



Housing &
Beautification



Safety &
Comfort



Inter-
connection



Economy &
Culture



Recreation &
Public Space



Redevelop Underutilized Parcels into Affordable Senior Housing at 19th St. and 2nd Ave.



Project Location

200,208,210 19th St.
1839 2nd Ave

Project Type

New Development

Project Sponsor

Home City
Development, Inc.

Property Ownership

HCDI (pending)

Total Project Cost

\$26,995,000

NY Forward Request

\$1,500,000

Sponsor Match

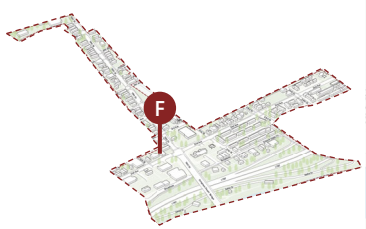
94%

Project Overview

Home City Development, Inc. will redevelop the underutilized block at 19th Street and Second Avenue into a three-story, approximately 57,000-square-foot affordable senior housing development. The project will include approximately 60 one-bedroom apartments for residents aged 62 and older, including approximately 18 supportive housing units for ESSHI-eligible seniors. Approximately 4,500 square feet of flexible ground-floor community and/or complementary commercial space is planned along 19th Street. The all-electric building will provide 30 surface parking spaces, four of which are ADA compliant. The building will be designed to meet State decarbonization standards.

Comments

Redevelop Underutilized Parcels into Affordable Senior Housing at 19th St. and 2nd Ave.



200, 208 & 210 19th St. and 1839 2nd Ave

Existing Site Conditions

The site comprises a complete block at the busy intersection of 19th Street and Second Avenue within Watervliet’s NY Forward area. Existing buildings are older, largely vacant or underused commercial and mixed-use structures, with automotive uses on several parcels that conflict with the corridor’s pedestrian and bicycle infrastructure.

Capacity & Partners

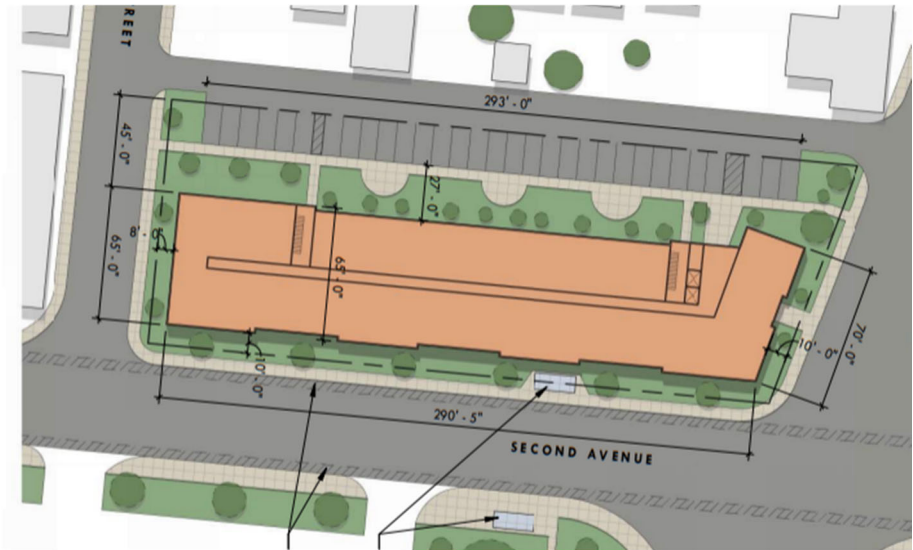
HCDI brings nearly 60 years of experience developing, financing, and operating affordable housing, with recent completed projects spanning rental, homeownership, and supportive housing. Its team has experience delivering NYS affordable housing and DRI/NY Forward-funded projects, alongside expertise in grant administration, procurement, prevailing wage and M/WBE compliance.

Alignment with Vision & Goals

The project aligns with Watervliet’s goals through all-electric construction, proposed streetscape enhancements supporting walking, biking and transit access, and accessible, income-restricted housing that allows seniors to remain in the community. Adding 60 households near downtown and flexible ground-floor community space will support local businesses and a more active commercial district.

Readiness & Timeframe

Project readiness is supported by conceptual plans completed June 16, 2026, preliminary zoning review, and a prepared development budget and financing plan. A purchase agreement or option is expected in fall 2026, with detailed construction pricing to follow; no construction start or completion dates are specified.



Above: Proposed site plan



Above: Conceptual rendering of proposed building

Project Category	Project Size	NYF Funds Requested
 New Development	 Extra Large	 \$1,500,000