

HUDSON



Robert Ragaini/Hudson-Catskill Newspapers

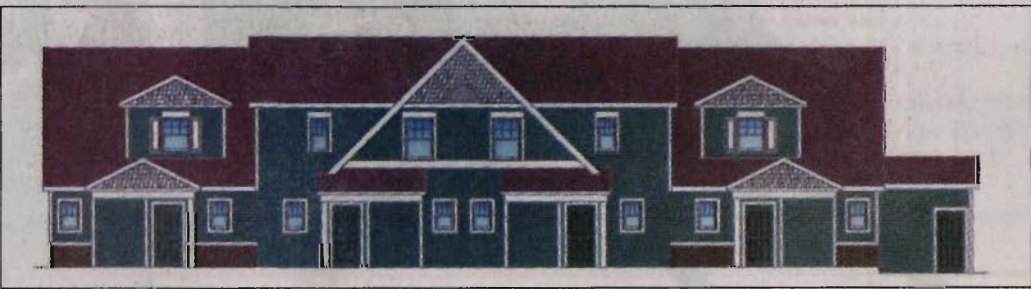
Ground was officially broken for the Crosswinds housing project on Harry Howard Avenue in Hudson Tuesday. Tossing the first shovelfull of dirt are, from left, John McCarthy and Christopher Betts of the Community Preservation Corporation; Donna Bonfardeci of Kinderhook Development LLC; Bruce Levine, president of 3D Development Group LLC; Kevin O'Neill, executive director of Housing Resources of Columbia County; Hudson Mayor Richard F. Tracy; Columbia County Board of Supervisors Chairman James Keegan; Columbia County Chamber of Commerce Executive Director David Colby; and Columbia-Hudson Partnership Director James Galvin.

A ray of hope for working families

Crosswinds housing project celebrated

By John Mason
Hudson-Catskill Newspapers

Eighteen months after it was first proposed, the Crosswinds at Hudson Workforce Housing project had its official groundbreaking Tuesday. The project will provide 70 apartments for households earning no more than 60 percent of the area's median income, which translates to \$36,000 for a family of four. Mayor Richard F. Tracy



This rendering shows what the Crosswinds Workforce Housing will look like.

welcomed the development. "In recent years we have witnessed a growing divide between our local economy and our local real estate market," he said. "As a result we have seen a decrease in first-time homebuyers and a growing gap in the range of housing opportunities available to local families. Crosswinds will help to fill this gap; it will offer an essential stepping stone towards self-reliance for many in our community." Ground was actually broken. Please see Hope, page A12

Hope

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ken at Crosswinds, 100 Harry Howard Ave., several weeks ago. The complex will have 18 one-bedroom units, 34 two-bedroom units and 18 three-bedroom units in nine buildings, as well as a community building.

The apartments will range in size from 929 to 1,366 square feet and will rent from \$565 to \$755 a month.

"Working people are being priced out of the Hudson real estate market," said Bruce Levine, managing general partner of the project and president of 3D Development Group. "Crosswinds at Hudson will be an opportunity for individuals and families alike to live near where they work. The project will be a catalyst for continued growth and prosperity in the city of Hudson."

Tracy noted that Hudson has been in recent years named "the number one socioeconomic stressed city in the state, with 25 percent of families living below poverty level, 25 percent single parent (female) head of households. We need to turn this around."

The Community Preservation Corp. provided the construction financing for the project: \$5,755,005 in construction financing, and a permanent loan of \$2,442,246.

"CPC is especially proud to participate in this unique public-private partnership that is helping to provide decent and affordable housing to working

families," said Christopher Betts, regional director of CPC's Eastern New York office in Albany.

Low-income housing tax credits that will raise more than \$9.6 million in equity are being provided by the New York State Division of Housing and Community Renewal.

"Crosswinds at Hudson brings together many of the elements that are absolutely critical to the future of affordable housing development," said DHCR Commissioner Deborah VanAmerongen. "It boasts a green design, a blending of funding streams, and a focus on bolstering a main thoroughfare with apartments for working families."

Tracy noted that Hudson's current renaissance has not come without a price.

"The city of Hudson is seeing a revival and many buildings have been improved through restoration," he said. "But during that process some housing stock was lost. In order for us to have a balanced community, we must find ways to provide a wide range of safe, attractive and affordable housing options to assist those who want to stay in our city. Crosswinds at Hudson will help us do just that. We are very pleased to see this project become a reality."

The mayor listed some characteristics of the development — 7.6 acres, a wooded area with 637 feet of lake frontage — and joked, "An

application please!"

He added that, as far as affordable housing goes, "our work is not done, but you have led the charge."

The development was first proposed as an 80-unit project in October, 2005. It was later scaled back to 70 units. In July, 2006 it was approved by the Planning Commission, but on the condition that it be revised to suit the comments of the city's consulting engineer, the Chazen Companies.

Planning Commission Chairman Robert Perry signed the maps for the project March 8.

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Town of Planning V

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