

Evergreen Park

Potsdam, New York



Developer/Sponsor Village of Potsdam Housing Authority, led by Edgemere Development Inc. of Rochester, N.Y.

Units 100 rental

Description This is a rehabilitation of an existing public housing development in Potsdam, N.Y. Potsdam is located near the center of New York's largest county, St. Lawrence, and together with Canton is the primary service center for the surrounding rural area. The developer of this project, Potsdam Housing Authority (PHA), was created 30 years ago to provide the community's lower income families with quality rental housing alternatives. Racquette Acres was its first project, consisting of 100 units of housing for low-income families on a 12.5 acre site just off Sisson Road in the Village of Potsdam. A few years ago, the New York State Division of Housing and Community Renewal and the New York State Energy Research and Development Authority surveyed the property and called for major improvements. PHA developed a comprehensive rehabilitation plan to reposition Racquette Acres as the most desirable family rental housing in the region. The plan calls for complete interior replacement including new kitchen and bath fixtures, cabinets, counters and flooring. It also includes water and energy conserving fixtures and appliances and many other green features. Two major goals of the rehab are to improve access for the disabled and to improve energy efficiency. To carry out the plan with minimal disruption to current residents, the plan enabled residents to stay in their homes as long as possible, relocate to other homes in the project while their building was being worked on, and move back into the rehabbed home as soon as possible. Along with these changes, Racquette Acres was renamed Evergreen Park.



Project Financing	
Tax-exempt bonds with PHA	\$4,000,000
NYSHTFC, Division of Housing and Community Renewal	\$2,889,578
NYSERDA	\$66,000
Village of Potsdam Housing Authority	\$806,000
Community Housing Alliance, L.P.	\$2,706,000
Potsdam Housing GP, LLC	\$241,384
FHLB	\$200,000
Enterprise Green Communities Grant	\$50,000
Total Development Cost	\$10,958,962

The Green Advantage Major elements of the program include:

- Site drainage, landscaping, pavement and walk upgrades, new playgrounds and new patios.
- Building improvements including new Energy Star windows, vinyl siding, fascia and soffits, caulking and sealing and perimeter insulation.
- Replacement of original light fixtures with energy-efficient designs.
- Replacement of dysfunctional heaters with energy efficient, gas-forced air heating and energy efficient water heaters.
- Hard-wired carbon monoxide detectors.
- New common laundry building with energy efficient machines.
- Abatement of asbestos-containing materials and mold.

Rents Rent is based on income qualification, with 50 units reserved for residents at 40 percent below the median income, 45 units for those at 60 percent below the median income, and five units priced at market rate.

Amenities The Evergreen Park site is located near Potsdam's center, close to Routes 56 and 11. Many vital human and commercial services are within walking distance, including schools, a university and a state college, banks, retail outlets, groceries, restaurants, pharmacies, library, a park and playground, and medical offices. There is a bus stop on-site. There are a number of opportunities for social, recreational and volunteer activities as well.

Social Services Residents have access to an after school program staffed by Clarkson University students, on-site library services through a previous grant with the local library, and a computer center. They also have access to community services such as Catholic Charities, the Reach Out program, social services, mental health services, legal services and assistance to remain independent.

Developer Edgemere Development Inc. of Rochester, N.Y. led this project on behalf of the Village of Potsdam Housing Authority. Edgemere is a housing development firm specializing in multifamily and senior apartments, historic building conversions, owner-occupied housing and mixed-finance development. Edgemere has a twofold mission: to develop residential projects using the full range of available public and private resources and to provide clients with the instrumental services necessary to enable them to develop residential projects. The Potsdam Housing Authority was created 30 years ago to provide the community's lower income families with quality rental housing alternatives.

Architect Dan Glasow, ADG Architecture

General Contractor DGA Builders Inc., of Rochester, N.Y.



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Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.