



## **Baldwin Real Estate Development breaks ground on CreekView**

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Canandaigua, NY Baldwin Real Estate Development Corp., a DiMarco Group company, has broken ground on the newest apartment community. Located on a 30-acre parcel, CreekView Apartments at Woodland Park is the first phase of a multifamily affordable housing community that will provide homes for 96 families. The developers will complete the first buildings of this \$19 million project this fall. The project will have a clubhouse that features a leasing center, community room, fitness center, computer lab and centrally located laundry facility.

The park-like setting will be entwined with walking trails, picnic areas and a large playground for families. Baldwin president, Bill Durdell said, "The Town of Canandaigua identified a need to create new affordable housing as a community objective. We believe CreekView Apartments fills a significant portion of that need by creating quality affordable housing where hardworking people can raise their families and have access to a performing school district, in a growing economic community."

CreekView Apartments will be well appointed with energy efficient appliances, heating and air conditioning equipment, washer and dryer hook-ups, resident storage, mini blinds, walk-in closets and much more. Some apartments will have accessibility design features for the convenience of persons with disabilities. All apartment buildings will use Passive House Institute US (PHIUS) construction techniques—the most robust and rigorous energy efficient and green building standards in the nation. Passive House buildings provide residents with superior comfort, air quality and reduced energy consumption. "We're excited to be the first in New York State to develop this type of residential affordable housing which has been pre-certified by PHIUS+ 2015 for the Net Zero Energy Ready Homes design," said Gregg Firster, Vice President of Affordable Housing.

These apartments will be available for individuals and families who meet certain income guidelines. While these apartments will not be rent subsidized, every effort will be made to maintain affordable rents for persons who are within the established income limitations. The property managers will also collaborate with Ontario ARC to set aside some apartments for the agency's eligible clients who receive case management and supportive services to maximize each person's ability to live independently.

CreekView Apartments was successful in receiving housing tax credits and a permanent loan from NYS Homes and Community Renewal (HCR). Additional financing was provided by Key Bank, Community Preservation Company (CPC) and Key Community Development Corp (KCDC). Durdell

concludes, “We look forward to our continued excellent working relationship with local government officials and area leaders to meet the housing needs of the community that in turn help sustain local business in and around Canandaigua.”

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