



CUMBERLAND/PERRY HOUSING AND COMMUNITY PARTNERSHIP

Housing Development • Housing Rehabilitation
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Historic Iroquois Hotel Senior Apartments to Turn Problem-Plagued Property into Welcome Olde Towne Addition

Once a downtown sore spot and a regular stop on the police beat, construction begins on a \$3.1-million makeover to provide quality, affordable, housing for low-income senior citizens.

December 15, 2009 – New Cumberland – A turn-of-the-century building that housed the former Iroquois Hotel will get a much needed facelift—and then some—with construction getting underway this month on the three-story complex at Third and Market Sts. in Olde Towne New Cumberland. Interests and stakeholders will be on hand Friday, December 18, at 1:30 p.m. at the site to kick-off work on the \$3.1-million project which will provide 10 ADA-accessible apartments for low-income senior citizens plus a 1,200-square-foot retail space—all within the newly streetscaped area of the Olde Towne Market District.

The Cumberland/Perry Housing and Community Partnership working with the Hometown Development Corporation purchased the property in 2006 after the Cumberland County Board of Commissioners approved use of Community Development Block Grant funds. A widely-publicized 2005 crystal meth lab accident and resulting drug bust at the building was the last in a series of police calls, and followed a sordid history related to the general upkeep of the property and problem tenants. New Cumberland Borough, the Olde Towne Association, downtown businesses and concerned residents underscored the need to address the property and the opportunity to morph the building into a fitting, welcoming facility.

Partnership Executive Director Chris Gulotta recognized the problem, and the need—the need for quality, affordable, housing for seniors living on the West Shore. The partnership amassed a cadre of housing and financial interests determined to redevelop and reopen the building as the Historic Iroquois Hotel Senior Apartments. Construction will take about 14 months allowing for a spring 2011 grand-opening.

Tippetts/Weaver Architects, Inc., of Lancaster provided architectural services. Their charge—to deliver an end-product reminiscent of the hotel's earlier days integrating architectural and historical elements of the building while providing today's amenities all the while mindful of the seniors who will call the Iroquois home. The one and two-bedroom apartments offer right-sized custom kitchens with appliances; laundry facilities are located on the first floor. While all units are totally ADA-accessible, several are specially-equipped mobility units with, for example, lowered sink and counter areas. The Iroquois will be a secured location to protect both the privacy and safety of the residents. In each bathroom, a pull cord will be installed with a direct connection to emergency responders. Sprinkler systems will operate

Add One - Historic Iroquois Hotel Senior Apartments

throughout the units and common areas. Tuckey Restoration, Inc., of Carlisle will complete the rehabilitation which includes an addition as well as installation of an elevator. Beyond the apartments, the building will house a small community room, an office space for staff and a retail space.

The building's exterior will change markedly reverting back to its original look—red brick and brownstone. All windows and doors will be replaced with period-appropriate yet energy-efficient products. Handicapped ramps will be added to both the common entrance off of Market St., and for the retail space off of Third.

Gulotta praised the many partners key in realizing construction of the senior housing facility—the first of its kind in New Cumberland or West Shore downtowns. “Clearly, their vision and financial support for this project that addressed so many concerns—enhancing downtown, providing affordable housing for our seniors, preserving this hotel that once was a real community asset—made the difference. The Historic Iroquois Hotel Senior Apartments didn't happen overnight—efforts like this seldom do—but you'll see that it was the right approach and worth the wait.”

Gulotta thanked the investment partners responsible for seeing the project through—Orrstown Bank, the Federal Home Loan Bank of Pittsburgh Affordable Housing Program and PNC Bank, the Pennsylvania Housing Finance Agency Low-Income Housing Tax Credit Program, Cumberland County HOME and Community Development Block Grant Programs, Cumberland Senior Housing Associates, Iroquois Hotel Senior Apartments, LP, and the staff of the Cumberland/Perry Housing and Community Partnership. The building will be owned by the Historic Iroquois Hotel senior Apartments, LP, with the Partnership overseeing construction and managing the property including commercial and residential rentals. The Iroquois building is a taxable real estate property—*not* tax-exempt.

Even with construction about to get underway, word of the coming senior apartments has prompted much interest. Units will be available to seniors age 62 or older—up to two in a one-bedroom unit, a maximum of three for two-bedroom units. Rent is based on a scale formulated using the county median income level, and setting aside apartments for residents who fall within different income ranges on that scale. The building and staff will not provide medical facilities, housekeeping, routine wellness checks, personal care or meal services. A supportive services coordinator will be on staff part-time, and can assist residents in coordinating community services, Gulotta added.

Redevelopment of the Iroquois Hotel is another in a series of improvements designed to revitalize New Cumberland's Olde Towne section—the downtown. A two-phase streetscape project along parts of Bridge and Third Sts. has been completed. The Partnership and Cumberland County are currently working with Stephen and Cynthia Washburn, owners of the popular Oxford Hall Celtic Shop, who will relocate that business to the opposite end of the block including the Iroquois—to Third and Bridge Sts.

“We thank the many partners—from here and across the state—who recognized the very special promise that a project like the Historic Iroquois Hotel Senior Apartments can provide this community,” Gulotta said. “With their help and the continued interest and dedication of the New Cumberland community, the Iroquois will be one more stellar example of what we, together, can do.”

The Friday, December 18, event is open to the public and will be held at 1:30 p.m. at the site at Third and Market Sts., New Cumberland. Free parking is available at both municipal lots at Third and Market.

The Cumberland/Perry Housing and Community Partnership

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