

Tompkins County
DEPARTMENT OF PLANNING AND SUSTAINABILITY

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TO: Planning, Development, and Environmental Quality Committee
From: Megan McDonald, Senior Planner
Date: August 28, 2017
Re: Report on Community Housing Development Fund Round 15

Action Requested

No action is requested at this time

Background

The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca, and Cornell University. The purpose of the fund is to help communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. Projects must include units of affordable housing for low and moderate income households. In Rounds One through Fourteen, there have been 309 housing units supported with \$2.6 million in total funding.

Round Fifteen Applications and Recommendation

The 2017 Notice of Funding Availability for the Community Housing Development Fund provides three rolling deadlines during 2017, one each in March, July, and October. The County received two applications for the July deadline, which are summarized below together with the funding recommendations, based on the review of the Application Review Committee and recommendation of the Program Oversight Committee (POC).

Project	Location	Applicant	Number of Affordable Units	POC Funding Recommendation (vote)	Proposed Sponsor
Ithaca Townhomes	Town of Ithaca	NRP	50 rental units (<i>out of a total of 66 units in Phase I</i>)	\$256,875 (8-0) \$233,750 Cornell and \$23,125 Tompkins County	Cornell University and Tompkins County
Lansing Commons Apartments	Town of Lansing	Rochester's Cornerstone Group	64 rental units (<i>out of a total of 72 units in Phase I</i>)	\$256,875 (8-0) \$233,750 Cornell and \$23,125 Tompkins County	Cornell University and Tompkins County

Ithaca Townhomes

This award replaces the Round 12 award to NRP (which at that time was partnering with Arbor Housing and Development), that is set to expire in September 2017 and is being declined as a condition of this new award. NRP proposes construction of 50 rental townhomes for households earning 60% or less of Area Median Income (AMI) in this first phase of construction, with an additional 16 rental townhomes for

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households earning 90-130% AMI. The project is located on the former Holochuck Homes site at 1205 Trumansburg Road in the Town of Ithaca. It will include a clubhouse, play areas, resident gardens, and conservation areas. NRP expects a second phase of construction to add an additional 39 townhomes.

Lansing Commons Apartments

Rochester's Cornerstone Group proposes construction of 64 affordable rental units for households earning up to 60% AMI, with an additional 8 market-rate rental units. The project is located on a 13.5 acre parcel that is part of the Town of Lansing's Town Center parcel on Auburn Road in the Town of Lansing. It will include a community center, tot lot, community garden, and package waste water treatment facility, in addition to 9 buildings containing the apartments. A second phase of construction is anticipated to add an additional 56 apartments distributed across 7 buildings, in addition to a second community center, tot lot, community garden, and additional package waste water treatment facility.

The Program Oversight Committee also shared with the applicant its recommendations to consider better pedestrian and vehicular connections to the north and east (connecting this project with future development), bike storage facilities, and smaller setbacks to the north and east (moving the development further from existing wetlands and bringing it closer to the road).

SEQR

Both projects require SEQR review. Resolutions to approve funding of these applications will occur once environmental reviews are complete.

Contact

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