

## **New York State Homes and Community Renewal Announces Rehabilitation of Historic Holley High School**

*Holley Gardens Rehabilitates Vacant School into 41  
Affordable Apartments and Public Meeting Space*

**Investment Complements “Finger Lakes Forward” – The Region’s  
Comprehensive Strategy to Revitalize Communities and Grow the Economy**



December 11, 2018 – New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas today announced the start of construction on a \$17 million rehabilitation of the historic former Holley High School in the Village of Holley. When complete, Holley Gardens will include 41 affordable homes for seniors and public meeting space and offices for use by the Village of Holley.

**Homes and Community Renewal Commissioner RuthAnne Visnauskas** said, “Holley Gardens will breathe new life into a beautiful, historic building and create 41 affordable homes and community space. This is a great example of how we are working to revitalize neighborhoods with targeted investments in underutilized buildings. With Holley Gardens, we are making the Village of Holley a more vibrant, enjoyable place to live and keeping the entire Finger Lakes moving forward.”

The State’s commitment to strengthening communities and growing the Finger Lakes economy is reflected in *Finger Lakes Forward*, a \$500 million State investment through the Upstate Revitalization Initiative that builds on the more than \$6.1 billion the State has injected in the region since 2012. The State’s investment in Holley Gardens complements Finger Lakes Forward by increasing access to high quality affordable

housing in walkable downtown communities with access to retail, employment and transit.

The historic Holley High School, located at the intersection of Wright and Main Streets, is a three-story brick building originally constructed in 1931 in the Neo-Classical architectural style. The building served as the community's high school into the mid-1970s but has been abandoned for many years. Due to its design, prominent location in the Village's historic district and its severely deteriorating condition the building was named one of the Landmark Society of Western New York's inaugural 2012 "Five to Revive" priorities.

The newly rehabilitated building will include 41 residential apartments for low- and moderate-income seniors 55 and up. Seven of the apartments will be available for households where at least one member is a person with a physical disability who will have access to supportive services through the Orleans County Office of Aging.

The existing auditorium will be renovated for commercial use by the Village of Holley, preserving the existing stage and seating to provide a staging area for board meetings and public forum and the area beneath the balcony will be fitted to house the administrative offices.

Building amenities include a community room, on site management, Energy Star appliances, air conditioning, laundry facilities and computer lab, along with outdoor space. Located in the heart of the Village's downtown, Holley Gardens is within walking distance to the library, restaurants, churches, bank, hair salon and pharmacy. The developer is Home Leasing in partnership with Edgemere Development.

New York State Homes and Community Renewal's financing for Holley Gardens includes federal Low Income Housing Tax Credits that will generate a total of \$6.8 million in equity for the project, a \$1 million Rural and Urban Community Investment Fund award, and an additional \$3.1 million in subsidy. Additional financing includes nearly \$6.4 million in Federal and State Historic Tax Credits and a Restore NY grant from Empire State Development.

The State's commitment to providing all New Yorkers with access to safe, affordable housing is reflected in the state's unprecedented \$20 billion, five-year Housing Plan. The plan makes housing accessible and combats homelessness by building and preserving more than 100,000 units of affordable housing and 6,000 of supportive housing. The plan is a comprehensive approach to statewide housing issues and includes multifamily and single-family housing, community development, and rent stabilization. Since 2011, HCR has invested \$442 million in the Finger Lakes region that has created affordable housing for about 14,650 residents.

**U.S. Senator Charles Schumer said,** "The redevelopment and restoration of the beloved high school building has long been a priority for the Holley community, and we have worked together tirelessly to give new life to this building. At last, this vacant yet historic structure will receive the restoration it has long deserved – as the home to new

senior housing and village office space. It will breathe new life into the Holley community.”

**Office of Parks, Recreation and Historic Preservation Commissioner Rose Harvey said,** “The Holley Gardens project is another great example of how Historic Rehabilitation Tax Credits are bringing new life to underutilized buildings in Upstate New York. Investing in historic structures helps lift local economies, encourage sustainable neighborhoods and preserves the heritage of our communities.”

**Empire State Development President, CEO and Commissioner Howard Zemsky said,** “Transformative projects like Holley Gardens are at the heart of the Restore NY Communities Initiative, supporting redevelopment efforts that revitalize communities and generate new economic growth.”

**Senator Robert Ortt said,** “Renovating historic buildings into new and functional facilities can inject new life into a community. By revitalizing what was once a deteriorating building, we are preserving a piece of Holley history while also ensuring the character of this local landmark is not forgotten. I am also thrilled that this facility will help provide those with physical disabilities a place to live safely and have access to necessary supportive services.”

**Assemblyman Stephen Hawley said,** “I am excited to see the construction of Holley Gardens underway and am confident that its affordable housing, office space, revitalized auditorium and other great amenities will be of great benefit to government employees and local residents. Investment in and transformation of previously unused infrastructure proves that Western New York is on the rise and I look forward to continuing to work with officials in the legislature and executive to bring attention and resources to similar local projects with great potential.

**Lynne M. Johnson, Chairman of the Orleans County Legislature, said,** “It’s a pleasure after all these years to see this very important building in the Village of Holley undergoing a badly needed transformation. By leveraging public and private partnership across all levels of government, this building will finally see the investment needed to put it back into productive use.”

**E. John DeFilipps, Orleans County Legislator – At Large East, said,** “It’s projects like this that revitalize our communities, create more access and grow our local economy. Holley Gardens shows what we can achieve when we work together. I want to express my gratitude to the many partners who have worked together to make this project a reality.”

**Village of Holley Mayor Brian Sorochty said,** “On behalf of the Village of Holley we are so thankful for all of the hard work, dedication, and cooperation that has gone into making this project a reality. For over 3 years the Village has worked with Home Leasing and Edgemere Development as well as all levels of our government and a variety of funding agencies to bring this endeavor to this point. Most importantly, the adaptive re-use of this historic structure will preserve its rich history while providing

affordable, accessible housing for seniors as well as an updated and handicap accessible office space and meeting room for the Village of Holley. Thank you to everyone for their support and efforts!"

**Nelson Leenhouts, Chairman & CEO of Home Leasing, said,** "We are excited to get started on the rehabilitation of Holley Gardens which will provide 41 affordable homes to seniors in the Village of Holley. We are grateful to New York State Homes and Community Renewal, the Village of Holley, and all the partners we have in this project for their commitment and dedication to making this project a reality."

**Charlie Oster, VP of Real Estate Development, Edgemere Development, said,** "Edgemere Development has worked for many years to bring about this critical project. We wish to thank our partner Home Leasing, the Village of Holley and countless supporters at the local, state and federal levels for their unwavering commitment. Holley Gardens represents the very best of what is possible through public and private partnership."

### **Accelerating Finger Lakes Forward**

Today's announcement complements "Finger Lakes Forward," the region's comprehensive blueprint to generate robust economic growth and community development. The State has already invested more than \$6.1 billion in the region since 2012 to lay the groundwork for the plan – investing in key industries including photonics, agriculture and food production, and advanced manufacturing. Today, unemployment is down to the lowest levels since before the Great Recession; personal and corporate income taxes are down; and businesses are choosing places like Rochester, Batavia and Canandaigua as a destination to grow and invest in.

Now, the region is accelerating Finger Lakes Forward with a \$500 million State investment through the Upstate Revitalization Initiative, announced by Governor Cuomo in December 2015. The State's \$500 million investment will incentivize private business to invest well over \$2.5 billion – and the region's plan, as submitted, projects up to 8,200 new jobs. More information is available [here](#).

### **About Home Leasing**

Rochester-based Home Leasing specializes in the development, construction and management of high-quality apartment communities. Founded in 2006 by veteran real estate developer and former co-CEO and co-Chairman of Home Properties Nelson Leenhouts, the company is owned and operated by three generations of the Leenhouts Family. Home Leasing today employs over 120 people who provide support to or are directly involved in the day-to-day operations of affordable, mixed-income and market rate residential communities across New York, Pennsylvania and Maryland.