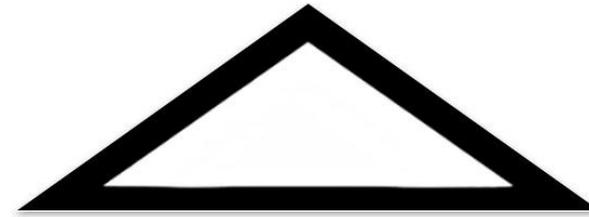


Sain Building Presentation



R-H-A-C

ROCKLAND HOUSING ACTION COALITION



REGAN
Development

C O R P O R A T I O N



Regan Development Corporation
in Partnership with
the Community

Regan Development Corporation

In Partnership with the Community

- **Founded in 1988 (2nd Generation)**
- **Principals Larry and Ken Regan Grew Up in New City**
 - **Understand the Needs of the Town of Clarkstown and Rockland County**
- **We Respond to Local Needs and Goals of the Community – A Tool for the Community to Achieve High Quality Outcomes**
 - **We Work Collaboratively to Meet Community Goals and Desires**
- **Specialize in Community-Building Residential Developments – Redevelopment a Specialty**
- **Over 37 years, Regan Has Developed Over \$900 Million in Development in New York, New Jersey, Pennsylvania, Connecticut and Massachusetts**





Rockland Housing Action Coalition, Inc.



- **We are a non-profit housing organization, founded in 1986.**
- **Our vision is to help low- and middle-income families in our community obtain quality rental and for-sale housing.**
- **During the past 30 years, RHAC has constructed over 145 homes at scattered sites throughout Rockland County.**
- **We have developed affordable rental housing or partnered with private developers to create affordable rental units at various locations.**
- **We have a dedicated Board of Directors representing various community and professional groups, as well as hardworking staff, all committed to helping Rockland residents achieve their housing goal.**

Rockland Housing Action Coalition

Rockland Housing Action Coalition's Previous Development Experience

Project	No. Of Units	Total Development Cost	Completion Date	Target Income Population	Project Type	Sponsor's Name Role
HOMEOWNERSHIP						
Spook Rock Home	1	\$ 95,000	8/5/87	low	single-family home	developer
Bethune Homes Condo	14	1,274,805	8/16/91	low	condominium	developer
Franklin Commons Condo	15	2,191,802	1/30/95	low	condominium	developer
Gateway Homes	28	4,147,000	8/15/00	low & moderate	single family homes	developer
Gateway Homes II	9	1,491,000	11/24/01	very low & low	single family homes	developer
Funston Mews	7	1,050,000	8/15/01	low	town homes	developer
Hidden Ridge	56	9,324,000	10/31/04	very low and low	town homes	marketing /sales
Brightman Estates	6	1,376,880	05/31/05	very low and low	single family	marketing/sales
Scattered sites	4	823,000	07/31/05	low	cooperatives	purchase price reduction
Rockland Homes	5	1,952,625	09/01/12	low	single family homes	developer
Mullberry Hill	6	2,500,000	sold subdivison	market rate	single family homes	developer
RENTAL UNITS						
Sycamore Crest	96	13,998,993	6/30/01	very low and low	senior rental units	lease-up
Airmont Gardens	140	23,375,612	7/31/02	very low and low	senior rental units	lease-up
Devan's Gate	24	2,518,232	09/04/02	very low and low	senior rental units	co-developer/managing agent
Youngblood Senior	26	3,723,436	03/31/06	very low and low	senior rental units	co-developer/lease-up
Spring Valley Site III	53	15,602,300	03/31/10	very low and low	senior rental units	co-developer/lease-up
Devan's Gate II	24	4,233,000	06/30/09	very low and low	senior rental units	co-developer/managing agent
Murphy Manor	26	6,509,200	04/15/11	very low and low	family rental units	developer/managing agent
Hyenga Lake	65	15,822,000	08/01/10	very low and low	senior rental units	co-developer/managing agent
Spring Valley Site IV	55	19,250,000	11/01/12	very low and low	family rental units	co-developer/lease-up
Homes for Heroes	8	1,825,000	8/01/13	very low	homeless veterans	developer
Nyack Point Apartments	33	9,792,902	8/01/2017	very low	family rental units	developer/managing agent
Independence Crossing	53	12,450,000	8/1/2014	very low and low	family rental units	project sponsor

RHAC contracts with local builders to construct for sale affordable housing for low and moderate income buyers. To date, we have completed and sold 145 homes to low and moderate income buyers. In addition, RHAC develops its own properties and also works with private developers to construct and lease rental apartments to low income families/seniors. RHAC provides budget/credit/landlord-tenant/predatory lending/mortgage and homeownership counseling to renters/homebuyers. We counsel approximately 250 individuals and families each year.



Lilac Ridge
AT CLARKSTOWN



18 New Hempstead Road

A Design Process with the Community

- We Started Below the Maximum Allowable Density to Better Fit Into the Neighborhood . . . ***But That is Just the Beginning***
- We Want Community Input to Improve the Final Design
- ***If Chosen, we will hold Community Meetings for Input from Local Homeowners, Residents and Members of Clarkstown Government***
- Within Rockland County Goals and Town of Clarkstown Planning and Zoning Guidelines, Let's Create the Best Outcomes Together
- Together, We Can Turn a Vacant, Dormant Eyesore into a Community Asset for New City



Project Description: 18 New Hempstead Road

Well-Designed And Not Over-Sized

- 37 Apartments including one live-in super's two-bedroom apartment
 - **Well Below Maximum Allowable Density – By Choice to Fit the Neighborhood**
- Three-story building
 - Tenant community room
 - Laundry room
 - Bike storage
 - Green building friendly, zero net energy program compliance
 - Solar panels on roof
- Income ranges from 30% to 80% of Rockland County median
- ~3,100 square feet of first floor commercial / office space
- +/-40,000 square feet of onsite recreational space inclusive of a children's playground



What Life at
18 New Hempstead Road
will Look Like
A Vibrant Community with
Seniors, New Graduates,
Local Employees ...
A Quiet Asset for New City

Site Plan

Self-Contained Site with Building Fronting New Hempstead Road in General Historic Location

Bermed Parking Exiting on New Hempstead Road and Towards Main Street

No Access to Eberling Drive (permanent closed gate - emergency vehicles only)



Apartment Breakdown

Apartment Types

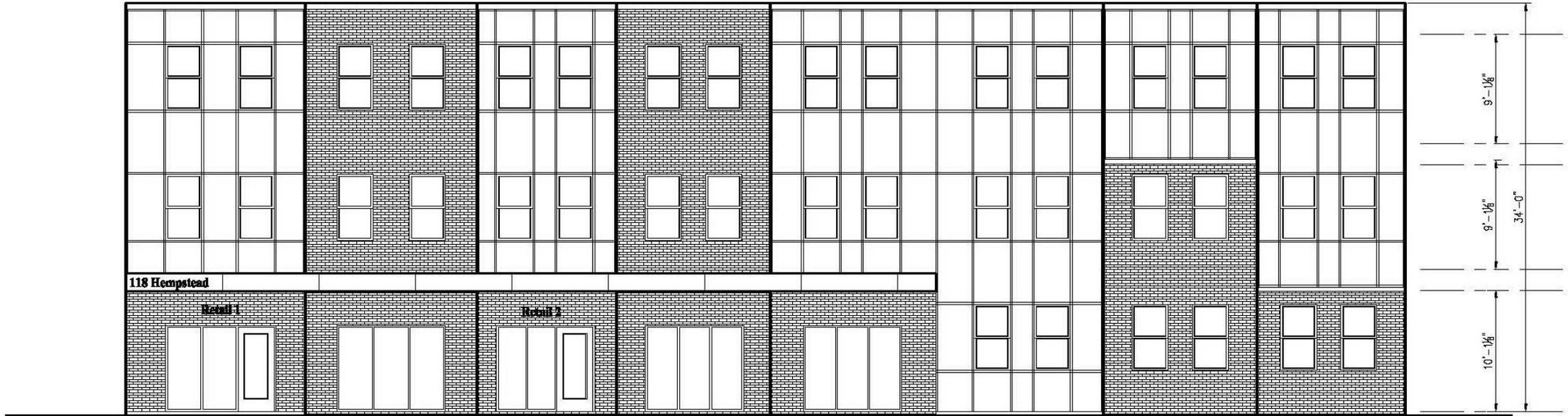
22 One Bedrooms

13 Two Bedrooms

2 Three Bedrooms

37 Total Apartments

Unit Size	Target Income AMI	No. of Units
1BR	30%	3
2BR	30%	1
1BR	50%	8
2BR	50%	2
1BR	60%	8
2BR	60%	7
3BR	60%	2
1BR	80%	3
2BR	80%	2
2BR	Superintendent	1
Total Units		37

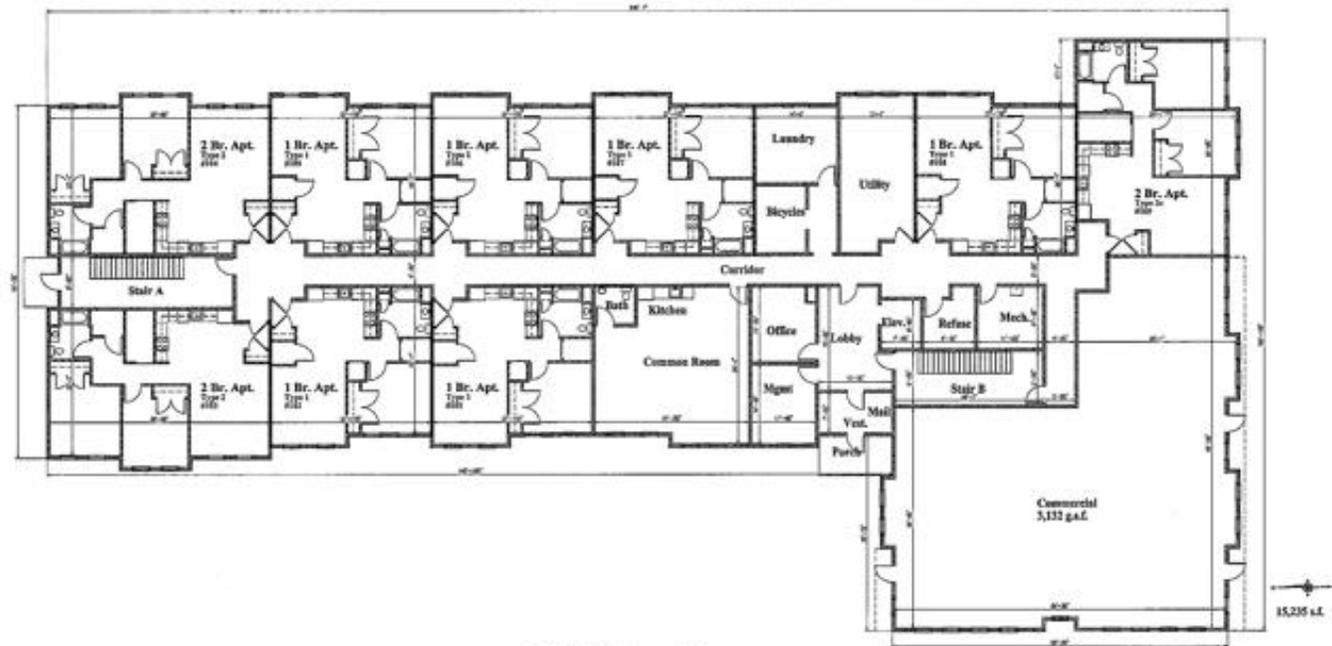


1 **South Elevation (New Hempstead Rd)**
A3 Scale: 1/8"=1'-0"

Initial Elevation Along New Hempstead Road
Ready for Collaborative Input

18 New Hempstead Rd Unit and Area Schedule

Floor	2 Br. Apartment		1 Br. Apartment		1 Br. Apartment		Total
	1204 sq ft	984 sq ft	1027 sq ft	1027 sq ft	1027 sq ft	1027 sq ft	
1	2	2	2	2	2	2	14
2	2	2	2	2	2	2	14
3	2	2	2	2	2	2	14
4	2	2	2	2	2	2	14
5	2	2	2	2	2	2	14
6	2	2	2	2	2	2	14
7	2	2	2	2	2	2	14
8	2	2	2	2	2	2	14
9	2	2	2	2	2	2	14
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15	2	2	2	2	2	2	14
16	2	2	2	2	2	2	14
17	2	2	2	2	2	2	14
18	2	2	2	2	2	2	14
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97	2	2	2	2	2	2	14
98	2	2	2	2	2	2	14
99	2	2	2	2	2	2	14
100	2	2	2	2	2	2	14



1 First Floor Plan
A1 Scale: 1/8"=1'-0"

COPPOLA SCOPPOLA

Design, Architecture & Planning

400 Stone Brook Ct.
Newburgh, NY 12550
Tel: 845-562-2000
Coppola@coppolascopola.com

PROJECT NUMBER: 18HR

PROVIDED FOR TRAINING PURPOSES ONLY. NOT FOR CONSTRUCTION.

18 New Hempstead Road

Team of Architects, Inc.

PRELIMINARY FIRST FLOOR PLAN

Revisions:

Date: 8/28/25

Project Number: 25-00

Sheet Number:

A1

Income and Rental Limits

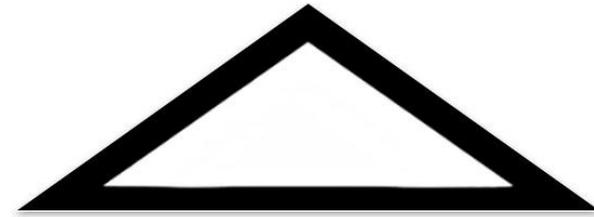
Income Limits

Persons	30%	50%	60%	80%
1	34,020	56,700	68,040	90,720
2	38,880	64,800	77,760	103,680
3	43,740	72,900	87,480	116,640
4	48,600	81,000	97,200	129,600
5			105,000	
6			112,800	

Rent Limits

Bedrooms	30%	50%	60%	80%
1BR	911	1,518	1,822	2,430
2BR	1,093	1,822	2,187	2,916
3BR			2,527	

Thank You for
Allowing Us to
Present Initial Ideas
on the
Redevelopment of
the Sain Building



R-H-A-C

ROCKLAND HOUSING ACTION COALITION



REGAN
Development
CORPORATION