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EDITOR'S PICK

Packing Boat Landing apartments complete

CITY: Complex includes 60 one-bedroom, low-income housing units.

By Tim Fenster tim.fenster@lockportjournal.com May 2, 2018



CONNOR HOFFMAN/StaffThe new Packet Boat Landing apartment complex, 465 South St., will provide 60 one-bedroom housing units for eligible low-income applicants. The owner, DePaul Properties, a Rochester-based housing non-profit organization, is accepting applications now.



After more than a year and a half of construction, Packet Boat Landing, a 60-unit affordable housing complex at 465 South St., is now complete.

DePaul Properties, Inc., a Rochester-based non-profit housing organization, will host a grand opening ceremony at the apartment complex at 11 a.m. Thursday. State and local officials have been invited to attend.

The one-bedroom apartments are available to individuals earning less than \$31,380 and couples earning less than \$35,880. The organization gives priority to elderly applicants and veterans.

DePaul Properties is processing applications now and is still accepting new applications.

The \$17.7 million project included investments from the New York State Division of Homes and Community Renewal and the Office of Mental Health Services. The City of Lockport approved a 30-year payment in lieu of taxes agreement with DePaul Properties in September 2016, under which DePaul is to pay \$3,100 to Lockport City School District, \$1,008 to the county and \$7,802 to the city in the first year of operation; and then the amounts will increase by 2 percent each year.

Because DePaul is a non-profit organization, it does not have to pay property taxes, but agreed to the PILOT to help offset the tax burden.

Michael Piette, attorney for the property, said previously that because of the nature of the project, the method of determining taxes under state law is to assess the property based on its net income. That means DePaul only needs to pay \$8,000 a year.

The three-story, 21,500 square-foot apartment building is named after a type of small cargo and passenger ship that was used extensively on the Erie Canal.

"We try and honor local history. We want our building to be a part of the local community," Gillian Conde, vice president of DePaul Properties, said previously.

Mayor Anne E. McCaffrey commended DePaul for its "great reputation" and for providing new low-income housing in the city.

"This is a high-quality residence that will provide Lockport residents with an opportunity for new housing," McCaffrey said in a statement. "DePaul has assured us that Packet Landing will have the care and attention to the facility that will ensure satisfaction of the residents living there, as well as the neighbors."

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