



Robert Ragaini/Hudson-Catskill Newspapers

Some of the units at the Crosswinds workforce housing project in Hudson are near completion while others are in various stages of construction Thursday.

Crosswinds almost ready

First phase of workforce housing will be ready for its residents in March

By John Mason

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The Crosswinds Workforce Housing Development will be ready for its first residents to move in around March, developer Bruce Levine told the *Register-Star* Thursday. He recommended that anyone interested in living at Crosswinds apply now.

The 70-unit development is located on Harry Howard Avenue, on the southwestern side of Hudson Middle School.

Buildings 1 and 9 and the community building, those buildings closest to the middle school, are scheduled to be ready for use in March, Levine said.

"Our plan is to get those complete and opened and fence off the balance of the site," he said. Construction will continue on the rest of the buildings. One-third of the residences will be available in March, one-third in April and the final third in May, he

said.

Staggering the opening of the units makes it easier on the management company and takes pressure off the construction company, he said; "as units are turned over, that's when you find the last-minute items to be repaired," which is easier done if the company is still on-site.

"We've gotten a good response to the project," Levine said: More than 200 applications have been sent out to prospective tenants, and they're starting to come back in.

Currently, applications are being processed by Two Plus Four Management of Syracuse. Around mid-February, the manager's office will open on-site and processing will take place there, Levine said.

Two Plus Four Administrative Assistant Mark Cramer outlined the income ceilings for occupancy, which are determined by the county and based on the number of people in the household.

■ For a unit occupied by one person, the annual income maximum is \$25,260.

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■ For two persons, \$28,860.

■ For three persons, \$32,460.

■ For four persons, \$36,060.

■ For five persons, \$38,940.

■ For six persons, \$41,820.

The minimum income for a one-bedroom apartment is \$16,150.

Existing subsidies may be brought in as well, Cramer said, though this is up to the discretion of the management. All applicants will have to pass credit and background checks, he said. Previous landlords will be consulted.

If there are more applications than available units, Cramer said, it would "probably come down to random selection."

Levine said the units consist of 50 one-, two- and three-bedroom townhouses and 20 one-, two- and three-bedroom flats. The flat units

are handicapped-accessible.

Construction has been on schedule since it started, he said, with even the recent days of bad weather being relatively few compared to the nice-weather days.

"We're on schedule, we've had no problem getting supplies, and it's been good working with the various city departments," Levine said. The cooperation of the city "has made the process so much easier," he said.

The infrastructure for the development is all in, he said, except the top layer of asphalt, which can't be applied until the asphalt companies reopen for 2008 in mid- to late-April. Levine said the top coat won't be applied until the construction vehicles are off the property.

A street-naming ceremony was conducted Jan. 3: All four streets were named for Hudson fire companies because of the proximity of

the New York State Volunteer Firemen's Home, the fact that Harry Howard Avenue was named for the last volunteer fire chief of New York City, and the interest of a number of Hudson firefighters in living at Crosswinds.

The streets will be named J.W. Edmonds Lane, H.W. Rogers Lane, C.H. Evans Court and J.W. Hoysradt Lane; the education room will be called the Washington Education Room and the recreation center will be Phoenix Hall.

Levine said he had also seen a number of applications from large employers like Kaz and the Hudson City School District. Anyone interested in receiving an application form should call 1-800-838-0441.

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