

SPRING 2023 MULTIFAMILY AWARDS

Capital Region

Mosaic Apartments in the city of Schenectady is the \$27 million new construction of two buildings with a total of 60 units targeted to households with incomes between 30 and 60 percent of the Area Median Income (AMI). Thirty apartments will be set aside for homeless individuals supported by the Empire State Supportive Housing Initiative (ESSHI) subsidies. DePaul Properties, Inc. is the developer and Schenectady Community Action Program is the supportive services provider.

35 Broadway Veterans Housing in the village of Menands is a \$25 million 67-unit new construction project targeting households earning up to 30, 50, and 60 percent of the AMI. There will be 35 ESSHI-supported apartments for homeless veterans. Beacon Community Services, LLC is the developer and Soldier On is the services provider.

Central New York

Creekside Landing in the city of Syracuse is a \$31 million 52-unit, multi-site redevelopment and new construction project. Sixteen apartments will be for homeless young adults supported by ESSHI subsidies. The Greater Syracuse Land Bank is providing 22 of the total 23 sites and the development will include community services space for Jubilee Homes as a workforce development and construction trade training center. Housing Visions Consultants, Inc. is the developer and services provider.

Finger Lakes

Pines of Perinton is a \$137 million project to acquire and rehabilitate a 508-apartment HUD Section 236 multifamily housing property with five historic two-story buildings in the village of Fairport. The building was initially constructed in 1972 as affordable housing under the Mitchell-Lama Housing Program. The renovation project is benefitting from more than \$69 million in bond financing. The developer is Winn Companies.

Alta Vista at St. Joseph's Park in the city of Rochester is a \$36 million, 76-unit new mixed-income, mixed-use project to be constructed on vacant land. Fourteen apartments will be set aside for homeless households. The first floor will house commercial space and a support services space. Alta Vista is a Rochester Downtown Revitalization Initiative priority project. The developer is the Ibero-American Development Corporation, and the YWCA of Rochester and Monroe County is the services provider.

St. Leo Senior Apartments in the village of Hilton is a \$17 million infill new construction project with 40 units of supportive and senior housing (55+) targeting households earning 30, 50, and 60 percent AMI, and including 25 apartments for ESSHI-eligible Seniors. The project incorporates the redevelopment of an existing, historic chapel to provide program space for community services. Providence Housing Development Corporation is the developer and Episcopal Senior Life Communities will be the services provider.

Long Island

Carman Place Apartments in Hempstead is a \$155 million, transit-oriented and walkable, energy-efficient, 228-unit development that will include commercial space. Carman Place is receiving nearly \$79 million in bond financing. The developer is Conifer Realty LLC and Community Development Corporation of Long Island.

Estella Housing in Hempstead is a nearly \$72 million, energy-efficient, 96-apartment, four-story building with 42 supportive units. It benefits from \$35 million bond financing. The developer is Concern for Independent Living.

Alegria North in the hamlet of Wyandanch is a \$48 million 81-unit new construction project targeting households earning from 30 to 70 percent AMI. An existing commercial building will be demolished to make way for a four-story building constructed near the Long Island Railroad. Twenty-one apartments will be set aside for special needs populations supported by ESSHI subsidies, with services provided by Concern for Independent Living. Nine units will be available to justice-involved individuals with

services provided by New Hour Women & Children-LI. The developer is D&F Development Group, LLC.

The Grove in the village of Patchogue is a \$34 million 55-unit new construction supportive housing development. A dilapidated commercial building will be demolished and replaced with three buildings for households earning between 50 and 90 percent AMI. Seventeen units will be set aside as permanent supportive housing supported by ESSHI subsidies, including units for domestic violence survivors. The ground floor will include supportive services, lounge and recreation, and commercial retail space. The developers are GGV Grove Apartments, LLC. and New Ground, Inc. is the services provider.

Mid-Hudson

James Linburgh Senior Apartments in the city of Yonkers is a \$47 million new construction project with 94 units for seniors close to a Metro-North Station. The Center for Urban Rehabilitation and Empowerment, Inc. will recruit local labor and Minority and Women-Owned Business Enterprise contractors. The new complex will use Passive House design and target households with incomes ranging from 30 to 80 percent AMI. Warburton Avenue Apartments, LLC is the developer.

East End Lofts in the city of Newburgh is \$24 million 66-unit mixed-use and mixed-income infill new construction project. Targeting households earning from 30 to 90 percent AMI, the development includes seven middle-income apartments and proposes a preference for artists for up to 50 percent of the units. The commercial space will be configured to house a roof-top restaurant. The developer is The Kearney Realty & Development Group Inc.

Silver Gardens in the hamlet of Highland is a \$20 million 57-unit new construction supportive housing development for low-income seniors. The project will be constructed on vacant land will include 29 units for homeless households including ESSHI-eligible

seniors and those living with HIV/AIDS. RUPCO, Inc. is the developer and services provider.

Mohawk Valley

Utica Renaissance in Utica is a \$101 million investment to fund the adaptive reuse of a four-story, historic vacant warehouse that will contain 74 units of affordable, senior and supportive housing and the preservation of a six-story, apartment building containing 93 units of state-administered public housing. The project is benefitting from more than \$50 million in bond financing. The developer is the Vecino Group and the Utica Housing Authority.

Glove City Lofts in the city of Gloversville is a new \$25 million, 75-unit mixed-income, mixed-use development. A vacant commercial building will be demolished to make way for the residential development that will target households earning between 60 and 100 percent AMI with a preference for those involved in artistic or literary activities. The development will house commercial space for the Glove City Arts Alliance and local artists. The developer is Parkview Development & Construction, LLC.

New York City

Clarkson Estates in Brooklyn is a \$238 million new nine-story building containing 328 affordable apartments. Clarkson Estates will meet Passive House Institute standards. The project site is part of the Vital Brooklyn Initiative, and will house a daycare, community facility spaces, a full court basketball gym, and a café. The project is benefitting from nearly \$105 million in bond financing. CAMBA Housing Ventures is the developer.

Sutphin Senior Housing in Queens will be a 173-apartment, 15-story senior housing development. This nearly \$142 million affordable and supportive new construction project will meet Passive House Institute standards and Certification. Sutphin Senior is benefitting from nearly \$68 million in bond revenues. The developer is Breaking Ground.

Pitkin Avenue Residence in East New York, Brooklyn is a \$22 million, 39-unit new construction development targeting households with incomes between 30 and 60

percent AMI. Twenty-two apartments are set aside for chronically homeless individuals. Housing Works, Inc. is the developer and services provider.

Castle III in East Harlem, the Bronx will be a \$54 million, 82-unit new construction Passive House design project with 58 supportive units to be built on a vacant site. Twenty-three of the supportive apartments will be supported by ESSHI and dedicated to justice-involved individuals reentering the community and 35 units will serve chronically homeless individuals. Twenty-four apartments will be targeted to households with incomes of between 30 and 60 percent AMI and the ground floor will include a community facility and support services. The Fortune Society is the developer and services provider.

Comunilife Tiebout in Fordham Heights, the Bronx will be a \$55 million 83-unit senior and supportive housing development. Fifty units will serve homeless seniors and be supported by ESSHI subsidies, and 32 units will target seniors earning up to 40 percent of AMI, supported by Section 8 Project-Based Vouchers. Comunilife, Inc. is the developer and services provider.

North Country

Oval Wood Dish Factory in the village of Tupper Lake is a \$39 million, adaptive reuse project to transform a large former factory complex to a mixed-use, mixed-income 80-apartment complex targeting households with incomes between 30 to 90 percent AMI. The commercial component will contain multiple uses, including a brewery, co-working space, health and wellness and self-storage facilities. The development is partially funded by the state's Downtown Revitalization Initiative. The developer is Housing Visions Consultants, Inc.

Southern Tier

Dana Lyon Apartments in the village of Bath is a \$21 million adaptive reuse project to transform a historic former school into a 49-unit mixed-use development with support services funded through ESSHI subsidies. The development will target households earning up to between 50 and 60 percent AMI. The project's 8,500 square feet of commercial space will be a community art center. Providence Housing Development

Corporation is the developer Catholic Charities of Steuben/Livingston is the service provider.

Stately Apartments in the city of Ithaca is a \$30 million, 57-unit newly constructed infill, mixed-use development. Two vacant buildings will be demolished to make way for 20 apartments set aside for homeless households, supported by ESSHI subsidies. The development is targeted to households with incomes of between 30 to 60 percent AMI and includes ground floor commercial space. The development team is Visum Development Group, LLC and Arbor Housing and Development.

Western NY

ETC Towers is a \$71 million 281-apartment preservation project that includes the acquisition and rehabilitation of the Ellicott Town Center in Buffalo. The affordable development, originally built in 1958 has four high-rise towers and 12 two-unit townhomes. Nearly \$36 million in bonds completed the financing for the renovation project. The developer is Beacon Communities and First Shiloh Baptist Church.

Manhattan Village at BestSelf in the city of Buffalo is a \$27 million, 66-unit new construction project. The development will target households with incomes of up to 50 percent AMI. Thirty-three of the apartments are set aside as permanent supportive housing for people with a history of homelessness. The developer is BestSelf Properties, Inc. and BestSelf Behavioral Health is the service provider.

875 Lafayette in the city of Buffalo is a \$34 million, 80-unit mixed-income, adaptive reuse of vacant portions of the former Millard Fillmore Gates Circle Hospital. The apartments are targeted for households with incomes of between 30 and 80 percent of AMI. The developer is Belmont Housing Resources for Western New York, Inc.

Riley Brook Apartments in the town Hamburg is a \$23 million 70-unit workforce housing development. The new development will consist of seven 10-unit apartment buildings and a community building for families earning up to 60 percent of AMI. The developers are Park Grove Development and Southern Tier Environments for Living.