



ANDREW M. CUOMO
Governor

JAMES S. RUBIN
Commissioner/CEO

**LOW-INCOME HOUSING CREDIT PROGRAM
COMMISSIONER DETERMINATION**

SHARS ID: 20156027

Project Name: E.J. Apartments

Project Applicant/Awardee: First Ward Action Council, Inc.

Date: May 31, 2016

Pursuant to Section 2040.3(e)(21) of the New York State Division of Housing and Community Renewal's Low-Income Housing Credit Qualified Allocation Plan (QAP), the Division may not fund a project that significantly exceeds the costs of other proposed project applications submitted in the same funding round, unless a determination has been made finding the project to be in furtherance of the State's housing goals.

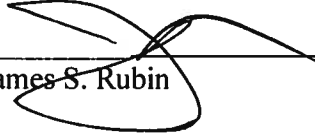
E.J. Apartments' project costs significantly exceed the costs of other proposed projects. However, the project has been deemed eligible for financing based on a finding that the project advances the State housing goals described below:

- The project represents a coordinated investment with other State government financing partners – the State Historic Preservation Office (SHPO), which will provide State historic tax credits, and the NYS Office for Persons with Developmental Disabilities (OPWDD), which will provide capital financing and ongoing service and operating support.
- This adaptive reuse of a historic vacant building listed on the National Register of Historic Places contributes to the community revitalization of an urban area experiencing significant blight.
- The adaptive reuse of E.J. Apartments (the former Endicott Johnson Medical Clinic) is complementary to the City of Binghamton's Consolidated Plan and the Southern Tier Regional Economic Development Council Strategic Plan, which prioritizes the reuse of vacant buildings.

Based on the information noted above and our review of the project application, a determination has been made that the award and intended allocation of low-income housing credit for this project is consistent with the above-referenced QAP standard.

This Determination will be posted to the Division's website at <http://www.nyshcr.org/Funding/UnifiedFundingMaterials/2015/> in order to meet the QAP requirement that the Division provide a written explanation of this award to the general public.

Commissioner James S. Rubin

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