




Hudson River
Xousing, Inc.



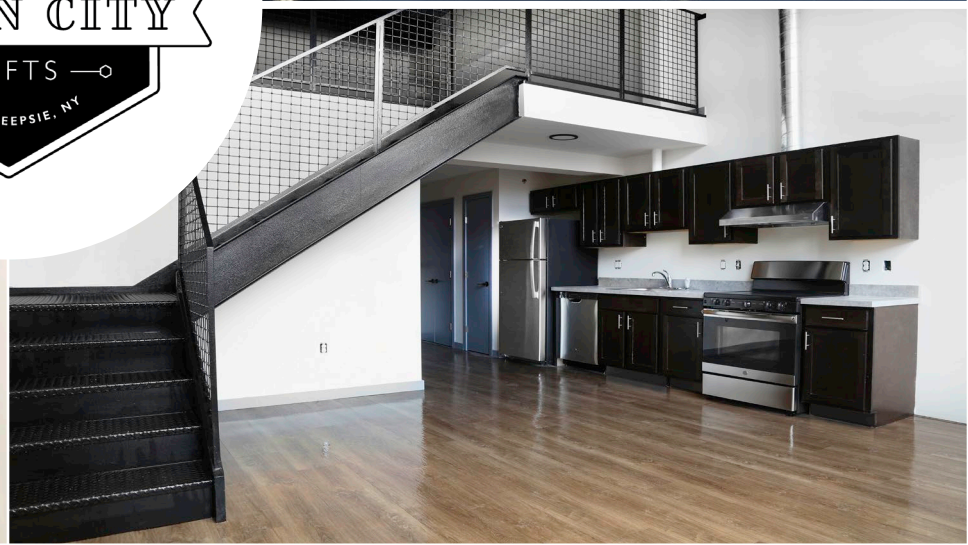
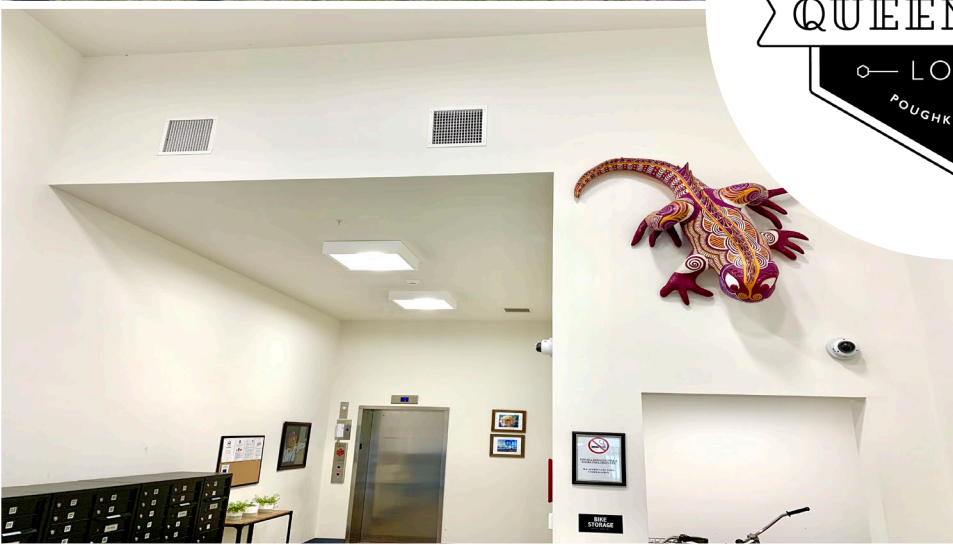
- Founded in 1996
- Family owned
- Over \$450m development
- Over 1,600 under management
- Specialize in mixed-income housing

The logo for Hudson River Housing, Inc. is located in the top left corner. It features the company name in a bold, sans-serif font. The word "Hudson River" is in black, and "Housing, Inc." is in green. A stylized black icon of a person with arms raised is positioned to the left of the text.

Hudson River Housing, Inc.

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- The background of the slide is a photograph of a row of modern, multi-story townhouses. The townhouses are painted in various colors, including orange, white, and grey. They have white columns on the ground floor and dark shutters on the windows. An American flag is flying on a pole in the foreground on the left. A street sign for "LIAM DR" is visible. The image is slightly faded to allow the text to be read clearly.
- Founded in 1982
 - 501(c)(3) Nonprofit
 - Over 800 under management
 - Resident Services, Homeownership Training, Real Estate Development, Community Building & Engagement







WEST END
LOFTS





Crannell
Square

PROJECT GOALS

- Creation of new high quality affordable housing
- Provide diverse housing opportunities through affordable housing at multiple income levels
- Mixed-Income 30%-120% AMI
- Long-term affordability

- Sensitivity to neighborhood's historical context and built environment
- Preserve character of community
- Energy efficiencies & sustainability
- Promote pedestrian access through community greenspace
- Incorporate mixed-use components
- Reduce dependency on automobiles

- Promote job creation
- Generate economic benefits for lower income residents
- Incorporate community anchors such as grocery stores, child care facilities, or community spaces

PROJECT GOALS

Affordability

Design &
Sustainability

Economic
Opportunities



Rossman Avenue

Affordable
Homeownership

Mill Street

Mixed-Income
Rental Housing





State Street

Mixed-Use
& Mixed-Income
Rental Housing



Affordability

- Affordable Rental Housing
 - 30%-110% AMI
- Affordable Homeownership
 - 80% & 30% AMI
- Long-term Affordability



Design & Sustainability

- Green Building Techniques
- Community Spaces
- Neighborhood Character



Economic Opportunities

- Workforce Development Plan
- Internship Program
- Community Anchors

ANTICIPATED DEVELOPMENT TIMETABLE

| <u>Activity / Approval</u> | <u>Status</u> | <u>Anticipated Completion Date</u> |
|--|---------------|------------------------------------|
| Site Control | Pending | Fall '22 |
| Preliminary design meetings | Pending | Fall/Winter '22 |
| Planning Board Submission | Pending | Winter/Spring '22 |
| Apply for Funding | Pending | Spring '23 |
| Local Approvals | Pending | Spring/Summer '23 |
| Receive Funding | Pending | Summer '23 |
| Construction Closing / Purchase of Property | Pending | Fall '23 |
| Construction Completion / Occupancy | Pending | Spring '24 |



KEARNEY
— G R O U P —

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Hudson River
Housing, Inc.