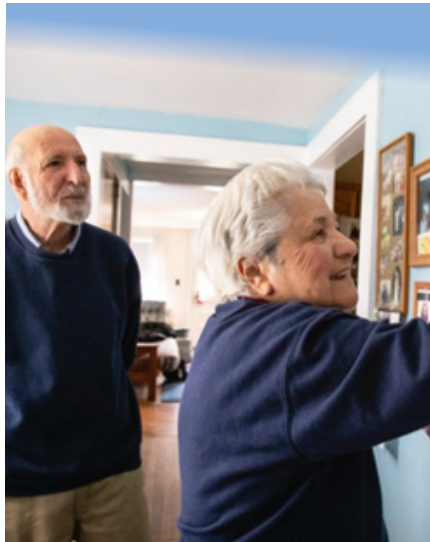




Critical funding helps preserve rural senior apartments



INHS will refinance and renovate Verona Village, improving energy efficiency, reducing maintenance costs, and improving the lives of the tenants. For the renovation work set to begin in 2022, it plans to apply to New York State for Low Income Housing Tax Credits (LIHTC) and subsidy financing.

BY THE NUMBERS:

Acquisition & Predevelopment	Sources	Uses	
Capital Acquisition Loan	2,356,000	Property acquisition	2,400,000
Capital Predevelopment Loan	424,000	Design & engineering	150,000
Ithaca NHS funds	51,400	Consultants & legal	116,300
		Financing/loan costs	165,100
Total	\$ 2,831,400		\$ 2,831,400
Construction			
Construction Loan	4,945,597	Land/Building	2,400,000
LIHTC Equity	2,558,066	Soft Costs	1,210,573
Deferred Dev Fee	824,887	Hard Costs	3,299,698
		Contingency	329,970
		Developer Fee	916,541
		Reserves	171,768
Total	\$ 8,328,550		\$ 8,328,550

ABOUT THE DEAL:

We offer acquisition loans up to \$10,000,000 with terms up to 36 months and rates starting at 5.50% dependent on lien position, loan term, and duration and complexity of the process to move the project to construction or another starting point.

To preserve much-needed affordable housing for low-income seniors in rural Ovid, NY, NeighborWorks Capital provided a \$2.4 million acquisition loan and \$424,000 unsecured predevelopment loan to Ithaca Neighborhood Housing Services (INHS). We were able to close in late March 2020, despite the disruptions to normal operations due to the COVID-19 health pandemic.

Our first loan to INHS will go to acquire and renovate Verona Village, 46 one-bedroom apartments in six buildings on 15 acres. It is the only affordable senior housing within 15 miles,

with affordability at 60% AMI. The property also includes a community room with a laundry and office for maintenance and property management staff. Need is high, and Verona Village is fully leased. Its Section 8 HAP contract renewed in 2018; 100 percent of the apartments have the rent subsidy. The property is well-managed but needs upgrades, including kitchens, bathrooms, flooring, and accessibility improvements.

ABOUT THE DEVELOPER:

Ithaca Neighborhood Housing Services (INHS) was established in 1976 to revitalize Ithaca's downtown neighborhoods and promote affordable housing. Over the past four decades, INHS has significantly expanded its services, service area and resources, including in 2015 affiliating with Better Housing for Tompkins County (BHTC), another affordable housing nonprofit.