



**Building Blocks, INHS News**

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**October 2011**

**Breckenridge Place a 52-Unit  
Apartment Project coming to life !**



INHS is delighted to share this news: the face of Ithaca’s downtown is about to change for the better. INHS and the PathStone Corporation, our not-for-profit housing development partner on this project, have now received commitments for all of the funding needed to build the \$14.5 million Breckenridge Place apartment project. This project has been in the development phase for several years.

Breckenridge Place will provide very affordable one or two-bedroom apartments for people with modest incomes. Located at the site of the Women’s Community Building at the corner of Seneca and Cayuga Streets, it will be the first major affordable housing project in Ithaca’s downtown in over 40 years. The brick building, designed by HOLT Architects, will also include office space and meeting areas. It will be LEED-certified, ensuring that it is energy-efficient and environmentally sustainable. Ithaca Neighborhood Housing Services will provide property management for the completed building.

Breckenridge Place is named in honor of Juanita Breckenridge Bates, an early leader of the women’s rights movement in Tompkins County and a founding member of the City Federation of Women’s Organizations, the owner of the Women’s Community Building. Janis Graham, President of the Board of Directors of the CFWO commented: “I’m delighted that this project is moving forward. ...The resources that we gain from the sale of the Women’s Community Building will enable us to fund worthy projects that sport our mission. The sale to INHS is a fitting reflection of the CFWO’s community-minded history and spirit.”

Breckenridge Place will be affordable in ways that go beyond just low rents. The location will be highly desirable with stores, services, and entertainment within easy walking distance. Close to TCAT bus and carshare services mean a resident can live comfortably without the expense of a car. The six story building will be equipped with an elevator making every floor and unit accessible to people with physical disabilities. And finally energy efficient heat and air systems will save the residents on utility costs, and help the environment.

The funding for projects of this type is fiercely competitive. In New York State, only 27 multifamily rental projects received funding this year, and Breckenridge Place was the only project in this region. The success of Breckenridge Place is clearly tied to the strong support provided by our community. Elected officials, business leaders and residents all recognized the benefits of affordable housing and rallied behind this project. The Ithaca Urban Renewal Agency was particularly generous, allocating \$1 million in housing funds to assist in its development.

Other funders for Breckenridge Place include the Tompkins County Community Housing Affordability Program, the New York State Housing Trust Fund Corporation, NeighborWorks America and the Federal Home Loan Bank of New York through the Tompkins Trust Company. Combined with equity investments by Ithaca Neighborhood Housing Services and PathStone Corporation, the financing package will ensure that this housing remains permanently affordable and a long-term community asset.

**INHS Launches a Great New Website**

We now have an updated website, and with some help from Ancient Wisdom Productions—a new look, packed with pictures and information!

Please visit us online, and sign up for the e-newsletter:

**[www.IthacaNHS.org](http://www.IthacaNHS.org)**

Check back for updates on the latest INHS news, programs, dates for home owner classes, and progress on real estate development projects.

*Our mission is to assist low to moderate income people in obtaining quality housing on a long-term basis and to revitalize Ithaca’s neighborhoods — encouraging stability and diversity. INHS is committed to creating energy-efficient housing and sustainable communities that benefit residents of all income levels and occupations.*

## INHS Dates to Remember

**Oct 18 Homebuyer Education Live!** Classes begin: 6 consecutive **Tuesdays, 6:30-8:30 p.m.** Henry St. John Building. Now with a **sliding fee scale. Registration is required.** Call us or sign up on the web site! Don't forget our **online homebuyer education option [www.ehomeAmerica.com](http://www.ehomeAmerica.com)**

**NOV 19 Open House 2-4 pm Take tours of our newest houses.** We have four new homes for sale in two duplexes 528-530 Chestnut St. These terrific and affordable 2 & 3 BR homes range in price from \$105,900.-\$120,900. The homes will be part of our Community Housing Trust. All of these homes have wonderful views, and good size yards, and are expected to be LEED certified gold.



## INHS Construction Services takes the worry out of home rehab and EnergySense improvement projects!

An elderly woman, (R.), recently widowed with few resources, had an overwhelming range of repair needs and she contacted INHS. The inspection review by INHS construction managers found problems with the bathrooms, windows, roof, sidewalk, plus heating and electric systems. The INHS loan managers put together a package that included assistance from four sources to help make her repairs affordable.

*"Thank you for working with me to make my house a better home to live in. It was in poor shape." -R. wrote in her lovely thank you letter.*

Tom was the Ithaca Neighborhood House Service person assigned as her project manager; he gave her cost estimates and he found approved and reliable contractors to make the necessary repairs.

*"Tom did an excellent job of selecting the best people for each job" - R. continued.*

Tom managed the overlapping construction projects, and it took about six months to complete her extensive repairs. And at the end she had: a new roof, high performance windows, health and safety upgrades, exterior paint, high efficiency furnace and water heater, water conserving bath fixtures, new sidewalks and porch rails.

*"...My house looks so much better now. I would recommend all of them [staff and contractors] to anyone. Thanks again. Big job-well done."*

Does your home need a makeover too? We have loan programs available to help you finance costly home rehab or energy improvement work. Whether you live in the City or out in the County, call us today to find out how we can help.

**Phone: 607.277.4500 ext.503**



**Ithaca Neighborhood HOUSING SERVICES**

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**BELOW:** INHS was the **official sponsor for Porchfest 5** a grassroots music festival on September 25th and we staffed the map and information station. Did you see our *T.L.C.* signs around Fall Creek that weekend?



**Our Annual Campaign** is right around the corner, and we depend on your generous support, your gifts provide us with the unrestricted funds so we can complete our mission in the most flexible ways. Much of our money is tied to very specific grant requirements or special funds. Your annual gift allows us to produce the best possible results, and the staff to work creatively on affordable housing to change lives and neighborhoods.

You can get creative in supporting INHS as well:

Two great alternatives if you'd like to support us but your budget is tight is to consider either a Charity Gift Registry or Bequest.

- ◆ **Charity Gift Registry** lets people donate to your favorite not-for-profit (that's us right?) in lieu of a gift for a wedding, anniversary, retirement, or birthday. We received over \$500 this year from an anonymous anniversary couple through Just-Give.org which is one destination site for on-line giving. You can also go to the "Make a Gift" tab from the home page at [www.ithacanhs.org](http://www.ithacanhs.org)
- ◆ Another way is a **bequest** as part of your Will. INHS is perfect recipient for a charitable bequest, as we have been continuously finding flexible ways to fund and meet the affordable housing needs of greater Ithaca for 35 years. We have an "exemplary" rating from NeighborWorks- for fiscal stability and excellence in measurable results in affordable housing. Look around Ithaca neighborhoods to see how we are helping generations of home owners and first home buyers.