

CNYBJ

The Central New York Business Journal

(/)

■ CONSTRUCTION UNDERWAY ON HUNTINGTON APARTMENTS HOUSING PROJECT IN SENECA FALLS

By Eric Reinhardt

Date: 5/11/2023 10:26 PM

Share



Tweet



Crews are renovating the 19th-century-era Huntington Building in Seneca Falls in a \$24 million adaptive re-use project to convert it into the Huntington Apartments. (PHOTO CREDIT: NEW YORK STATE WEBSITE)

SENECA FALLS — Construction continues on the Huntington Apartments, a \$24 million adaptive re-use of the 19th-century-era Huntington Building in Seneca Falls.

When complete, the development will feature 53 affordable apartments in an energy-efficient building, including 27 with supportive services for veterans in need of housing, the office of Gov. Kathy Hochul announced on March 21.

The redevelopment of Huntington Apartments is part of Seneca Falls' Downtown Revitalization Initiative. The town was selected as the Finger Lakes region winner of the \$10 million DRI award in round four. The DRI serves as a component of the state's economic-development policy by

transforming downtown neighborhoods into vibrant centers of activity that offer a high quality of life and attract businesses, jobs and economic and housing diversity.

New York State Homes and Community Renewal provided federal and state low-income housing tax credits in Huntington Apartments that will generate \$12.1 million in equity, as well as \$3.7 million in subsidy. The New York State Historic Preservation Office provided \$7.1 million in federal and state historic tax credits.

The New York State Department of State offered \$800,000 as part of the DRI, and the New York State Energy Research and Development Authority provided \$51,800 from its Multi-Family New Construction program. The Community Preservation Corporation, a nonprofit multifamily finance company, is offering a SONYMA-insured \$475,000 permanent loan to support the project.

“Huntington Apartments will provide a new future to dozens of families and veterans while preserving a piece of Seneca Falls history,” Hochul said.

About the project

Located at the corner of Fall Street and the Veteran’s Memorial Bridge, Huntington Apartments is under development by Home Leasing. It will use the existing three-story building and rebuild the previously demolished fourth story, while also incorporating an addition to the west side of the building, per Hochul’s office.

The completed development will include five studio apartments, 45 one-bedroom, and three two-bedroom apartments, with one unit set aside for the building’s superintendent. It will include 31 apartments affordable to households earning at or below 50 percent of the area median income (AMI), with the remaining 21 apartments affordable to those at or below 60 percent of the AMI.

Eagle Star Housing of Spencerport will provide supportive services and rental subsidies for 27 apartments. The services are funded through the Empire State Supportive Housing Initiative and administered by the New York State Office of Temporary Disability Assistance.

Provided services will include case management, transportation services, connectivity to substance abuse, and medical and mental-health services.

Huntington Apartments will meet EPA Energy Star Certified Homes V3.1 program and Enterprise Green Communities 2020 standards, Hochul’s office said. All apartments will utilize Energy Star appliances and central air conditioning.

Share



Tweet



(/news-email-alerts/)