



ALBANY HOUSING AUTHORITY

200 South Pearl Street • Albany, NY 12202-1834

www.albanyhousing.org

SPECIAL THANKS

The Albany Housing Authority wishes to thank the following partners, whose perseverance and professionalism made this project possible. Thank you.

Hon. Gerald Jennings
Mayor, City of Albany

Matt Lewin
Greenberg Taurig, LLP

Hon. Ron Canestrari
Majority Leader, NYS
Assembly, District 106

Lee Reno and Sarah Molseed
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Brian Cash
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The entire staff of Albany
Housing Authority

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The Joseph Group

Federal Home Loan Bank
of New York

And, last but not least, the
residents of Ezra Prentice
Homes.

Marcie Porter
Public FA, Inc.

Hon. Neil Breslin
NYS Senate, District 46



EZRA PRENTICE GROUNDBREAKING

SPONSORED BY

The City of Albany and
The Albany Housing Authority

*Rejuvenating a family-friendly, affordable
housing community*

Friday April 30, 2010

10:30 am at 625 South Pearl St.



AGENDA

WELCOME

10:30 **Steven T. Longo** *Executive Director, Albany Housing Authority*

REMARKS

10:35 **Hon. Gerald Jennings** *Mayor, City of Albany*

Welcome and Introduction of HUD Deputy Secretary

10:40 **Ron Sims** *Deputy Secretary, US Department of Housing and Urban Development*

Remarks and Introduction of Resident and Project Worker

11:00 **Kimberly Jones** *Resident*

11:05 **Gerald Jackson** *Project Worker*

11:10 to 11:30 INVITED ELECTED OFFICIALS

Hon. Paul Tonko *US Congress, 21st District*

Hon. Neil Breslin *NYS Senate, District 46*

Hon. Ron Canestrari *Majority Leader, NYS Assembly, District 106*

Hon. Jack McEneny *NYS Assembly, District 104*

Hon. Carolyn McLaughlin *President, City of Albany Common Council*

Hon. Lester Freeman *Albany Common Council, 2nd Ward*

Hon. Michael Breslin *Albany County Executive*

Hon. Lucille McKnight *Albany County Legislature, 2nd District*

11:30 **Steven T. Longo** *Executive Director, Albany Housing Authority*

Expressions of Appreciation

11:35 GROUND BREAKING

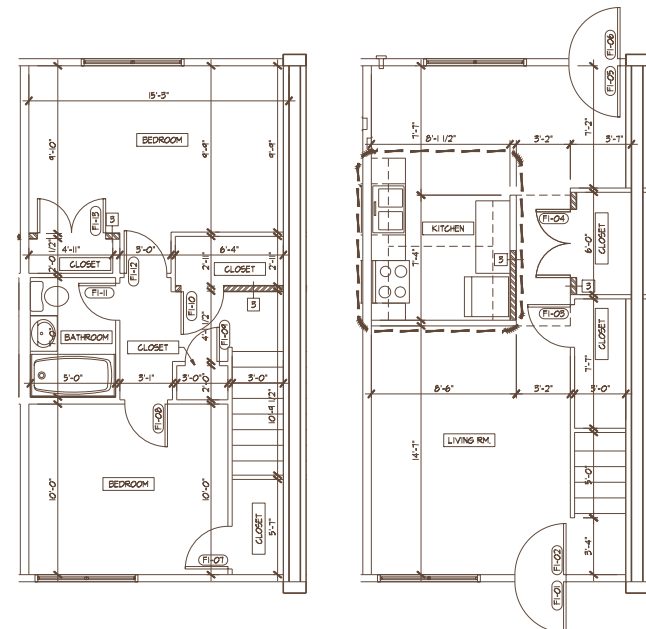
11:40 TOUR OF UNITS UNDER CONSTRUCTION

EZRA PRENTICE HOMES REDEVELOPMENT



The \$26 million rehabilitation at Ezra Prentice Homes involves extensive improvements to both interior and exterior, including new energy efficient boilers, sprinkler and fire alarm upgrades, washer/dryer hook ups and new kitchens. Funding for these improvements was made possible through federal ARRA stimulus funds; 4% low-income housing tax credits and a TCAP capital fund award from the NYS Housing Trust Fund Corporation; Fannie Mae tax exempt loans through the HUD Capital Fund borrowing initiative; and a bridge loan and equity investment of tax credit proceeds from PNC Bank. Mixed finance endeavors such as Ezra Prentice Homes Redevelopment make it possible for public housing units to undergo significant improvements, which would not be possible using public funds alone.

These 176 units offer families the opportunity to enjoy quality modern housing with affordable monthly payments, according to family income. All of the units must be rented to families whose income does not exceed 60% of the area median income for the Albany MSA. The Ezra Prentice Homes development is comprised of 24 one-bedroom, 89 two-bedroom, 58 three-bedroom and 5 four-bedroom apartments.



Proposed Plan for 1st Floor Duplex