

Harmony Hall Senior Housing



Presented by:
The Affordable Housing
Conservancy (Co-Developer)

Assembled Team



Affordable Housing Conservancy (Co-Developer/Owner)

- The Conservancy is a NYS non-profit CHDO created in 1994 to promote & undertake housing that is affordable to low/moderate income people.
- The CHDO has completed multiple projects for social justice related to affordable housing that total up to \$37.4MM in capital costs

Rockabill Development LLC (Co-Developer)

- Founded in 2007, Rockabill has been involved in the development of over 8,000 units of affordable housing with costs in excess of \$1billion.
- Rockabill specializes in the financial structuring of affordable housing projects through issuance of LIHTC.

AHC (General Contractor)

- With over 40 years of construction experience throughout the tristate area, AHC will not only advise on design but be responsible for construction of the project with ensuring it stays on budget and schedule.

Manheim Mews, LLC (Co-Developer)

- Manheim Mews LLC, through its affiliate, AHC has over 40 years of experience in development and construction throughout the tristate area.
- Manheim Mews is responsible for the zoning and planning approval process.

Project Information

- Located at 52-54 South Manheim Boulevard in the scenic Village of New Paltz
- Harmony Hall will provide 50 units of affordable housing for seniors 62 years and older, and 1 supervisors unit
- 8 units to be set aside for seniors 30% of Ulster County AMI, 3 units for 50% or below AMI, and 39 units at or below 60% AMI
- 6 out of the 50 units will be fully accessible and then 3 out of 50 units will be hearing/visible accessible
- Located within a Qualified Census Tract
- Solar offset for a sizable amount of the base load
- Our goal is to achieve as much energy saving as possible without creating a complex system



Project Information (cont.)

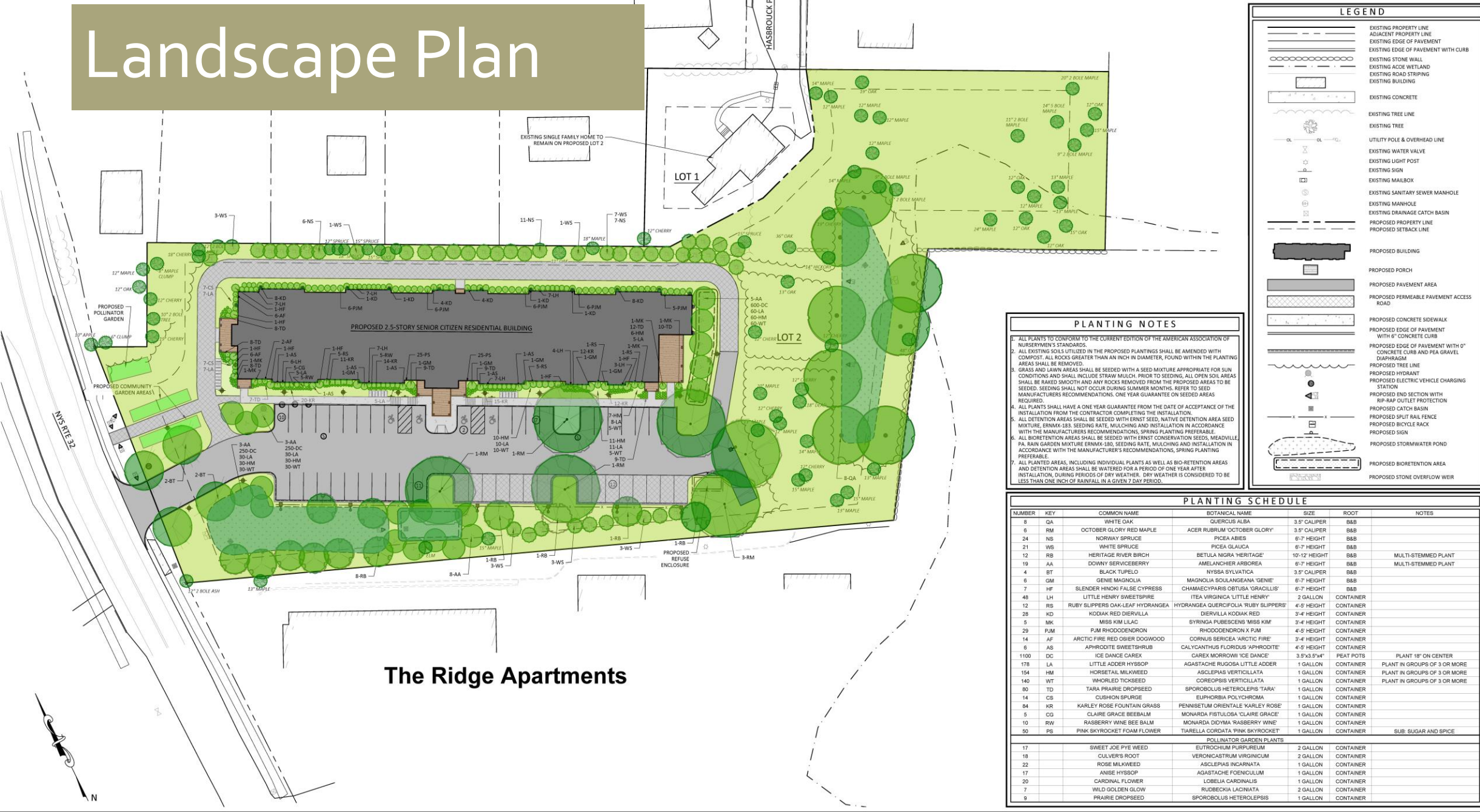
- With its convenient location within the Village, residents will be walking distance from multiple pharmacy's, restaurants, shopping plazas, grocery stores, and local bus stops
- Harmony Hall will include a community room, exercise room, laundry room, community garden, and 42 parking spaces including 4 handicap spaces
- Harmony Hall Senior Housing will allow seniors to Age-In-Place by following the guidelines of:
 - Connection to Community
 - Accessibility
 - Close to Medical Services
 - Affordability



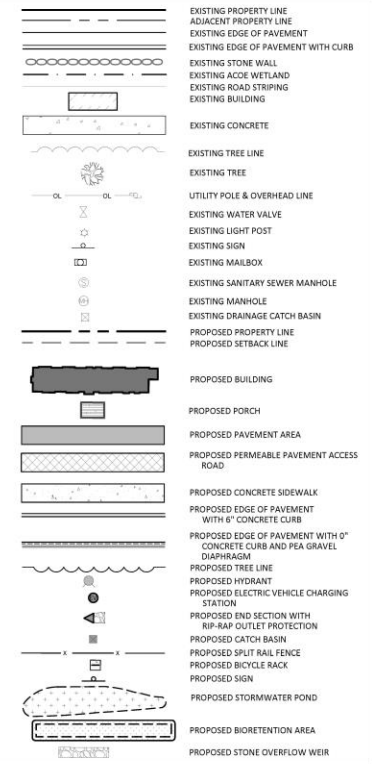
Our neighbors



Landscape Plan



LEGEND



PLANTING NOTES

- ALL PLANTS TO CONFORM TO THE CURRENT EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
- ALL EXISTING SOILS UTILIZED IN THE PROPOSED PLANTINGS SHALL BE AMENDED WITH COMPOST. ALL ROCKS GREATER THAN AN INCH IN DIAMETER, FOUND WITHIN THE PLANTING AREAS SHALL BE REMOVED.
- GRASS AND LAWN AREAS SHALL BE SEEDED WITH A SEED MIXTURE APPROPRIATE FOR SUN CONDITIONS AND SHALL INCLUDE STRAW MULCH. PRIOR TO SEEDING, ALL OPEN SOIL AREAS SHALL BE RAKED SMOOTH AND ANY ROCKS REMOVED FROM THE PROPOSED AREAS TO BE SEEDED. SEEDING SHALL NOT OCCUR DURING SUMMER MONTHS. REFER TO SEED MANUFACTURERS RECOMMENDATIONS. ONE YEAR GUARANTEE ON SEEDS AREAS REQUIRED.
- ALL PLANTS SHALL HAVE A ONE YEAR GUARANTEE FROM THE DATE OF ACCEPTANCE OF THE INSTALLATION FROM THE CONTRACTOR COMPLETING THE INSTALLATION.
- ALL DETENTION AREAS SHALL BE SEEDED WITH ERNST SEED, NATIVE DETENTION AREA SEED MIXTURE, ERNIX-183. SEEDING RATE, MULCHING AND INSTALLATION IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. SPRING PLANTING PREFERABLE.
- ALL BIoretention AREAS SHALL BE SEEDED WITH ERNST CONSERVATION SEEDS, MEADVILLE, PA. RAIN GARDEN MIXTURE ERNIX-180. SEEDING RATE, MULCHING AND INSTALLATION IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, SPRING PLANTING PREFERABLE.
- ALL PLANTED AREAS, INCLUDING INDIVIDUAL PLANTS AS WELL AS BIO-RETENTION AREAS AND DETENTION AREAS SHALL BE WATERED FOR A PERIOD OF ONE YEAR AFTER INSTALLATION, DURING PERIODS OF DRY WEATHER. DRY WEATHER IS CONSIDERED TO BE LESS THAN ONE INCH OF RAINFALL IN A GIVEN 7 DAY PERIOD.

PLANTING SCHEDULE

NUMBER	KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	NOTES
8	QA	WHITE OAK	QUERCUS ALBA	3.5" CALIPER	B&B	
6	RM	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	3.5" CALIPER	B&B	
24	NS	NORWAY SPRUCE	PICEA ABIES	6'-7' HEIGHT	B&B	
21	WS	WHITE SPRUCE	PICEA GLAUCA	6'-7' HEIGHT	B&B	
12	RB	HERITAGE RIVER BIRCH	BETULA NIGRA 'HERITAGE'	10'-12' HEIGHT	B&B	MULTI-STEMMED PLANT
19	AA	DOWNY SERVICEBERRY	AMELANCHIER ALBOBREA	6'-7' HEIGHT	B&B	MULTI-STEMMED PLANT
4	BT	BLACK TUPELO	NYSSA SYLVATICA	3.5" CALIPER	B&B	
6	GM	GENIE MAGNOLIA	MAGNOLIA SOULANGEANA 'GENIE'	6'-7' HEIGHT	B&B	
7	HF	SLENDER HINOKI FALSE CYPRESS	CHAMAECYPARIS OBUSA 'GRACILIS'	6'-7' HEIGHT	B&B	
48	LH	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'LITTLE HENRY'	2 GALLON	CONTAINER	
12	RS	RUBY SLIPPERS OAK-LEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	4'-5' HEIGHT	CONTAINER	
28	KD	KODAK RED DIERVILLA	DIERVILLA KODAK RED	3'-4' HEIGHT	CONTAINER	
5	MK	MISS KIM LILAC	SYRINGA PUBESCENS 'MISS KIM'	3'-4' HEIGHT	CONTAINER	
29	PJM	PJM RHODODENDRON	RHODODENDRON X PJM	4'-5' HEIGHT	CONTAINER	
14	AF	ARCTIC FIRE RED OSIER DOGWOOD	CORNUS SERICEA 'ARCTIC FIRE'	3'-4' HEIGHT	CONTAINER	
6	AS	APHRODITE SWEETSHRUB	CALYCANTHUS FLORIDUS 'APHRODITE'	4'-5' HEIGHT	CONTAINER	
1100	DC	ICE DANCE CAREX	CAREX MORROWII 'ICE DANCE'	3.5"x3.5"x4"	PEAT POTS	PLANT 18" ON CENTER
178	LA	LITTLE ADDER HYSSOP	AGASTACHE RUGOSA LITTLE ADDER	1 GALLON	CONTAINER	PLANT IN GROUPS OF 3 OR MORE
154	HM	HORSBITAL MILKWEED	ASCLEPIAS VERTICILLATA	1 GALLON	CONTAINER	PLANT IN GROUPS OF 3 OR MORE
140	WT	WHORLED TICKSEED	COREOPSIS VERTICILLATA	1 GALLON	CONTAINER	PLANT IN GROUPS OF 3 OR MORE
80	TD	TARA PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPIS 'TARA'	1 GALLON	CONTAINER	
14	CS	CUSHION SPURGE	ELIPHORHIA POLYCHROMA	1 GALLON	CONTAINER	
84	KR	KARLEY ROSE FOUNTAIN GRASS	PENNISETUM ORIENTALE 'KARLEY ROSE'	1 GALLON	CONTAINER	
5	CG	CLAIRE GRACE BEEBALM	MONARDA FISTULOSA 'CLAIRE GRACE'	1 GALLON	CONTAINER	
10	RW	RASPBERRY WINE BEE BALM	MONARDA DIDYMA 'RASPBERRY WINE'	1 GALLON	CONTAINER	
50	PS	PINK SKYROCKET FOAM FLOWER	TIARELLA CORDATA 'PINK SKYROCKET'	1 GALLON	CONTAINER	SUB: SUGAR AND SPICE
POLLINATOR GARDEN PLANTS						
17		SWEET JOE PYE WEED	EUTROCHUM PURPUREUM	2 GALLON	CONTAINER	
18		CULVER'S ROOT	VERONICASTRUM VIRGINICUM	2 GALLON	CONTAINER	
22		ROSE MILKWEED	ASCLEPIAS INCARNATA	1 GALLON	CONTAINER	
17		ANISE HYSSOP	AGASTACHE FOENICULUM	1 GALLON	CONTAINER	
20		CARDINAL FLOWER	LOBELIA CARDINALIS	1 GALLON	CONTAINER	
7		WILD GOLDEN GLOW	RUEBECKIA LACINIATA	2 GALLON	CONTAINER	
9		PRAIRIE DROPSSEED	SPOROBOLUS HETEROLEPIS	1 GALLON	CONTAINER	

The Ridge Apartments



ALL RIGHTS RESERVED. COPY OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF IS PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER, SURVEYOR, OR ARCHITECT.

UNDER ARTICLE 146 (ENGINEERING), SECTION 2209 (2) OF THE NEW YORK STATE EDUCATION LAW, IT IS UNLAWFUL FOR ANY PERSON TO

willingham
 183 Main Street
 New Paltz, New York 12561

LANDSCAPING PLAN

MANHEIM MEWS LLC

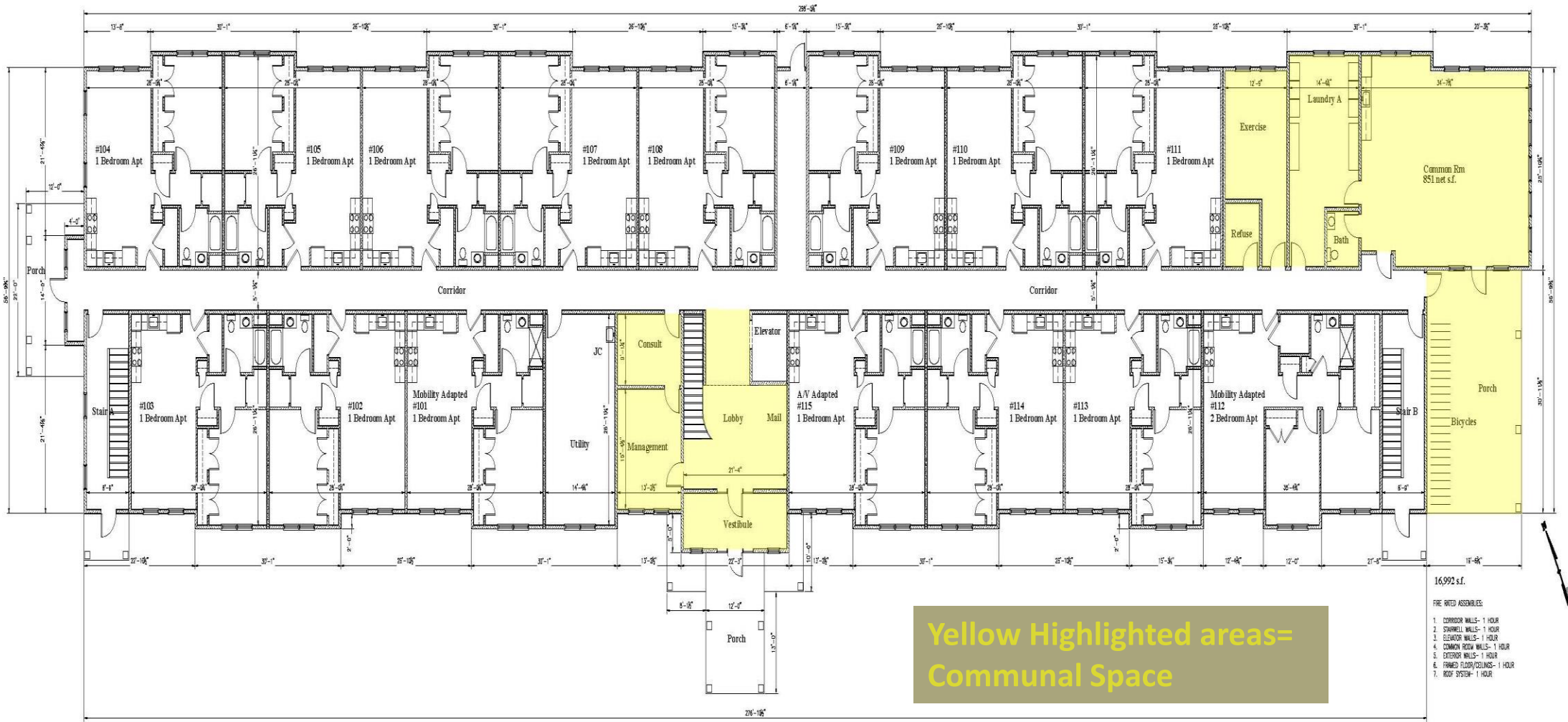
DRAWN BY	CHECKED BY
MJT	AWV
DATE	SCALE
03/07/22	1"=30'

Floor Plan Example

Harmony Hall

New Paltz, NY

First & Second
Floor Plans



2 First Floor Plan

A1 Scale: 3/32" = 1'-0"

A1

Project Info Residents and Rents

- Age Restrictions:
 - 60 years and older
- Rents paid by residents: (assumes single occupancy)
 - 8 units at 30% of median- \$461.00 per month
 - 3 units at 50% of Median- \$ 823.00 per month
 - 39 units at 60% of Median- \$ 988.00 per month
 - Utilities not included. Utilities modeled at 76/ month
- Building Sustainability Features:
 - NYS Stretch code compliant
 - Solar PV Electric offset
 - Stand By Power
- Community Features:
 - Community Room with boutique gym/ work out space
 - Exterior covered patio, raised planting beds, bicycle storage
 - Central location, close to services and public transportation

Estimated Project Timeline



Thank you

For any comments or questions please contact me at
keith@ahcllc.net or 845-255-3853