

# T o w n o f E v a n s

## Lake Erie Beach Neighborhood Revitalization

November 2012

*Lake Erie Beach Neighborhood Revitalization Task Force :*

Lori A. Szewczyk  
 Chief Ernie Masullo  
 Sandra Brant  
 Kim Hulburd  
 Jerry Bartone  
 Charles LaBarbera  
 Larry Atti  
 Sandy Reynolds  
 John Wick  
 Mary Hosler  
 Phil VanKoughnet  
 Guy Canonico, Jr.  
 Bill Holland  
 Ken Swanekamp  
 Sue Ciminelli

*Inside this issue:*

Rehabilitation / Housing Seminar	1
Tax Enhancement Legislation	2
Spring Cleanup	2



### Erie County Department Of Environment And Planning announces Funding Assistance Available through Home Improvement Program

**Financial assistance is available for rehabilitation of homes in the Lake Erie Beach Neighborhood of the Town of Evans** as part of a program funded by the New York State Affordable Housing Corporation and the Federal Community Development Block Grant Program. The program is being administered by the Erie County Department of Environment and Planning.

Assistance is available to help property owners in the Lake Erie Beach Neighborhood with eligible improvements including roof, siding, windows, mechanical or structural problems. The property must be an

owner-occupied, one- or two-family residence. Eligibility for participation is determined by household income and location of the home.

The program offers a homeowner the opportunity to make necessary



improvements and repairs that improve the health and safety of the residence. A portion of the assistance is converted to a grant after ten years, as long as the homeowner resides in

the property. Homeowners are allowed to select their own contractor, working with County housing staff to ensure a fair price for work to be done.

For an application or additional information please contact Erie County Housing Specialist Ellary Mori at 858-2733 or [ellary.mori@erie.gov](mailto:ellary.mori@erie.gov).

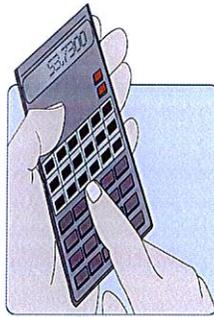
### **Housing Seminar Series**

The Town of Evans, Lake Erie Beach Task Force and Evans Bank are working on the second workshop in the **Lake Erie Beach Community Housing Seminar Series**. The workshop, planned for early 2013, will include information to assist first time home buyers as well as existing homeowners. More information to follow in the next newsletter.

# Town of Evans Adopts Law to Allow Residential Investment Exemption

On September 19, 2012 the Town Board adopted a local law to grant a partial real property tax exemption for certain capital improvements for one to three family residential buildings. The Village of Angola and Lake Shore Central School District have also adopted identical legislation..

The Evans *Economic Development Advisory Committee* worked with New York Senator Patrick Gallivan, and previously with his predecessor Dale Volker, to introduced a bill that would allow the Town of Evans to offer residential tax abatements to qualifying property owners in the Town of Evans. Assemblyman Kevin Smardz support for the bill was instrumental in the Assembly.



After several years, the Enabling Legislation was signed into law by Governor Cuomo on July 18, 2012. The legislation allows the Town, Village and School District to amend their local law to provide the exemption.

**Who qualifies:**

Any owner of a 1-3 family residence, including non-owner occupied, including individuals and LLCs. The goal of the program is to revitalize areas of the Town, particularly areas with older housing stock, through renovation and rehabilitation of 1-3 family housing in the Town of Evans.

**What qualifies:**

Improvements to existing (majority of property, as measured by

square footage, must be at least 5 years old) 1-3 family housing that result in an increase in assessed value of \$10,000 or more, as determined by the Town of Evans Assessor

***Duration and computation of exemption***

<u>Year of Exemption</u>	<u>Percentage of Exemption</u>
1	50%
2	40%
3	30%
4	20%
5	10%

The “Exemption Base” shall be the increase in assessed value due to reconstruction, alterations or improvements as determined by the Assessor in the initial year of such five-year period following the filing of the original application. The following criteria must be met to receive the tax exemption:

- ✦ Revitalization occurred subsequent to the effective date of the local law (Oct. 31, 2012);
  - ✦ Greater portion of the property being improved is at least five years old;
  - ✦ Project meets the **minimum increase in assessment** ((Rehabilitation – increase in assessed value of \$10,000 or more with a maximum benefit of 150,000).
  - ✦ Property owner must obtain **necessary municipal permits** and approvals; and
- Property owner must be **current**, and remain current for the life of the abatement on town, county and school **taxes**.

For additional information contact Lori Szewczyk at 549-3915.

**Save the Date: April 20, 2013**

**2nd Annual Lake Erie Beach Neighborhood Cleanup**



The *Lake Erie Beach Neighborhood Revitalization Task Force* in conjunction with the *Lake Erie Beach Volunteer Fire Company* will once again organize a neighborhood clean-up in celebration of earth day. The clean-up will focus on vacant lots, commercial areas, and streets in the community. The LEB Task Force is looking for volunteers to assist with the clean-up effort. Please contact Lori Szewczyk at 549-3915 or [evanscommunityev@yahoo.com](mailto:evanscommunityev@yahoo.com) if you are interested in helping with the cleanup.