



FOUNDERS WAY RIBBON CUTTING CEREMONY

November 4, 2022

SCHEDULE

1 - 1:45 p.m.

Ribbon Cutting and speeches

1:45 - 2:30 p.m.

Self-guided tours and networking

SPEAKERS

JOHANNA ANDERSON

Executive Director, INHS

DR. ANNA KELLES

NYS Assemblymember

LEONARD SKRILL

Assistant Commissioner

NYS Homes & Community Renewal

ANNE KOREMAN

Tompkins County Legislator

LAURA LEWIS

Acting Mayor of the City of Ithaca

DR. LESLYN MCBEAN-CLAIRBORNE

Director of the Greater Ithaca Activities Center

STELLA AVCISOY

Founders Way Resident

H. MATTHYS VAN CORT

Founding INHS Board Member

Closing Remarks

JOHANNA ANDERSON

Executive Director, INHS

THE PROJECT WAS MADE POSSIBLE THROUGH FINANCING FROM THESE ORGANIZATIONS:

Chase Bank

Community Preservation Corporation

Enterprise Community Investment

Ithaca Urban Renewal Agency

Office for People with Developmental Disabilities

NYS Homes and Community Renewal

NYSERDA

Tompkins Community Bank

Tompkins County Housing Development Fund

THANK YOU TO OUR DEVELOPMENT PARTNERS:

Hamilton Stern

Heveron and Heveron

Phillip Borrelli, Esq.

STREAM Collaborative

Sustainable Comfort

SWBR Architects

TG Miller

Self-Guided Tour

Lower Level
Village at Ithaca Multipurpose Room
Learning Web Youth Drop-In Space

Floor 1 (new wing)
Laundry Room
Community Room
Units 101 (4br) and 105 (3br)

Floor 1B (old wing)
Unit 117 (2br)
Bike Storage Room

Floor 2A (new wing)
Unit 202 (1br)

Floor 2B (old wing)
Unit 225 (ADA 2br)

Floor 3A (new wing)
Unit 304 (1br)

Floor 4A (new wing)
Units 401 (studio) and 411 (2br)
Community Lounge



INHS



ABOUT FOUNDERS WAY

Founders Way is a newly constructed affordable and supportive housing development in the City of Ithaca in Tompkins County. INHS purchased the former Immaculate Conception School property, located at 320 West Buffalo Street, from the Immaculate Conception Church in early 2019. The long-running school was closed at the end of the 2016-17 school year due to decreasing enrollment and increasing operating costs.

INHS redeveloped the property into a vibrant mixed-use community, designed to address high-priority local needs. The project includes affordable rental housing serving a range of household sizes and income levels, and space for The Learning Web and the Village at Ithaca.

The redevelopment of the site created 75 units of rental housing that are affordable to a range of household incomes and family sizes, adaptively re-using one wing of the existing school, preserving a circa 1850 Greek Revival house on the corner of Buffalo and Plain Streets, and restoring the residential rhythm of the streetscape by constructing two new groups of rental townhomes along Buffalo and Plain. In addition, INHS subdivided off the former school gymnasium, which was sold to the City of Ithaca for use by Greater Ithaca Activities Center, as well as a parcel on the corner of Court and Plain Streets on which four affordable for-sale townhomes were constructed.

The campus is located in the heart of Ithaca, four blocks from the restaurants, shopping, and employment opportunities on the Ithaca Commons, and immediately adjacent to Beverly J. Martin Elementary School. There are two public bus stops within 3 blocks of the site that provide access to grocery stores, pharmacies, home goods and Cornell University.

INHS is truly grateful to all who helped make this project possible, including our development partners and the project's funders, the City of Ithaca Common Council, City of Ithaca Planning Board, Racker Center, the Salvation Army, the Advocacy Center, The Learning Web, the Village at Ithaca, Mary Beth Ihnken (muralist), and the first grade class of 2021 at Beverly J. Martin Elementary School, who designed the mural. We thank Catholic Charities for their patience with construction surrounding their building for over a year, and the neighbors and community members who attended the visioning meetings to help us refine the design, endured the noise of the construction process, and welcomed the project into their neighborhood.



FOUNDERS WAY NEW CONSTRUCTION PROJECT



ABOUT INHS

Founded in 1976, INHS originally focused on revitalizing the City of Ithaca's Northside and Southside neighborhoods. Thanks to partnerships between residents, local officials, and businesses, our initial work included rehab lending for homeowners, small home repair technical assistance, and house recycling.

Since then, INHS has grown both its service area and its scope of work. Today, INHS serves low to moderate income residents and partners with businesses in Cayuga, Chemung, Cortland, Schuyler, Seneca, Tioga, and Tompkins Counties. INHS' services include first-time homebuyer education and one-on-one counseling, lending, rehab construction management, small home repairs, real estate development, and property management.