

BETTER HOUSING FOR TOMPKINS COUNTY, INC.

Tompkins County

Project Name:	Newfield Garden Apartments
Location:	Town of Newfield
Number of Units:	28 units (28 1-bedroom)
Population Served:	Low-Income; persons 62 years of age or older, and/or handicapped or disabled individuals of any age
Total Project Cost:	\$ 1,708,313
HTF:	\$ 1,659,913
NYSERDA:	\$ 48,400

This project is the preservation of an existing Rural Development project consisting of 28 one-bedroom units for senior citizens 62 years of age and older, and/or handicapped or disabled individuals regardless of age. Renovations will address current physical needs, update essential systems, and implement energy efficiency measures resulting in an expected annual cost savings of \$12,132. The project will provide three fully accessible and fully adaptable units for persons who have physical disabilities, and three fully accessible and fully adapted units for persons who have a hearing or vision impairment. All units will meet visitability standards.

Funding for this project will be provided by the NYS Housing Trust Fund Program and the New York State Energy Research Development Authority (NYSERDA) Multi-Family Performance program.

The development team consists of Better Housing for Tompkins County, Inc. as co-developer; Two Plus Four Construction Company, Inc. as co-developer and general contractor; and Kurzon Architects, Inc. as architect. Comfort Systems USA is the NYSERDA performance partner. The project is owned and managed by Better Housing for Tompkins County, Inc.

The gross rents (rent plus utilities) will be \$562 a month and will be affordable to households with incomes at or below 60% of the area median income. All 28 units receive rental assistance through the NYS Rural Rental Assistance Program and USDA RD Section 521 program allowing units to be affordable to households at or below 30% of the area median income.