

Gateway Gardens

HUNTINGTON STATION



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Gateway Gardens, located on Lowndes Avenue in Huntington Station, currently includes 40 residential units comprised of 30 family and 10 senior citizen apartments that were constructed in 1967.

In order to address both the aging factor of the existing housing and the significant need for additional senior housing, Huntington Housing Authority has proposed a \$20 million renovation and construction project. The project will be funded by a new partnership with a private development company selected through a formal bidding process. For the purpose of redevelopment, the Housing Authority will convey the property to the newly formed entity. Gateway Gardens LLC, which includes a subsidiary of Millennium Hills Housing Development Funding Corp., will obtain the \$20 million for the renovation and new construction.

The project will begin with the removal of the Huntington Housing Authority offices on Lowndes Avenue, to be replaced by 20 one-bedroom senior units in one three-story building. One 10-unit senior building will be removed (residents will be moved into the 20 unit building), to be replaced by 26 one-bedroom senior units. All 30 existing family units will be renovated and a unit added for a buildings and grounds superintendent.

Once completed, the property will include 30 rehabilitated family residences as well as 46 senior residences and one superintendent's unit for a total of 77 units.

The project will generate over \$100,000 in property tax revenues.

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FACT SHEET

Property:	2.99 Acres
Zoning:	R3M Apartment
Existing:	40 Units Low- to Mid-Income Apartments (30 Family, 10 Senior)
Proposed:	Rehab of 30 Family Apartments, demolition of 10 existing senior units Addition of 46 one-bedroom senior units in two three-story buildings
New Construction	Two three-story buildings to house 20 and 26 Senior 1BR Apartments
Renovation	Rehabilitation of existing community room building will include the addition of 1 Superintendent's Apartment; Rehab of remaining 30 family units will include top to bottom interior and exterior renovations; new windows and all new apartment entry doors, all new kitchens and baths; new appliances; electric upgrades and new wiring for telephone and cable. Exterior facades will be upgraded to new design. Common areas will receive new sidewalks; playground. Laundry area and community room will be upgraded.
Security	The project includes installation of closed circuit security cameras in common areas. The addition of a superintendent's apartment will provide additional eyes and ears on-site around the clock.
Costs/Finance	The project cost is \$20-million. Millennium Hills Housing Development Funding Corp and D&F Development in partnership will seek Tax-Credit financing through NYS Department of Housing and Community Renewal and additional grants.