



Housing with compassion...  
Development with a vision

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Michael Grogan - Chair  
Village of Pawling Planning Board  
9 Memorial Avenue  
Pawling, NY 12564

RE: Pawling Senior Housing

Dear Mr. Grogan,

Pawling Senior Housing will provide affordable housing for people in the Pawling community. Many seniors are on a fixed income, and finding and keeping housing that is affordable to them can be difficult. As our senior population continues to grow, this issue will become more pressing for communities, including Pawling. Pawling Senior Housing will help secure a good quality of life for Pawling seniors. The market study that was conducted during the predevelopment of Pawling Senior Housing looked at what the need for housing is in Pawling *specifically*, not at how many people in *other* communities need housing that would be provided to them in Pawling. This study found that the senior population in the area is in indeed in need of more affordable housing.

There is a misconception that affordable housing means "Section 8" or "HUD housing". These misunderstood and often misused terms only describe different financing mechanisms that help keep the costs of housing down. It is true that Hudson River Housing provides housing for the entire spectrum of individuals in our community. That is because we believe that everyone should have a safe, affordable place to call home. Pawling Senior Housing is not homeless housing. It is not very low-income housing. It is designed for any senior in need of a safe, affordable place to call home. Residents of Pawling Senior Housing will pay rent based on established county-wide income metrics. For this project, that means the average unit rent will be \$795 a month.

There is a misconception that those in need of affordable housing are only a certain subset of people. The truth is that we all need housing that is within our income limitations. We do not want to deny seniors in our community access to housing as their income situation changes at retirement, death of a spouse, illness or any number of other reasons. When we describe Pawling Senior Housing as affordable, we are referring to how we calculate rent and make sure that housing is going to those seniors who are on limited incomes. It does not describe the quality of the housing, or the families that will reside in it. Similar examples of senior housing that we have partnered on are Red Hook Commons, StoneLedge in Hyde Park, Cannon Street Senior Housing in Poughkeepsie, and Maybrook Gardens in Orange County.

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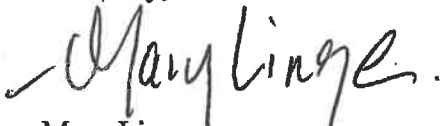
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VILLAGE CLERK

The integration of affordable senior housing into existing communities is very important. It allows seniors to remain engaged with and connected to the community. As community needs change - in this case as we address the "graying" of our population - community planning experts promote using town centers as they were intended - as the hubs of a community that link commerce, housing, recreation, and municipal services. This "smart growth" practice preserves open space, helping ensure that our Hudson Valley stays the scenic region we love it for. Smart growth also encourages residential projects be in close proximity to town centers to reduce reliance on cars and lessen parking demands. In this case, this also allows seniors easy access to the surrounding community.

Hudson River Housing continues to be committed to providing housing with compassion and development with vision. The Pawling Senior Housing project does just that. We look forward to continuing to work with the Village of Pawling to ensure adequate affordable housing for all members.

Sincerely,

A handwritten signature in cursive script that reads "Mary Linge".

Mary Linge  
Director of Real Estate Development