



REQUEST FOR QUALIFICATIONS FOR DEVELOPMENT PARTNERS
COUNTY OF ULSTER – Housing Development Corporation
Kingston, NY



PENNROSE
Bricks & Mortar | Heart & Soul

CONCEPT PLAN

160 Units



Community Hub	1-Story 5,000 GSF
Mid-Rise Senior-oriented Building	4-Story 80,000 GSF per bldg. 80 units 1-2 BR Units <small>(Avg. 1,000 SF/unit, including CA)</small>
Typical Townhouse Buildings	2 Story (x3) 8,000 GSF per bldg. 3 Story (x6) 18,000 GSF per bldg.
Total Unit Count	160 Units Senior: 80 Units Townhouses: 80 Units



EXAMPLE DESIGN – VIEW 2

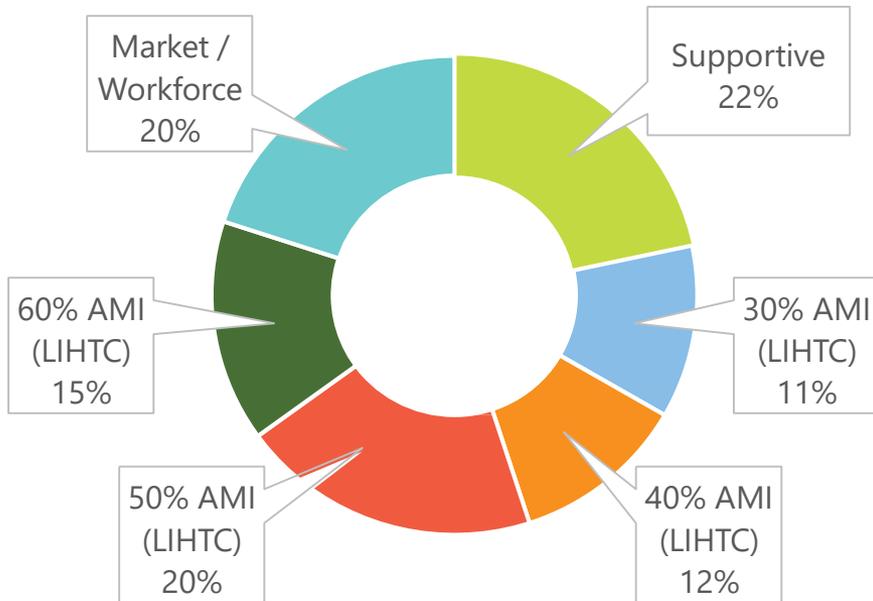


EXAMPLE DESIGN – VIEW 3



RESILIENT DEVELOPMENT STRATEGY DIVERSITY IN HOUSING

Proposed Occupancy (Comprehensive Scenario, 160 Units)



ENERGY EFFICIENCY

Incentives for Golden View to leverage:

- NYSERDA's Low Rise and Multifamily New Construction Programs offer per-unit rebates for ENERGY STAR certification
- NYSERDA Solar PV cash incentives (NY Sun) program – 15-25% of project cost
 - *Federal solar tax credit decreasing to 22% on January 1, 2021*
- Sustainable Energy Loan Program via Energize NY Benefit Financing
 - *10% of appraised value*
- Financing synergies between Energy and other funding programs

West Turner Residences –
Allentown, PA
2018 Passive House Certified



50 Penn – Brooklyn, NY
Enterprise Green Communities w/ Solar Array



Passive House Institute US



ENERGY EFFICIENCY

Golden View Development Team

- Exploring all financially viable energy efficiency options
- Specifying tight, well-insulated buildings
- Select ultra-high efficiency inverter-driven air-source heat pumps
 - *Programmable thermostats w/ high and low limits*
- High efficiency (0.93% EF+) electric tank hot water heaters
- Provide all-electric residences using readily available technologies
- Install solar driven by cost benefit analysis

NEW YORK'S CLIMATE LEADERSHIP and COMMUNITY PROTECTION ACT



- Promotes investment in clean heating and cooling technologies
- Targets dramatic reductions in greenhouse gas emissions

What the Climate Act means for New York State

CLEAN ELECTRIC GRID OF TOMORROW | Solar, wind, and other renewables, combined with energy storage will deliver affordable and reliable electricity over the next decade and beyond

COMFORTABLE, AFFORDABLE, AND SAFE ENERGY EFFICIENT HOMES AND BUSINESSES | New clean heating and cooling technologies, such as electric heat pumps and smart thermostats, combined with energy efficiency, will save New Yorkers energy and money

CLEAN, RELIABLE TRANSPORTATION | Zero emission transportation options for families and neighborhoods will enable New York to trade gridlock and diesel fumes for fresh air and cleaner communities

A CLEAN ENERGY ECONOMY FOR EVERYONE | Every community, every trade, and every region will have access to clean energy solutions and the economic opportunities that the transition to a just and equitable energy system provides

Benefits of New York State's climate leadership

JOBS | Creating thousands of green jobs in communities across the State — from building trades and technicians to engineers and financiers — making New York a hub of clean energy economic growth

A HEALTHIER NY | Reducing greenhouse gases and local pollution to keep our communities healthier, reduce respiratory illnesses and premature deaths, and avoid healthcare costs that limit our progress and success

AFFORDABLE ENERGY | Reducing energy consumption and utility bills by increasing access to ever-improving clean, efficient, and reliable energy solutions

EMPOWERMENT | Providing a seat at the table for disadvantaged communities, and ensuring good paying job opportunities for all New Yorkers