

COUNTY OF SUFFOLK



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Media Release

COUNTY LEGISLATURE

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October 16, 2012

County Executive Bellone & Legislator Kate Browning Announce New Housing Initiative

*County Provides Ten Parcels in Aggressive Move to Jumpstart Revitalization in Mastic Beach;
Partnership with Village, Habitat for Humanity & LI Housing Partnership*



(Pictured Left to Right: **Jill Rosen-Nikoloff**, Suffolk County Real Property Division, **Vivian Becker**, Habitat for Humanity of Suffolk, **Gary Stiriz**, Mastic Beach Village Deputy Mayor, Village Code Enforcement Official **Tim Brojer**, **County Executive Steve Bellone**, **Bill Biondi**, Mastic Beach Village Mayor, **Village Trustee Gail Cappiello**, Osprey Pointe Civic President **Frank Cappiello**, **Legislator Kate Browning**, **Joe Sanseverino**, Long Island Housing Partnership, **Warren Davis**, Habitat for Humanity and Mastic Beach Property Owners Association President **Alan Chasinov**.)

Mastic Beach, NY– In an aggressive move designed to jump start revitalization in the new Village of Mastic Beach, Suffolk County Executive Steve Bellone and Legislator Kate Browning (WF-Shirley) announced an initiative to develop affordable housing through Suffolk County’s 72-h program, which seeks to rehabilitate tax defaulted properties. Habitat for Humanity will partner with the Village of Mastic Beach on rehabilitation of seven parcels that were approved by the Suffolk County Legislature in September for transfer through the 72-h program. The Long Island Housing Partnership will develop affordable housing on three other parcels Suffolk transferred to the Village. Mastic Beach Village Trustee Gail Cappiello, who has led the effort for the Village, was joined by Mayor Bill Biondi and Deputy Mayor Gary Stiriz to announce the initiative with County officials.

The new homes will be made available to first time homebuyers, families with incomes below 80% of the area median income (AMI). Determined by HUD based on family size, 80% of AMI is \$ 86,000 for a family of four and \$68,800 for a family of two.

“Homeownership anchors families in neighborhoods and strengthens the communities in which they live. This initiative will give a new lease on life to blighted properties and contribute to the revitalization of the

community while offering working families a chance to own their first home in this waterfront community on Suffolk’s south shore,” said County Executive Steve Bellone.

“The newly established Village of Mastic Beach is working hard to increase homeownership in their community,” stated Legislator Kate Browning. “This housing initiative prevents speculation on future rentals, and provides middle-class families with an opportunity to achieve the American dream. These homes will increase surrounding property values and help remove blight from what is already a beautiful waterfront neighborhood. I am happy to have established a working relationship with Mastic Beach Village officials for the benefit of our mutual constituents, and look forward to more positive projects within the village.”

“The transfer of 10 County-owned parcels of land within the boundaries of the Village of Mastic Beach exemplifies what can be accomplished through inter-governmental cooperation,” stated Mastic Beach Village Trustee Gail Cappiello. “Trustee Bob Morrow and I worked closely with County Legislator Kate Browning; Jill Rosen-Nikoloff, *Director of Affordable Housing and Community Development for Suffolk County*; Vivian Becker, *Chief Executive, Habitat for Humanity*; and Peter Elkowitz, Jr., *President and Chief Executive Officer, Long Island Housing Partnership*. This is yet another step by the Village toward fulfilling the promise made to the people of Mastic Beach; clean-up blight, increase homeownership and improve the quality of life in Mastic Beach.”

“We at Habitat for Humanity of Suffolk are excited to be a part of this effort to revitalize the Village of Mastic Beach. We think this is a wonderful opportunity to improve the community and create homeownership opportunities for working families,” said Chief Executive Vivian Becker, Habitat for Humanity of Suffolk.

“The LIHP is proud to be partnering with the Village of Mastic Beach and Suffolk County in bringing the dream of homeownership to three new first time homebuyers,” said Chief Executive Peter Elkowitz, Long Island Housing Partnership.

Groundbreaking on the following properties is expected to occur next spring.

HABITAT PARCELS

LIHP PARCELS

0209-01700-0200-002000
Woodland Drive
60x100 – Vacant

0209-02200-0900-064000
Cypress Drive
Vacant

0209-02200-0800-008000
Hockey Rd./Jefferson Drive
80x100 – Vacant

0209-02200-0900-065000
142 Cypress Drive
Vacant

0209-02500-0200-028000
160 Huguenot Drive
80x100 – Structure, Not Habitable

0209-02200-0900-024000
157 Cypress Drive
Vacant

0209-02600-0300-006000
135 Jefferson Drive
60x100 – Structure, Not Habitable

0209-03200-0500-019000
85 Maywood Drive
60x100 – Vacant

0209-02600-0900-009000 and 0209-02600-0900-017000
(the 2 parcels will be merged)
McKinley & Elfin Drive
.46 acre combined – Vacant