



**Tompkins County**

**DEPARTMENT OF PLANNING AND SUSTAINABILITY**

**121 East Court Street  
Ithaca, New York 14850**

**Katherine Borgella, AICP  
Interim Commissioner of Planning and Sustainability**

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**TO:** Planning, Development, and Environmental Quality Committee  
**From:** Megan McDonald, Associate Planner  
**Date:** November 27, 2017  
**Re:** Resolutions to Disburse Funds for West End Heights Community Housing Development Fund Award

**Action Requested**

The proposed action is to approve two resolutions. The first resolution concurs with the City of Ithaca Planning and Development Board’s negative declaration of environmental significance for the award disbursement and subsequent construction of Lakeview’s West End Heights project. The second resolution authorizes the disbursement of \$100,000 in County funds to support the development of 60 units of affordable rental housing in the West End Heights project. This award was made through Round Sixteen of the Community Housing Development Fund (CHDF). The annual County allocation for the Housing Fund is up to a maximum of \$100,000.

The resolutions must also be approved by the full Legislature.

**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 Fifteen, there have been 505 housing units supported with \$3.45 million in total funding.

**Round Sixteen Application and Recommendation**

The 2017 Notice of Funding Availability for the Community Housing Development Fund provided three rolling deadlines during 2017, one each in March, July, and October. The County received one application for the October deadline, which is 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
West End Heights	City of Ithaca	Lakeview Health Services	60 rental units (30 for those with mental health diagnoses, 30 for those without such diagnoses)	\$256,875 (8-0) \$233,750 Cornell and \$23,125 Tompkins County	Tompkins County and City of Ithaca

**West End Heights**

Lakeview Health Services proposes construction of 60 affordable rental units for households earning below 60% AMI, with 30 units dedicated to those with mental health diagnoses (10 of which are also

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experiencing homelessness), and the remaining 30 units for those without mental health diagnoses (of which 8 are for homeless or unstably housed individuals who may also have special needs relating to substance abuse and/or HIV/AIDS. The project is located at 709-713 W. Court St. and 326-328 N. Meadow St. in the City of Ithaca. The building's first floor will also include office and service space for residents and other Lakeview clients.

The Program Oversight Committee also shared with the applicant its recommendations to consider heat pumps in lieu of a natural gas heating system and to ensure that tenant criminal background exclusions be no more restrictive than those required by the project's other funding sources.

### **SEQR**

On August 22, 2017 the City of Ithaca Planning and Development Board determined that the construction of the West End Heights project was a Type I action that would not have a significant effect on the environment. After review of the Full Environmental Assessment Form (FEAF) completed by the City of Ithaca Planning and Development Board, the County Department of Planning and Sustainability recommends that the Legislature concur with this negative determination.

### **Budget Implications**

Resolution No. 2014-188 committed \$600,000 of Tompkins County Program Income funds to continuing the Community Housing Development Fund. None of the County's contribution involves local tax dollars. All of the County's contribution comes from funds originally received from the U.S. Department of Housing and Urban Development (HUD) that were loaned under the County's Homeownership Program and have been repaid by borrowers. These funds can only be used for HUD eligible activities.

### **Enclosures**

Resolution No. \_\_: Negative Declaration for Authorizing Disbursement of the Community Housing Development Fund Award for West End Heights

City of Ithaca SEQR Negative Declaration and Full Environmental Assessment Form (FEAF)

Resolution No. \_\_: Authorization to Disburse County Funds to the Community Housing Development Fund for West End Heights

### **Contact**

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