

DRAFT Outline: Housing Strategy for Tompkins County

1. **Direction** – setting targets for the numbers of housing units needed and locations for new units.

- 580 workforce housing units/year through 2025
 - 200 rental units for those at 50% to 100% of Area Median Income
 - 380 ownership units
 - includes units to capture between 10-15% of in-commuters, although this likely depends upon the ability to offer moderate priced ownership housing
 - 300 single family homes
 - 90 units in the \$150,000-\$199,999 price range, 210 units at \$200,000+
 - 80 condominiums
 - 35 units in the \$150,000-\$199,000 price range, 45 units at \$200,000+
- 70 market-rate independent, assisted living, memory care, and skilled nursing beds with services
 - Every additional 2 senior beds with services in excess of 70 per year is considered to add 1 unit of new workforce housing to the supply as seniors who wish to move out of single family homes are able to do so.
- Student beds – match student enrollment growth with student bed increases
 - Every 3 additional student beds produced over student enrollment increases is considered to add 1 workforce housing unit to the supply as students move out of existing apartments
 - Not a focus of this Strategy, as Cornell has plans underway to add approximately 2,000 on-campus beds and there is still market-driven interest from private developers to build additional off-campus student housing units, but progress will need to be closely monitored
- Special needs beds – targeted for those with incomes under 50% AMI
 - Coordinated Assessment System – target new units for those not adequately served by existing resources
 - New projects on the horizon – Amici House, Lakeview, ReUse, OAR
- Potential Locations (to be further refined through detailed infill analysis)
 - Urban core – 350 units annually (not including student beds)
 - Established and emerging nodes – 50-100 units annually
 - Rural centers – 30 units annually
 - Other locations, including suburban Lansing – 100-150 units annually

2. **Approach** – strategies to achieve the desired new units in appropriate locations.

- *Information and Collaboration* – keeping up momentum from the Housing Summit while continuing to research and inform the community about housing needs, barriers to meeting these needs, and potential initiatives to overcome these barriers
 - Housing Solutions Collaborative (similar to Economic Development Collaborative) – rotating convener, informal organization which allows everyone to share news, information, and issues regarding housing in the community
 - Inventory of existing housing resources and programs (web-based)
 - Partners' activities to extend the reach of this strategy
 - Downtown Ithaca Alliance – events/conversations regarding barriers to condominium development and production of middle-income housing
 - TCAD – gathering local developers together to further discuss local challenges to developing new housing to meet community needs

- Ithaca Board of Realtors – working to support a first-time homebuyers savings program and monitoring proposals to change mortgage interest deductions and property tax deductions
- Chamber of Commerce – interested in investigating options for providing additional local financing for housing development
- *Development Process and Support*
 - Support Targeted Development
 - Detailed infill site analysis to identify potential infill or redevelopment sites within Development Focus Areas
 - Assist in getting projects with strong potential to meet housing needs in Development Focus Areas to shovel-ready state(ex. DOT site, Chainworks)
 - Engage community in preliminary planning to determine appropriate development on sites
 - Solicit developers for key sites through RFQ process
 - Community Housing Development Fund – increase funding, number of supporting members, and potentially adjust program parameters to better support affordable housing development and rehabilitation
 - Local Development Corporation (LDC) – research potential for County role in creating an LDC focused on site acquisition and readiness for housing production
 - Zoning
 - County work with municipalities to streamline process for desired projects in desired locations
 - Updating zoning to encourage housing needed in Development Focus Areas
 - Incentive and inclusionary zoning – determine if effective and politically feasible, or whether better to focus on other tools
 - Incentives
 - TCAD –IDA abatements for rental housing (affordable units and mixed income)
 - Research other possible incentives (could be included in incentive zoning)
- *Existing Housing Supply*
 - Code enforcement – County discusses possibility of its involvement with local municipalities
 - Transitioning of some student rental units to workforce rental and ownership housing
 - Rehabilitation – improve housing quality, energy efficiency, and accessibility/visitability
 - Fair Housing – consideration of revised local anti-discrimination law to prohibit source of income discrimination, further development of County fair housing efforts/plan.

3. Support/Monitoring – underlying data collection and other efforts to track progress in meeting housing needs.

- Annual rent and vacancy survey to track changes in rental market
- Tracking new housing development
- Monitoring student enrollment and student beds
- Tracking home sales and prices
- Monitoring vacancies as well as additions to senior housing units with services
- Monitoring supportive housing vacancies, waiting lists, and Coordinated Assessment findings
- Updating Housing Needs Assessment projection model as new data becomes available