

## **GOVERNOR HOCHUL ANNOUNCES PROGRESS ON \$38 MILLION AFFORDABLE HOUSING DEVELOPMENT IN ROCHESTER**

***Pueblo Nuevo Phase I Now Complete with 75 Apartments in 16 Rehabilitated Buildings; Construction Underway on Phase II Featuring 29 New Rental Homes and Community Center***

***Both Phases Further Revitalization Efforts in El Camino Neighborhood with 104 Affordable Homes and Support Services***

***Part of 'Finger Lakes Forward' Revitalization Initiative and \$20 Billion Five-Year State Housing Plan***

Governor Kathy Hochul today announced completion of the initial \$25 million phase of Pueblo Nuevo in Rochester's El Camino neighborhood. Phase I includes 75 affordable homes in sixteen buildings across the neighborhood. Construction is also underway on the \$13 million Phase II, which will create an additional 29 affordable homes and a community center.

"Every New Yorker deserves access to safe, affordable housing and the stability that foundation provides towards pursuing a stable and prosperous future," **Governor Hochul said**, "My administration is fully committed to working to end housing insecurity in New York and the completion of this initial phase of Pueblo Neuvo is the latest example of these efforts. We will continue to make these types of strategic investments that not only ensure New Yorkers have a reliable place to call home, but that also help grow vibrant communities throughout the state."

Pueblo Nuevo I was constructed on 20 vacant and underutilized or dilapidated lots across a five-block area near North Clinton Avenue and just south of St. Michael's Church. A separate city-owned lot at 12 Hoeltzer Street was converted into community green space with gardens, walking paths, a playground and picnic pavilion.

There are 16 residential buildings in total: a newly constructed multifamily building with 16 apartments on Sullivan Street; 13 newly constructed three-family homes across the development area; and a renovated two-family home on Hoeltzer Street. In addition, a Romanesque brick building on Clifford Avenue originally constructed in 1905 was reconfigured into a multifamily building with 18 apartments.

Seventy-one of the apartments are affordable to households earning up to 60 percent of the Area Median Income or less, with the remaining four units reserved for households earning up to 80 percent of the AMI. Eight households will receive project-based Section 8 vouchers from the Rochester Housing Authority. Nineteen homes are reserved for adults with intellectual and developmental disabilities who will have access to support services provided by the Ibero-American Action League.

The buildings all have high efficiency heating and cooling systems, LED high efficiency lighting, low-flow plumbing fixtures and Energy Star appliances.

### **Phase II Construction Begins**

The second phase of Pueblo Nuevo will create an additional 29 affordable homes across 19 locations. Six homes will be reserved for formerly homeless households who will have access to supportive services funded through the Empire State Supportive Housing Initiative and administered by the NYS Office of Temporary and Disability Assistance. Services will be provided by the YWCA of Rochester and Monroe Counties.

In addition, a 10,000 square foot vacant warehouse at 200 Clifford Avenue will be converted into the El Camino Community Center. The ECCC will provide ADA compliant office spaces for business development, workshops, educational programs, cultural programming, entertainment, and other services that support economic and social advancement.

The developer for both phases is the Ibero-American Development Corporation, the development arm of the Ibero-American Action League, Inc.

State investment in Phase I includes \$1.2 million HFA First Mortgage, \$11.5 million in federal and state Low-Income Housing Tax Credit equity and \$6.2 million in subsidy from New York State Homes and Community Renewal. The New York State Office for People With Developmental Disabilities provided \$2.8 million in financing and the New York State Energy Research and Development Authority provided \$56,400 through its Low-rise Residential New Construction program. Additional financing was provided by the City of Rochester and the Federal Home Loan Bank of New York.

Pueblo Nuevo Phase II was awarded Federal and State Low-Income Housing Tax Credits that will generate \$9 million in equity and an additional \$3.5 million in subsidy from HCR. NYSERDA will provide \$36,000 in support.

Pueblo Nuevo is part of the state's unprecedented \$20 billion, five-year Housing Plan to make housing accessible and to combat homelessness by building or preserving more than 100,000 affordable homes and 6,000 homes with supportive services. Since 2011, New York State Homes and Community Renewal has invested more than \$348 million in Rochester, which has created or preserved nearly 3,500 affordable homes.

**HCR Commissioner RuthAnne Visnauskas said,** "The Pueblo Nuevo development is transforming El Camino by replacing and renovating run-down structures with modern apartments for individuals and families, while also building important new community spaces. When both phases are complete, we will have created 104 affordable and energy-efficient homes, including 25 with supportive services, and a new park and community center. This is a holistic approach that will benefit all who call El Camino home. Thanks to our partnership with the Ibero-American Action League, we are expanding opportunities in Rochester and that keeps the Finger Lakes moving forward."

**Rochester Mayor Lovely Warren said,** "Safe, quality and affordable housing is a fundamental human right and providing homes to as many people as possible has been

a hallmark of my time serving our community. Pueblo Nuevo will give our citizens a source of stability and the foundation for success. I am thankful for the city's ongoing partnership with our local leaders and community stakeholders to invest in Northeast Rochester."

**County Executive Adam J. Bello said,** "The completion of Phase 1 at Pueblo Nuevo is encouraging and a great step forward in creating more vital affordable housing for our residents. This is a wonderful addition for the residents of the El Camino neighborhood. Thank you to our partners at New York State for making Pueblo Nuevo possible, and I look forward to the seeing the completed project."

**State Senator Jeremy Cooney said,** "As downtown continues to be revitalized, it is essential that affordable and accessible housing be part of the equation. I am grateful to the work of Ibero-American Action League and the diverse funding partners at the federal, state, and local levels that came together to make Pueblo Nuevo's development possible for the benefit of our El Camino neighborhood and surrounding communities. The completion of the first phase of energy efficient construction is an exciting development for this community. I look forward to seeing this project through its final phase and experiencing the lasting positive impact it will have for our neighbors."

**State Assemblymember Demond Meeks said,** "I am grateful to see a clear investment towards improving living conditions for members of our community. We cannot expect to begin uplifting disenfranchised members of our community without providing sustainable homes. Safe, clean, and affordable housing is a basic necessity that too many community members and families continue to be denied. A dignified home is essential for building generational wealth and escaping the cycle of poverty. I want to thank the Ibero-American Development Corporation for their commitment to our neighborhoods and the welfare of our families. I hope that Pueblo Nuevo will continue to deliver effective resources and dependable homes for the most vulnerable residents of our community."

**New York State Office for People With Developmental Disabilities Executive Deputy Commissioner Roger Bearden said,** "Projects like Pueblo Nuevo provide the opportunity for integrated living, empowering people with developmental disabilities to be participating members of their communities. These 19 units, dedicated to the people OPWDD supports, will go a long way to achieving that goal while ensuring residents receive the services they need."

**President and CEO of NYSERDA Doreen M. Harris said,** "With the progress on the Pueblo Nuevo development, some of Rochester's most vulnerable residents will now have access to homes that provide high performance energy efficient technology and systems that offer increased comfort while reducing energy bills. The project demonstrates that underutilized lots and dilapidated buildings can be brought into a low carbon future to revitalize the communities they are located in, which supports the state's goals to reduce harmful emissions and bring the benefits of clean energy investments to all New Yorkers."

**Office of Temporary and Disability Assistance Executive Deputy Commissioner Barbara C. Guinn said,** "Supportive housing helps families and individuals address the issues that may have contributed to them experiencing homelessness. This project will

be transformative for the community, providing safe, affordable housing as well as easy access to services for residents of the Pueblo Nuevo Development."

**IADC's Executive Vice President Eugenio Marlin said,** "Pueblo Nuevo is key to the transformation of the El Camino neighborhood in northeast Rochester. It takes advantage of a unique opportunity that will not only provide safe and affordable housing but, because of its proximity to the main business corridor, along Clinton Avenue, and to the International Plaza, it will be a catalyst to business development as it brings more families into the area. The project includes Pueblo Nuevo Community Park at O'Brien Street which will elevate the quality of life of the residents because of its amenities."

### **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 regionally designed plan focuses on investing in key industries including photonics, agriculture and food production, and advanced manufacturing. Now, the region is accelerating Finger Lakes Forward with a \$500 million State investment through the Upstate Revitalization Initiative. 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](#).

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