

WESTHAB, INC.

Westchester County

Project Name: 22 Tarrytown Workforce Housing
Location: Town of Greenburgh
Number of Units: 28 units (15 studios, 10- 1 bdrm, 3 -2 bdrm)
Population Served: Very Low Income households, veterans

Total Project Cost:	\$ 9,458,409
HTF:	\$ 1,600,000
LIHC Equity:	\$ 3,418,804
SLIHC Equity:	\$ 2,599,605
Federal Home Loan Bank	\$ 560,000
HUD McKinney:	\$ 400,000
Westchester County:	\$ 880,000

22 Tarrytown Workforce Housing will be an elevated multi-family, mixed-income, three story rental project comprised of 28 units with tenant storage, and laundry and community room. The apartments will have individual high-efficiency HVAC combined with hot water. The project will meet the standards of the Green Building and Energy Efficiency Initiatives, and will include sustainable features such as passive solar features to minimize heat gain in the summer and emphasize solar heat gain in the winter, exterior sliding shutters and sun shades for the windows, an extensive green roof, individual high-efficiency split-system HVAC units with no through-wall penetrations, energy star appliances and lighting and low-flow plumbing fixtures. The building will have 3 move-in ready handicap accessible apartments and the other apartments will be handicap adaptable.

Funding for the project will be provided by the Housing Trust Fund Program, federal and state Low Income Housing Tax Credits, Federal Home Loan Bank, HUD, and Westchester County. The federal Low Income Tax Credits in the amount of \$392,966 will be syndicated by Raymond James Tax Credit Funds and are expected to produce equity of 87 cents on the dollar, and the state credits in the amount of \$560,000 are expected to produce equity of 46 cents per dollar.

Westhab, Inc. will act as developer, sponsor, and property manager; coordination of supportive services will be performed by Westhab's Housing Division. Sisca Northeast, Inc., will be the General Contractor.

The gross rents (rent plus utilities) will range from \$552-1049 (studios), \$ 986-1222 (1 bdrm), \$1,137-1,457 (2 bdrm), and the project will serve a range of income between 30% and 65% Area Median Income. Preference in tenant selection for 5 units will be given to homeless veterans.