

# Sandy-damaged complex reopens

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The low- to moderate-income Mitchell-Lama housing at Far Rockaway has officially reopened with remodeled kitchens, bathrooms, and walls; new roofs; new rooftop generators; and new beach berms for resiliency.



Before Hurricane Sandy, Ocean Village was so bad it was one-third empty.

After Sandy, it was worse because five feet of flood water knocked out electricity and heat.

Under Mayor Bloomberg, it took \$232 million -- most bonds, loans and taxpayer money -- plus \$60 million from the private L&M Development Partners to create what is now called Arverne View, hailed as a model of affordable housing.

While acknowledging the safer much improved housing, residents are concerned the rent has gone up 30 percent. So far, most residents are covered by taxpayer-funded programs like Section 8 or city HPD funds. Still, for new tenants making less than \$60,000 a year can get from a studio to a five-bedroom apartment for half to a third of Manhattan prices.

Some elected officials and private developers say as catastrophic as Hurricane Sandy was, it may have been a blessing disguise because part of the Rockaways got more taxpayer funds for development after the storm.

To the west of Arverne View, two-family townhouses are going up that meet the new codes and survived Sandy.

To the east of Arverne View are 88 acres being prepped for what could be a \$1.5 billion housing and shopping complex by the same L&M developer.