CNYNEWS
CENTRAL NEW YORK'S NEWS, WEATHER + TALK LEADER

JOHNSON CITY'S VACANT GRAND AVENUE LOT IS NOW 72 APARTMENTS

Traci Taylor | Published: September 10, 2026

SHARE ON FACEBOOK SHARE ON TWITTER

New York State **Homes and Community Renewal** Commissioner RuthAnne Visnauskas **announced the completion** of Homesteads on Grand this week, a $32 million mixed-use affordable and supportive housing development in Johnson City, Broome County.

Johnson City Site's History: From Foundry to Phillies Store

Before it became apartments, the Grand Avenue property housed a foundry and later the Philadelphia Sales store, known locally as "Phillies." After that closed, **the site sat vacant.** The project developed by Regan

Development Corporation and SEPP, Inc. has now turned it into 72 units of housing and commercial space.

Twelve of those apartments are supportive housing units, with on-site services provided through the YMCA of Binghamton and Broome County. The Empire State Supportive Housing Initiative funds those units, and the New York State Office of Mental Health administers them.

Johnson City Apartments Feature All-Electric, Energy-Efficient Systems

The building is all-electric, with on-site solar generation, high-efficiency appliances, and Air-Source Heat Pump systems, along with centralized ASHP water heaters designed to reduce operating costs. An Energy Recovery Ventilation system improves indoor air quality. Residents also have access to a community room with a kitchen and a playground.

Units are affordable for households **earning up to 70 percent of the Area Median Income**. Eight units accommodate residents with mobility disabilities, and three are designed for residents with sensory disabilities.

Johnson City DRI Project Continues Southern Tier Development

Homesteads on Grand is tied to Johnson City's win in the sixth round of the state's Downtown Revitalization Initiative. Johnson City was **named the Southern Tier winner of that round in 2023**, receiving $10 million to develop a downtown strategic investment plan, following Endicott's win in an earlier round. Other Southern Tier communities that have received DRI funding include Elmira, Watkins Glen, Owego, Hornell, Norwich, Binghamton, and Ithaca.

Johnson City Mayor Christina Charuk said she was pleased to celebrate the ribbon-cutting on what she described as a $32 million investment bringing new affordable homes and community-focused commercial space to the village, adding that Johnson City is a Pro-Housing Community committed to safe, dignified, and affordable housing for everyone.

Broome County Grand Avenue Project Funding Sources

ADVERTISEMENT

The project drew financing from a wide mix of public and private sources. Federal and State Low-Income Housing Tax Credits from HCR are expected to generate more than $18 million in equity, and HCR added more than $6.5 million in subsidy. The state's Department of State contributed $1 million through the DRI program, the Office of Mental Health provided a $116,000 program grant, and the Clean Energy Initiative, a partnership between HCR and NYSERDA, contributed $396,000.

Broome County added $800,000 through its ARPA program. The site also went through the state's Brownfield Cleanup Program and may be eligible for up to $3.7 million in additional tax credits.

Johnson City Location Near SUNY Binghamton and UHS Hospital

The building sits close to Binghamton Pharmacy School, UHS Hospital, and SUNY Binghamton University, and residents can walk to nearby shops, restaurants, and other services.