

TOMPKINS COMMUNITY ACTION, INC.

Tompkins County

Project Name:	Magnolia House
Location:	City of Ithaca
Number of Units:	14 Units (14 SRO units)
Population Served:	Very Low Income households; persons who are Homeless
Total Project Cost:	\$ 2,896,166
UI:	\$ 174,000
NYS HHAP:	\$ 2,722,166

This project is deconstruction of two existing structures to clear the site for the new construction of a four-story masonry building with 14 units of permanent, subsidized, supportive rental housing for homeless women. The existing structures, a house and garage, are being deconstructed for the salvage and recycling of useable materials, as an alternative to traditional demolition. The project is designed to meet or exceed LEED standards for energy efficiency. The project will provide an elevator and all fourteen (14) will be fully accessible and fully adapted move-in, ready units for persons who have a hearing or vision impairment. All fourteen units will be visitable. In addition to the residential units, the project will provide common area to promote community and offer space for visitation, a common kitchen, laundry facilities, training and outdoor space.

Funding for this project will be provided by NYS Urban Initiative Program (UI) and NYS Homeless Housing and Assistance Program (HHAP).

The development team consists of Tompkins Community Action, Inc. as developer and management agent, Claudia Brenner Design as project architect and Teitsch-Kent-Fey Architects, PC as architect and engineer. The general contractor will be selected through a competitive bidding process. Upon completion, the project will be owned and operated by Tompkins Community Action, Inc.

The gross rents (rent plus utilities) at \$719 a month and will be affordable to households with incomes at or below 30% the area median income. In addition, 14 (100% of the project units) are targeted to serve persons who are homeless. Fourteen (14) units will receive rental subsidies under the HTFC Project Based Voucher Initiative and will be administered by Tompkins Community Action as the DHCR Local Administrator.