



## **Homes and Community Renewal**

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**MARCH 18, 2024**

### **Governor Hochul Awards \$260 Million in Funding to Build and Preserve More Than 1,800 Homes Across New York**

Funding Will Support Nearly 30 Projects Statewide to Protect and Expand the Affordable Housing Supply, Provide Supportive Services, and Assist Local Development Initiatives

Builds on Governor Hochul's Agenda to Address New York's Housing Crisis by Increasing the Housing Supply

Governor Kathy Hochul today announced over \$260 million has been awarded through tax credits and subsidies to create or preserve 1,852 affordable, supportive, and sustainable homes in 29 developments across New York State. The projects will expand or protect the housing supply in every region, upgrade and modernize public housing, further local economic development initiatives, and include sustainable features that advance the State's climate goals. This funding also builds on Governor Hochul's

comprehensive agenda to address New York's housing crisis and reduce housing costs for New Yorkers by increasing the housing supply.

"The only way to address New York's housing crisis and bring down costs for families is to keep building and preserving homes in every region of our state," **Governor Hochul said.** "With this funding, we are pushing forward with our agenda to unlock New York's housing potential, and we will keep working closely with the Legislature to ensure that all New Yorkers have access to safe, stable, and affordable homes."

The funding announced today is part of Governor Hochul's \$25 billion comprehensive Housing Plan that will create or preserve 100,000 affordable homes across New York State, including 10,000 with supportive services for vulnerable populations, plus the electrification of an additional 50,000 homes.

Financing is allocated by New York State Homes and Community Renewal, which provided \$56 million in Federal and State Low Income Housing Tax Credits and \$204 million in subsidy. When coupled with additional private funding and resources, the projects receiving funding are expected to create over \$840 million in overall investment.

All projects meet HCR's sustainability standards, which promote healthier living environments and support the goals set by the New York State Climate Leadership and Community Protection Act. The majority of awarded projects will use a total of \$11 million from the Clean Energy Initiative, a partnership with HCR and the New York State Energy Research and Development Authority, to achieve even higher levels of sustainability and carbon reduction.

In addition, the developments offer free broadband services to residents, building on the Governor's ConnectALL initiative, which has made historic investments to deliver highspeed internet in underserved communities and close the digital divide for lower-income New Yorkers.

**New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas said,** “The \$260 million announced today is part of our \$25 billion Housing Plan and will result in affordable, supportive, energy efficient homes that improve the lives of more than 1,800 individuals, families, and vulnerable New Yorkers, while strengthening communities in every region of the State. New York’s historic housing shortage has made finding quality homes like these in vibrant communities more difficult than ever. Thank you to Governor Hochul for her continued commitment to increasing housing supply, expanding access to essential services like health care and childcare, and supporting local economic development efforts across New York. We look forward to seeing these 29 developments come to life.”

**NYSERDA President and CEO Doreen M. Harris said,** “Equitable access to high-quality, clean and resilient spaces where residents live, work and play is fundamental to healthy and sustainable communities – and today’s announcement represents the future of New York State. Under Governor Hochul’s leadership, the State is being revitalized through comprehensive building strategies that incorporate clean energy while reducing harmful carbon emissions to safeguard our environment and natural resources for generations to come.”

Projects include:

### **Capital Region**

**\$10.6 million for the Cold Spring in Tannersville, Greene County.** A former hotel will be demolished and replaced with a 56-unit workforce housing development, including 15 units of senior housing developed by RUPCO. The project will receive \$420,000 in CEI funds to pursue Passive House certification.

**\$6.6 million for South Street Apartments in Glens Falls, Warren County.** The 70-unit, mixed-income development will include 11 units with supportive services people with disabilities. The development also includes a Community Services Facility that will be used by SUNY Adirondack to offer career training and

workforce development opportunities. The developer is Spring City Development Group. The project will receive \$385,000 in CEI funds to pursue stretch certification goals.

**\$9.4 million for The Haven at Latham in Colonie, Albany County.** The 65-unit, mixed-income development will feature 10 apartments with on-site supportive services for veterans with disabilities. The developer is Dakota Partners. The project will receive \$357,500 in CEI funds to pursue Passive House certification.

**\$8.7 million for Colvin Avenue Apartments in the city of Albany.** This 63-unit mixed-use development will offer 11 apartments serving individuals experiencing homelessness, as well as commercial space. The developer is Regan Development Corp. The project will receive \$346,500 in CEI funds to pursue stretch certification goals.

**\$5.4 million for Clinton Square Studios in the city of Albany.** The 57-unit mixed-use development includes exhibition space for artists as well as temporary housing for performers of the Capital Repertory Theatre. The developer is Equity Residential Development, LLC. The project will receive \$427,500 in CEI funds to pursue Passive House certification.

### **Central NY**

**\$7.8 million for Olympia Terrace in Auburn, Cayuga County.** The project will rehabilitate 50 units of public housing operated by the Auburn Housing Authority across 13 buildings, in partnership with 3D Development Group. The project will receive \$1,250,000 in CEI funds to pursue whole building electrification and stretch envelope and ventilation goals.

**\$11.5 million for Eastwood Heights in the city of Syracuse.** An existing senior housing development operated by the Syracuse Housing Authority will be preserved and expanded from 49 to 53 units, in

partnership with Rochester's Cornerstone Group. The project will receive \$662,500 in CEI funds to pursue whole building electrification.

### **Finger Lakes**

**\$8.4 million for Beechwood Family Apartments in the city of Rochester.** The project will create 54 new homes across 21 buildings on vacant sites scattered throughout Rochester's Beechwood neighborhood. Twelve apartments will be set aside as supportive housing for families in need of services. The developer is Home Leasing, LLC. The project will receive \$297,000 in CEI funds to pursue stretch certification goals.

**\$2.6 million for Creekview Apartments II in Canandaigua, Ontario County.** The development will consist of 72 apartments in nine two-story buildings, including eight apartments reserved for individuals with physical disabilities. Creekview Apartments is a NYSERDA Buildings of Excellence awardee and will meet Passive House standards through the inclusion of on-site solar electric and geothermal heating systems. The developer is Baldwin Real Estate Development.

**\$12.8 million for True North Apartments in the city of Rochester.** The development will consist of two residential sites with a total of 70 apartments, including 35 supportive units for chronically homeless households and seniors, and an outpatient wellness clinic with services available to the entire community. The developer is DePaul Properties, Inc. The project will receive \$385,000 in CEI funds to pursue stretch certification goals.

**\$9 million for Churchview Commons in the city of Rochester.** The 45-unit development will include 24 apartments set aside for homeless individuals and families in need of supportive services. The developer is Pathstone Housing Action Corp. The project will receive \$247,500 in CEI funds to pursue stretch certification goals.

**\$11.5 million for Southridge Landing in Henrietta, Monroe County.** This mixed-income development will feature 62 apartments, including 20 set aside for families in need of supportive services, from Dakota Partners. The project will receive \$341,000 in CEI funds to pursue stretch certification goals.

### **Long Island**

**\$7.5 million for Rockville Manor in Rockville Centre, Nassau County.** The project will preserve and expand an existing Rockville Centre Housing Authority for seniors from 50 to 56 units. The development team includes D&F Development Group and Rockville Redevelopment Corp. The project will receive \$625,000 in CEI funds to pursue whole building electrification.

**\$13.2 million for Medford Gardens in Brookhaven, Suffolk County.** Medford Gardens will offer 67 apartments for New Yorkers 55 and older, including 33 supportive units. The developer is WellLife Network.

### **Mid-Hudson**

**\$5.4 million for Locust Hill in Rhinebeck, Dutchess County.** Locust Hill will include 80 apartments across four newly constructed buildings. The developer is Kearney Realty & Development Group, Inc. The project will receive \$440,000 in CEI funds to pursue stretch certification goals.

**\$4.6 million for Reservoir Place in Carmel, Putnam County.** The five-building, 75-unit development will be built on vacant land adjacent to the Hamlet at Carmel project currently in construction. The complex is being developed by Kearney Realty & Development Group, Inc., and Housing Action Council. The project will receive \$412,500 in CEI funds to pursue stretch certification goals.

**\$6.6 million for Harmony Hall in New Paltz, Ulster County.** The 51-unit project will serve New Yorkers 62 and older. The developers are Rockabill Development, LLC, and Affordable Housing Conservancy. The

project will receive \$382,500 in CEI funds to pursue stretch certification goals.

**\$8.6 million for Admiral Halsey Senior Village II in Poughkeepsie, Dutchess County.** The 72-unit second phase of Admiral Halsey will be constructed on vacant land adjacent to Phase I. Half of the apartments will serve seniors in need of supportive services. The developers are Paths Development, LLC, and Hudson River Housing.

### **Mohawk Valley**

**\$5.8 million for Senior Housing at the Beeches in Rome, Oneida County.** The project will transform an historic, vacant motel into a 47-unit mixed-income development for seniors. The project is developed by the Visiting Nurse Association of Central New York, Inc. The project will receive \$426,500 in CEI funds to pursue stretch certification goals.

### **New York City**

**\$12.7 million for 19-19 Cornaga Avenue in Far Rockaway, Queens.** This mixed-use development will feature 92 apartments, including 60 with on-site supportive services, and the Joseph P. Addabbo Family Health Center. The developer is Brisa Builders Development, LLC.

**\$15.4 million for 1546 East New York Avenue in Brooklyn.** 1546 East New York Avenue will feature 95 apartments, including 57 with supportive services, and a healthcare facility. The developer is Xenolith Partners, LLC and Family Services Network of New York Inc. The project will receive \$522,500 in CEI funds to pursue Passive House certification.

### **North Country**

**\$13.4 million for Apartments at Mill & Main in Watertown, Jefferson County.** The development will bring 63 new apartments to currently vacant land in downtown Watertown, including 31 apartments with

supportive services for individuals with disabilities. The developer is Neighbors of Watertown, Inc. The project will receive \$346,500 in CEI funds to pursue stretch certification goals.

### **Southern Tier**

**\$14.9 million for Hooper Road Apartments in Union, Broome County.** This development will feature 80 apartments in a four-story building, including 40 units with supportive services for older New Yorkers and eight apartments with a lease preference for LGBTQ+ households. The developer is CDS Monarch. The project will receive \$440,000 in CEI funds to pursue stretch certification goals.

**\$9.7 million for Homesteads on Grand in Johnson City, Broome County.** The mixed-use development will feature 72 new apartments, including 12 units with supportive services for homeless individuals and families, and commercial space. Homesteads on Grand is being developed by the Regan Development Corporation and SEPP, Inc. The project will receive \$396,000 in CEI funds to pursue stretch certification goals.

### **Western New York**

**\$7.6 million for Playter Gardens at The Market in the city of Buffalo.** This infill development will feature 73 apartments across eleven buildings at scattered locations. Over half of the apartments will be set aside for homeless young adults aged 18 to 25, including ten apartments set aside for youth aging out of foster care. The developer is Stuart Alexander & Associates, Inc. The project will receive \$401,500 in CEI funds to pursue stretch certification goals.

**\$13.9 million for Juniper Apartments in Hamburg, Erie County.** Juniper Apartments will consist of 65 affordable apartments, including 16 set aside for older New Yorkers, seven of which will be reserved for frail elderly populations. The developer is People Community Housing Development Corporation. The project will receive \$487,500 in CEI funds to pursue stretch certification goals.



**\$2.5 million for Thankful Gardens in the city of Buffalo.** The project will construct two new buildings and rehabilitate an existing home to create 20 apartments, all of which will have supportive services for households experiencing homelessness and substance use disorders. The developer is Thankful Community Development Corporation.

**\$6.9 million for Silver Creek Senior Housing in Silver Creek, Chautauqua County.** The project includes the demolition of a dilapidated school and the new construction of a 54-unit senior housing development. Fifteen of the development's apartments will be set aside for seniors experiencing homelessness. The developers are Park Grove Development, LLC, and Southern Tier Environments for Living, Inc. The project will receive \$297,000 in CEI funds to pursue stretch certification goals.

**\$7.2 million for The Nest in Niagara Falls, Niagara County.** The project includes the demolition of a vacant commercial space and the new construction of 73 apartments, including 18 with supportive services for families in need, and ground floor commercial space. The Nest is being developed by Community Services for Every1, Inc. and Edgemere Development. The project will receive \$547,500 in CEI funds to pursue Passive House certification.

**Representative Joe Morelle said,** “Every person deserves a safe, secure place to call home. But sadly, this reality is still too far out of reach for many people. I’m grateful to Governor Hochul for this significant investment in affordable housing across the Finger Lakes region, including over \$40 million in Rochester. I look forward to our continued work together to ensure everyone has the opportunity to not only survive, but thrive.”

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