



NEW YORK STATE SENATOR

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New York State Homes and Community Renewal Announces Opening of \$11.2 Million Affordable Housing Development in Elmira: Maple Avenue Apartments Deliver 50 Affordable Homes for Seniors

THOMAS F. O'MARA December 4, 2018

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Elmira, N.Y., December 4--New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas today announced the opening of an \$11.2 million affordable housing development in the city of Elmira in Chemung County. Maple Avenue Apartments, a CDS Housing Community, provides 50 affordable one-bedroom homes for people age 55 and older,

including 10 for people with intellectual or developmental disabilities.

Commissioner Visnauskas said, “Maple Avenue Apartments provide our seniors and other vulnerable neighbors with an affordable home and the support services they need to live in the community they love. When we expand opportunities for safe, secure homes for all New Yorkers, we strengthen our economy and keep the Southern Tier soaring.”

Senator Tom O’Mara said, “We are grateful for this state investment to assist the work of CDS Housing to secure affordable housing for area seniors and people with developmental disabilities in the city of Elmira. The Maple Avenue Apartments will make an enormous difference in the lives of residents and help them live independently and safely in a quality setting while they continue to enhance and strengthen the fabric of our local community.”

The State’s commitment to strengthening communities and growing the Southern Tier economy is reflected in Southern Tier Soaring, a \$500 million State investment through the Upstate Revitalization Initiative that builds on the more than \$4.6 billion the State has injected into the region since 2012. The State’s investment in Maple Avenue Apartments complements Southern Tier Soaring by increasing access to high quality affordable housing that provides supportive services to help residents live independently in their community.

The design and development of Maple Avenue Apartments included several energy efficient and green buildings measures which allowed the building to be certified under the LEED Silver program. LEED buildings cost less to operate, save energy, water, resources and generate less waste. The development includes high efficiency heating and hot water boiler systems along with the installation of energy efficient light fixtures and appliances throughout the building. Tenant amenities include a fitness room, lounge area, computer stations, laundry facilities on each floor. And individual storage units. Five apartments are fully accessible for people with mobility impairments and two are accessible for people with

a vision or hearing impairment.

Rents will be affordable to households with incomes below 60 percent of the area median income. Rent plus utilities will range from \$345 to \$665 a month. Residents of 10 of the 50 apartments are receiving rental subsidy from the New York State Office of People with Developmental Disabilities. CDS Housing provides quality, integrated housing for people with intellectual and developmental disabilities, seniors and veterans. The not-for-profit AIM Independent Living Center serves people with disabilities in the Southern Tier and will provide on-site support for residents including Medicaid service coordination, personalized planning and health education lectures and seminars.

The Maple Avenue Apartments development is located on the CTRAN bus line and is only two miles from downtown Elmira. Residents have easy access to a wide variety of community services including retail stores and restaurants, medical facilities, pharmacies and grocery stores. It has reached about half occupancy and welcomes veterans and people on public housing waiting lists.

The project was supported by an HCR award of federal low-income housing tax credits that generated about \$7.7 million, and a \$2 million loan from its Housing Trust Fund. OPWDD provided \$1.1 million in capital funding and the CDS Wolff Foundation provided \$75,000.

Since 2011, HCR has built or preserved more than 1,900 units of affordable housing in the Southern Tier with more than \$158 million in HCR resources which have leveraged more than \$234 million in private investment. That includes 307 units built or preserved in Chemung County with \$33 million in HCR resources.

OPWDD Acting Commissioner Kerry A. Delaney said, "Expanding community-based residential opportunities for New Yorkers with developmental disabilities benefits both the

individual and the community to which he or she contributes. Developments like the Maple Avenue Apartments empower people with developmental disabilities, enabling them to live an integrated lifestyle of their choosing.”

Chemung County Executive Tom Santulli said, “It is great to see that senior citizens and people with disabilities now have an additional option when it comes to affordable housing in Chemung County. The new Maple Avenue Apartments provide many amenities for residents and will allow them to be independent while still receiving supportive services. I’d like to thank Governor Cuomo for his continued financial support to enable projects like the Maple Avenue Apartments become a reality.”

Elmira Mayor Dan Mandell said, “We have a shortage of affordable housing for seniors and people with developmental disabilities, and Maple Avenue Apartments helps address that need in a big way. Residents have beautiful new apartments and the easy transportation access to shopping and medical facilities enable them to enjoy independent lives. This project is a classic example of the positive results that can be achieved when the public, not-for-profit and private sectors work together. I am grateful to Governor Cuomo and his teams at Homes and Community Renewal and OPWDD for their dedication; CDS Life and AIM Independent Living Center for their commitment and our financial partners for helping make this day possible.”

Sankar Sewnauth, President and CEO of CDS Life Transitions, CDS Housing’s parent company said, “Our vision and integrated stewardship at CDS Housing will provide some of the most vulnerable community members in Elmira with the life opportunities and self-empowerment to live more fulfilling and independent lives. Residents of this new community will have the independence they seek, and the support, access and peace of mind they deserve.”

Rene Snyder, Executive Director, AIM Independent Living Center said, “Affordable, accessible housing is one of the most significant needs facing seniors and people with disabilities in our community. This beautiful new development begins to fill the void. It will allow 50 of our neighbors to live inclusive lives in an environment that supports their independence. AIM Living Center is excited to begin working with residents to help them achieve their goals. We sincerely thank Governor Cuomo, New York State Homes and Community Renewal, the Office for People with Developmental Disabilities and CDS Housing for bringing this project to our community.”