



## **Mid Hudson Construction Management breaks ground for Birchwood at Noxon Commons**

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Lagrangeville, NY Answering a need for housing during a time of historically low vacancy levels in Dutchess County, Mid Hudson Construction Management (MHCM) moved forward on fully approved plans for a new multifamily residential complex at 1983 Rte. 82. Named “Birchwood at Noxon Commons,” the project will consist of 24 market-rate one- and two-bedroom residences, spread among four buildings, on a previously unoccupied parcel of residentially zoned land.

Working with local and state officials, as well as the Department of Environmental Conservation, MHCM, which serves as both construction manager and general contractor, is preserving two-and-a-half of the five-and-a-half-acre parcels as a natural buffer for endangered species and the existing habitat. Pre-leasing will begin next year and occupancy is slated for Summer 2022.

“Dutchess County is experiencing the tightest rental market we’ve seen in 40 years, leading to a pent-up demand for housing,” said Think Dutchess CEO Sarah Lee. “This project is responsive to the community’s needs and will boost business for local contractors and nearby businesses, plus add vibrancy to this part of LaGrangeville.”

According to data from the Dutchess County Department of Planning and Development’s annual 2020 Rental Housing Survey, the vacancy rate for market-rate apartment complexes tightened from 1.5 to 0.9%, a 40% decrease over the year prior.

“Birchwood at Noxon Commons will enhance the LaGrange community, increase the tax base and create jobs locally,” said Scott Travis, vice president, COO at MHCM. “We’ve only recently broke ground and there’s already excitement around the project.”

The MHCM team is working alongside Day & Stokosa Engineering, P.C. on behalf of the owner, Hudson Valley Structures, LLC.

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