Excerpts from "Direction" section of the Tompkins County Housing Strategy
[full Strategy available at https://tinyurl.com/TompkinsHousingStrategy]

In order to chart a course towards addressing housing needs in Tompkins County through 2025, targets need to be set for the both the number of new housing units needed and their distribution in terms of locations over the next ten years. Although these targets focus on new units to be built, it is critical to recognize that the markets for new and existing housing units are closely related, and that as some residents move out of existing units into newly built ones, there are opportunities both for others to move into those units and for those units to be modified and improved to better meet local needs.

Targeted Housing Units
The 2016 Housing Needs Assessment quantified gaps in the supply of workforce housing units based on population and employment, which manifests itself in daily in-commuter traffic and slow-to-fill job openings. However, other housing gaps also significantly impact this community yet are often less visible and are more difficult to quantify and project into the future. Those in need of supportive housing may end up couch surfing or homeless and be virtually invisible except when engaging with supportive service providers. Retired seniors who cannot find suitable housing may leave the county with no job vacancy to signal their departure, or may remain in or move into housing poorly suited to their needs that does not attract notice until a fall or other traumatic outcome raises alarm. Although student enrollments are reported, projections often vary widely from actual enrollment increases. Therefore, targets for new housing units are as listed below, prioritized based on the vulnerability of affected populations, and followed by additional details for each housing type:

Tompkins County Housing Targets 2016 through 2025*

HOUSING TYPE	TARGET
Supportive housing/ special needs beds	Base on Coordinated Assessment Team[1] findings regarding individuals not matched with existing housing
Senior housing	• Meet existing deficit of 100-200 subsidized senior apartments • At least 1 Medicaid Assisted Living Program facility (requires certificate from NYSDOH) • Market-rate senior housing units with services and congregate care facilities to be determined based on future vacancies and waitlists given recent expansions

Workforce units	Annual targets:
	• Rental housing – 200 new rental units/year affordable for those earning up to 100% of AMI, for a total of 2,000 new rental units through 2025
	• Ownership housing – 380 new ownership units/year, for a total of 3,800 new ownership units through 2025
	  o 300 single family homes/year: 90 homes/year in the $150,000-$199,999 price range, 210 homes/year at $200,000+
	  o 80 condominiums/year: 35 units/year in the $150,000-$199,000 price range, 45 units/year at $200,000+

Student beds	• Meet existing deficit of 1,400-1,500 on- or off-campus, purpose-built student beds • Add beds to meet any increases in enrollment

* The Housing Needs Assessment used 2015 as its base year, with needs projected for 2016 through 2025.

Targeted Unit Locations

The County's Development Focus Areas Strategy describes the many benefits of nodal development, such as the efficient use of infrastructure, protection of agricultural land and open spaces, and the optimal use of public transportation. Transportation costs are typically a household's second largest budget item after housing and the transportation sector is the second largest user of energy and emitter of greenhouse gas emissions in the Tompkins County community.

The Development Focus Areas Strategy identified the urban center (pink in the adjoining map), established nodes (blue), emerging nodes (green), and rural centers (orange) for a total of 16 Development Focus Areas within the County. Both supportive housing and senior housing residents are often limited in their transportation options and particularly need access to services primarily located in the urban center. Therefore, supportive and senior housing units should be targeted within the urban center as well as established and emerging nodes, which typically have better transit options. With the exception of Tompkins Cortland Community College, student housing should be primarily targeted within the urban center where students do not require personal vehicles to access their campuses.

Workforce housing should be targeted in a variety of locations to meet the various needs and preferences of households. The survey conducted as part of the 2016 Housing Needs Assessment indicated a shared interest in walkable neighborhoods with a variety of transportation options, and a range of preferences for finding such situations in municipalities throughout the county. In order to meet workforce housing needs within the context of our diverse workforce and related energy, transportation, conservation, and other policies and goals, the distribution of workforce housing is proposed as follows:

- Urban center – at least 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

Based on an initial review with municipal planners of existing plans and zoning codes, infrastructure, as well as vacant and underdeveloped parcels, a conservative estimate is that more than twice these proposed units could be accommodated in these locations. As this Strategy details in the next section, more detailed infill site analysis is proposed to expand and refine our understanding of development potentials within the Development Focus Areas.

Development Focus Areas

Urban Center
Established Node
Emerging Node
Rural Center
State Highways
Municipal Boundaries

A - Trumansburg
B - Jacksonville
C - Enfield Center
D - Newfield
E - Danby
F - Brooktondale
G - Slaterville
H - Varna
I - Urban Center
J - South Lansing
K - Groton
L - McLean
M - Dryden
N - Freeville
O - Etna
P - NYSEG Area