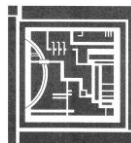


# Hamilton Square Neighborhood

## Community Meeting #2

JULY 13, 2017



# Meeting Agenda

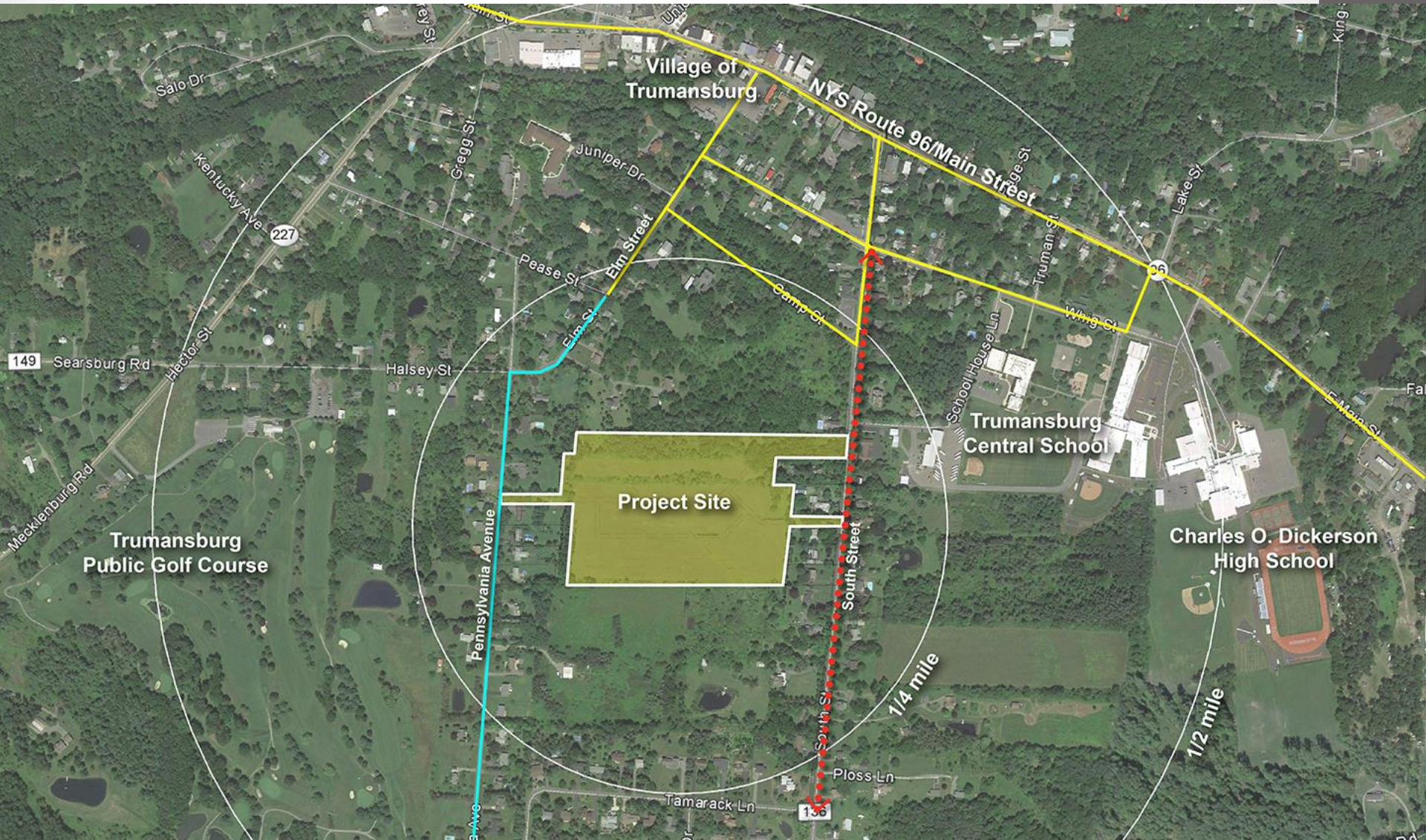
- What We've Heard
- Site Plan Update and Street Level Views
- Distribution of Housing Types
- Site Drainage
- Affordable Rental Homes
- Architectural Types
- Affordable For Sale Homes
- Market Rate For Sale Homes
- Trumansburg Community Nursery School
- Questions and Comments from Community Members

# What We've Heard

- Increase community outreach and input
- Distribute housing types more evenly
- Decrease the number of rentals/increase for sale
- Provide information on property taxes
- Provide options for seniors to age in place
- Need for housing for young families
- Assess traffic associated with the project
- Consider how to increase open space and maintain natural features and habitat
- Interest in green building and sustainable design
- Address site drainage



# Context Plan



Hamilton Square Neighborhood

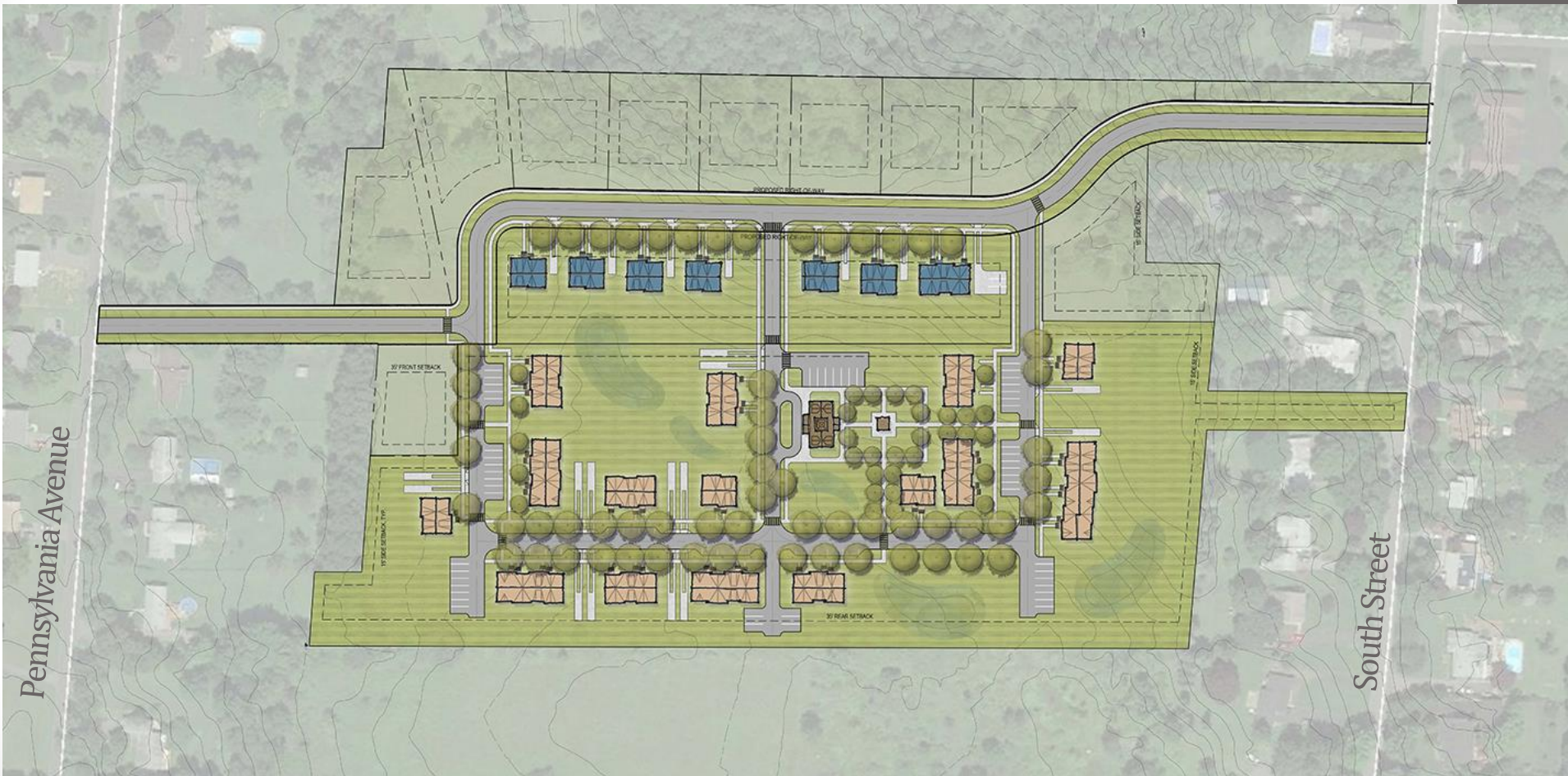
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-  Safe Routes to School
-  Existing Sidewalks
-  Planned Sidewalks





# OLD Site Plan Concept



Option 1 from May 2, 2017 Community Meeting



# Proposed Site Plan Concept





# Public Road Street View





# Private Road Street View



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# Private Road Street View





# Distribution of Unit Types

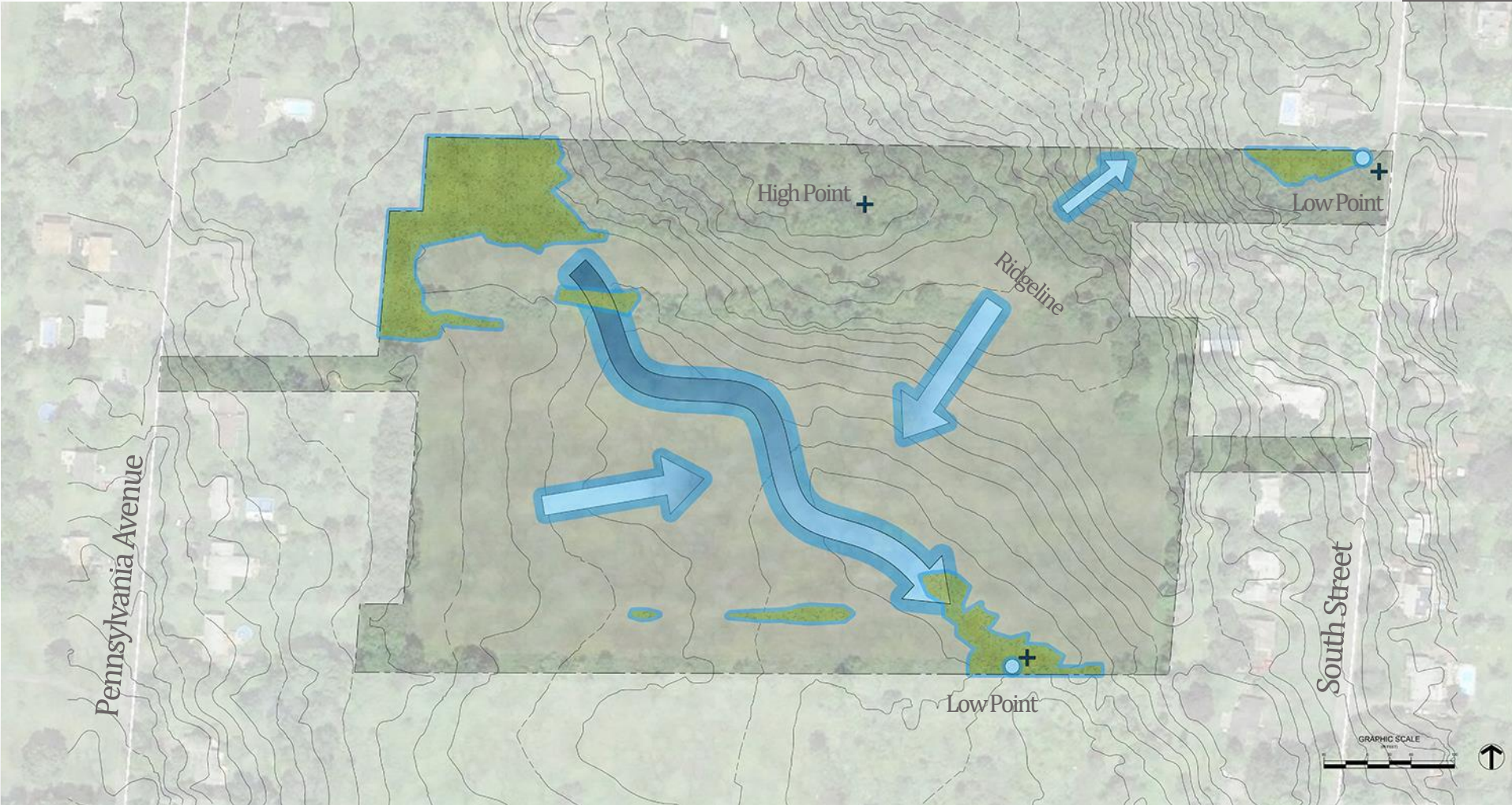


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# Existing Drainage Patterns

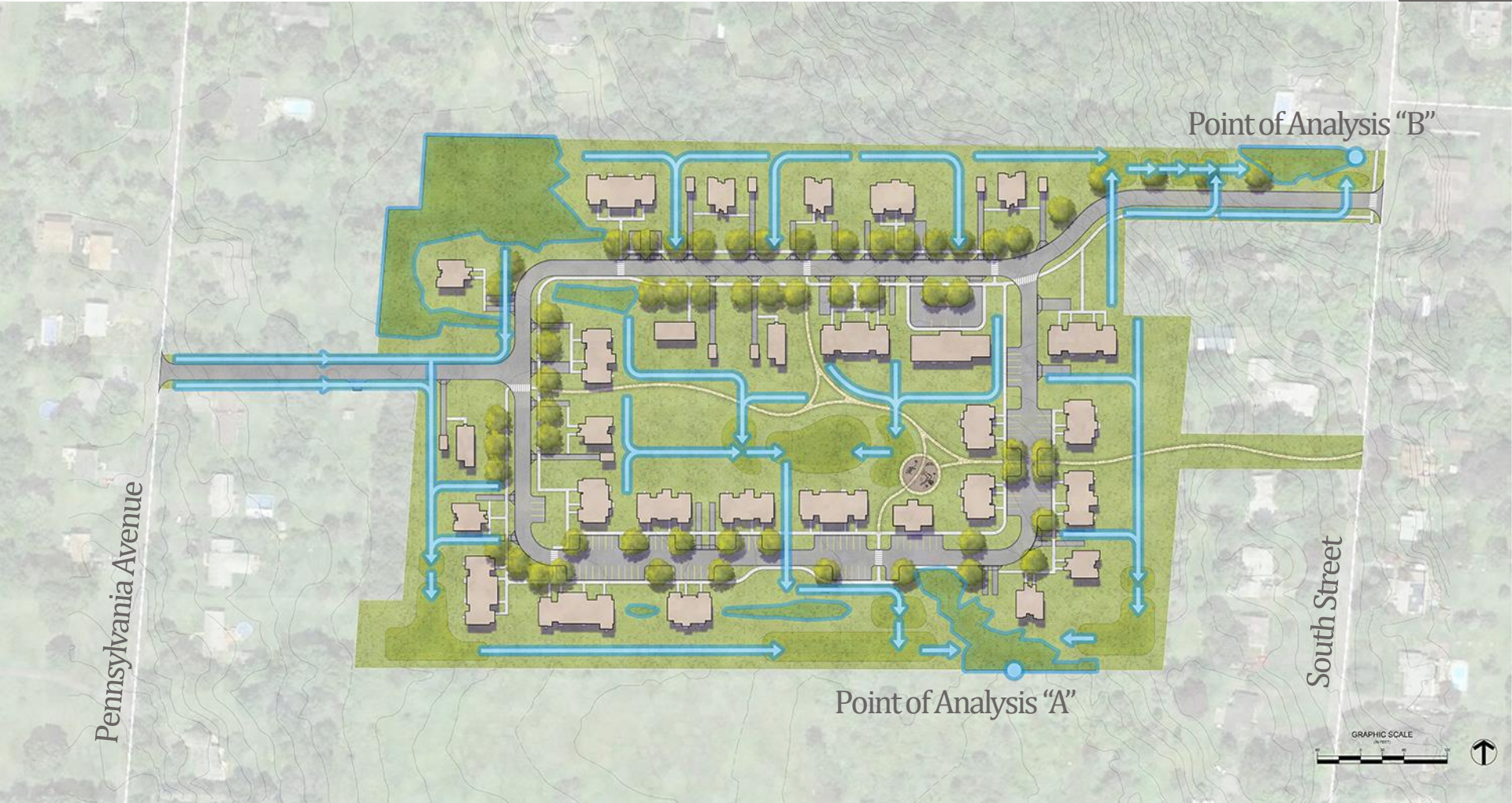


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# Site Drainage





# Affordable Homes for Rent

- Rental prices and income ranges needed

| Bedroom Size | Rent & Utilities | Minimum Income | Max Income |
|--------------|------------------|----------------|------------|
| 1            | \$549            | \$21,960       | \$26,640   |
| 1            | \$750            | \$30,000       | \$33,000   |
| 1            | \$850            | \$34,000       | \$48,000   |
|              |                  |                |            |
| 2            | \$737            | \$29,480       | \$33,000   |
| 2            | \$900            | \$36,000       | \$40,000   |
| 2            | \$1,050          | \$42,000       | \$56,500   |
|              |                  |                |            |
| 3            | \$900            | \$36,000       | \$39,000   |
| 3            | \$1,025          | \$41,000       | \$46,000   |
| 3            | \$1,250          | \$50,000       | \$68,000   |

- Many residents may already live in Tburg or surrounding area

# Affordable Homes for Rent

- **Tenant screening:** credit check, criminal background check, income verification, landlord reference, home visit, interview
- INHS property manager and maintenance staff **on-site 5 days a week**
- **Yearly inspections by investors**
- **Townhouses chosen for cost efficiency;** grouping units together **increases open space**
- **1/3 of homes are one bedroom one Story** – appropriate for aging in place.



Kay and Holly, tenants since 1997



Roman and Natalya, tenants since 2011



# Architecture



## 3 Unit Building Type

- 2 – One bedroom (Fully Accessible Unit)
- 1 – Two bedrooms (Visitable Unit)

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HOLT ARCHITECTS

# Architecture





# Architecture



## 3 Unit Building Type

- 2 – One bedroom (Fully Accessible Unit)
- 1 – Two bedrooms (Visitable Unit)

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HOLT ARCHITECTS

# Architecture



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HOLT ARCHITECTS



# Architecture



## 3 Unit Building Type

- 1 – Two bedrooms (Visitable Unit)
- 2 – Three bedrooms (Visitable Unit)



# Architecture





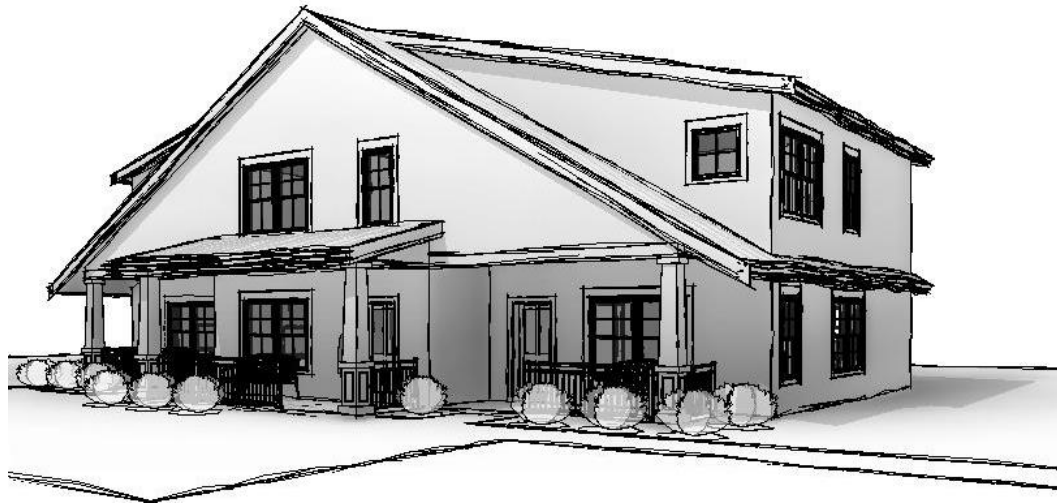
# Architecture



## 3 Unit Building Type

- 1 – Two bedrooms (Visitable Unit)
- 2 – Three bedrooms (Visitable Unit)

# Architecture



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# Architecture



## 4 Unit Building Type

- 2 – One bedroom (Fully Accessible Unit)
- 2 – Two bedrooms (Visitable Unit)

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HOLT ARCHITECTS

# Architecture



HOLT ARCHITECTS

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# Architecture



## 4 Unit Building Type

- 1 – Two bedrooms (Fully Accessible Unit)
- 1 – Three bedrooms (Fully Accessible Unit)
- 2 – Three bedrooms (Visitable Unit)



# Architecture



HOLT ARCHITECTS



# Affordable Homes for Sale

INHS helps first-time home buyers 3 ways:

- **Builds or renovates homes to sell through our Community Housing Trust**, making high-quality homes permanently affordable for low-income home buyers.
- **Provides down payment assistance to low to moderate income home buyers** struggling to save enough to buy a home or to afford market prices.
- **We provide education and counseling**, regardless of income, to help people buy smartly and overcome barriers like low-credit and debt.

There is no typical INHS home buyer; we have helped Walmart employees and college professors, retirees and people starting out in their careers, single people and large families.



Culpepper Family

# For Sale Income Limits and Prices

| Household Size | "Low-Income" Maximum Total Household Income (Gross) | "Moderate-Income" Total Household Income (Gross) |
|----------------|---|--|
| 1              | \$42,350  | \$63,500   |
| 2              | \$48,400  | \$72,600   |
| 3              | \$54,450  | \$81,650   |
| 4              | \$60,500  | \$90,750   |
| 5              | \$65,350  | \$98,000   |
| 6              | \$70,200  | \$105,300  |

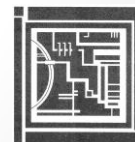
**INHS' Lake Avenue Townhomes, for sale now, are selling for:**

Two bedroom 1.5 bathroom town homes are \$112,000-129,000

Three bedroom 1.5 bathroom townhomes are \$145,000

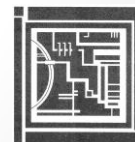


# Example Homes for Sale



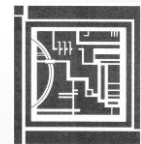


# Example Homes for Sale

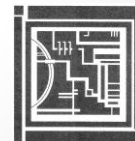
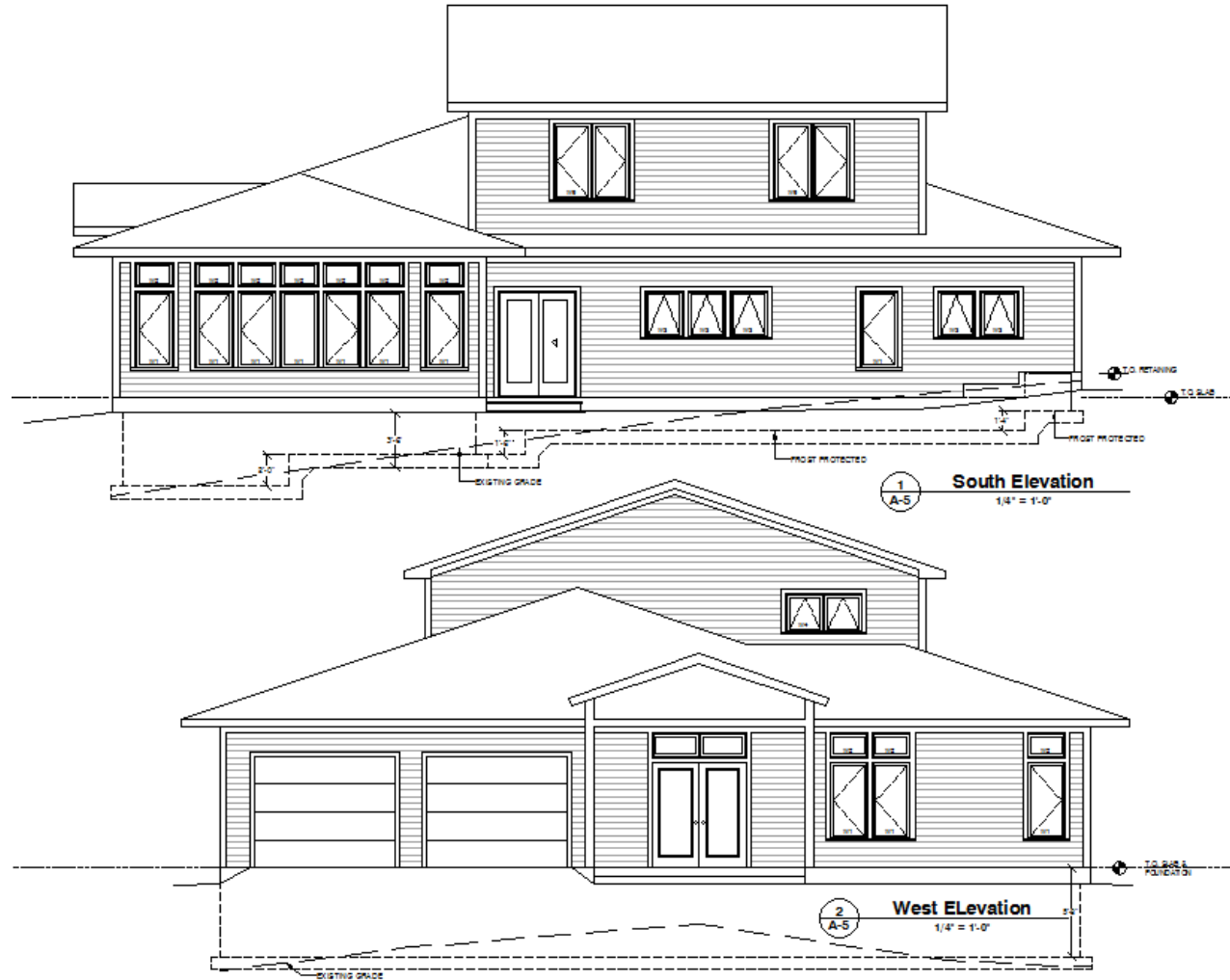




# Small energy efficient

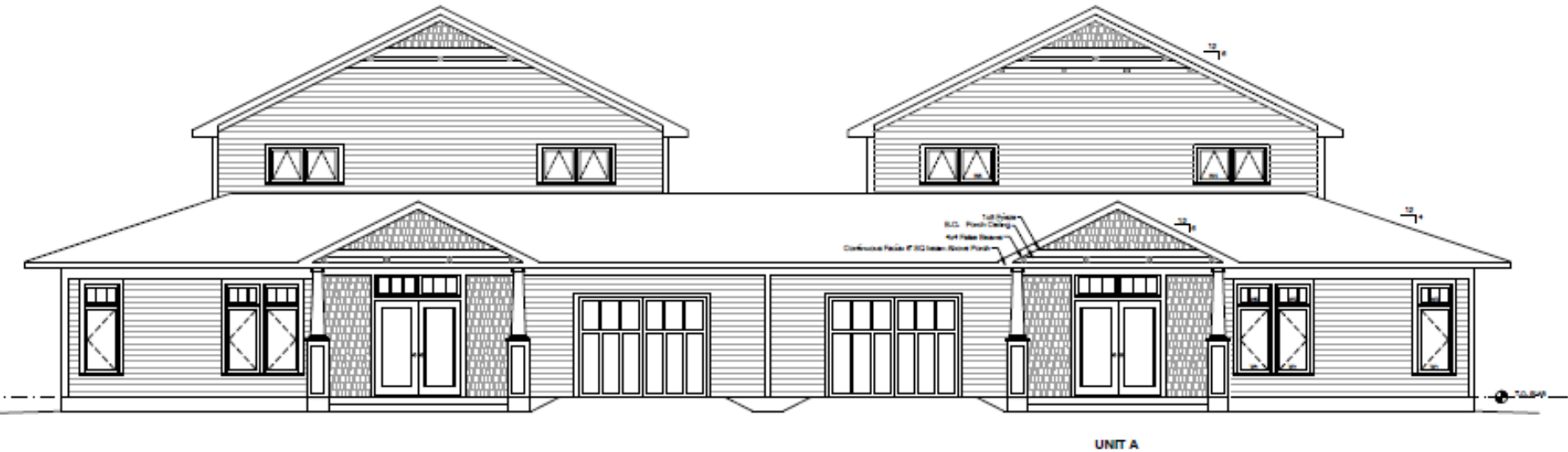


# Age in place

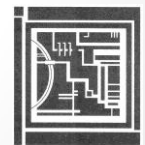




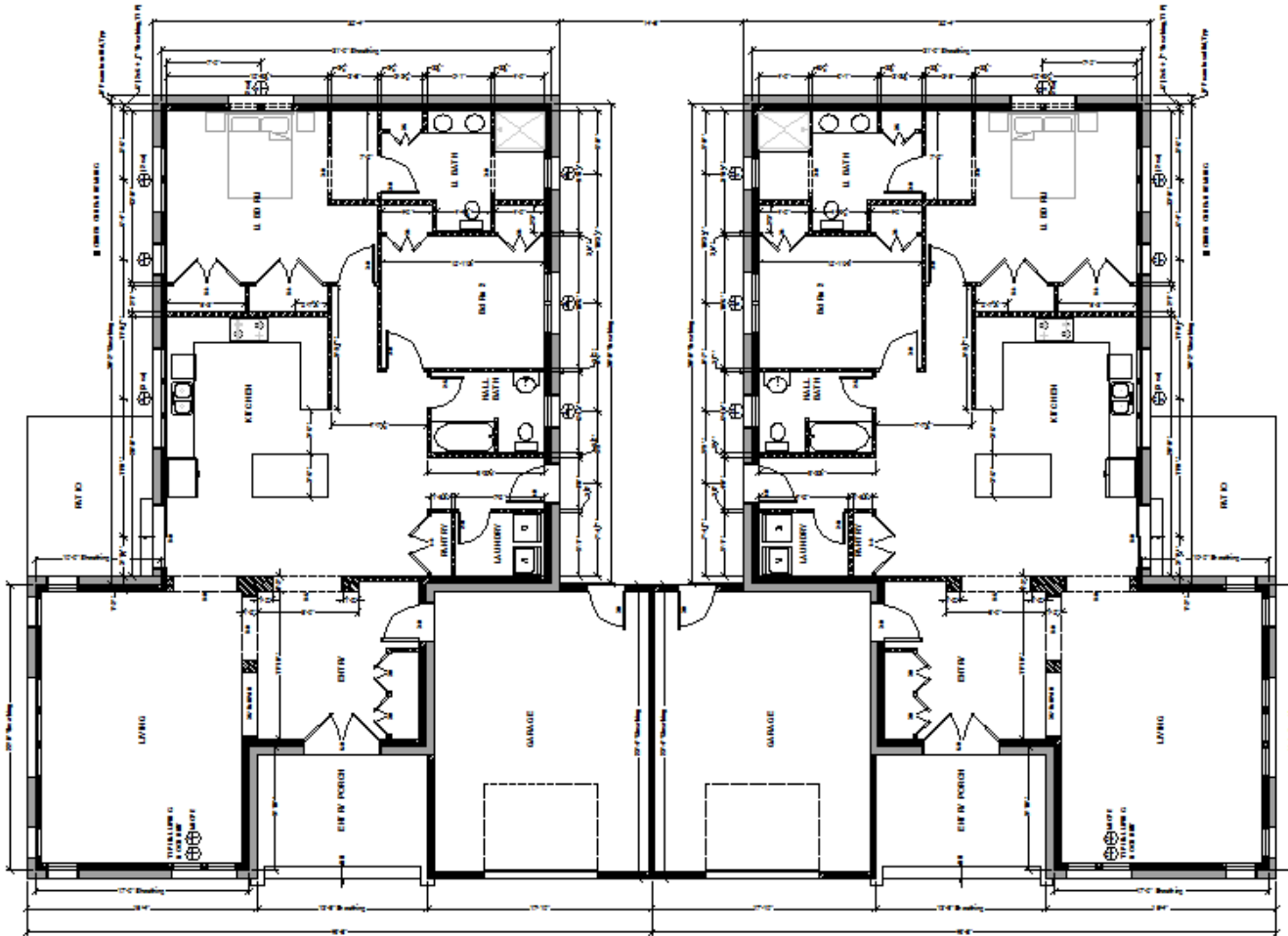
# Age in place duplex



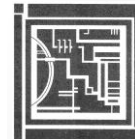
1  
A-04 Front Elevation  
1/4" = 1'-0"



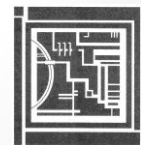
# Age in place duplex



1 1st Floor Plan  
1/4" = 1'-0"



# Single family w apartment





# Trumansburg Community Nursery School

## History:

- Not for profit, parent cooperative preschool started in 1959 with board of trustees comprised of parents and community members
- Currently offering morning preschool classes for children ages two to five and twice monthly toddler story time October through April
- Total enrollment for 2016-17: 36 children



# Trumansburg Community Nursery School

## Goal: expanded program options for families

- Maintain half-day preschool program with extended hours for working families
- Additional classroom space for toddler and preschool children to accommodate more children and families in the program
- Expand family support programs – play groups, drop-in care, child development/parenting classes
- Maintain location within village and walking distance to library and other community sites





# Questions and Comments

