



Tompkins County Legislature

Governor Daniel D. Tompkins Building
Ithaca, NY 14850

Meeting: 11/22/19 10:30 AM
Department: Housing and Economic Development Committee
Category: Housing
Functional Category:

SCHEDULED

RESOLUTION NO. *DOC ID: 9038*

1 **Establishing the Tompkins County Affordable Housing and Landlord**
2 **Support Task Force**



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1
2 WHEREAS according to the 2015 Tompkins County Comprehensive Plan’s housing principle, “Tompkins
3 County should be a place where housing is affordable, safe, energy efficient, and appealing,” and
4

5 WHEREAS according to the Tompkins County Housing Needs Assessment, “When housing cannot be found
6 close to jobs, services, and recreation facilities it creates adverse impacts on public health, environmental quality, the
7 cost of local government services, social equity and overall quality of life,” and
8

9 WHEREAS according to the Housing Needs Assessment, housing development in Tompkins County has not
10 kept pace with growth in employment and the competition for existing housing has contributed to escalating housing
11 costs and these escalating costs have led to the displacement of lower and moderate income households, and
12

13 WHEREAS currently there is an average of a 2-year waiting list to obtain a Housing Choice Voucher in
14 Tompkins County providing evidence of a shortage of affordable housing options in the county, and
15

16 WHEREAS while the New York Housing stability and Tenant Protection Act, which passed in 2019, was
17 designed to address chronically high rates of homelessness and evictions throughout New York State, and
18

19 WHEREAS the New York Lawful Source of Income Non-Discrimination Act, also passed in 2019, adds
20 "lawful source of income" as a protected class for the sale or lease of any real property and was designed to reduce
21 discrimination of low-income households dependent on Housing Choice Vouchers to obtain stable housing, and
22

23 WHEREAS although these state laws are important to help mitigate documented homelessness and lack of
24 housing options for low-income households, they do create challenges to landlords who must navigate these changes to
25 laws governing the management practices of their residential rental properties, and
26

27 WHEREAS, given the existing shortage of affordable housing in Tompkins County, it is critical to stabilize
28 the existing affordable housing market while promoting the development of new affordable housing stock, and
29

30 WHEREAS there is a range of tools and programs implemented in communities around the country to support
31 landlords as they navigate the regulations and requirements of providing affordable housing for low-income
32 households, such as a landlord liaison and a damages mitigation fund, and these supports have been found to improve
33 housing availability for low-income households, specifically with vouchers, now therefore be it
34

35 RESOLVED, on recommendation of the Housing and Economic Development Committee, That a Tompkins
36 County Affordable Housing and Landlord Support Task Force be established to research and recommend appropriate
37 tools to support Tompkins County landlords as a means of stabilizing the existing affordable housing market with a
38 six-month maximum term of operation and consist of 11 members who will be appointed by the Legislature, and be it
39 further
40

41 RESOLVED, further, That the membership shall include representatives from different segments of the
42 community, such as:

- 43 Tompkins County Legislature
- 44 Tompkins County Landlords Associations
- 45 Tompkins County Realtors
- 46 Department of Social Services
- 47 Ithaca Urban Renewal Agency
- 48 Human Services Coalition

- 1 Affordable Housing Developer
- 2 Agencies that administer Tompkins County Housing Choice Voucher programs
- 3
- 4 **SEQR ACTION: TYPE II-26**