

City of Syracuse
Office of Zoning Administration

RESUBDIVISION / LOT ALTERATION APPLICATION

City Hall Commons - Room 500 * 201 E. Washington Street * Syracuse, NY 13202-1426

315-448-8640 * zoning@syrgov.net * www.syrgov.net/Zoning.aspx

Office Use	Filing Date:	Case:	Zoning District:
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REQUESTED (Check applicable and provide the subdivision name, existing and proposed number of lots, and total area.)

	<u>Subdivision Name</u>	<u>Number of Lots</u>	<u>Total Area</u>
<input checked="" type="checkbox"/> Resubdivision:	2 Vacant Lots & 1 Single Fam Res	3	7,954.68 sq ft
<input type="checkbox"/> Lot Alteration:			

<u>TAX ASSESSMENT ADDRESS(ES)</u>	<u>TAX MAP ID(S)</u> (000.-00-00.0)	<u>OWNER(S)</u>	<u>DATE ACQUIRED</u>
1) 500 Niagara St & Fabius St	100.-24-04.3	GSPDC	04/23/2014
2) 403-05 Fabius St	100.-24-03.0	GSPDC	04/23/2014
3) 502 Niagara Street	100.-24-04.2	Pastor Felipe Rodriguez	06/13/2014
4)			

As listed in the Department of Assessment property tax records at <http://syrgov.net/Assessment.aspx> - 315-448-8280.

COMPANION ZONING APPLICATION(S) (List any related City Zoning applications, if applicable, e.g., Resubdivision, Special Permit, Project Site Review, etc.)

1) _____ 2) _____ 3) _____

PROJECT CONSTRUCTION (Check all that apply and briefly describe, as applicable.)

<input type="checkbox"/> Demolition (full and partial):	
<input type="checkbox"/> New Construction:	
<input type="checkbox"/> Façade (Exterior) Alterations:	
<input type="checkbox"/> Site Changes:	

PROJECT INFORMATION (Briefly describe, as applicable.)

Project Name:	Resubdivision of 2 vacant Lots and 1 Single Family Residential
Current Land Use(s):	502 Niagara St - Single Family Res w/ 1,152 sq ft living area
Proposed Land Use(s):	Utilization of property for additional yard space
Number of Dwelling Units:	1
Days and Hours of Operation:	N/A
Number of Onsite Parking Spaces:	1

PROJECT DESCRIPTION (Provide a brief description of the project, including purpose or need.)

Applicant would like the opportunity to expand thier yard space.

City of Syracuse Office of Zoning Administration

PROPERTY OWNER(S) (required)

As listed in Department of Assessment property tax records (<http://syrgov.net/Assessment.aspx> - 315-448-8280). If not listed as the owner, please provide proof of ownership, e.g., a copy of the deed. Attorney's signing on behalf of the owner must include a letter describing the legal arrangement. If the property owner is a Corporation or Organization, the person signing must provide member verification. Contract purchasers, tenants, architects, engineers, contractors, etc. CANNOT sign on behalf of the owner.

Felipe	Rodriguez	Pastor			
First Name	Last Name	Title	Company		
417 Wyoming Street		Syracuse	NY	13204	Phone: 315-430-6363
Street Address	Apt / Suite / Other	City	St	Zip	Email: pastorfeliper@yahoo.com

* Signature:

Date:

Katelyn	Wright	Executive Director	GSPDC		
First Name	Last Name	Title	Company		
431 E. Fayette St	Suite 375	Syracuse	NY	13202	Phone: 315-422-2302
Street Address	Apt / Suite / Other	City	St	Zip	Email:

* Signature:

Date: 3/22/2021

First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

* Signature:

Date:

First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

* Signature:

Date:

*** OWNER SIGNATURE DECLARATION**

I understand that false statements made herein are punishable as a Class A Misdemeanor, pursuant to section 210.45 of the Penal Law of the State of New York. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge correct. I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

APPLICANT(S) (if applicable)

Felipe	Rodriguez	Pastor			
First Name	Last Name	Title	Company		
417 Wyoming Street		Syracuse	NY	13204	Phone: 315-422-2302
Street Address	Apt / Suite / Other	City	St	Zip	Email: pastorfeliper@yahoo.com

First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

REPRESENTATIVE(S)/CONTACT(S) (if applicable)

101 Gertrude Street	Martin	Dir. of Housing	NEHDA		
First Name	Last Name	Title	Company		
101 Gertrude Street		Syracuse	NY	13203	Phone: 315-464-0159
Street Address	Apt / Suite / Other	City	St	Zip	Email: tysha@nehda.org

First Name	Last Name	Title	Company		
			Phone:		
Street Address	Apt / Suite / Other	City	St	Zip	Email:

Syracuse Zoning Administration**Application for Resubdivision/Lot Alteration**

City Hall Commons * Room 101 * 201 East Washington Street * Syracuse, NY 13202-1426 * 315-448-8640

For office use only:

District: _____

Filing Date: _____

Case #: _____

☐ Resubdivision☐ Lot Alteration**SUBJECT PROPERTY ADDRESS(ES):**

500 Niagara Street, Syracuse, New York 13204 502 Niagara St., Syracuse, New York 13204

403-05 Fabius Street, Syracuse, New York 13204

TAX MAP NUMBERS: (of each property involved)

Section: 100. Block: 24 Lot: 04.3 Section: 100 Block: 24 Lot: 04.2

Section: 100 Block: 24 Lot: 03.0 Section: _____ Block: _____ Lot: _____

PROPERTY OWNER(S): (If more than one owner, attach additional pages)

NAME: Pastor Felipe Rodriguez

MAILING ADDRESS: 417 Wyoming Street, Syracuse, New York

ZIP: 13204

DAYTIME PHONE: 315-430-6363

HOME PHONE: _____

E-MAIL: pastorfeliper@yahoo.com

REPRESENTATIVE: Attorney or Other contact: NEHDA, Inc.*(Complete only if a representative is involved with this application)*

NAME: Tysha Martin

MAILING ADDRESS: 101 Gertrude Street

ZIP: 13203

TELEPHONE: 315.425.1032

E-MAIL tysha@nehda.org

CURRENT LAND USES ON ALL INVOLVED PROPERTIES:

500 Niagara St & Fabius St. - Vacant Property

403-05 Fabius Street - Vacant Property

502 Niagara St - Single Family Residential

CURRENT DESCRIPTION OF ALL STRUCTURES ON ALL INVOLVED PROPERTIES:

502 Niagara Street - Single Family Residential w/ 1,152 sq. ft. living area

DESCRIBE THE REASON FOR YOUR REQUEST and YOUR OVERALL PROJECT IN DETAIL:

Applicant would like the opportunity to utilize the property for additional yard space

IS THIS RESUBDIVISION/LOT ALTERATION PART OF A LARGER OVERALL PROJECT?☒ YES☐ NO***NOTE: IF THE PROPOSED USE DOES NOT COMPLY WITH APPLICABLE ZONING LAWS
ADDITIONAL APPLICATIONS MAY BE NECESSARY.**

DECLARATION

I understand that false statements made herein are **punishable as a Class A Misdemeanor, pursuant to Section 210.45 of the Penal Law of the State of New York**. I declare that, subject to the penalties of perjury, any statements made on this application and any attachments are the truth and to the best of my knowledge are correct.

I also understand that any false statements and/or attachments presented knowingly in connection with this application will be considered null and void.

Felipe Rodriguez
Signature of CURRENT PROPERTY OWNER(s) (or owners' LEGAL representative)

3/1/2021
Date

Pastor Felipe Rodriguez

502 Niagara Street, Syracuse, New York 13204

PLEASE PRINT NAME of person(s) whose signature is above. If legal representative, also state their relationship to owner(s). Use additional pages if necessary.

REQUIRED SUBMITTALS

- ☐ **APPLICATION** – Must be **completely filled out** including tax map numbers, and current and proposed uses of property/properties and must be signed by the property owner(s) or legal representative(s).
- ☐ **SHORT ENVIRONMENTAL FORM** – Must be completely filled out (side one only) and signed.
- ☐ **MAPS – RESUBDIVISION/LOT ALTERATION MAPS –**
 - a. **7 COPIES** – Drawn by a licensed land surveyor on paper. If maps are larger than 11 x 17, then a reduced copy must also be submitted.
 - b. Must show existing and proposed lot lines along with addresses and new lot numbers (see attached example). Must also illustrate all existing and any proposed physical features on the property (i.e. driveways, walkways, retaining walls, fences, etc.)
 - c. Must also contain a location map for the subject property.
 - d. Please have your land surveyor contact the Onondaga County Health Department at 315-435-6600 prior to drawing your resubdivision/lot alteration map for map requirements.

***Please note that if referrals are necessary for this application, additional copies of all required materials will be requested.**

FOR STAFF USE ONLY

REFERRAL NEEDED

- ☐ ONONDAGA COUNTY PLANNING BOARD
- ☐ SYRACUSE LANDMARK PRESERVATION BOARD (This project is located within _____ Historic District; is listed individually in the National Register of Historic Places; is Eligible for inclusion in the National Register of Historic Places; or is architecturally significant).
- ☐ OTHER CITY/COUNTY/STATE AGENCY OR DEPARTMENT(S) _____

Short Environmental Assessment Form

Part 1 - Project Information

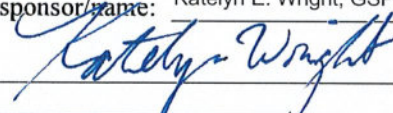
Instructions for Completing

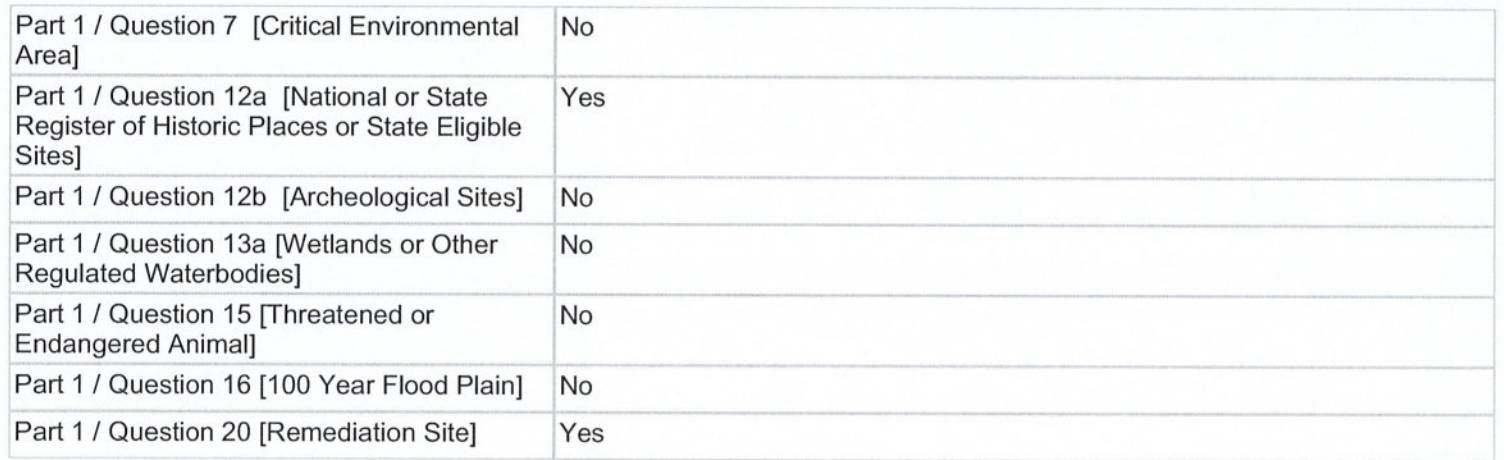
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

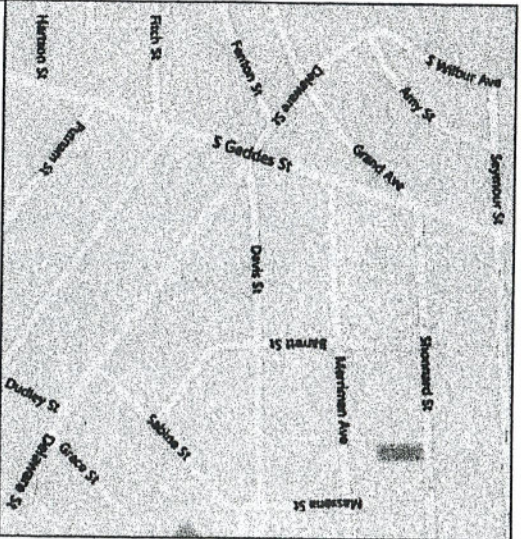
Part 1 – Project and Sponsor Information			
Name of Action or Project: Resubdivision of two vacant lots and a Single family residential property			
Project Location (describe, and attach a location map): At the corner of Niagara St and Fabius St in the Near Westside neighborhood in Syracuse NY			
Brief Description of Proposed Action: Applicant intends to resubdivide the irregular shaped vacant parcels at 500 Niagara Street and 403-05 Fabius Street with their single family residential at 502 Niagara Street. The applicant would like to utilize the lot for additional green space for his tenants and eventually install fencing. This fulfills part of the Land Bank's mission by putting the property back into productive use. The property will return to the tax rates and improve the quality of the neighborhood.			
Name of Applicant or Sponsor: Greater Syracuse Property Development Corporation		Telephone: 315-422-2302 E-Mail: kwright@syracuselandbank.org	
Address: 431 E. Fayette Street, Suite 375			
City/PO: Syracuse		State: New York	Zip Code: 13202
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.1826 acres ____ acres 0.1826 acres
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A - Resubdivision Only _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

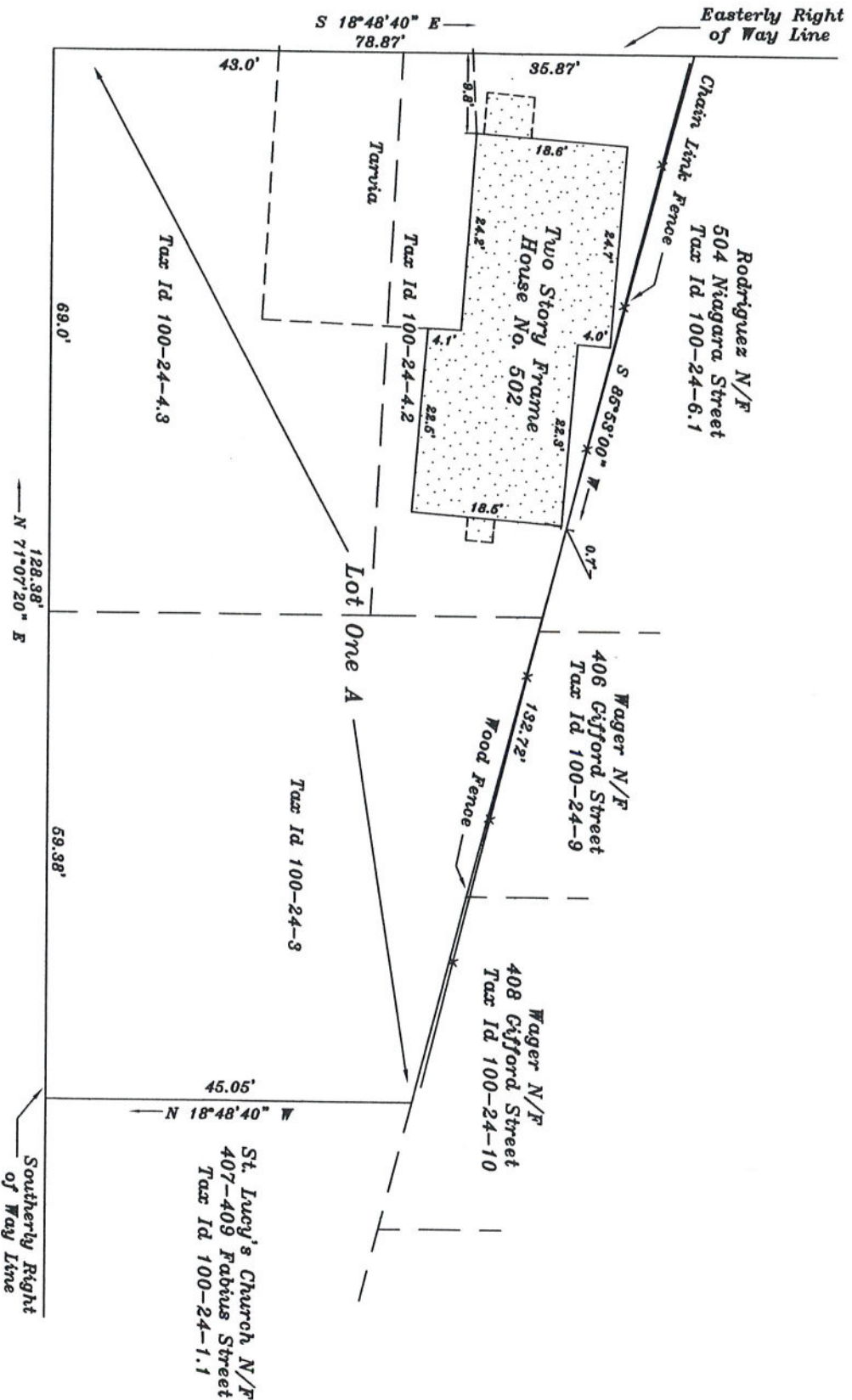
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Katelyn E. Wright, GSPDC</u> Date: <u>3/22/2021</u> Signature: <u></u> Title: <u>Executive Director</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



Site Vicinity Locator
(not to scale)



Fabius Street

(Open - 50' Wide)

Approvals

Abstract: Not Provided

Michael J. McCully
Land Surveying PLLC

6876 Fieldstone Drive
Cazenovia New York 13036
Phone : (315) 816-6034

I hereby certify that this map was made from an actual survey and same is correct.

M.J. McCully

NYSLTS 60696



Proposed Resubdivision on Part of
Lots One and Two, Block 187 -
Syracuse. To be New Lot One A.

Known as No. 502 Niagara Street,
City of Syracuse, County of
Onondaga, State of New York.

Drawn by: MJM

Scale: 1" = 20'

Date(s): 03-07-21

Notes/References:

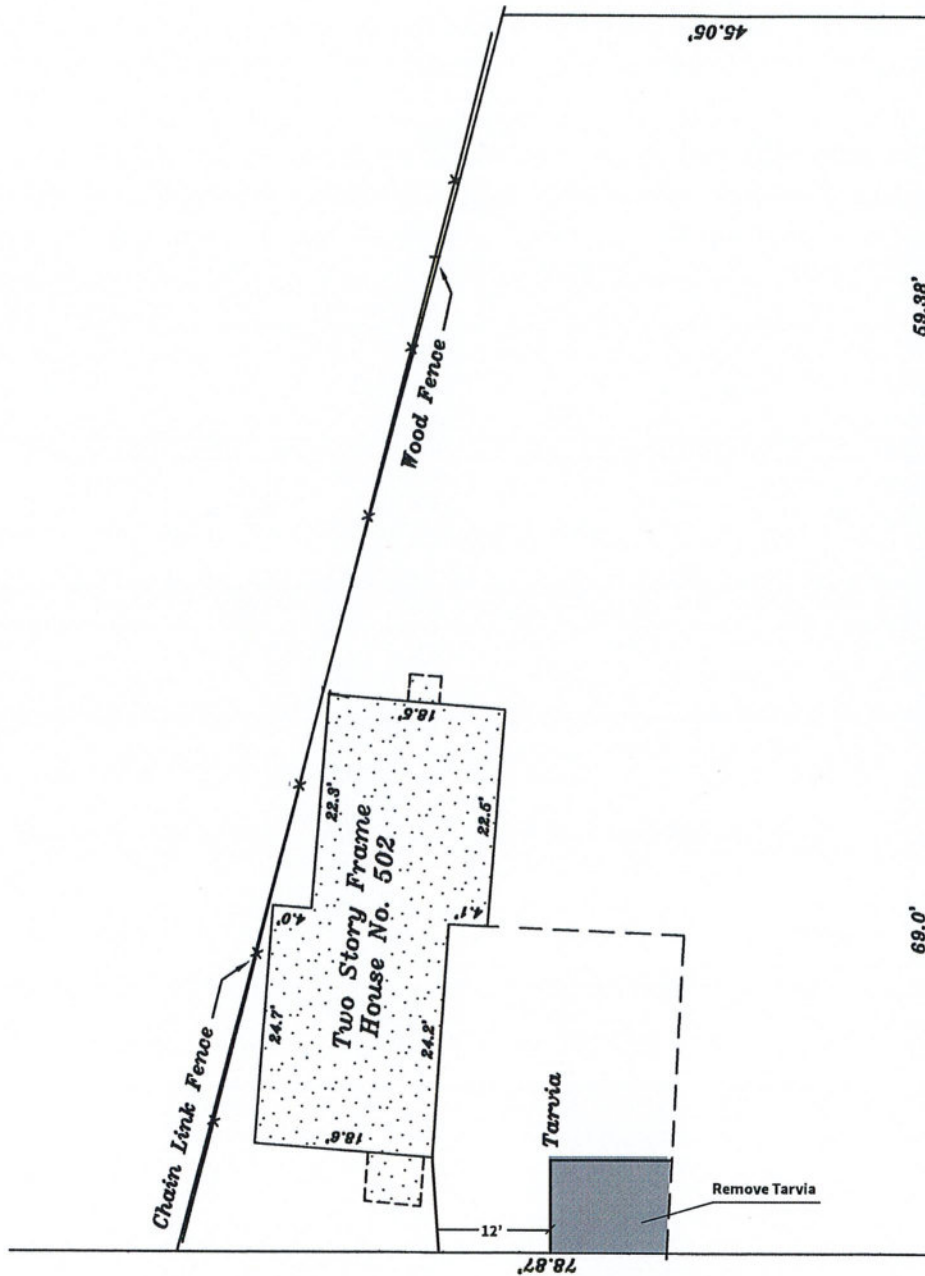
- *Survey prepared without the benefit of an up-to-date abstract of title.
- *Adjoiner information obtained using ImageMate Online.
- *Buildings/Structures shown for informational purposes only.
- *Subject parcel(s) has access to public utilities.
- *New Lot One A Area = 7954.68 Sq. Ft.
- *Parcel(s) Owner : Greater Syracuse Property Development Corporation and Felipe Rodriguez.

Proposed Only

Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law. Only copies from the original of this survey marked with an original of the land surveyor's embossed seal or his embossed seal shall be considered to be valid true copies. Certifications shall run only to the person or entities for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2021, Michael J. McCully Land Surveying, all rights reserved.

Proposed Site Plan

50 Niagara Street



Fabius Street

Niagara Street

Drawn by
Syracuse Land Bank
3/26/2021
Scale: 1" = 20'

Justification for Resubdivision

TO: Syracuse Planning Commission

FROM: Terri Lockett
Program and Data Manager/Neighborhood Planner
Greater Syracuse Land Bank

RE: 502 Niagara St with Vacant Lots at 500 Niagara and 403-05 Fabius St

500 Niagara Street and 403-05 Fabius St have been in the Land Bank's inventory since April of 2014. The owner of the 2-family dwelling at 500 Niagara St would like to purchase the vacant lots for additional yard space for his tenants and he will fence in the property for the safety of their children and dogs. Following is the justification for the resubdivision of these three parcels.

Physical Attributes or configuration of the lot

- 500 Niagara Street is an irregularly-shaped, non-buildable lot at the corner of Niagara and Fabius Streets and 403-05 Fabius Street is a small non-buildable lot on Fabius Street. The configuration of these lots are such that there is no other logical buyer than 500 Niagara Street.
- 502 Niagara Street is a single-family home on a small lot measuring approximately 2,653 square feet. There is very little open space on the lot and virtually no back yard. Merging the three lots provides the home owner the opportunity to have additional yard space.

Neighborhood Patterns

- The neighboring lots in this section of the Near Westside are not of a uniform size or shape. This property faces the Syracuse Housing Authority on two sides which are very large lots with two story apartments on one block and a high-rise directly across the street. Merging these lots will not change the character of the neighborhood. The conditions of the neighborhood will be improved because the new owner will assume maintenance responsibility for the vacant lots. In-fact, the tenant has already begun cleaning up significant overgrowth and beautifying the property. He will pay taxes and increase the value of his property which will benefit the entire neighborhood.

Market/Neighborhood Conditions

- If we were to subdivide these two vacant lots we could create a site that is technically buildable but there is no market for new construction in this part of the Near Westside as evidenced by the property being on the market since 2014.

- The tenant has been experiencing nuisance behavior such as loitering; pedestrians from cutting through the lot and invading his privacy, illegal dumping. Property owner would like to fence in the space to curtail this activity.
- Merging the parcels will ensure that the property owner will receive one tax bill and that the vacant lot does not become 'orphaned' again at a later date. It will make the process of applying for fence permits easier for the new owner.

Additional Information



502 Niagara Street looking west from Niagara Street – please note that the driveway will be narrowed per the Zoning Ordinance. See site plan.



500 Niagara Street and 403-05 Fabius Street looking west from the corner of Niagara and Fabius St



NEHDA
101 Gertrude Street
Syracuse, NY 13203
www.nehda.org
315-425-1032

June 9, 2021

Office of Zoning Administration
City Hall Commons, Room 101
201 E. Washington Street
Syracuse, NY 13202
Attn: Jeff Harrop

Re: 500 Niagara & 403-05 Fabius Street with 502 Niagara Street Resubdivision

Dear Jeff,

Enclosed please find the Greater Syracuse Land Bank's application for the resubdivision of 500 Niagara & 403-05 Fabius Street with 502 Niagara Street in the City of Syracuse.

To support our application, please find the attached information:

- Application for Resubdivision/Lot Alteration
- Short EAF
- Resubdivision Map
- Aerial Map
- Justification Memo
- Site Plan

Following is the additional context relative to the subdivision of 500 Niagara & 403-05 Fabius Street with 502 Niagara Street.

The Land Bank acquired the vacant lots at 500 Niagara and 403-05 Fabius Streets in April of 2014. Both vacant lots are non-buildable and the lot at 500 Niagara is irregularly shaped. The configuration of the two lots is such that there is no other logical buyer than the applicant at 502 Niagara Street. The single family property on 502 Niagara Street is on a small lot with very little open space and no back yard. Merging the three lots will allow for additional yard space for the applicant.

Subdividing the parcels will ensure that the property owner will receive one tax bill and assume maintenance responsibility. Although there is technically space to build, there is no market for new construction in this part of the Near Westside. We believe this is in the best interest of the neighborhood and the City.

Please let me know if you require any additional information or documentation to facilitate your review of this request.

Sincerely,

Tysha Martin
Director of Housing and Property Development

Enclosures



Deacons, Cathy

From: Tysha Martin <tysha@nehda.org>
Sent: Wednesday, June 9, 2021 9:36 AM
To: Zoning
Cc: Terri Lockett
Subject: Application for Resubdivision - 500, 502 Niagara St and 403-05 Fabius Street
Attachments: 500 Niagara Survey.pdf; 500 - 502 Niagara & 403 Fabius St - SEQR 09Jun2021 (z).pdf; Site Plan - 500 Niagara St - 09Jun2021 (z).pdf; 502 Niagara St - 403-05 Fabius Zoning Resub Applctn - 09Jun2021 (z).pdf; Justification for Resubdivision - 500 Niagara - 09Jun2021(z).pdf; 500 and 502 Niagara & 403-05 Fabius Street - Cvr Ltr & Aerial Map - 09Jun2021 (z).pdf

Good Morning,

Please find attached an application for the resubdivision of 403-05 Fabius and 500 & 502 Niagara Street. The following documents are included in this email:

- Cover Letter
- Aerial Map
- Short EAF
- Site Plan
- Application for Resubdivision/Lot Alteration
- 11x17 Resubdivision Map
- Justification Memo

Please feel free to contact me if you have any questions or require additional information.

Thank you and have a nice day!!!

Warm regards,

Tysha
Tysha Martin
Director of Housing and Property Development
Northeast Hawley Development Association
101 Gertrude Street
Syracuse, New York 13203
C: (315) 464-0159
O: (315) 425-1032
www.nehda.org

NEHDA facilitates community development that promotes strong and safe neighborhoods, thriving businesses, and active civic engagement.

Learn more at nehda.org