
*file*

Town of Hempstead Housing Authority  
1701 Merrick Avenue  
Merrick, New York 11550

Gentlemen:

This is in reference to requirements included in paragraph 4e of the Low-Rent Housing Turnkey Handbook RHA 7420.1 concerning approval by this office of a Developer for your Turnkey Project NY-46-12 comprising 144 units of elderly housing.

We approve Beech Haven Associates Inc., as your Developer to develop 144 units of low-income elderly housing. The proposed price for site acquisition is subject to two independent appraisals and the overall proposed price is subject to two independent cost estimates. The proposed price, as submitted, will be used as a basis for inclusion in an Annual Contributions Contract. Please submit the necessary appraisal and cost estimator's contracts as soon as possible for our review and approval so that the respective reviews can be made when the Developer has completed his Working Drawings.

The Developer's Statement of Disclosure of Interest is on file at this office.

Sincerely yours,

*for*   
Thomas A. Burns  
Acting Assistant Regional Administrator  
for Housing Assistance

TOHHA SUPP 000574

46-14



H. WILLIAM HODGGS, III  
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HOUSING AUTHORITY

317 PARK AVENUE  
YANTAGE, N. Y. 11793  
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ASST. DIR. FOR MAINTENANCE

RICHARD L. GUSO  
COUNSEL

DAVID T. ATTWOOD  
DELLIS HIGGINS  
CHAIR MEMBERS

September 18, 1979

Department of Housing and Urban Development  
New York Area Office  
26 Federal Plaza  
New York, New York 10007

Gentlemen:

Attention: Mr. Alan H. Gainer, Area Manager

Reference: Program Reservation Application  
Project No: NY 36-046-015 (New Construction)  
2.310H

We are in receipt of your letter dated August 16, 1979 awarding the Town of Hempstead Housing Authority a Program Reservation of 50 units of low income housing for the Elderly - Turnkey (new construction).

Upon review of the HUD handbook 7417.1, Chapter 7, we understand that a Project Planning Conference is required immediately following issuance of the Program Reservation.

Will you please advise us where and when the above conference will be held.

Very truly yours,

TOWN OF HEMPSTEAD  
HOUSING AUTHORITY

TOHHA SUPP 000575

Wilfred C. Ward  
Executive Director

WCW:FF

12 copies  
1 Twenty

46-17



U.S. Department of Housing and Urban Development  
New York Area Office, Reg on II  
Jacob Javits Federal Building  
26 Federal Plaza  
New York, New York 10278

130 units

SEP 30 1982

Mr. H. William Hodges  
Town of Hempstead Housing Authority  
3375 Park Avenue  
Wantagh, New York 11793

Dear Mr. Hodges:

Subject: Program Application No. NY36-P046-017

The Department of Housing and Urban Development (HUD) hereby makes the following Program Application for low-income dwelling units to be provided pursuant to the U.S. Housing Act of 1937. This is not a legal obligation but a statement of determination by HUD subject to fulfillment of all legal and administrative requirements, to enter into a new annual contributions contract covering the number of units reserved, consistent with this application. A proposal which is approvable by HUD must be submitted within the time frames as established by Handbook 74 7.1 Rev.1.

Production Method: Turnkey

Dwelling Unit Characteristics:

<u>Building Type</u>	<u>Number of Bldgs.</u>	<u>Family and Large Family</u>			<u>Elderly</u>		
		<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>
AW							98 2

Units: 100

Reserved: Contract Authority: \$ 503,770  
 Budget Authority : 15,113,100  
 Loan Authority : 4,748,960  
 Contract Rate : 10.608

Please note that all legal documentation that should have been submitted with the application must be received by this office within 30 days of the receipt of this letter or the funds will be recaptured.

Funds Reserved:

\_\_\_\_\_  
Director, Regional Accounting Division Date

Sincerely,  
  
Edmund R. Davis  
Area Manager

TOHHA SUPP 000576