

Tompkins County Housing Strategy

Tompkins County
Department of Planning and Sustainability
June 20, 2017


Agenda

- Context
- Draft Strategy
 - Direction
 - Approaches
 - Monitoring
- Revisions → Endorsement → Implementation

Context

- 2015 County Comprehensive Plan
- County Strategies
- Community input
- Focus on gaps and vulnerabilities
- Housing continuum



 **Tompkins County Housing Strategy**
Public Meeting: Wednesday, May 17, 2017
5:30 PM to 7:00 PM
Tompkins County Public Library, Borg Warner Room
101 East Green Street, Ithaca, New York

The public is invited to a meeting to provide input on the draft Housing Strategy and the prioritization of approaches in the Strategy to overcome barriers to meeting our local housing needs. Sponsored by the Tompkins County Department of Planning and Sustainability, the results of the meeting will inform development of the Strategy which will be submitted to the Tompkins County Legislature. For questions or additional information, please contact the Department at 607-274-5560 or planning@tomplkins-co.org.



Housing Strategy

- **Direction:** *setting targets*
- **Approach:** *methods to achieve targets*
- **Monitoring:** *tracking progress*

DIRECTION: *Numbers of Units*

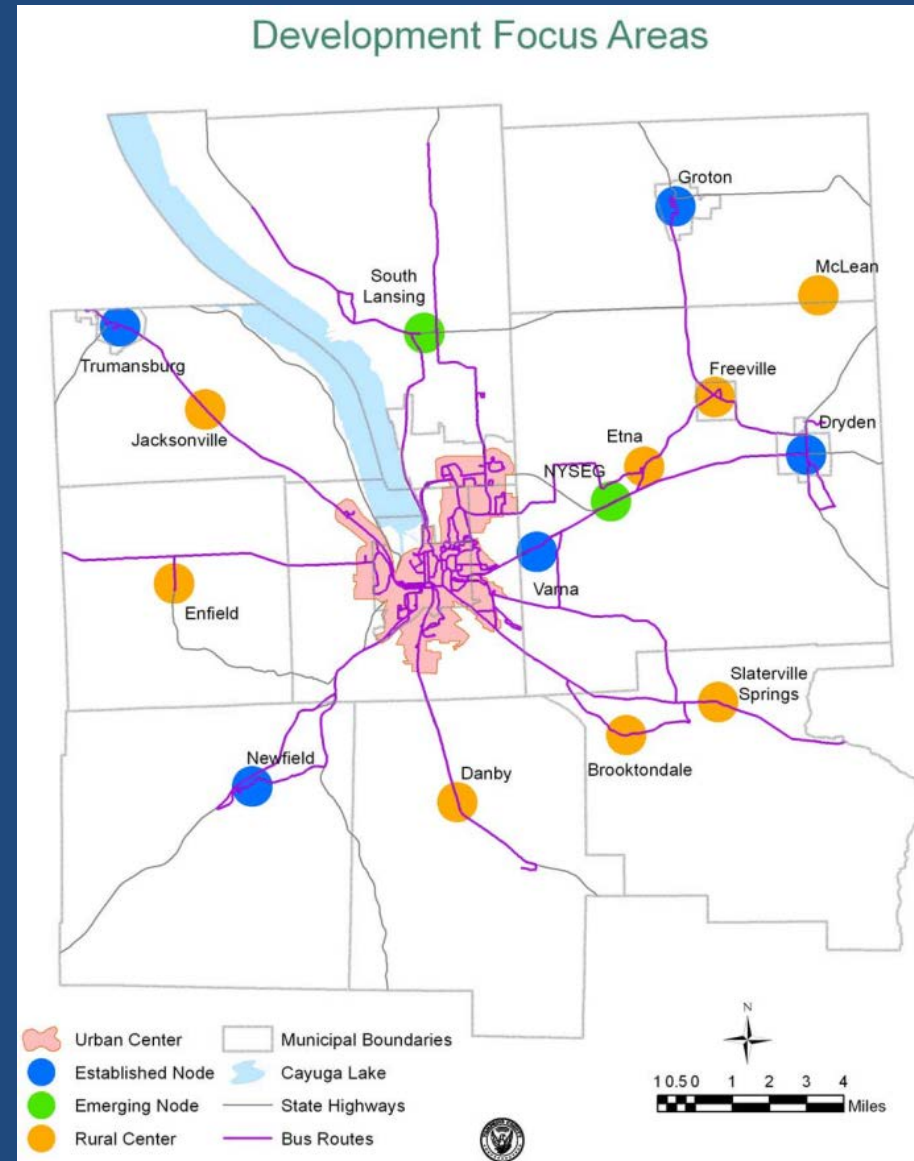
HOUSING TYPE	TARGET
<i>Supportive housing/ special needs beds</i>	Base on Coordinated Assessment Team findings regarding individuals not matched with existing housing
<i>Senior housing</i>	<ul style="list-style-type: none">• 100-200 subsidized senior apartments• At least 1 Medicaid Assisted Living Program facility (requires certificate from NYSDOH)• Market-rate senior housing units with services to be determined based on future vacancies and waitlists given recent expansions

DIRECTION: *Numbers of Units (cont'd)*

HOUSING TYPE	TARGET
<i>Workforce units</i>	<ul style="list-style-type: none">• Rental housing – 200 new rental units/year affordable for those earning up to 100% of AMI• Ownership housing – 380 new ownership units/year<ul style="list-style-type: none">○ 300 single family homes: 90 homes in the \$150,000-\$199,999 price range, 210 homes at \$200,000+○ 80 condominiums: 35 units in the \$150,000-\$199,000 price range, 45 units at \$200,000+
<i>Student beds</i>	<ul style="list-style-type: none">• Meet existing deficit of 1,400-1,500 on- or off-campus, purpose-built student beds• Add beds to meet any increases in enrollment

DIRECTION: *Potential Locations*

- Urban Center – *at least 350 units/year (non-student)*
- Established and Emerging Nodes – *50-100 units/year*
- Rural Centers – *30 units/year*
- Other Locations – *100 to 150 units/year*



APPROACH

- New Housing Units
- Existing Housing Units
- Collaboration

APPROACH: *New Housing Units*

1. Support targeted new development
 - ID sites, prep, resources for affordability
2. Zoning
 - update in DFAs, streamline process, determine feasibility of incentive/inclusionary zoning
3. Incentives for new development
 - IDA, other possibilities

APPROACH: *Existing Housing Units*

1. Code enforcement
2. Fair Housing
3. Housing rehabilitation
4. Short term rentals



APPROACH: *Collaboration*

1. Housing Solutions Collaborative
2. Virtual Housing Office
3. Partners' activities





MONITORING

- **Supportive housing:** track development of new units, Coordinated Assessment findings, new or changing needs
- **Senior housing:** track vacancies, new or changing needs, and new units
- **Rental units:** annual rent and vacancy survey; track new development
- **Ownership units:** monitor home sales/prices; track new development
- **Student housing:** track student enrollment and beds
- **Update Needs Assessment model**

Next Steps

- Revisions
- County Legislature – endorsement
- Implementation