

Search for Change, Inc.  
A Private, Nonprofit Agency Serving Our Community Since 1975

# Fairhaven at Baldwin Place

Part of A Solution To Our Local Community's  
Housing Needs

...for deserving people of all ages who need  
a hand up...

February 5, 2021

# A Word About the Project Sponsor (Search for Change, Inc.)

- ▶ Search for Change, Inc. is a private, nonprofit organization that has provided supportive housing throughout Westchester and Putnam Counties for nearly 50 years. Search for Change is not public or government-run housing.
- ▶ The agency currently supports 74 individuals living independently throughout Putnam and an additional 129 individuals in Westchester. We now have over 200 units occupied by people of all ages.
- ▶ These are your friends, neighbors, parents and children, nieces and nephews. They are young and old, single individuals, single mothers with children, and families.
- ▶ Many are employed and support our local economy. They are your grocery store clerks, restaurant servers, retail service providers, and many others...
- ▶ We provide a “helping hand” that enables our deserving residents to claim their stake in the American Dream and to live independently with dignity.

# A Word About the Project Sponsor (Search for Change, Inc.)

- ▶ Search for Change is a supportive housing provider. It is **not** a facility for drug or alcohol addiction or mental or physical rehabilitation.
- ▶ Search for Change provides quality, lower-cost housing for deserving people of all ages from the local community who need a helping hand!

# Fairhaven at Baldwin Place

- ▶ Fairhaven at Baldwin Place will provide 72 units of housing for our local community and help to alleviate a marked housing shortage.
- ▶ As affirmed by multiple sources, including a comprehensive needs assessment administered by the Putnam County Housing Corporation, Putnam County's housing supply has failed to keep pace with rising demand. This has produced a prohibitively priced rental market that rivals those of Westchester and NYC.
- ▶ It has become increasingly difficult for local residents to access affordable housing. Those who provide essential services and form the backbone of our community - town and county workers, tradesmen, highway and transportation workers, educators, healthcare and social service employees, retail workers, single mothers with children, and many others, including young people and seniors who have simply been priced out of this housing market.



# Fairhaven at Baldwin Place (continued)

- ▶ Fairhaven at Baldwin Place was conceived as part of a solution to an enduring housing shortage - one that will address a variety of community needs:
- ▶ Of the 72 units to be constructed, 36 will be classified as “supportive housing” for individuals with health conditions who require affordable housing coupled with minimal and basic support services.
  - ▶ **Occupants of these units are able to reside independently.** An Individual whose health conditions necessitate placement in specialized treatment or rehabilitation facilities **would not be a candidate and accordingly not a resident of the community.**
  - ▶ “Typical” occupants of this development’s supportive housing units include those who have experienced mental or physical health conditions arising from illness, accident, injury, or related circumstances who have largely recovered and are able to live and to function with minimal assistance. For instance, veterans with certain disabilities would be given priority consideration for tenancy.

# Fairhaven at Baldwin Place (continued)

- ▶ The remaining 36 units will simply provide a quality “affordable roof over the head” for those who would not otherwise be able to access it.
- ▶ **Fairhaven at Baldwin Place is not "low-income" housing.**
- ▶ The Area Median Income (AMI) for a family of four (4) in Putnam County is \$113,700. Those with incomes below 60% of the AMI would be eligible for tenancy. A family with annual earnings up to \$68,220 would qualify, as would single individuals with annual earnings up to \$47,760!

Priority consideration will be given to eligible municipal employees including:

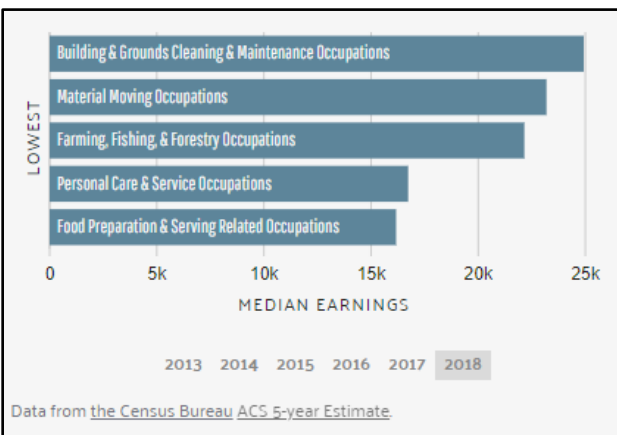
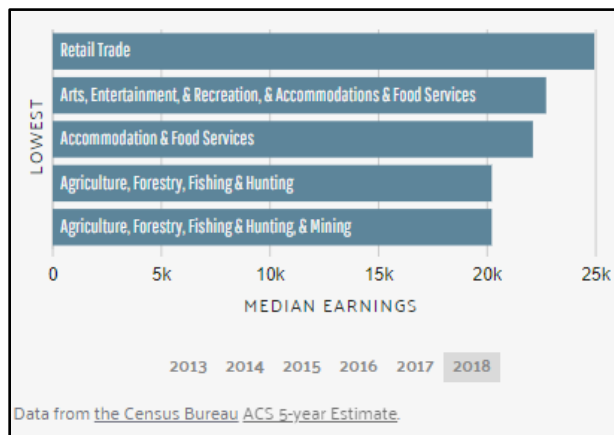
- ▶ Some police officers and law enforcement officials (average annual earnings of \$59,800 - \$69,800) and other Town and County employees
- ▶ Construction workers, general office, and administrative support occupations (average annual earnings of \$41,469 - \$42,334)
- ▶ Service, sales, and related occupations (average annual earnings of \$26,822 - \$27,305)

**Fairhaven at Baldwin Place** will be available to families earning less than 60% of the Area Median Income (AMI)

Household Size	Fairhaven Income Limit
1	<b>\$47,760</b>
2	<b>\$54,600</b>
3	<b>\$61,440</b>
4	<b>\$68,220</b>
5	<b>\$73,680</b>
6	<b>\$79,140</b>
7	<b>\$84,600</b>
8	<b>\$90,060</b>

Area Median Income (AMI) for Putnam County:  
\$113,700 for a family of four.

The most common industries in Putnam County, NY, by number of employees, are Health Care & Social Assistance (7,513 people), Educational Services (6,752 people), and Retail Trade (6,065 people).



### Occupations in Putnam County, NY

	Year	Median Earnings
Food Preparation & Serving Related Occupations	2018	\$16,168
Personal Care & Service Occupations	2018	\$16,731
Farming, Fishing, & Forestry Occupations	2018	\$22,153
Material Moving Occupations	2018	\$23,186
Building & Grounds Cleaning & Maintenance Occupations	2018	\$24,929
Healthcare Support Occupations	2018	\$25,713
Sales & Related Occupations	2018	\$26,822
Service Occupations	2018	\$27,305
Production, Transportation, & Material Moving Occupations	2018	\$36,991
Production Occupations	2018	\$37,289
Sales & Office Occupations	2018	\$38,578
Office & Administrative Support Occupations	2018	\$41,469
Construction & Extraction Occupations	2018	\$42,334
Transportation Occupations	2018	\$42,367
Arts, Design, Entertainment, Sports, & Media Occupations	2018	\$44,167
Natural Resources, Construction, & Maintenance Occupations	2018	\$45,428
Community & Social Service Occupations	2018	\$46,649

# Fairhaven at Baldwin Place (continued)

- ▶ A one-bedroom will rent for \$1,000 and a two-bedroom will rent for \$1,200.
- ▶ By contrast, the rents for typical one-and two-bedroom units at Avalon Bay in Somers, New York (located in close proximity to the proposed site of Fairhaven at Baldwin Place) are \$2,500 and \$3,000, respectively!
- ▶ This development will offer our residents a comfortable, highly attractive, and affordable housing opportunity when and where it is needed most!
- ▶ Fairhaven at Baldwin Place will serve our local community. Priority consideration will be given to Carmel residents. Other residents of Putnam County will be served as circumstances permit. Our studies have shown what many of us have known for many years. What we intend to build is really needed in our community...by our friends, family members, and neighbors...the people we care about.

# Fairhaven at Baldwin Place

## (continued)

- ▶ The Fairhaven at Baldwin Place will include a three-story, 72-unit development comprised of 54 one-bedroom units (631 square foot average) and 18 two-bedroom units (846 square foot average).
- ▶ Units will feature various amenities including:
  - ▶ Full-service kitchens with granite countertops, cooktop and range, refrigerator and freezer, microwave oven, and dishwasher...
  - ▶ Washer and dryer
  - ▶ Other furnishings
- ▶ The building will be wired for CATV and internet and other amenities will include:
  - ▶ Meeting rooms
  - ▶ Exercise rooms
  - ▶ Staff offices and meeting spaces
- ▶ Exterior amenities will include:
  - ▶ Patio with gas grills
  - ▶ Picnic tables
  - ▶ Gazebo and sitting areas with benches
  - ▶ Walking trail
  - ▶ Playground and recreational area for children

**All on a beautiful 15-acre parcel!**

## Fairhaven at Baldwin Place (continued)

- ▶ The Fairhaven at Baldwin Place will maintain a full complement of qualified staff to provide a continuous (i.e., 24-hour) presence in service of the health and safety of all tenants.
- ▶ There isn't any difference between the "workforce" and "supportive" housing units. They will be identical and fully integrated. That is, tenants are comingled and will live alongside each other...enjoying the privileges of independence, much as they would in any other rental community.

# How A Community Benefits from Workforce and Supportive Housing

## **More Money Spent In Local Communities**

► Those living in affordable housing are able to spend substantially more on nutritious food and healthcare. When families know that they can afford their rent each month, it frees up their ability to spend more on other essential items. Additionally, when affordable housing properties also offer quality resident services, assisting their communities with health, nutrition, and financial decision-making, the benefits become evident in the area. More and more shops, restaurants, and healthcare facilities open in those areas because our residents have more disposable income to spend because of their lower rent.

## **More Workforce and Supportive Housing Creates More Job Opportunities**

► Building, preserving and sustaining housing requires a cadre of construction tradespeople, property managers, leasing agents, security staff, and others — 161 local jobs on average in the first year alone. It has been reported that building 100 affordable rental homes generates \$2.2 million in sales and other taxes, as well as additional local government revenue from tolls, city fees, etc.

# How A Community Benefits from Workforce and Supportive Housing (continued)

## More Appropriate and Economical Use of Community Services

- ▶ Occupants of supportive housing reduce their use of costly systems, especially emergency health care.
- ▶ Supportive housing can help people with medical conditions receive more appropriate health care and improve their health.
- ▶ Occupants of workforce housing have more disposable income with which to meet their needs and to stimulate their local economies.
- ▶ People in other groups, including seniors trying to stay in the community as they age, also benefit from supportive housing.

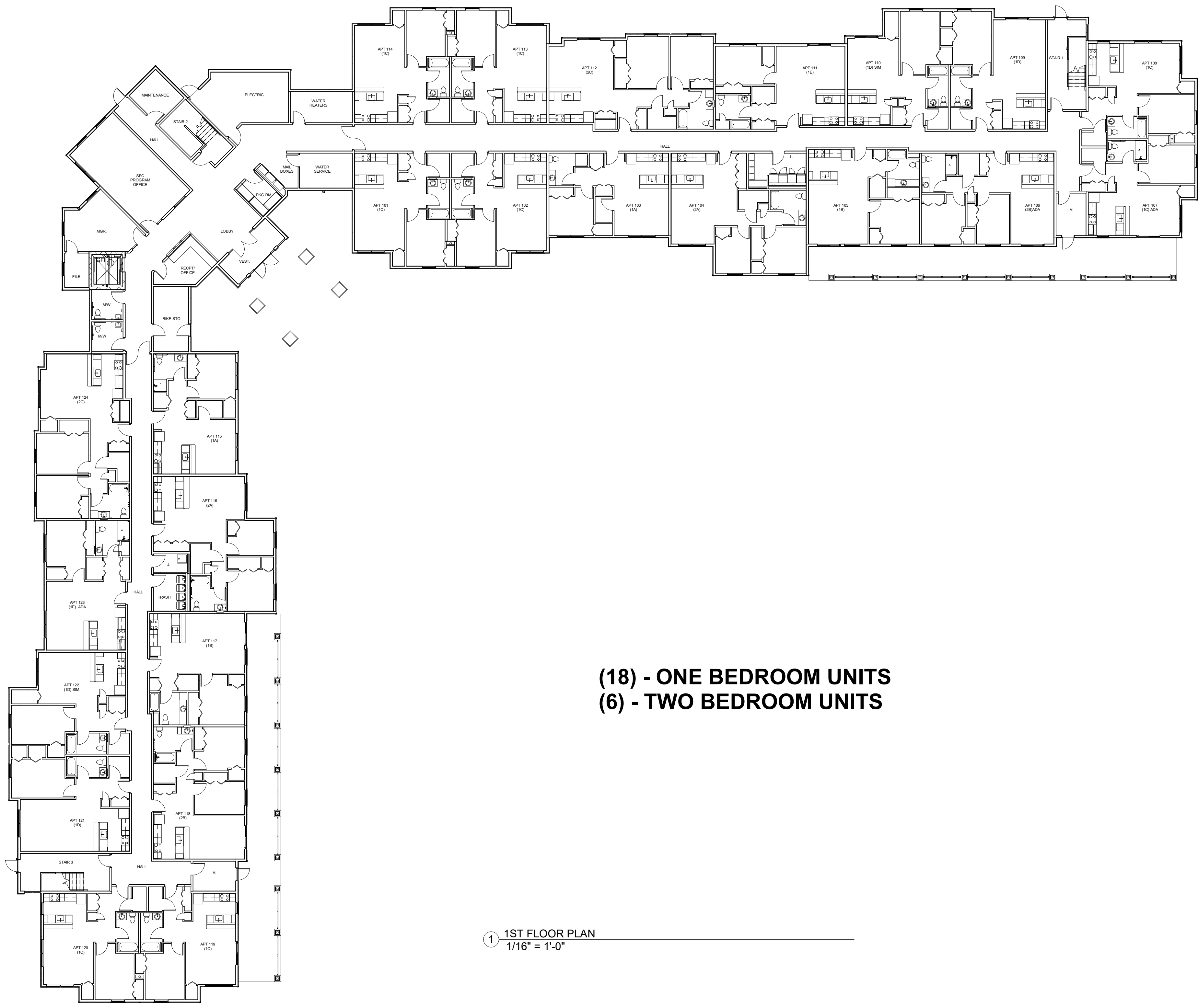




**PROPOSED  
(72) UNIT COMMUNITY BUILDING:  
  
FAIRHAVEN AT BALDWIN PLACE  
  
BALDWIN PLACE ROAD AND ROUTE  
6 MAHOPAC, PUTNAM COUNTY, NY**





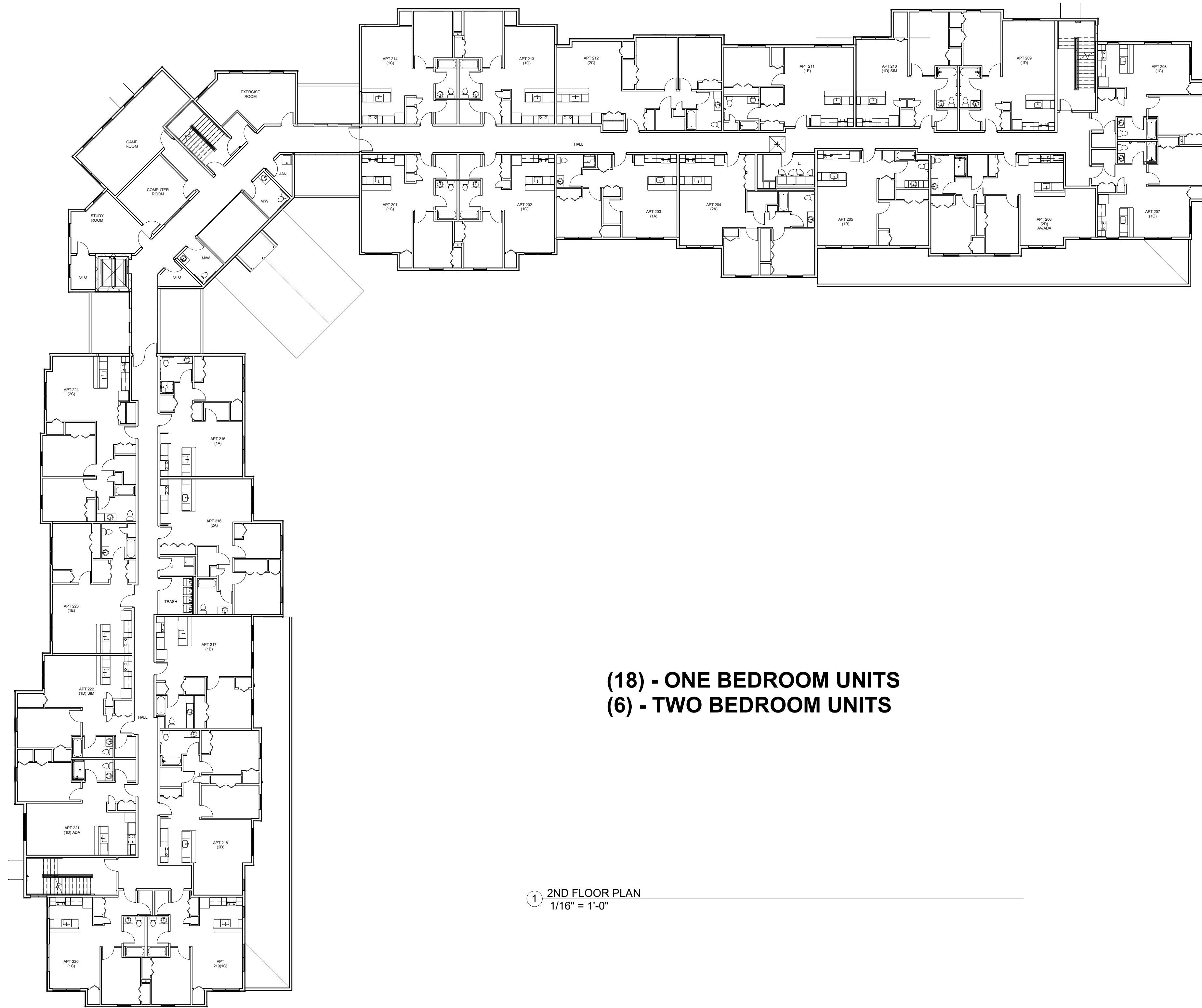


(18) - ONE BEDROOM UNITS  
(6) - TWO BEDROOM UNITS

1 1ST FLOOR PLAN  
1/16" = 1'-0"

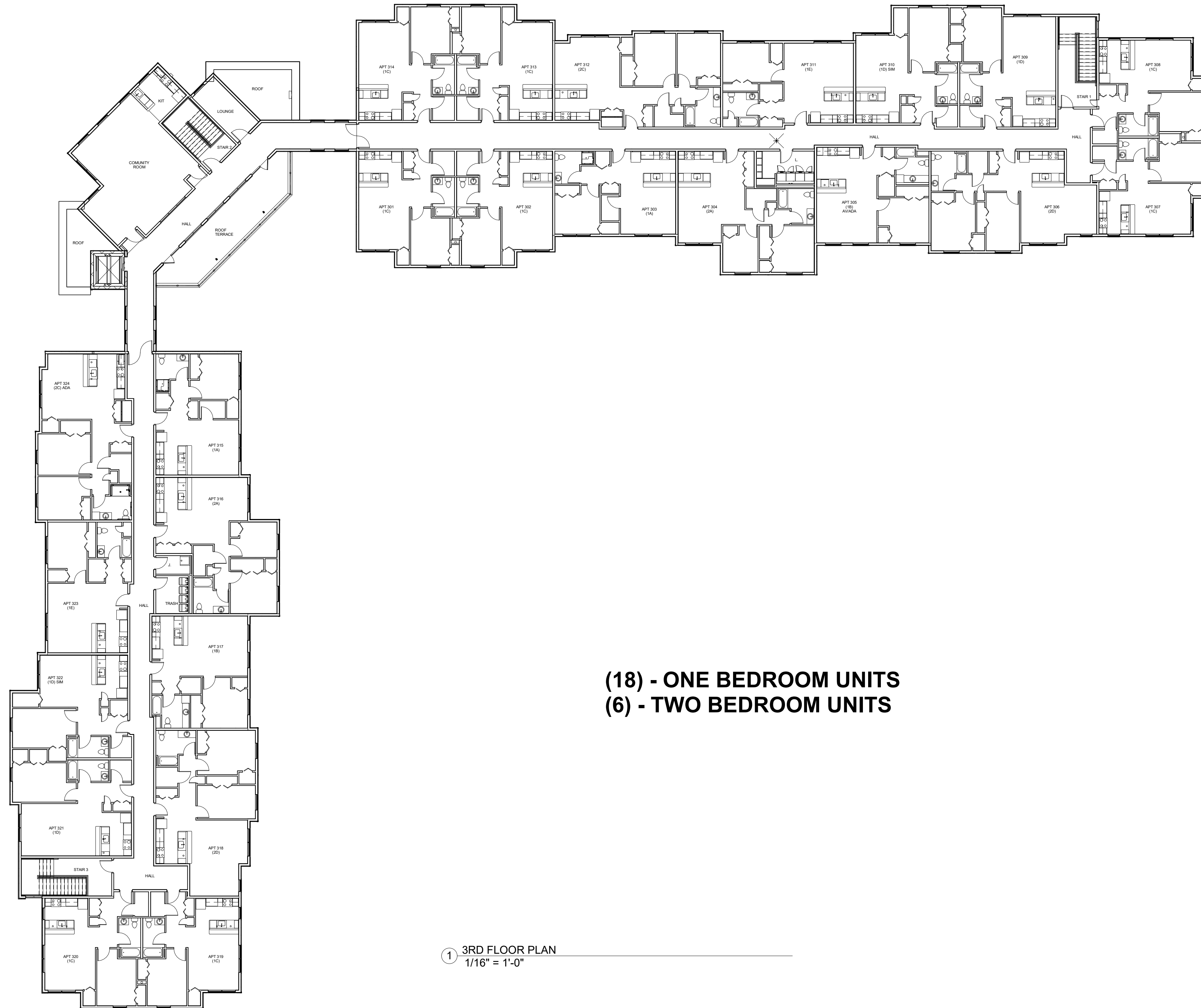
TOTAL BUILDING:

(54) ONE BEDROOM UNITS  
(18) TWO BEDROOM UNITS  
  
(72) TOTAL UNITS



(18) - ONE BEDROOM UNITS  
(6) - TWO BEDROOM UNITS

1 2ND FLOOR PLAN  
1/16" = 1'-0"



(18) - ONE BEDROOM UNITS  
(6) - TWO BEDROOM UNITS

① 3RD FLOOR PLAN  
1/16" = 1'-0"



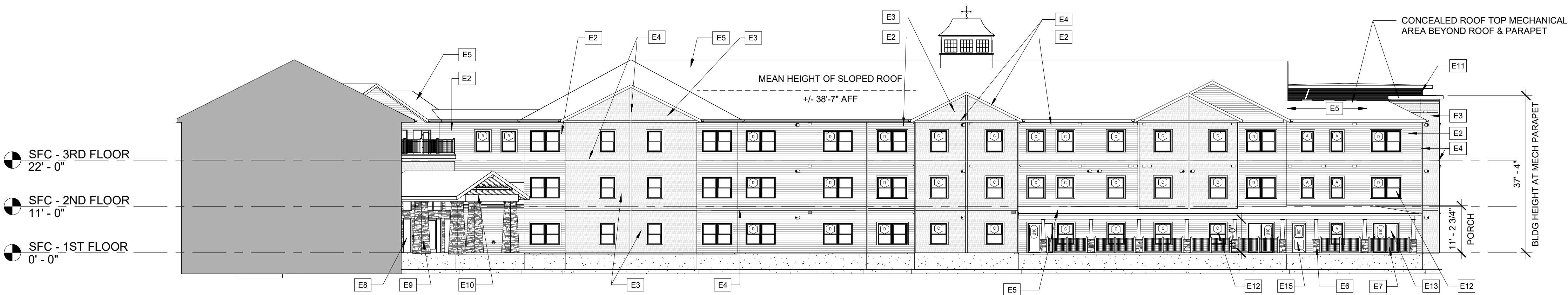


4 BUILDING SOUTH ELEVATION  
1/16" = 1'-0"

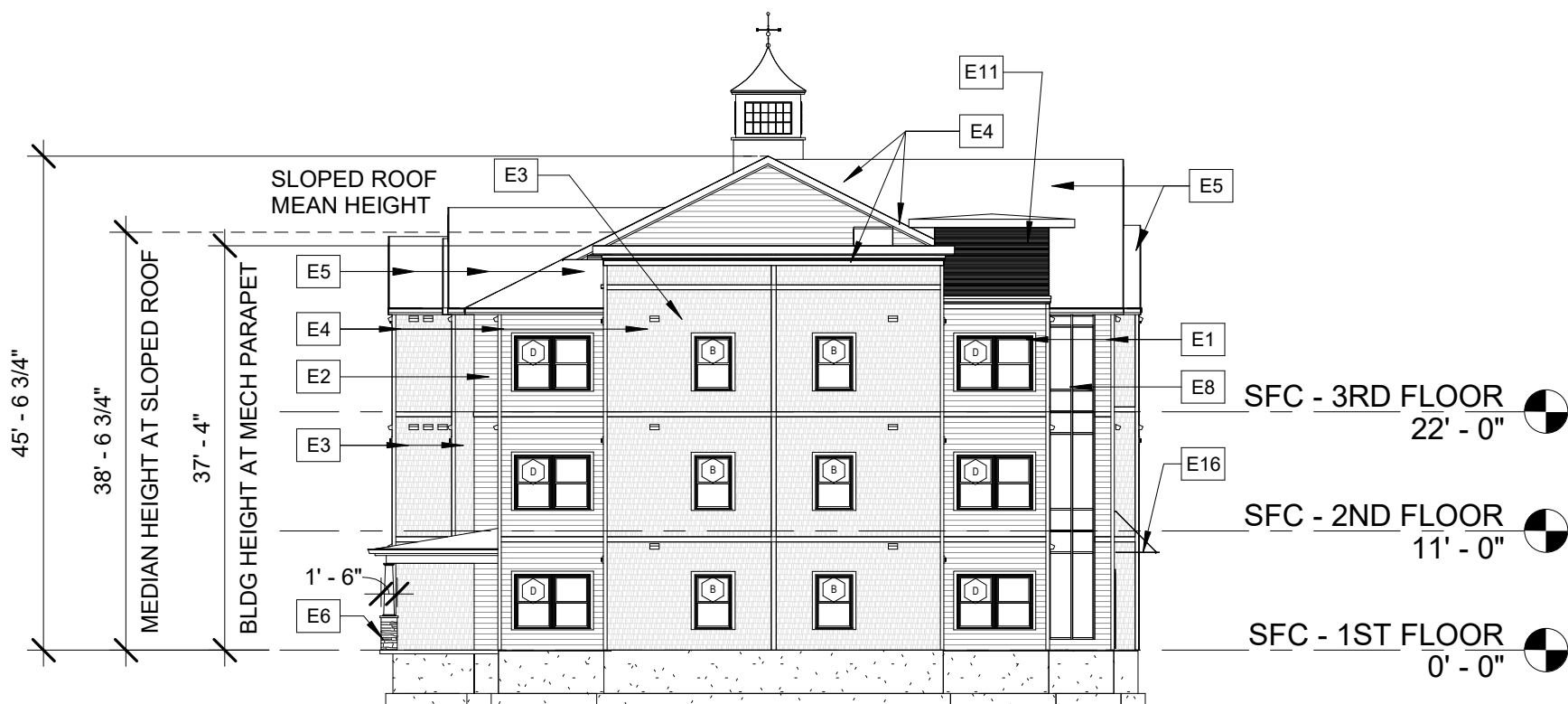
EXTERIOR ELEVATION NOTES	
E1	CULTURED STONE VENEER
E2	WOOD GRAINED LAP VINYL SIDING
E3	WOOD GRAINED SHAKE VINYL SIDING
E4	TRIM BOARDS
E5	ASPHALT SHINGLES
E6	PORCH COLUMNS CULTURED STONE BASE WITH PAINTED FIBERGLASS COLUMN WRAPS ABOVE.
E7	VINYL RAILING
E8	ALUMINUM & GLASS STOREFRONT SYSTEM
E9	TAPERED CULTURE STONE COLUMNS
E10	HEAVY TIMBER ENTRY CANOPY WITH STAINED TIMBER BEAMS & TRUSSES
E11	METAL WALL PANELS METAL PAC-CLAD HWP HORIZONTAL OR EQUAL
E12	TYPICAL VINYL DOUBLE HUNG WINDOWS
E13	TYPICAL VINYL DOUBLE HUNG WINDOWS
E14	INSULATED METAL DOORS PAINTED
E15	ALUMINUM & GLASS DOORS
E16	GLASS HUNG CANOPY
E17	CUPOLA STRUCTURE WITH WINDOWS, COPPER ROOF & WEATHERVANE.



1 BUILDING WEST ELEVATION  
1/16" = 1'-0"



2 PARTIAL EAST ELEVATION  
1/16" = 1'-0"



3 NORTH (WING END) ELEVATION  
1/16" = 1'-0"





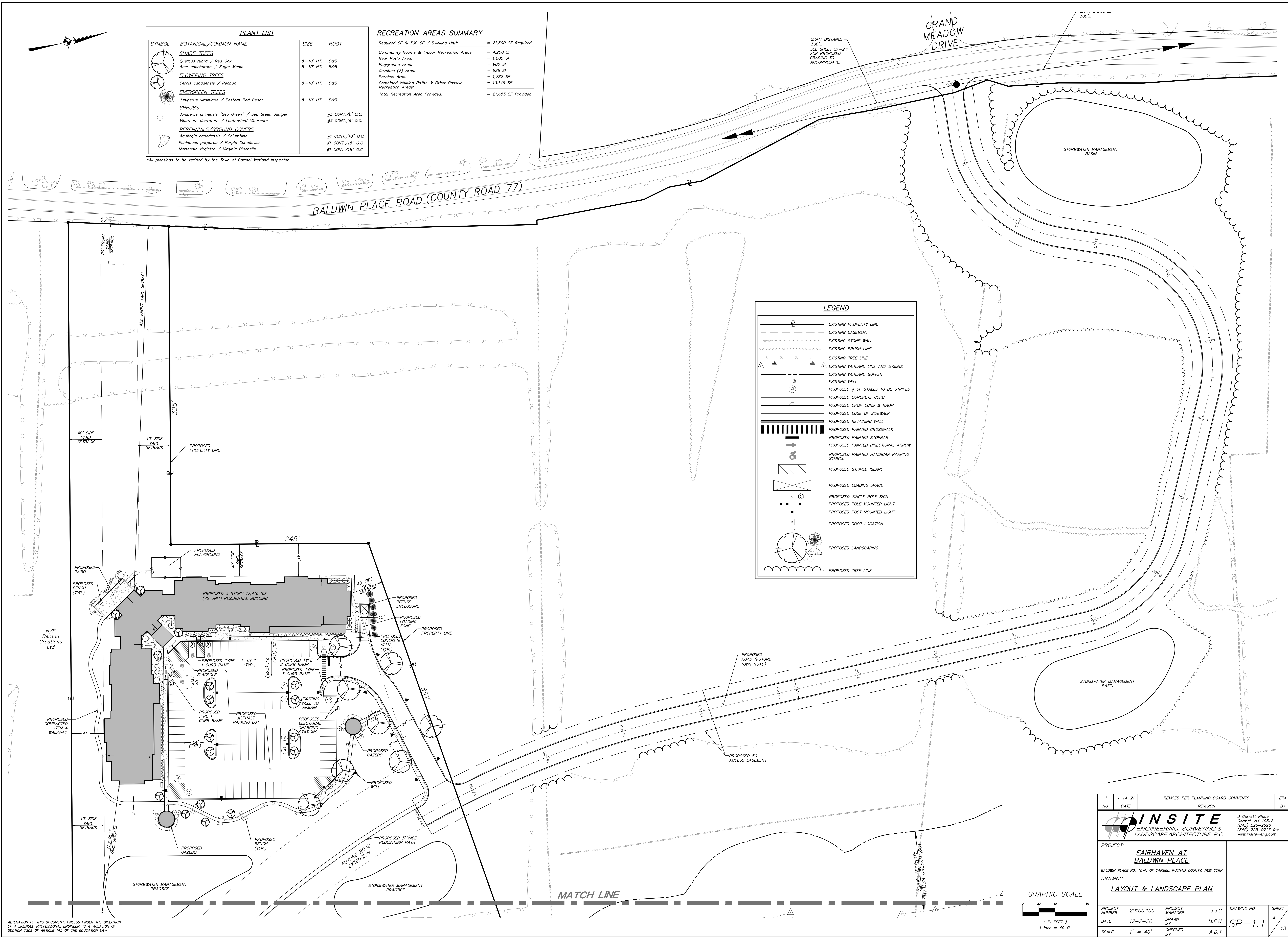
# FARIHAVEN AT BALDWIN PLACE

BALDWIN PLACE ROAD AND ROUTE 6  
 MAHOPAC, NEW YORK 10541

CONTRACTOR SHALL VERIFY ALL DIMENSION AT SITE. UNAUTHORIZED ALTERATIONS  
 OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE  
 EDUCATION LAW.



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PLANT LIST			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT
	<b>SHADE TREES</b>		
	Quercus rubra / Red Oak	8'-10' HT.	B&B
	<b>FLOWERING TREES</b>		
	Acer saccharum / Sugar Maple	8'-10' HT.	B&B
	<b>EVERGREEN TREES</b>		
	Cercis canadensis / Redbud	8'-10' HT.	B&B
	<b>SHRUBS</b>		
	Juniperus chinensis "Sea Green" / Sea Green Juniper	8'-10' HT.	B&B
	<b>PERENNIALS/GROUND COVERS</b>		
	Aquilegia canadensis / Columbine	#1 CONT./18" O.C.	
	Echinacea purpurea / Purple Coneflower	#1 CONT./18" O.C.	
	Mertensia virginica / Virginia Bluebells	#1 CONT./18" O.C.	

\*All plantings to be verified by the Town of Carmel Wetland Inspector

#### RECREATION AREAS SUMMARY

Required SF @ 300 SF / Dwelling Unit:	= 21,600 SF Required
Community Rooms & Indoor Recreation Areas:	= 4,200 SF
Rear Patio Area:	= 1,000 SF
Playground Area:	= 900 SF
Gazebos (2) Area:	= 628 SF
Porches Area:	= 1,782 SF
Combined Walking Paths & Other Passive Recreation Areas:	= 13,145 SF
Total Recreation Area Provided:	= 21,655 SF Provided

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WELL
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED PAINTED CROSSWALK
	PROPOSED PAINTED STOPBAR
	PROPOSED PAINTED DIRECTIONAL ARROW
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED STRIPED ISLAND
	PROPOSED LOADING SPACE
	PROPOSED SINGLE POLE SIGN
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED POST MOUNTED LIGHT
	PROPOSED DOOR LOCATION
	PROPOSED LANDSCAPING
	PROPOSED TREE LINE

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.

1	1-14-21	REVISED PER PLANNING BOARD COMMENTS	ERA
NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
3 Garrett Place Carmel, NY 12012 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT: <b>FAIRHAVEN AT BALDWIN PLACE</b>			
BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>LAYOUT &amp; LANDSCAPE PLAN</b>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.	SP-1.1	SHEET	13