



3d Development Group and Kinderhook Development create the 70-unit Crosswinds at Hudson: \$8.6m project

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In line with the rest of the Hudson Valley, Columbia County has seen property values escalate while real wages remain stagnant. Government and employers alike have sought out ways to keep housing affordable for essential service workers, municipal employees and those in the retail and manufacturing sector. Columbia County, known for its agriculture, stately old homes, and quality of life is also a hub of commercial activity in the city. What previously constituted "affordable" in the city were older walk-ups, substandard apartments or public housing. The lack of provision of housing for working people where they work prompted Bruce Levine of 3d Development Group, LLC, to approach the city with a proposal for workforce housing. In partnership with Kinderhook Development, LLC and a local non-profit housing agency, the partners held workshops with government leaders, the clergy, social service agencies and business leaders.

Endorsed and supported by mayor Richard Scalera, Crosswinds at Hudson was soon embraced by the business community. The Columbia County Chamber of Commerce took a role in advocating for the project and building community consensus.

The Columbia County Economic Development Corp. participated not only in words, but action, providing loan proceeds. "Housing that is affordable to the average worker is very important when it comes to not only keeping and attracting local employees, but also prospective employers" said John Maiuri, president of Dunn Builders Supply and chairman of the Chamber. The development team of Crosswinds were honored to be among the nominees for Columbia County's coveted Crystal Apple award, given to a business venture that is particularly beneficial to the community.Â

With tax credits awarded by Commissioner Deborah VanAmerongen and the NYS Division of Housing and Community Renewal, equity financing by The Community Preservation Corp., Kinderhook Bank, and the Columbia Economic Development Corp., the development team set out to create a housing model that was functional, in character with the city and affordable. The 70 one, two and three-bedroom townhouse units are \$575, \$660 and \$765, respectively, and are equipped with individual central heating and air conditioning, dishwasher and kitchen appliances, as well as washer and dryer hook-ups.

Designed by Kurzon Architects and with civil engineering by the LRC Group, the buildings and streets are set in a grid fashion with architecture complimenting the city's storied history and architectural heritage. The development team collaborated with the Center for Inclusive Design & Environmental Access at the University at Buffalo for design of the designated handicapped accessible and adaptable units.

In collaboration with Mid-Hudson Cablevision, access to broadband is universal throughout the property enabling tenants to access information, services, and technology. The on-site community building is equipped with educational space, meeting space for civic organizations, and tenant

gatherings. All buildings were constructed with green technology to minimize energy use and reduce housing cost.

As the \$8.6 million project nears completion, the buzz is building in the city and applications for apartments are arriving daily. The general contractor, Two Plus Four Construction, intends to deliver the first set of units right on schedule beginning April 1, with all units complete by June 1.

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