

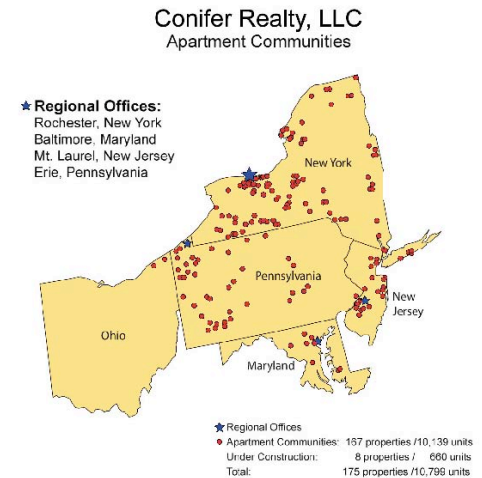
# Welcome to the Hamilton



# Conifer

## Company Information

- 30 year old Real Estate Company
- Developer, Contractor, Property Manager, Owner
- Developed over 15,000 units in 200 properties
- Based in Downtown Rochester
- Operates in New York, New Jersey, Maryland and Pennsylvania



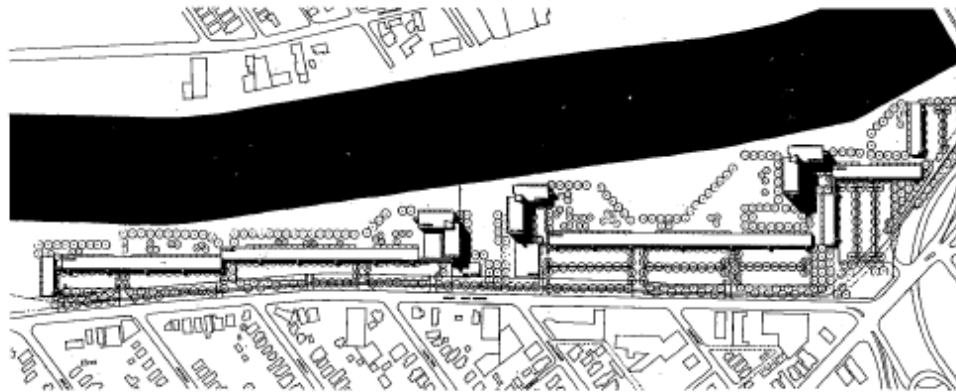
*building opportunities, achieving dreams®*

# The Site



# River Park

- Low Income Housing in the 1970's
  - Low cost
  - High density low income housing
  - “Urban Renewal”





# River Park

## River Park Commons was born

- 202 unit, 13 story tower
- 200 low-rise townhouses
- No environmental impact assessment
- No zoning
- NYSUDC as developer



# River Park



# River Park

## Unsustainable

- Disconnected from the community
- Financially unviable
- Deferred maintenance
- Perpetuated poverty cycle
- Becomes housing of last resort

# Riverpark Commons - 2004

- Mortgage in Default
- Taxes in Arrears
- Tower - 25% vacancy
- Townhouses - 40% vacancy
- Significant Environmental Problems Identified



# The Redevelopment Plan



- Preserve the Tower – The Hamilton
- Create an 80/20 Project on the Townhouse Site – Erie Harbor
- Brownfield Remediation

A Successful Erie Harbor is Dependant Upon a Very Successful Redevelopment of the Hamilton

# The Hamilton

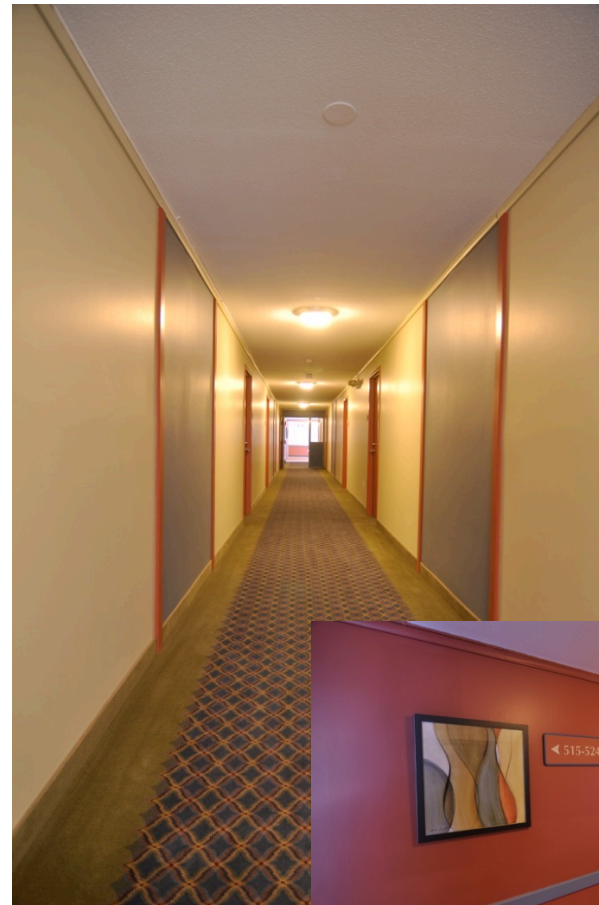
Lobby  
Manager Office  
Elevator Landings  
Fitness Room  
Mail Room  
Computer Room  
Community Room  
Meeting Rooms  
Security Cameras  
Façade

Entryway  
Sitting Area  
Access to Park  
Sidewalk to Street  
Adequate Parking  
Bicycle Parking  
Corridors  
New Kitchens  
New Finishes

# Before & After



Corridor-Before



Corridor-After

# Before & After



Mail Room-Before



Mail Room-After



# Before & After



Community Room-After



Community Room-Before

# Before & After



Lobby-Before



Lobby-After



# Before and After



Entrance-After

# Before and After



Exterior-Before



Exterior-After

# Erie Harbor

## Proposed Development

- 80/20
  - 80% Market Rate
  - 20% Affordable

# Erie Harbor

## 131 Units

- Midrise

- 32 – 1 Bedroom
- 35 – 2 Bedroom

- Townhouses

- 22 – 2 Bedroom Flats
- 36 – 2 Bedroom Townhouses
- 6 – 3 Bedroom Townhouses

- Community Building

# Community Involvement

- **Environmental Impact Statement** — Including Public hearing
- **Rezoning** — Including Public Hearing
- **Relocation** — Including Regular Meetings with SWPC, Tenant Association, Somali Center, Local Churches
- **Mt. Hope Improvements** — Worked with SWPC to Obtain State Funds. Included Task Force Meetings With Community Members and a Community Meeting
- **Park Improvements** — Worked with City Staff to Obtain State Environmental Protection Fund for Public Art, Hardscape and Landscape Improvements
- **SWPC** — Participated as a Volunteer on the Real Estate Committee
- **Sector 6** - Met with Executive Committee, Provided Presentations to Community Meetings

# Amenities

- 36 Enclosed Parking Spots
- Laundry Hookups in 2 and 3 Bedroom Units
- 80% units have Balconies or Patios
- Penthouse Deck Overlooking River in Midrise
- Clubhouse With:
  - Management Office
  - Fitness Room
  - Laundry Room
  - Large Community Room
  - Deck Overlooking River



# Rents

## Market

1 Bedroom	\$925- \$1,100
715-725 square feet	
2 Bedroom	\$1,250 - \$1,800
954 -1,392 square feet	
3 Bedroom	\$2,000 -\$2,250
1,550 -1,850 square feet	

## Affordable

1 Bedroom	\$625
2 Bedroom	\$750
3 Bedroom	\$826

# Financing

Applied to HUD August 2004

Received HUD Approval October 2008

Applied to NYS HFA January 2009

Received NYS HFA Approval October 2010

Anticipated Financial Closing December 2010

# Local Approvals

Draft EIS Accepted	April 2008
FEIS Issued	December 2008
Rezoning Approved	December 2008
Site Plan Applied For	October 2010
Site Plan Approved	October 2010
Foundation Permits	October 2010
Building Permits Expected	November 2010

# Erie Harbor

## Design

- Contemporary
- Properly Scaled
- Urban
- Consistent with The Hamilton
- Adequate Parking
- Access to River
- View Corridors



# Riverside Elevation



# Midrise - Elevation





# Midrise - Street Side



# Midrise - Park Side





# Midrise - River Side



# Erie Harbor - Townhouse



# Erie Harbor - Townhouse



# Erie Harbor





