

NAME OF PROJECT/PROGRAM	Maple Hill Apartments
LOCATION OF PROJECT/PROGRAM	301 Maple Avenue Town of Ithaca
NAME OF ORGANIZATION	Abbott Management
DESCRIPTION OF PROGRAM	Housing development on East Hill in the Town of Ithaca.
YEAR DEVELOPED	1972.
TOTAL NUMBER OF UNITS	82 units: 1,2,3, and 4 bedroom.
NUMBER OF SUBSIDIZED UNITS	82 units.
SOURCE OF SUBSIDY	236 HUD Mortgage. Supervised by NYS DHCR.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	40 years.
SUBSIDY EXPIRATION DATE	2012.
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Applicants are qualified for occupancy primarily by family size and income level. Additional subsidies such as Section 8 and Rent Supplement may also apply depending on the personal circumstances of the Applicant.
CONTACT INFORMATION FOR ORGANIZATION	Harry Taggart and Rick Cowan, Co-Superintendents 301 Maple Ave., Ithaca (p) 607.319.0692 (e) rental@abbottassociates.com (w) abbottassociates.com/maplehil.htm
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	West Village
LOCATION OF PROJECT/PROGRAM	150 West Village Place City of Ithaca
NAME OF ORGANIZATION	Ithaca-West Village Apartments-OmniCorps
DESCRIPTION OF PROGRAM	Housing development on West Hill in the City of Ithaca.
YEAR DEVELOPED	1972. In 2007 received Special Tax Exemption which extends the subsidy expiration date.
TOTAL NUMBER OF UNITS	235 units: 1, 2, 3, and 4 bedroom.
NUMBER OF SUBSIDIZED UNITS	235 units.
SOURCE OF SUBSIDY	236 HUD mortgage. Supervised by NYS DHCR.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	40 years.
SUBSIDY EXPIRATION DATE	2055 (originally 2015).
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Applicants are qualified for occupancy primarily by family size and income level. Additional subsidies such as Section 8 and Rent Supplement may also apply depending on the personal circumstances of the Applicant.
CONTACT INFORMATION FOR ORGANIZATION	Paul Doyle, Property Manager 150 West Village Place, Ithaca (p) 607.273.5215
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	ECHO (Elder Cottage Housing Options)
LOCATION OF PROJECT/PROGRAM	Scattered sites across Tompkins County.
NAME OF ORGANIZATION	Better Housing for Tompkins County
DESCRIPTION OF PROGRAM	A one bedroom cottage is placed on the property of the child and used by the elderly relative. When no longer needed, the cottage will be moved.
YEAR DEVELOPED	1997.
TOTAL NUMBER OF UNITS	5 one-bedroom modular homes.
NUMBER OF SUBSIDIZED UNITS	5 units.
SOURCE OF SUBSIDY	HUD Section 8.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies by Resident rent (about 30% income).
DURATION OF SUBSIDY (YEARS)	Annual renewal. 20 year regulatory period.
SUBSIDY EXPIRATION DATE	July 2017.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Maximum income limit:</i> 1 person: \$25,150 2 people: \$28,700
CONTACT INFORMATION FOR ORGANIZATION	Andrew Piliero, Property Manager 950 Danby Road, Suite 102, Ithaca (p) 607.273.2187 ext 202 (e) rentals@betterhousingtc.org (w) betterhousing.org
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Fountain Manor Apartments
LOCATION OF PROJECT/PROGRAM	9 Midline Road Town of Caroline
NAME OF ORGANIZATION	Better Housing for Tompkins County
DESCRIPTION OF PROGRAM	Owned and operated by Caroline Seniors, Inc., the apartments are funded by the USDA Rural Housing and NYS Rural Rental Assistance.
YEAR DEVELOPED	1988.
TOTAL NUMBER OF UNITS	24 one-bedroom apartments.
NUMBER OF SUBSIDIZED UNITS	24 units.
SOURCE OF SUBSIDY	22 units - New York State. 2 units - Section 8.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies by Resident rent (about 30% income).
DURATION OF SUBSIDY (YEARS)	50 years.
SUBSIDY EXPIRATION DATE	2038.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Maximum income limit:</i> 1 person: \$45,700. 2 people: \$51,450.
CONTACT INFORMATION FOR ORGANIZATION	Debbie Tuttle, Site Manager 9 Midline Road, Slaterville Springs (p) 607.539.6320 (w) betterhousing.org
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Juniper Manor Apartments
LOCATION OF PROJECT/PROGRAM	24 Elm Street Village of Trumansburg
NAME OF ORGANIZATION	Better Housing for Tompkins County
DESCRIPTION OF PROGRAM	Juniper Manor is funded by a federal government low interest loan (HUD) and managed by Better Housing.
YEAR DEVELOPED	1983 and 1991
TOTAL NUMBER OF UNITS	40 apartments: 36 one-bedroom, 4 two-bedroom.
NUMBER OF SUBSIDIZED UNITS	40 units.
SOURCE OF SUBSIDY	HUD Section 8. Mortgage with Rural Development.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies by Resident rent (about 30% income).
DURATION OF SUBSIDY (YEARS)	Annual renewal. Permanent affordability for 99 years.
SUBSIDY EXPIRATION DATE	April 2090.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Maximum income limit:</i> 1 person: \$25,150 2 people: \$28,700 3 people: \$32,300 4 people: \$35,900
CONTACT INFORMATION FOR ORGANIZATION	Sue Roenke, Site Manager 24 Elm Street, Trumansburg
CATEGORY	(p) 607.387.5922 (w) betterhousing.org
Senior Housing	

NAME OF PROJECT/PROGRAM	Newfield Garden Apartments
LOCATION OF PROJECT/PROGRAM	261 Main Street Town of Newfield
NAME OF ORGANIZATION	Better Housing for Tompkins County
DESCRIPTION OF PROGRAM	Owned and operated by Better Housing. The apartments are funded by USDA Rural Housing and have rent subsidy from New York State.
YEAR DEVELOPED	1985.
TOTAL NUMBER OF UNITS	28 one-bedroom apartments.
NUMBER OF SUBSIDIZED UNITS	28 units.
SOURCE OF SUBSIDY	HUD Section 8 (as of May 1, 2009). Mortgage with Rural Development.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies by Resident rent (about 30% income).
DURATION OF SUBSIDY (YEARS)	50 years.
SUBSIDY EXPIRATION DATE	April 2035.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Maximum income limit:</i> 1 person: \$25,150. 2 people: \$28,700.
CONTACT INFORMATION FOR ORGANIZATION	Debbie Tuttle, Site Manager 261 Main Street, Newfield
CATEGORY	(p) 607.564.6320 (w) betterhousing.org
Senior Housing	

NAME OF PROJECT/PROGRAM	Woods Edge Apartments
LOCATION OF PROJECT/PROGRAM	Woodsedge Drive Town of Lansing
NAME OF ORGANIZATION	C.R.M. Rental Management
DESCRIPTION OF PROGRAM	Owned by the Town of Lansing, administered by Lansing Housing Authority and managed by C.R.M. Rental Management.
YEAR DEVELOPED	1981.
TOTAL NUMBER OF UNITS	40 units: 38 one-bedroom, 2 two-bedroom.
NUMBER OF SUBSIDIZED UNITS	40 units.
SOURCE OF SUBSIDY	FHA funding; USDA Rural Development.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	50 years.
SUBSIDY EXPIRATION DATE	2031.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Maximum income limit:</i> Individual \$45,700 Double \$51,450 Subsidy is connected to the unit.
CONTACT INFORMATION FOR ORGANIZATION	Pam Bush Woodsedge Drive Lansing, NY (p) 607.533.4792
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Cayuga View Apartments (Linderman Creek III)
LOCATION OF PROJECT/PROGRAM	201 Cypress Court Town of Ithaca
NAME OF ORGANIZATION	Conifer Realty
DESCRIPTION OF PROGRAM	Most expensive of the Linderman Creek units. Residents are required to pay their own utilities but are able to control the thermostat.
YEAR DEVELOPED	2005.
TOTAL NUMBER OF UNITS	24 tax credit family units.
NUMBER OF SUBSIDIZED UNITS	24 units.
SOURCE OF SUBSIDY	80% of residents are Section 8 "Sticky" Voucher Holders.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	30 years.
SUBSIDY EXPIRATION DATE	2035.
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Conifer used Low Income Housing Tax Credits (LIHTC), therefore their tax credit properties do not come with subsidies for residents. However, tax credit properties are affordable housing HUD properties with income restrictions for households under 60% of AMI.
CONTACT INFORMATION FOR ORGANIZATION	Monica Pritchard, Property Manager 201 Cypress Court, Ithaca (p) 607.269.1000 (e) lindermancreek@coniferllc.com (w) www.lindermancreekapartments.com
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	Conifer Village at Ithaca
LOCATION OF PROJECT/PROGRAM	200 Conifer Drive Town of Ithaca
NAME OF ORGANIZATION	Conifer Realty
DESCRIPTION OF PROGRAM	55 years of age and older.
YEAR DEVELOPED	2008.
TOTAL NUMBER OF UNITS	72 tax credit units for independent living seniors.
NUMBER OF SUBSIDIZED UNITS	72 units.
SOURCE OF SUBSIDY	80% of residents are Section 8 "Sticky" Voucher Holders.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	30 years.
SUBSIDY EXPIRATION DATE	2038.
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Conifer used Low Income Housing Tax Credits (LIHTC), therefore their tax credit properties do not come with subsidies for residents. However, tax credit properties are affordable housing HUD properties with income restrictions for households under 60% of AMI.
CONTACT INFORMATION FOR ORGANIZATION	Monica Pritchard, Property Manager 200 Conifer Drive, Ithaca (p) 607.269.1000 (e) lindermancreek@coniferllc.com (w) www.ConiferVillagelthaca.com
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Ellis Hollow Road Apartments
LOCATION OF PROJECT/PROGRAM	1028 Ellis Hollow Road Town of Ithaca
NAME OF ORGANIZATION	Conifer Realty
DESCRIPTION OF PROGRAM	Ellis Hollow is a senior citizen community privately owned and managed, but funded by a limited profit federal loan.
YEAR DEVELOPED	1973. Rehabilitated in 2006.
TOTAL NUMBER OF UNITS	104 tax credit units for independent living seniors.
NUMBER OF SUBSIDIZED UNITS	104 units.
SOURCE OF SUBSIDY	80% of residents are Section 8 "Sticky" Voucher Holders.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	91 units: 50% of AMI - income limit of \$25,150 9 units: 80% of AMI - income limit of \$40,240 4 units: 120% of AMI - income limit of \$60,360
DURATION OF SUBSIDY (YEARS)	30 years.
SUBSIDY EXPIRATION DATE	2034.
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Conifer used Low Income Housing Tax Credits (LIHTC), therefore their tax credit properties do not come with subsidies for residents. However, tax credit properties are affordable housing HUD properties with income restrictions for households under 60% of AMI.
CONTACT INFORMATION FOR ORGANIZATION	Moriah Robling, Property Manager 1028 Ellis Hollow Road, Ithaca (p) 607.273.3020 (e) ellishollow@coniferllc.com
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Linderman Creek Apartments
LOCATION OF PROJECT/PROGRAM	201 Cypress Court Town of Ithaca
NAME OF ORGANIZATION	Conifer Realty
DESCRIPTION OF PROGRAM	Units feature the lowest rents in the Linderman Creek development and include heating expenses.
YEAR DEVELOPED	2000.
TOTAL NUMBER OF UNITS	56 tax credit family units.
NUMBER OF SUBSIDIZED UNITS	N/A
SOURCE OF SUBSIDY	80% of residents are Section 8 "Sticky" Voucher Holders.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	30 years.
SUBSIDY EXPIRATION DATE	2030.
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Conifer used Low Income Housing Tax Credits (LIHTC), therefore their tax credit properties do not come with subsidies for residents. However, tax credit properties are affordable housing HUD properties with income restrictions for households under 60% of AMI.
CONTACT INFORMATION FOR ORGANIZATION	Monica Pritchard, Property Manager 201 Cypress Court, Ithaca
CATEGORY	(p) 607.269.1000 (e) lindermancreek@coniferllc.com (w) www.lindermancreekapartments.com
Apartment Complex	

NAME OF PROJECT/PROGRAM	Linderman Creek II Apartments
LOCATION OF PROJECT/PROGRAM	201 Cypress Court Town of Ithaca
NAME OF ORGANIZATION	Conifer Realty
DESCRIPTION OF PROGRAM	Similar to Linderman Creek I Apartments. Multiple apartment complex amenities.
YEAR DEVELOPED	2003.
TOTAL NUMBER OF UNITS	72 tax credit family units.
NUMBER OF SUBSIDIZED UNITS	N/A
SOURCE OF SUBSIDY	80% of residents are Section 8 "Sticky" Voucher Holders.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	30 years.
SUBSIDY EXPIRATION DATE	2033.
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	Conifer used Low Income Housing Tax Credits (LIHTC), therefore their tax credit properties do not come with subsidies for residents. However, tax credit properties are affordable housing HUD properties with income restrictions for households under 60% of AMI.
CONTACT INFORMATION FOR ORGANIZATION	Monica Pritchard, Property Manager 201 Cypress Court, Ithaca
CATEGORY	(p) 607.269.1000 (e) lindermancreek@coniferllc.com (w) www.lindermancreekapartments.com
Apartment Complex	

NAME OF PROJECT/PROGRAM	Schoolhouse Garden Apartments
LOCATION OF PROJECT/PROGRAM	177 Main Street Village of Groton
NAME OF ORGANIZATION	Conifer Realty
DESCRIPTION OF PROGRAM	Located in what once was the Groton High School. The apartments are managed by Conifer Realty.
YEAR DEVELOPED	Renovated in 1992.
TOTAL NUMBER OF UNITS	28 units: 22 one bedroom, 6 two bedroom.
NUMBER OF SUBSIDIZED UNITS	28 units.
SOURCE OF SUBSIDY	USDA Rural Housing Tax Credits and DHCR Rental Assistance/Voucher.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	USDA Rent Subsidy: Single, \$30,180; 2-person, \$34,440. Does not exceed 30% of an individual's income.
DURATION OF SUBSIDY (YEARS)	Ongoing.
SUBSIDY EXPIRATION DATE	Ongoing.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Other classifications:</i> Low income - \$25,150 Low-Moderate - \$40,200 Moderate - \$45,700
CONTACT INFORMATION FOR ORGANIZATION	Tatyana Leshkevich 177 Main Street, Groton (p) 607.898.4770 (e) schoolhousegardens@coniferllc.com (w) www.coniferllc.com
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Willowbrook Manor
LOCATION OF PROJECT/PROGRAM	Neptune Drive Village of Dryden
NAME OF ORGANIZATION	Dryden Senior Housing Corporation
DESCRIPTION OF PROGRAM	Willowbrook Manor is set on seven acres of land. Managed by Dryden Apartment Co., owned by Dryden Senior Housing Co.
YEAR DEVELOPED	1979.
TOTAL NUMBER OF UNITS	50 one-bedroom apartments.
NUMBER OF SUBSIDIZED UNITS	50 units.
SOURCE OF SUBSIDY	USDA Rural Development for the mortgage.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	50 years for the mortgage.
SUBSIDY EXPIRATION DATE	2029.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Maximum income limits:</i> Very low - 1 person \$25,150, 2 persons \$28,700 Low moderate - 1 person \$40,200, 2 persons \$45,950
CONTACT INFORMATION FOR ORGANIZATION	Mark Goldfarb Neptune Drive Dryden, NY (p) 607.844.5130
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Lehigh Crossing Apartments
LOCATION OF PROJECT/PROGRAM	15 Cook Street Village of Freeville
NAME OF ORGANIZATION	Freeville Housing Group
DESCRIPTION OF PROGRAM	Owned by Freeville Housing Group. Managed by Belmont Management Group. Senior housing (62+) and disabled individuals.
YEAR DEVELOPED	1991.
TOTAL NUMBER OF UNITS	24 apartments.
NUMBER OF SUBSIDIZED UNITS	24 units.
SOURCE OF SUBSIDY	USDA Rural Development.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	30 years.
SUBSIDY EXPIRATION DATE	2021.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes
INCOME RESTRICTIONS	<i>Maximum income limit:</i> One person: \$30,180 Two person: \$34,440
CONTACT INFORMATION FOR ORGANIZATION	Sarah Bebo, Resident Manager 15 Cook Street, Freeville
CATEGORY	(p) 607.844.4045 Senior Housing

NAME OF PROJECT/PROGRAM	Center Village Court Apartments
LOCATION OF PROJECT/PROGRAM	200 W. South Street Village of Groton
NAME OF ORGANIZATION	Groton Housing Authority
DESCRIPTION OF PROGRAM	Located in an "inter-generational" setting. Funded by USDA Rural Housing 1% Loan. Managed by Groton Housing Authority.
YEAR DEVELOPED	Phase 1: 1975. Phase 2: 1978.
TOTAL NUMBER OF UNITS	60 one-bedroom units.
NUMBER OF SUBSIDIZED UNITS	60 units.
SOURCE OF SUBSIDY	USDA Rural Development.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies from person to person based on their income.
DURATION OF SUBSIDY (YEARS)	Year to year application.
SUBSIDY EXPIRATION DATE	End of each year.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes, as long as funding remains.
INCOME RESTRICTIONS	<i>Maximum income limits:</i> 1 person - \$22,250 2 person- \$25,400
CONTACT INFORMATION FOR ORGANIZATION	Lugene Duso, Manager 200 W. South Street, Groton
CATEGORY	(p) 607.898.5887 Senior Housing

NAME OF PROJECT/PROGRAM	Northside Apartments
LOCATION OF PROJECT/PROGRAM	Scattered sites throughout City of Ithaca.
NAME OF ORGANIZATION	Ithaca Housing Authority
DESCRIPTION OF PROGRAM	Public Housing. Located at 510-530 Madison St, 107-141 Fifth St, 503-621 Hancock St, 202-311 Fourth St, 216-312 Third St, and 118-130 Morris Ave.
YEAR DEVELOPED	1971.
TOTAL NUMBER OF UNITS	70 units.
NUMBER OF SUBSIDIZED UNITS	70 units.
SOURCE OF SUBSIDY	Federal funds.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	\$265/unit.
DURATION OF SUBSIDY (YEARS)	Ongoing.
SUBSIDY EXPIRATION DATE	Ongoing.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Federal income guidelines are used. Comprised of (11) 2-bedroom, (33) 3-bedroom, and (26) 4-bedroom units.
CONTACT INFORMATION FOR ORGANIZATION	Doreen Osterman, Executive Secretary 798 S Plain St, Ithaca (p) 607-273-8629 ext. 234 (e) doreeno@ithacaha.com (w) www.ithacaha.com
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	Overlook Terrace
LOCATION OF PROJECT/PROGRAM	410-412 Hector Street City of Ithaca
NAME OF ORGANIZATION	Ithaca Housing Authority
DESCRIPTION OF PROGRAM	Public Housing.
YEAR DEVELOPED	1969.
TOTAL NUMBER OF UNITS	10 units.
NUMBER OF SUBSIDIZED UNITS	10 units.
SOURCE OF SUBSIDY	Federal funds.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	\$265/unit.
DURATION OF SUBSIDY (YEARS)	Ongoing.
SUBSIDY EXPIRATION DATE	Ongoing.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Federal income guidelines are used. Comprised of four 3-bedroom, and six 2-bedroom apartments.
CONTACT INFORMATION FOR ORGANIZATION	Doreen Osterman, Executive Secretary 798 S Plain St, Ithaca (p) 607-273-8629 ext. 234 (e) doreeno@ithacaha.com (w) www.ithacaha.com
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	Section 8 Vouchers
LOCATION OF PROJECT/PROGRAM	Scattered sites throughout the City of Ithaca.
NAME OF ORGANIZATION	Ithaca Housing Authority
DESCRIPTION OF PROGRAM	Rental assistance.
YEAR DEVELOPED	1946.
TOTAL NUMBER OF UNITS	923 vouchers are provided.
NUMBER OF SUBSIDIZED UNITS	923 vouchers.
SOURCE OF SUBSIDY	HUD.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Calculated based on household income; 30 to 40% of monthly adjusted income.
DURATION OF SUBSIDY (YEARS)	Ongoing.
SUBSIDY EXPIRATION DATE	N/A
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	The family's income may not exceed 50% of the median income for the county. By law, they must provide 75% of the vouchers to applicants whose incomes do not exceed 30% of the area median income. Median income levels are published by HUD and vary by location.
CONTACT INFORMATION FOR ORGANIZATION	Vicki Wright, Section 8 Coordinator 800 S. Plain Street, Ithaca (p) 607.273.1244 (e) vickiw@ithacaha.com (w) www.ithacaha.com
CATEGORY	Section 8 Vouchers

NAME OF PROJECT/PROGRAM	Southview Apartments
LOCATION OF PROJECT/PROGRAM	410-412 Plain Street and Center Street City of Ithaca
NAME OF ORGANIZATION	Ithaca Housing Authority
DESCRIPTION OF PROGRAM	Public Housing.
YEAR DEVELOPED	1975.
TOTAL NUMBER OF UNITS	26 units.
NUMBER OF SUBSIDIZED UNITS	26 units.
SOURCE OF SUBSIDY	Federal funds.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	\$265/unit.
DURATION OF SUBSIDY (YEARS)	Ongoing.
SUBSIDY EXPIRATION DATE	Ongoing.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Federal income guidelines are used. Comprised of eight 2-bedroom, sixteen 3-bedroom, and two 5-bedroom apartments
CONTACT INFORMATION FOR ORGANIZATION	Doreen Osterman, Executive Secretary 798 S Plain St, Ithaca (p) 607-273-8629 ext. 234 (e) doreeno@ithacaha.com (w) www.ithacaha.com
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	Titus Towers I & II Apartments
LOCATION OF PROJECT/PROGRAM	798-800 South Plain Street City of Ithaca
NAME OF ORGANIZATION	Ithaca Housing Authority
DESCRIPTION OF PROGRAM	Public Housing. Titus Towers I: 800 South Plain Street. Titus Towers II: 798 South Plain Street .
YEAR DEVELOPED	Titus I: 165 one-bedroom apartments, 1972. Titus II: 70 one-bedroom apartments, 1984.
TOTAL NUMBER OF UNITS	235 units.
NUMBER OF SUBSIDIZED UNITS	235 units.
SOURCE OF SUBSIDY	Federal funds.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	\$187/unit.
DURATION OF SUBSIDY (YEARS)	Ongoing
SUBSIDY EXPIRATION DATE	Ongoing.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Federal income guidelines are used. <i>Maximum income limit:</i> One person - \$40,200 Two person - \$45,950
CONTACT INFORMATION FOR ORGANIZATION	Doreen Osterman, Executive Secretary 798 S Plain St, Ithaca
CATEGORY	(p) 607-273-8629 ext. 234 (e) doreeno@ithacaha.com (w) www.ithacaha.com
Senior Housing	

NAME OF PROJECT/PROGRAM	Longview Senior Community
LOCATION OF PROJECT/PROGRAM	1 Bella Vista Drive Town of Ithaca
NAME OF ORGANIZATION	Ithacare Community
DESCRIPTION OF PROGRAM	101 Independent Apartments and 60 Assisted Living Suites. Residents are provided a variety of services and amenities.
YEAR DEVELOPED	1998.
TOTAL NUMBER OF UNITS	161 units.
NUMBER OF SUBSIDIZED UNITS	60 units (Assisted Living Suites).
SOURCE OF SUBSIDY	Supplemental Security Income (SSI) and a sliding scale fee.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Dependent on the income of the resident.
DURATION OF SUBSIDY (YEARS)	N/A
SUBSIDY EXPIRATION DATE	N/A
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Two bedroom - \$4,360 SS Rate: One bedroom - \$1,180 <i>Full Rate:</i> One bedroom - \$2,615 A sliding scale fee is available.
CONTACT INFORMATION FOR ORGANIZATION	Liz Yale, Controller 1 Bella Vista Drive, Ithaca
CATEGORY	(p) 607.375.6300 (e) lyale@ithaca.edu (w) www.ithacarelongview.com
Senior Housing	

NAME OF PROJECT/PROGRAM	Lakeview Mental Health Special Needs Single Room Occupancy (SRO)
LOCATION OF PROJECT/PROGRAM	320 3rd Street City of Ithaca
NAME OF ORGANIZATION	Lakeview Mental Health Services
DESCRIPTION OF PROGRAM	Every applicant must have a diagnosis of a "Severe, Persistent Mental Illness" (SPMI) and go through the Single Point of Entry Process.
YEAR DEVELOPED	Developed from 2002-2008. Opened October 21, 2008.
TOTAL NUMBER OF UNITS	38 units.
NUMBER OF SUBSIDIZED UNITS	38 units.
SOURCE OF SUBSIDY	Receive subsidies from DSS, SSI, SSD. Funding for project was through DHCR.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Each unit is "single room occupancy" and only one person can reside in each unit. The subsidies vary per person and are based on their contribution.
DURATION OF SUBSIDY (YEARS)	Dependent on the individual's needs.
SUBSIDY EXPIRATION DATE	All tenants must be below 60% median for next 30 years.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Must complete a Southern Tier Environments for Living application to determine income eligibility. Income restrictions begin at \$30,000. A potential client cannot have an income over this amount and must be eligible for tenancy.
CONTACT INFORMATION FOR ORGANIZATION	Amy Jones, Director 320 3rd St., Ithaca (p) 607.277.0035 (e) ajones@lakeviewmhs.org (w) www.lakeviewmhs.org
CATEGORY	Supportive Services

NAME OF PROJECT/PROGRAM	McGraw House
LOCATION OF PROJECT/PROGRAM	221 S. Geneva Street City of Ithaca
NAME OF ORGANIZATION	McGraw Housing Company
DESCRIPTION OF PROGRAM	Provides a secure senior living environment close to many amenities.
YEAR DEVELOPED	1971. In 2009 received funding for renovations which extends the subsidy expiration date.
TOTAL NUMBER OF UNITS	105 units: 65 studio, 40 one-bedroom apartments.
NUMBER OF SUBSIDIZED UNITS	105 units.
SOURCE OF SUBSIDY	HUD Section 236 and NYS Mitchell-Lama.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies according to income. Everyone pays a base rent regardless of income. If 30% of a household's income is more than base rent, pay Fair Market rent.
DURATION OF SUBSIDY (YEARS)	40 years.
SUBSIDY EXPIRATION DATE	2053 (originally 2013).
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Gross Annual Income Limits:</i> Studio - \$45,360 1 bedroom - \$56,488
CONTACT INFORMATION FOR ORGANIZATION	Carol Mallion, Executive Director 221 South Geneva St., Ithaca (p) 607.272.7054 (e) Carol@mcgrawhouse.org (w) www.mcgrawhouse.org
CATEGORY	Senior Housing

NAME OF PROJECT/PROGRAM	Mutual Housing of Tompkins County
LOCATION OF PROJECT/PROGRAM	206 3rd Street City of Ithaca
NAME OF ORGANIZATION	Mutual Housing of Tompkins County, Inc.
DESCRIPTION OF PROGRAM	Mutual housing model creates stable communities where residents exercise a high degree of control over the decisions that affect their housing.
YEAR DEVELOPED	Phase 1: 14 units developed in 1993. Phase 2: 14 units developed in 1997.
TOTAL NUMBER OF UNITS	28 units.
NUMBER OF SUBSIDIZED UNITS	28 units.
SOURCE OF SUBSIDY	Participate w/ Section 8 program. Receive DSS assistance.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	N/A
DURATION OF SUBSIDY (YEARS)	N/A
SUBSIDY EXPIRATION DATE	N/A
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	<i>Rent Amounts:</i> 1 bedroom - \$538 2 bedroom - \$659 3 bedroom - \$746 4 bedroom - \$853
CONTACT INFORMATION FOR ORGANIZATION	Ginny Coolbaugh, Interim Director 206 Third Street, Ithaca, NY (p) 607.256.7212 (e) ginny@centralny.twcbc.com
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	Overlook at West Hill
LOCATION OF PROJECT/PROGRAM	200 West Hill Circle Town of Ithaca
NAME OF ORGANIZATION	Overlook at West Hill
DESCRIPTION OF PROGRAM	Set on 25 acres atop Ithaca's West Hill. Located along Trumansburg Road (Route 96) across from the Cayuga Medical Center.
YEAR DEVELOPED	2005 - Phase 1A, 64 units. 2006 - Phase 1B, 64 units.
TOTAL NUMBER OF UNITS	128 apartments. 1, 2, and 3 bedroom units.
NUMBER OF SUBSIDIZED UNITS	128 units.
SOURCE OF SUBSIDY	Funding for project was through DHCR Federal Housing Tax Credits.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Varies according to assistance available to tenant.
DURATION OF SUBSIDY (YEARS)	Units will remain income restricted for 50 years (minimum) based on Housing Tax Credits.
SUBSIDY EXPIRATION DATE	2055.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	All units are income restricted: 60% Median Family Income. Tenants can receive DSS or Section 8 vouchers.
CONTACT INFORMATION FOR ORGANIZATION	Jim Klafehn, Assistant Property Manager 200 West Hill Circle, Ithaca (p) 607.277.0099 (e) JKlafehn@overlookatwesthill.com (w) overlookatwesthill.com
CATEGORY	Apartment Complex

NAME OF PROJECT/PROGRAM	Chartwell House
LOCATION OF PROJECT/PROGRAM	322 N. Meadow Street City of Ithaca
NAME OF ORGANIZATION	Tompkins Community Action
DESCRIPTION OF PROGRAM	Homeless housing with supportive services. Assists homeless, disabled men in recovery from substance abuse or alcohol abuse.
YEAR DEVELOPED	1995 - Program managed by TCAction; 2000 - Became Permanent Housing with Project Based Vouchers attached for rental subsidy.
TOTAL NUMBER OF UNITS	12 Single Room Occupancy units.
NUMBER OF SUBSIDIZED UNITS	12 units.
SOURCE OF SUBSIDY	Project Based Vouchers through the Housing Choice Voucher Program administered for NYS DHCR.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Based on tenant's income-rent. Portion falls at 30-40% of monthly adjusted income.
DURATION OF SUBSIDY (YEARS)	Original project based contract term is 10 years.
SUBSIDY EXPIRATION DATE	March 31, 2012.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes, if contract is renewed.
INCOME RESTRICTIONS	At entrance into the program, a tenant's income may not exceed 50% of the median income for the county (targets very-low and low income).
CONTACT INFORMATION FOR ORGANIZATION	Cyndie Allmendinger 322 N. Meadow Street, Ithaca
CATEGORY	(p) 607.277.1154 (e) cyndie.allmendinger@tcaction.org (w) www.tcaction.org
Supportive Services	

NAME OF PROJECT/PROGRAM	Section 8 Vouchers
LOCATION OF PROJECT/PROGRAM	Scattered sites throughout Tompkins County.
NAME OF ORGANIZATION	Tompkins Community Action
DESCRIPTION OF PROGRAM	Rental assistance.
YEAR DEVELOPED	1980.
TOTAL NUMBER OF UNITS	900 vouchers are provided.
NUMBER OF SUBSIDIZED UNITS	900 vouchers.
SOURCE OF SUBSIDY	NYS DHCR.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Calculated based on household income, 30 to 40% of monthly adjusted income.
DURATION OF SUBSIDY (YEARS)	Annual contract renewal with NYS DHCR to administer the program.
SUBSIDY EXPIRATION DATE	N/A
UNITS TO REMAIN AFFORDABLE (Y/N)	N/A
INCOME RESTRICTIONS	The family's income may not exceed 50% of the median income for the county or metro area in which the family chooses to live. By law, they must provide 75% of the vouchers to applicants whose incomes do not exceed 30% of the area median income. Median income levels are published by HUD and vary by location.
CONTACT INFORMATION FOR ORGANIZATION	Kat Jackson 701 Spencer Road, Ithaca
CATEGORY	(p) 607.273.8816 ext 121 (e) kat.jackson@tcaction.org (w) www.tcaction.org
Section 8 Vouchers	

NAME OF PROJECT/PROGRAM	Supportive Housing for Families: Permanent Housing at Corn Street Apartments
LOCATION OF PROJECT/PROGRAM	309 S. Corn Street City of Ithaca
NAME OF ORGANIZATION	Tompkins Community Action
DESCRIPTION OF PROGRAM	Homeless Housing with supportive services. Assists homeless, pregnant/parenting families between the ages of 18-25.
YEAR DEVELOPED	2006 - Transferred from a Transitional to a Permanent Housing Program.
TOTAL NUMBER OF UNITS	6 units.
NUMBER OF SUBSIDIZED UNITS	6 units.
SOURCE OF SUBSIDY	Project Based Vouchers through the Housing Choice Voucher Program administered for NYS DHCR.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Calculation based on household income. Rent portion falls at 30-40% of monthly adjusted income.
DURATION OF SUBSIDY (YEARS)	Original project based contract term is 5 years.
SUBSIDY EXPIRATION DATE	August 31, 2010.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes, if the contract is renewed.
INCOME RESTRICTIONS	At entrance into the program, a family's income may not exceed 50% of the median income for the county (targets very-low and low income).
CONTACT INFORMATION FOR ORGANIZATION	Corrine Bruno 309 S. Corn Street, Ithaca (p) 607.216.0457 (e) corrine.bruno@tcaction.org (w) www.tcaction.org
CATEGORY	Supportive Services

NAME OF PROJECT/PROGRAM	Supportive Housing for Families: Transition Program
LOCATION OF PROJECT/PROGRAM	309 S. Corn Street City of Ithaca
NAME OF ORGANIZATION	Tompkins Community Action
DESCRIPTION OF PROGRAM	Homeless housing with supportive services. Assists homeless, pregnant/parenting families between the ages of 18-25.
YEAR DEVELOPED	1996 (located at Corn Street Apartments from 1996-2006).
TOTAL NUMBER OF UNITS	6 scattered sites in Tompkins County.
NUMBER OF SUBSIDIZED UNITS	6 units.
SOURCE OF SUBSIDY	U.S. Department of Housing and Urban Development (HUD).
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	Calculated based on household income, rent portion falls at 30-40% of monthly adjusted income.
DURATION OF SUBSIDY (YEARS)	Annual renewal through HUD as part of the Continuum of Care.
SUBSIDY EXPIRATION DATE	N/A
UNITS TO REMAIN AFFORDABLE (Y/N)	Only through renewal.
INCOME RESTRICTIONS	At entrance into the program, a family's income may not exceed 50% of the median income for the county (targets very-low and low income).
CONTACT INFORMATION FOR ORGANIZATION	Corrine Bruno 309 S. Corn Street, Ithaca (p) 607.216.0457 (e) corrine.bruno@tcaction.org (w) www.tcaction.org
CATEGORY	Supportive Services

NAME OF PROJECT/PROGRAM	Tompkins County American Red Cross Homelessness Services Program SRO Beds
LOCATION OF PROJECT/PROGRAM	618 W. State Street City of Ithaca
NAME OF ORGANIZATION	Tompkins County Red Cross
DESCRIPTION OF PROGRAM	12 consecutive months of homelessness or 4 episodes of homelessness in the past 3 years.
YEAR DEVELOPED	March 2009.
TOTAL NUMBER OF UNITS	6 units (beds): 2 rooms w/ 2 beds, 2 rooms w/ 1 bed.
NUMBER OF SUBSIDIZED UNITS	6 units.
SOURCE OF SUBSIDY	HUD for Single Room Occupancy (SRO) Projects.
AMOUNT OF SUBSIDY PER UNIT/BEDROOM	\$300/bed.
DURATION OF SUBSIDY (YEARS)	N/A
SUBSIDY EXPIRATION DATE	Ongoing.
UNITS TO REMAIN AFFORDABLE (Y/N)	Yes.
INCOME RESTRICTIONS	Tenant has to qualify for the Chronic Homeless Status.
CONTACT INFORMATION FOR ORGANIZATION	John Ward 201 W. Clinton Street, Ithaca
CATEGORY	(p) 607.273.1900
Supportive Services	(e) jward@tom-pkins-redcross.org (w) www.tom-pkins-redcross.org