

**Appendix G**

---

**Manner and Program of Tenant Relocation**

## MANNER AND PROGRAM OF TENANT RELOCATION

Upon acquiring the project site consisting of seven zoning lots, and in anticipation of the redevelopment of the properties, the Project Sponsor gave careful consideration to the manner and method of relocating existing residential and commercial tenants, and expended or forgave significant monies in this process. This analysis describes the relocation of existing residential tenants that were subject to the Nassau County Section 8 housing program, as well as the relocation of non-section 8 and commercial tenants which are a further consideration of community benefit pursuant to section 280-73.H(3) of the City's zoning code.

### Residential Tenants:

Four (4) of the six parcels contain residential dwelling units totaling 35 residential units. Tenants in eleven (11) of the residential dwelling units were permitted to remain in the premises rent free for periods ranging from approximately six to nine months after the acquisition of the premises (to allow them to move and for convenience)<sup>2</sup>, or were given money to vacate (six of the tenants were given the sum of \$2,000.00 and one was given the sum of \$1,000.00). Tenants in seventeen (17) of the residential units moved voluntarily without direct payment from the Applicant; however, some of these tenants were forgiven past rent. Tenants in only two (2) of the residential units were evicted, which was due to very long-standing arrears in the payment of rent. Five (5) of the units were acquired vacant. NONE of the tenants were evicted as hold-overs or for any other reason.

Thereafter, all residential tenants received month-to-month leases only, all of which included, and continue to include, a separate, specific rider in the lease alerting the prospective tenants that the property is subject to redevelopment and that the landlord will likely require them to vacate in less than one year.

The residential tenant relocation program for the acquired parcels (prior to the issuance of month to month leases with notice of development as set forth above) was provided by the Project Sponsor as follows:

*135 Glen Cove Ave. (section 21, block 244, lot 60) (a/k/a Schomberg Plaza)*

| Apt # | Tenant           | Section 8 | Method of Relocation                               |
|-------|------------------|-----------|--|
| 1     | Jose Yanes       |           | \$2000 incentive 6/2007<br>Evicted for non-payment |
| 2     | Lakeema Crawford | Yes       | 3/2006   |
| 3     | Carlos Cantanero |           | moved 6/2006                                       |

<sup>2</sup> The Project Sponsor's decision to allow persons to remain at the premises was voluntary; no contractual provisions mandated this.

|       |   |     |  |
|-------|---|-----|--|
| 4     | Shirley Barnes                                | Yes | \$2000 incentive   |
| 5     | Elias & Pauline Mercado<br>Ricardo & Patricia |     | moved 5/2006   |
| 6     | Cuevas  |     | moved 3/2007   |
| 7     | Bonafacio Yanes                               |     | moved 4/2008   |
| 8     | Daniel Yanes                                  |     | moved 4/2008   |
| 9     | Jeffrey Curry                                 |     | evicted 1/2010   |
| 10    | Maria Zavala                                  |     | moved 11/2005  |
| 11    | Santo Villanueva                              |     | moved 12/2005  |
| 12    | Katuska Cueva                                 | Yes | moved 3/2007   |
| 13    | Purnest Vaughn                                |     | moved 2/2006   |
| 14    | Odessa Burton                                 | Yes | \$2000 incentive 3/2008                                      |
| 15    | Harriett Downer                               | Yes | \$2000 incentive 9/2007<br>Evicted for non-payment<br>2/2006 |
| 16    | Luz Vasquez                                   |     | 2/2006   |
| 6a    | VACANT  |     |  |
| 7a    | Janine & Larry Jones                          |     | moved 8/2008   |
| 8a    | Tracey Vann                                   | Yes | moved 1/2008   |
| 9a    | Stephanie Saunders                            | Yes | moved 3/2006   |
| 10a   | Sandra Elliott                                | Yes | \$1000 incentive 6/2007                                      |
| 11a   | Bonnie Evans                                  | Yes | moved 1/2009   |
| 12a   | Gail Pemberton                                | Yes | moved 2/2006   |
| 131/1 | VACANT  |     |  |
| 131/2 | Maria Vasquez                                 | Yes | \$2000 incentive 6/2007                                      |
| 131/3 | Rosa Vasquez                                  | Yes | moved 3/2006   |
| 131/4 | Rocksanna Alexander                           | Yes | moved 7/2005   |
| 133/1 | Shirley Jackson                               | Yes | \$2000 incentive 5/2007                                      |
| 133/2 | Roberto Pagan                                 | Yes | moved 7/2007   |

*127 Glen Cove Ave. (section 21, block 244, lot 55)*

This parcel contains a two family dwelling wherein the seller, Mr. Yaro Zitnanski, was voluntarily permitted to use and occupy the premises rent free for a period of approximately six months. He voluntarily vacated.

*1 Ralph Young Ave. (section 21, block 38, lot 196)*

This parcel contains a two family dwelling sold by Mr. Luis Oliver. Mr. Oliver and his daughter was voluntarily permitted to use and occupy the downstairs premises rent free for a period of nine months. His daughter occupied the upstairs premises under the same rent free terms for nine months. All persons voluntarily vacated.

*5 Ralph Young Ave. (section 21, block 38, lot 202)*

This parcel contains a one family dwelling sold by Ms. Anna Williams. Ms. Williams and her daughter were voluntarily permitted use and occupy the premises rent free for a period of approximately six months. Mrs. Williams and her daughter voluntarily vacated.

*8 Craft Ave. (section 21, block 38, lot 203)*

This parcel contains a one family dwelling sold by Mr. Wendell Stone and was acquired vacant.

Commercial Tenants:

Consideration was also given to the care and relocation of existing commercial tenants, some of whom were operating "Mom and Pop" type businesses essential to their livelihood. As set forth by the Project Sponsor, the following program was provided:

*135 Glen Cove Ave. (section 21, block 244, lot 60) (a/k/a Schomberg Plaza)*

This parcel contains four (4) commercial stores:

- |                           |   |
|---------------------------|---|
| Store 1 Beauty Supply     | Tenant was forgiven past rent and taxes totaling \$3,322.00   |
| Store 2 Lady Z Hair Salon | Tenant was forgiven past rent and taxes totaling \$7,614.00; was assisted by Project Sponsor with relocation and renovations to a new store in Hempstead; and was further given the sum of \$10,000.00 for rent assistance for the new store. |
| Store 3 Laundromat        | Tenant was forgiven past taxes in the sum of \$3,825.00. In addition, the business was purchased by Project Sponsor for an above-market sum.  |
| Store 4 Deli              | Despite numerous and significant lease violations then existing, the business was purchased by the Project Sponsor for a very significant, above-market sum.  |

*127 Glen Cove Ave. (section 21, block 244, lot 55)*

This parcel contained North Shore Environmental Solutions, an environmental services company. The seller and owner of this business was permitted to operate the premises for a

period of approximately six months before he voluntarily left.

*145 Glen Cove Ave. (section 21, block 38, lot 152)*

This lot contains a commercial automotive service garage presently having one employee, on a month to month lease basis. The premises were purchased vacant.

ALL commercial tenants presently have month to month, or short term leases, and ALL residential tenants have month to month leases, in anticipation of the redevelopment of the project site.

Based on the on and off-site improvements proposed and the manner and method of tenant location, as well as the project's furtherance of the stated objectives of the GCA-RIO, the waiver from affordable subsidized housing in this area should be granted.