

Press Release

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New Low-Income Senior Housing Complex Opening on Syracuse's Southside

Syracuse, NY, June 10, 2021 – Nascentia Health and their partner, Rochester-based Home Leasing, announce the summer opening of the new Gardens at St. Anthony low-income senior apartments at 411 W. Colvin St, on the Southside of Syracuse. The completely updated and modern facility features 54 apartments, 53 of which are 1-bedroom units, ranging from 583 to 840 square feet. Construction, which is being self-performed by Home Leasing, is in the final phase, with an estimated move-in date for new tenants later this summer.

“We’ve seen a growing need for safe, high-quality housing to support our large population of low-income seniors and those with unstable housing,” said Nascentia Health CEO Kate Rolf. “This project is an amazing opportunity to combine our 130 years of home-based healthcare experience with helping our vulnerable neighbors find stable long-term homes.”

Nascentia Health is managing tenants for 27 of the units through a grant from the Empire State Supportive Housing Initiative (ESSHI) to provide quality housing for low-income seniors over age 55 who are homeless or at risk of becoming homeless. Residents also must be Medicaid eligible, work with a social service agency, and require assistance with certain types of tasks. Apartments are available for singles or couples, though both residents must independently apply and qualify. Eligible tenants must require certain supportive services such as assistance with transportation, personal care tasks, housekeeping, or other activities of daily living.

The other 27 units are managed by Home Leasing and are available to qualifying low-income seniors. Tenant applications are actively being sought for all 54 units and Nascentia Health is working with several local human service agencies to identify candidates for the units, including potentially relocating individuals from the Skyline Apartments.

The apartments were created through a complete renovation of the former St. Anthony of Padua Catholic School and Convent, which was built in 1934 and closed in 1992. The building was taken over by the Syracuse City School District and the City of Syracuse and used for a variety of purposes for many years. In 2019 the building was purchased by Home Leasing and construction began to convert it to a residential structure in December 2019.

The project team hopes that restoring the historic structure and converting it to a community asset will help spur positive economic growth in the area. “The Gardens at St. Anthony’s will bring a new energy to a long-vacant landmark that once contributed so much to the neighborhood and its residents,” said Jen Higgins, development manager at Home Leasing.

Rent will be determined based on a review of an individual’s financial status, and will include heat, air conditioning, and all utilities. The entire complex is smoke-free and fully accessible. It includes laundry facilities, community spaces, off-street parking, on-site management and security, and a gym. Apartments managed by Nascentia come with some furnishings and household items.

Learn more about the property and requirements for applicants, download a property flyer, and apply for an apartment online at nascentiahealth.org/housing.

Nascentia Health is a nonprofit healthcare company that has been based in Syracuse since 1890 and serves a 6-county region with in-home skilled nursing care and home health aide services. In addition, the organization offers Medicare Advantage Plans in 8 counties and a managed long-term care plan across 48 upstate counties. Learn more at nascentiahealth.org.

Home Leasing, founded in 1967, is a certified B Corp based in Rochester, NY, that develops low-income and senior housing units across New York, Pennsylvania, and Maryland. In Onondaga County, the company runs the Centerville Court senior housing complex in North Syracuse. Learn more at homeleasing.net.

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