

# LOCUST HILL





- Founded in 1996
- Family owned & operated
- Over \$450M in development
- 1,600+ units under management
- Specialize in mixed-income housing



- Founded in 1982
- 501(c)(3) Nonprofit
- Housed more than 70,000 families
- Received more than \$500M in housing awards
- Serve as an intermediary among public agencies, developers, financial institutions, and residents

# Development Team

Coppola Associates  
(Architect)



Clark Patterson Lee  
(Engineer)



Tim Miller Associates  
(Planner)



Hudson Cultural Services  
(Archaeologic)



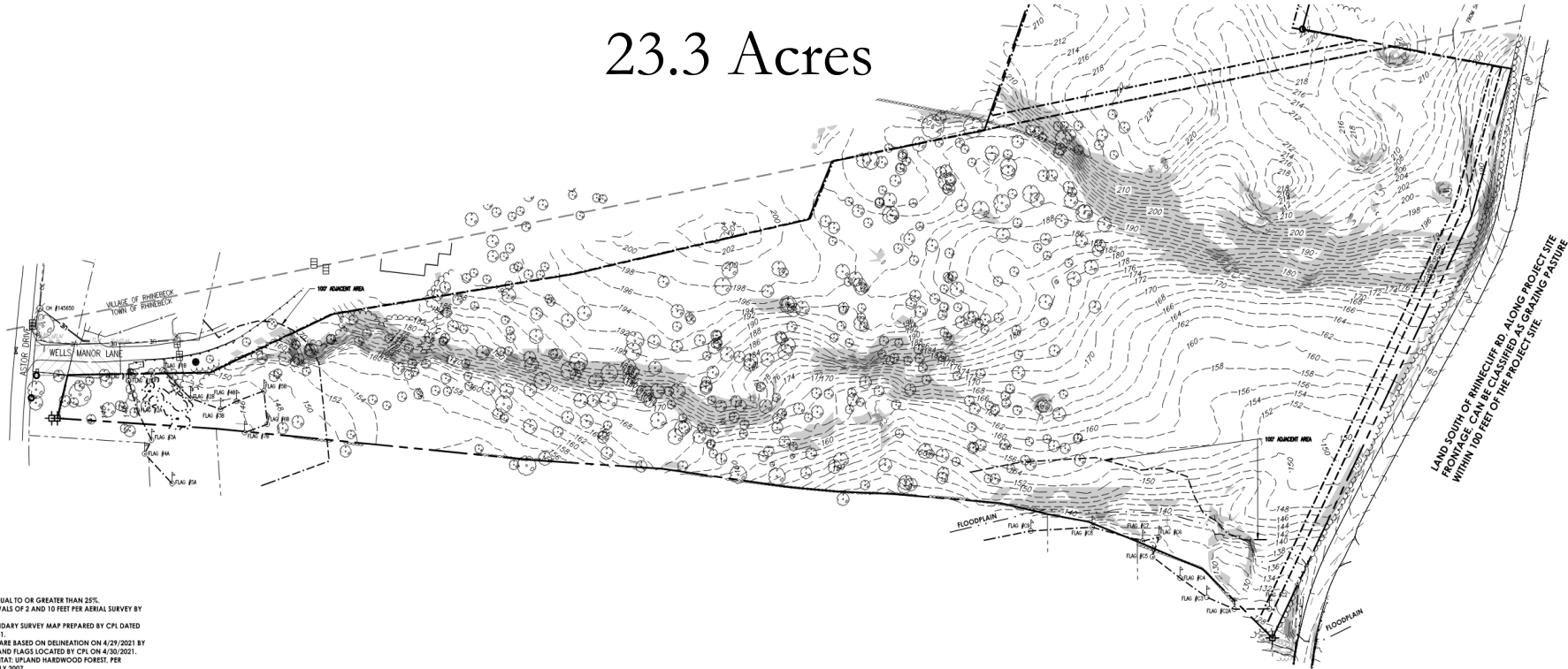
Integral Building &  
Design  
(Energy Consultant)



Charles Martabano, Esq.  
(Attorney)

# Site Overview

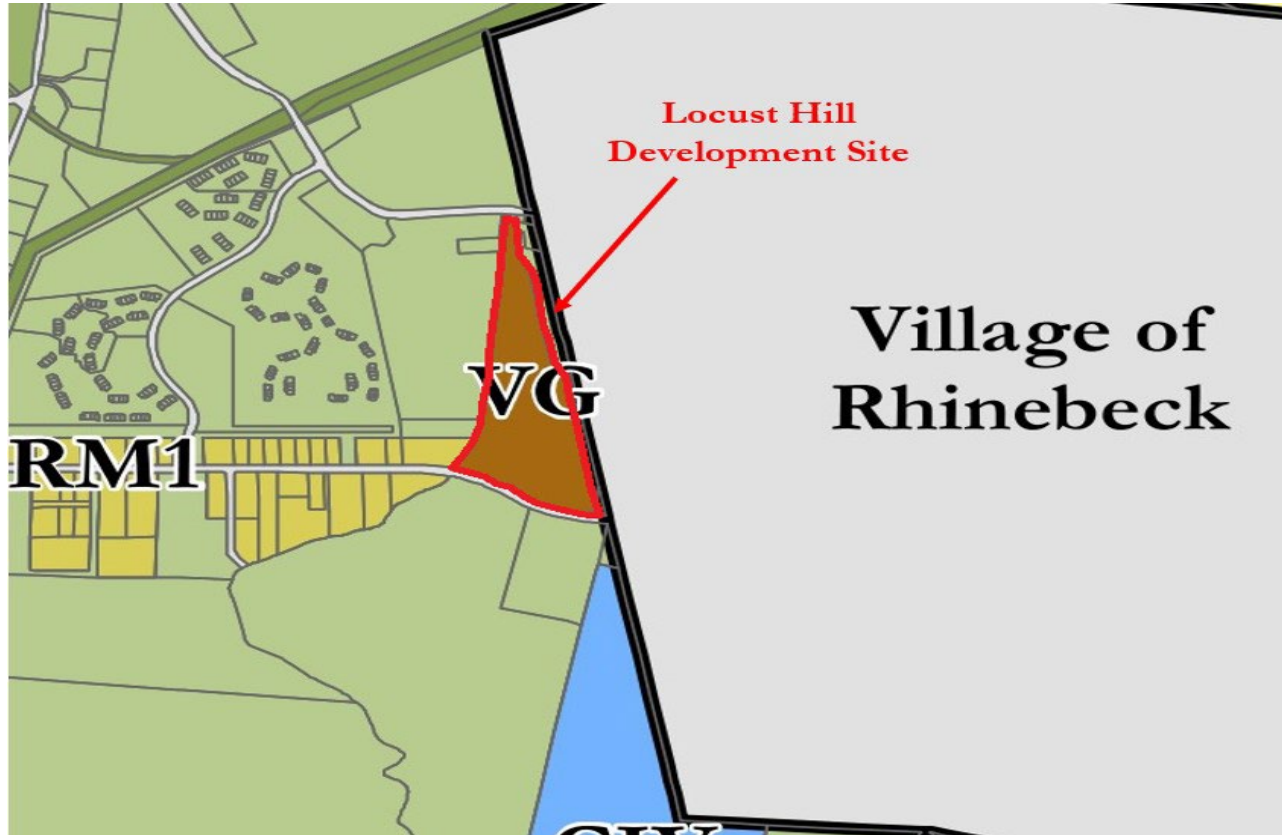
23.3 Acres



LAND SOUTH OF RINECLIFF RD. ALONG PROJECT SITE FRONTAGE CAN BE CLASSIFIED AS GRAZING PASTURE WITHIN 100 FEET OF THE PROJECT SITE.

**PLANNING CONDITIONS PLAN NOTES**  
SHADING REPRESENTS SLOPES EQUAL TO OR GREATER THAN 25%.  
TOPOGRAPHIC CONTOUR INTERVALS OF 2 AND 10 FEET PER AERIAL SURVEY BY THE CHAZEN COMPANIES.  
PROPERTY LINES BASED ON BOUNDARY SURVEY MAP PREPARED BY CPL DATED 1/4/2021. LAST REVISED 1/11/2021.  
FEDERAL WETLAND BOUNDARIES ARE BASED ON DELINEATION ON 4/29/2021 BY ECOLOGICAL SOLUTIONS. WETLAND FLAGS LOCATED BY CPL ON 4/30/2021.  
ECOLOGICAL SIGNIFICANT HABITAT: UPLAND HARDWOOD FOREST. PER HUDSONIA LTD REPORT DATED JULY 2007.

# Site Overview



# Why Here?

- Site Identified by Town of Rhinebeck's Workforce Housing Committee
- Over 18 Acres of Developable Land
- Walkability to the Village
- Access to Water & Sewer
- Access to Rhinecliff Rd. & Astor Dr.
- Pre-existing Zoning Density
- Minimal Site Constraints

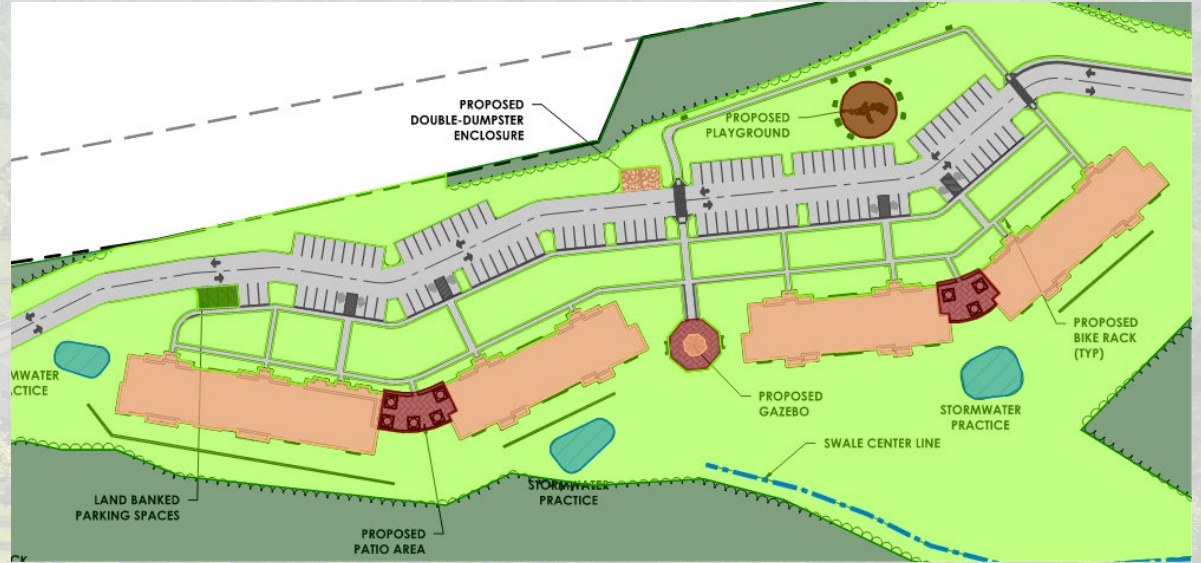
# Development Overview





# Development Overview

- Workforce Housing Zoning District
- 23.3-acre parcel
- Borders Village of Rhinebeck
- 80 rental units
  - 18 one-bedrooms
  - 44 two-bedrooms
  - 18 three-bedrooms
- Up to 90% AMI
  - Max Income - \$109,260
  - Max Rent - \$2,630



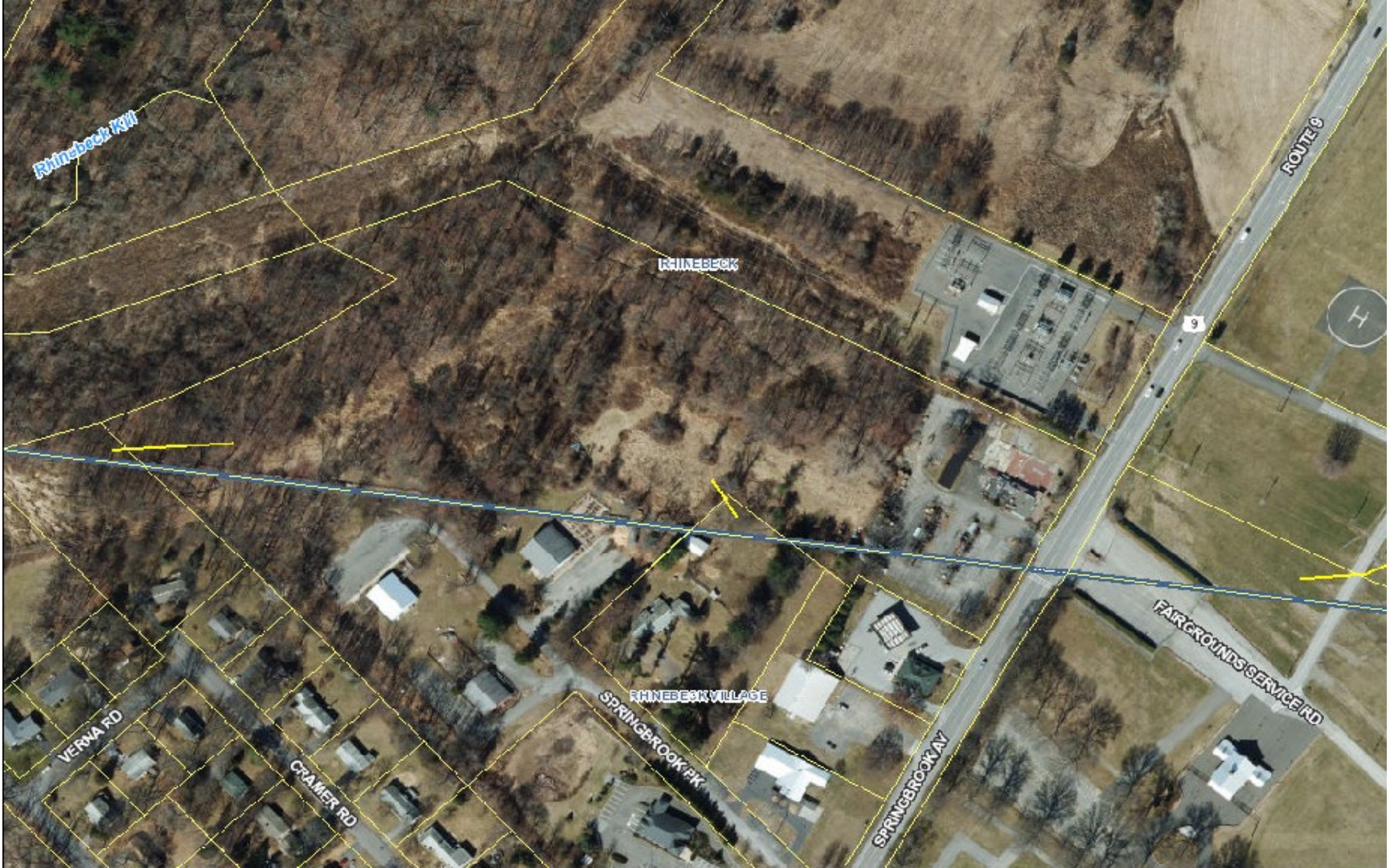
# Development Features

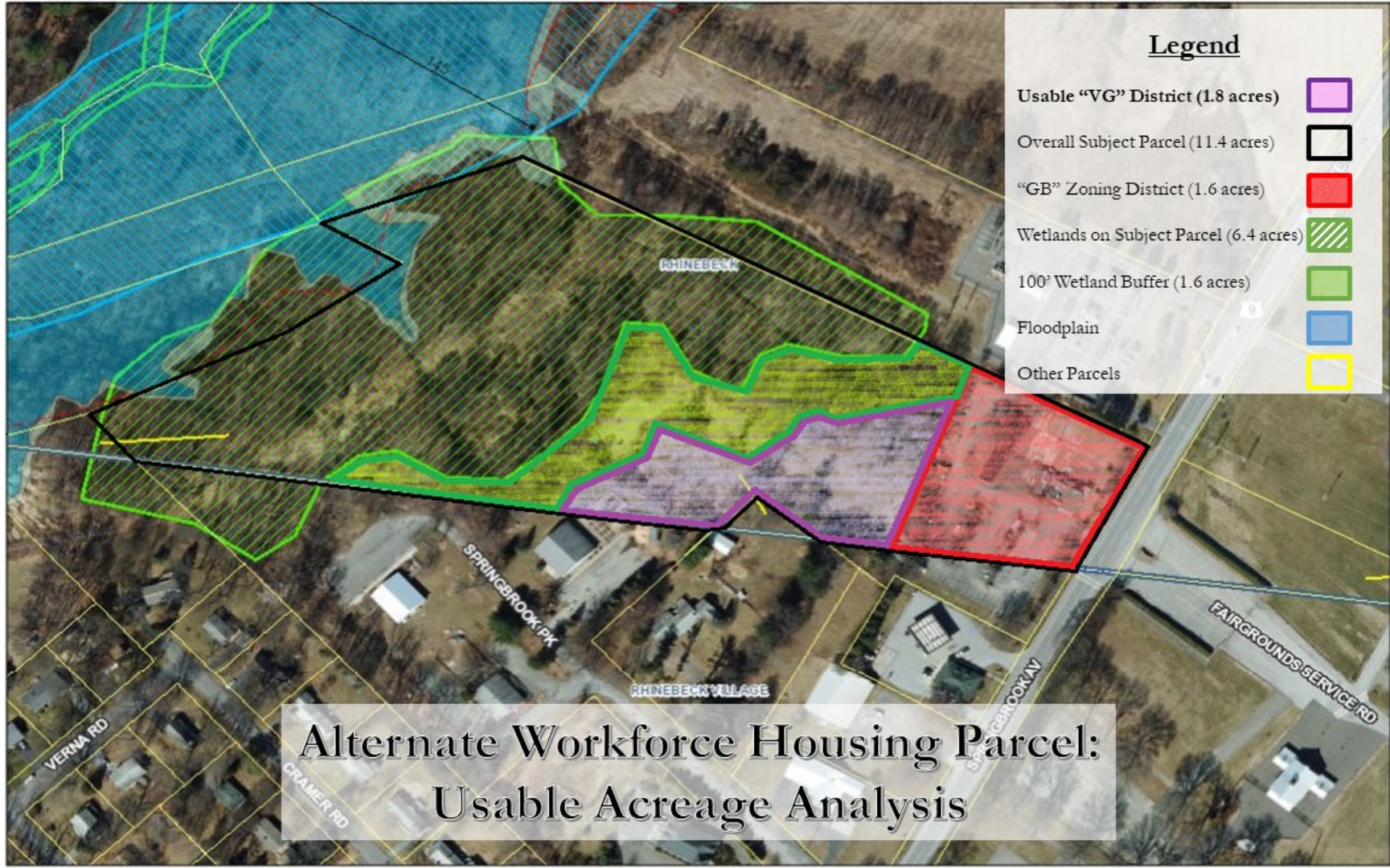
- Onsite Management Office
- Onsite Superintendent
- Sidewalk Connection to Village
- Accessible Greenspace
- Outdoor Terrace
- Gazebo
- Playground
- Common Rooms
- Onsite Laundry
- Bike Storage
- Fitness Room



THANK YOU







**Alternate Workforce Housing Parcel:  
Usable Acreage Analysis**