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Rendering of Alegria North affordable housing development planned for Wyandanch. / Courtesy of D&F Development Group

# \$48.2M affordable rental project on tap for Wyandanch

David Winzelberg (https://libn.com/author/davidwinzelberg/) // May 8, 2023

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(mailto:?subject=\$48.2M affordable rental project on tap for Wyandanch&body=A new \$48.2 million affordable apartment development is planned for Wyandanch. Levittown-based D&F Development Group plans to build a four-story, 82,000-square-foot rental building on a 1-acre site at 309 Merritt... You can read the content in details following link https%3A%2F%2Flibn.com%2F2023%2F05%2F08%2F48-2m-affordable-rental-project-on-tap-for-wyandanch%2F)

A new \$48.2 million affordable apartment development is planned for Wyandanch.

Levittown-based D&F Development Group plans to build a four-story, 82,000-square-foot rental building on a 1-acre site at 309 Merritt Ave. The property, located about a block from the Wyandanch Long Island Rail Road station, is currently occupied by an ice cream distributor.

Dubbed Alegria North, the project will bring 81 apartments, consisting of 41 one-bedroom units, 36 two-bedroom units, three three-bedroom units and a two-bedroom apartment for the building' superintendent.

Amenities will include a laundry room, fitness center, free broadband internet access, and an interior courtyard on the second level with a recreation area for residents.

The development will be restricted to renters earning from 30 percent to 70 percent of the area median income, with monthly rents ranging from \$1,169 to \$2,500.

The property will have 21 apartments set aside for tenants with special needs, with services provided by Concern for Independent Living and New Hour Women & Children-LI. Nine units will be accessible to persons with physical impairments and four units for people with hearing/visual impairments. Referrals and services will be provided by the Long Island Center for Independent Living, according to the developer.

The building, designed by Salvatore Coco of Beatty Harvey Coco Architects, will be fully electric utilizing Enterprise Green Community 2020 Plus, Energy Star Multifamily Construction VI Certification. There are also plans to include three electric vehicle charging stations.

The project will be financed through low-income housing tax credits and subsidy financing from New York State Homes & Community Renewal, Suffolk County infrastructure assistance by Suffolk County's Department of Economic Development & Planning and conventional financing.

D&F Development, led by principals Peter Florey and Leonard D'Amico, is also set to begin construction this summer on the long-awaited affordable housing project called Matinecock Court in East Northport. The development will bring 146 limited-equity cooperative homes to a 14.5-acre site at the northwest corner of Elwood Road and Pulaski Road.

The East Northport project will bring 17 two-story buildings consisting of 18 one-bedroom units, 89 two-bedroom units, 38 three-bedroom units and a two-bedroom unit for the superintendent. Six of the units are slated for residents with developmental disabilities. The project, expected to be completed in Q1 2025, will include a community building and its own sewage treatment plant.

Monthly maintenance fees at Matinecock Court are expected to range from \$1,300 to \$1,900, depending on the size of the unit.

Ownership in the gated community is restricted to households earning between \$47,000 and \$95,000 a year.

D&F is also working on a \$38.4 million affordable apartment complex in Farmingdale. Currently under construction, the 71-unit development called Sterling Green at Farmingdale will bring 31 one-bedroom, 37 two-bedroom, two three-bedroom apartments and a two-bedroom unit for the building's superintendent. The apartments will be rented through a lottery system to people with annual incomes between \$35,000 and \$80,000, depending on household size and monthly rents at Sterling Green will range from \$800 to \$2,145, according to the developer.

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