

Tompkins County Industrial Development Agency

Administration provided by Ithaca Area Economic Development

510 West State Street (Stately Apartments)- Community Benefits Overview **7/12/23 updated 7/19/23**

Project Overview

Stately Apartments (“the Project”) is a mixed-use affordable housing development involving demolition of two existing buildings and new construction of one mixed use building. The project will be located on a lot at 510 West State Street, Ithaca. The proposal includes 57 apartments: 1 studio, 18 one-bedroom, and 38 two-bedroom units. The project will serve low-income family households earning 30% - 60% AMI. Stately Apartments also includes 20 supportive housing units: 5 of these units (3 one-bed, 2 two-bed) will be reserved for homeless survivors of domestic violence. 15 units (11 one-bed and 4 two bed) will serve homeless individuals with a history of substance abuse disorder. Catholic Charities of Tompkins/Tioga, which began in Tompkins County services in 1997, will serve as the service provider. The project will have 6 accessible units (10.5%) for people with mobility impairment. Three units (approx. 5% of the total units) will be fully adapted for hearing and visually impaired. Common areas include a community room, common laundry, unit bulk storage, indoor bike parking, supportive service areas, and a management office along with an exterior patio, tot lot, and gardens. The project includes one approximately 1,373 square foot commercial space with a separate entrance along West State Street.

The applicant is requesting the incentive outlined in the TCIDA Uniform Tax Exemption Policy for an affordable housing project. The term of the incentive is for 30 years plus a 20 year extension which is coterminous with the regulatory period for the affordable housing. A drafted PILOT schedule is included in the application packet.

The applicant has also requested the IDA consider reducing the fee by 50%. A memo from the applicant was provided.

Cost-Benefit Analysis

- Extent to which project would create and/or retain private sector jobs – This is an affordable housing project and as such, there would be no direct job creation. The management company and a supportive services agency will provide some indirect jobs on site. An estimated 75-100 temporary construction jobs would be created.
- Estimated value of tax exemption – 6.8% of total project costs
Projected Property Tax Savings \$2,021,614
- Estimate of private sector investment to be generated by the project – \$29,588,550
- Likelihood of completing project in a timely manner – SEQR has been completed and final site plan secured. Visum Development has a track record. The company was nominated the fastest-growing company in Upstate NY by Inc.5000 and the #24 fastest-growing private real estate company in the U.S. The company has a pipeline of 11 projects and 750 units under development.
- Extent to which project would generate additional sources of revenue for local taxing jurisdictions \$1,381,675 in projected new property taxes as a result of the project.
- Other benefits that might result from the project:

Affordable Housing – 57 units of affordable housing units serving households with incomes between 30%-60% of Area Median Income.

Supportive Housing – 20 supportive housing units; five targeted for homeless survivors of domestic violence and 15 for homeless individuals with a history of substance abuse disorder. Services will be provided on site by Catholic Charities of Tompkins/Tioga.

Energy Efficiency – The project will pursue stretch goals by meeting Energy Star Multifamily New Construction v1.1, Enterprise Green Communities 2020 PLUS, DOE Zero energy Ready Homes and EPA Indoor airPLUS. The addition of high-performance packaged heat pumps for heating and cooling, central heat pump water heaters for domestic hot water, and continuous envelope insulation will aid in increased energy efficiency and building resiliency.

Neighborhood Revitalization – The project is in the State Street corridor where the City of Ithaca has identified the need for more housing and community development projects. The affordable housing project complements the nearby Ironworks market rate housing project.

Transportation Accessibility – The project's location encourages walkability and bicycling to nearby services. The project developer will request on-street reserved ADA parking for persons with disabilities on an as needed basis. There is public transit available at the site.