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# TOWN OF HEMPSTEAD NEWS

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FOR IMMEDIATE RELEASE  
October 29, 2009

## **No “Tricks”...Hempstead “Treats” Seniors to New Homes: Town Holds Affordable Golden Age Home Lottery**

A couple of days before Halloween, Hempstead Town offered only “treats,” no “tricks,” for senior citizens participating in a lottery for the chance to purchase affordable Elmont co-op homes. Supervisor Kate Murray, joined by Councilmen Ed Ambrosino and James Darcy, Receiver of Taxes Don Clavin, Town Clerk Mark Bonilla and Nassau Legislator John Ciotti, drew the names of the lucky winners. The officials were also joined by Long Island Housing Partnership President Peter Elkowitz, James Vilardi of Bedford Construction Group and several community and civic leaders at the Foster Meadow Golden Age Residence, a 30-unit senior living complex in the heart of downtown Elmont. Of course, seniors participating in the lottery were the center of attention.

“This project is addressing the need for more affordable living opportunities for the town’s growing senior population,” announced Murray. “The attractive co-op development also represents a significant step in the town’s overall revitalization of Elmont.”

At the housing lottery, prequalified seniors’ names were drawn, providing them with an opportunity to purchase a two-bedroom cooperative apartment for an effective price of \$150,000. The homes, featuring many luxury appointments, have a sales price of \$175,000; however, a \$25,000 grant furnished to buyers through the Long Island Housing Partnership will reduce the cost to Elmont’s newest senior homeowners.

“The Long Island Housing Partnership is pleased to be working with the town to provide affordable senior living in the heart of Elmont and to assist seniors in calling this beautiful facility their new home,” said Elkowitz.

Senior citizens who participated in the lottery had to meet the affordable housing eligibility requirements. To be eligible for a unit the applicants must be 62 years of age or older. Senior couples can have a combined family income of \$65,150 or less.

“We are thrilled to provide deserving senior residents with the opportunity to make Foster Meadow their home. I know that these homeowners will truly enjoy their golden years in a very special and affordable place,” said Ambrosino.

The two-bedroom, one and one-half bath units are almost 1,000 square feet and are amenity-rich. Features include oak kitchen cabinets, granite countertops and stainless steel Energy Star appliances. Ceramic tiled kitchen and bathroom floors complement hardwood floors in the living area. Laundry closets, replete with washers and dryers, as well as outdoor decks give these units an ambiance and level of comfort normally reserved to luxury homes.

“We are constantly working to offer more affordable and amenity-rich housing for our senior citizens,” observed Darcy.

In addition to the affordable purchase price and the high-end features of the homes, town officials have been committed to keeping ongoing costs associated with the units under control for Foster Meadow residents. Modest monthly effective property taxes of \$120 are an important inducement for prospective owners. Co-op fees of between \$530 and \$580 per month are the only other non-purchase costs to be borne by residents.

New homeowners at the co-op complex located at 1888 Foster Meadow Lane in Elmont will enjoy much more than attractive, well-appointed housing units. A wide lobby, replete with waterfall and lounge, welcomes owners and visitors alike. A spacious recreation room will be the heart of Foster Meadow senior activities; it’s the perfect space for residents to meet one another and take part in programs. However, if they prefer, homeowners and guests can relax in the quiet lounge or get some fresh air out on the attractive patio.

The Foster Meadow development is a component of an intra-governmental community redevelopment initiative occurring in Elmont. Recently, the town received a \$2.4 million Restore New York Grant that will be used to beautify streetscapes and storefronts along Hempstead Turnpike. The town's Industrial Development Agency has also helped facilitate the construction of an equine hospital to serve Belmont Race Track. Nassau Legislator John Ciotti has secured funds to upgrade business district streetscapes with brick-paved walkways, complementing the town's completed work around the Elmont Fire House at Elmont Road and School Street.

"The Foster Meadow homes will coordinate with other projects initiated in collaboration with the Town of Hempstead, Nassau County, the state and local community groups," said Ciotti. "We're revitalizing a great community together and I'm proud."

"There are no 'tricks,' only 'treats,' this Halloween at the Foster Meadow senior home development," concluded Murray. "Today's lottery is providing needed affordable homes to deserving seniors."

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