

Exhibit IX.A.4

HOUSING

Submit as Exhibit IX. A.4. an assessment of the likely impact on the housing stock in each Host Municipality and nearby municipalities resulting from the new jobs the Gaming Facility provides, and the Applicant's plans and commitments to remedy or mitigate any negative impacts. Provide copies of any contracts, agreements or other understandings evidencing such mitigation commitments.

ASSESSMENT OF IMPACT ON HOUSING STOCK

New Households

The Innovation Group provided the attached report regarding expected impacts on the housing stock, and specifically property values, in the Town of Wawarsing and nearby municipalities resulting from new jobs associated with the project.

Nevele Resort, Casino & Spa approached the Town of Wawarsing and the Village of Ellenville about including a workforce housing plan for property owned by us, located across the road from the resort parcel. The reply, although informal and not in writing, was that there is a large stock of under-utilized or unutilized housing in the area. Town and Village officials indicated that their preference is to allow the existing housing stock to be absorbed before adding additional units. Local municipal officials also suggested that once the existing housing stock is filled, there should be a master plan for any new workforce housing.

Regarding impact on the housing stock during the 2-year construction phase of the project, the Nevele Resort, Casino & Spa has reached out to many local lodging establishments in order to encourage workers to stay at their hotels, motels, or resorts during the construction phase of Nevele. The letter included as an attachment to this Exhibit on the following pages has been sent to a number of establishments listed below, and we hope to reach a formal housing arrangement upon award of a Gaming License:

Hudson Valley Resort

400 Granite Road

Kerhonkson, NY 12446

Contact- Orest Fedash

Pine Grove Dude Ranch

30 Cherrytown Road

Kerhonkson, NY 12446

Contact- Paul Craft

Honors Haven Resort

1195 Arrowhead Road

Ellenville, NY 12428

Contact – Pilsen Pyun and Julian Lee

Days Inn

21 Perron Drive

Wurtsboro, NY 12790

Contact- Bharat Patel

Chelsea Motel

6099 U.S. 44

Kerhonkson, NY 12446

Contact – David Krom