Housing Task Force Updates

Shared with Tompkins County HED Committee

May 29, 2024

Outcomes – Year 1

- Charter drafted/work scope focus defined
    - Given community needs, our key focus areas were workforce housing and senior housing (affordable, market rate, and student purpose-built housing are largely being handled)
- Clarified the workforce/middle income housing challenges in Tompkins County
- Comprehensive policy landscape exploration
- Defining workforce housing – analysis and resulting recommendation to shift definition
- Agreed to prioritize areas of county where zoning/policy intentions, water/sewer infrastructure, and nodes overlap (work in progress)
- Evaluation of tools, best practices, strategies that can move the needle (in progress)
    - Considered other communities in New York State as well as other areas of the country
- Recommendations from work groups, consensus building around what changes will drive results (below)

Strategic Recommendations – Combined from work groups

Strategy	Tactics
1) File Pro-Housing Community Program applications/achieve designated status for all municipalities in Tompkins County	List application requirements, compile rationale, provide examples, and discuss application process with municipalities Identify owner for application process for each municipality; facilitate submission of Letter of Intent; provide ongoing technical assistance resources for application
2) Developer need identification, meetings, and engagement	Share the Housing Policy Landscape document with developers for review/comment. Summarize identified pain points and issues as reported by developers and as explored by Housing Task Force for easy access/sharing with municipalities. Conduct outreach to modular/manufactured housing developers in the wider region for preliminary conversations to understand approach/needs/potential for expansion into projects in TC. Compile comprehensive list of local and regional developers for future collaboration.
3) Maintain and expand tax abatement programs that support increases in housing stock and reduce barriers to development; identify new and update existing incentive programs & policies	Retain existing tools to support housing development: Community Development Housing Trust and IDA CIITAP/abatement programs Examine whether a housing land trust and/or a specific local development corporation could be used as tools in Tompkins County Explore with housing-forward communities the establishment of additional tax abatement programs to support specific housing development goals: affordability, density, infrastructure build out Understand and leverage any applicable new NYS housing tax incentive programs; Advocate for all large-scale NYS economic development projects to have clear strategies for addressing housing shortages, and minimum housing support requirements as part of NYS/Federal funding packages
4) Facilitate as-of-right development process at key locations throughout the County	Detail qualities, functionality and purpose of as-of-right development zones to municipal partners in identified areas. Define zoning/approval environment required to facilitate as-of-right development zones/processes.

	Support creation of 3-5 sites; provide support for RFP/developer identification or match-making process.
5) Develop shovel ready sites and improve infrastructure delivery in target areas	Work with municipalities, developers, and utility service providers to better understand where funding is needed to support shovel-ready site needs, including infrastructure, roads, utilities. Identify funding available from local/State/Federal sources for shovel-ready site needs; form subgroup to lead process of seeking funding and/or establishing local fund.
6) Increase County Planning / IT Department capacity to support municipalities, update housing strategy/targets, and track our progress	Support all municipalities in Tompkins County with GIS mapping expertise for housing planning, grants, and community housing designations County planning, key stakeholders, and HTF should explore updating housing strategy, market analysis, and set new targets for the 2030 time frame for: • Workforce housing • Senior housing • Student purpose-built housing • A(a)ffordable housing County planning and municipal partners can play a critical role in collecting data, tracking progress, and reporting out to all partners and municipalities
7) Support policies and projects which may ease market pressures immediately and over time	Short term rental restrictions; accessory dwelling units Southworks project; West End redevelopment opportunities Cornell purpose-built student housing Senior housing options; universal design housing which meets senior and family needs
8) Create example documents, talking points, and marketing materials to support advocacy and stakeholder engagement needs, county-wide	Develop and share case studies and success stories for area municipalities: Dryden, Varna as example; build off their successes, cautionary tales Develop talking points and marketing materials to increase awareness, support for housing, and combat NIMBY-ism Support municipalities by coordinating community forums to discuss housing needs and goals Engage school districts, including youth, in planning and community messaging, as well as our aging/senior population in defining needs and identifying opportunities to suport their transitions

Below is a summary snapshot of the state of Tompkins County's water and sewer utilities across its municipalities based on the IAED's May 2022 *Water & Sewer Evaluation Update* Report.

Municipality	Water System?	Sewer System?	Water Treatment Facility	Sewer Treatment Facility	Development Focus Area
City of Ithaca	Y	Y	City of Ithaca & Bolton Point	IAWWTF*	Urban Center
Town of Ithaca	Y	Y			Urban Center
Village of Cayuga Heights	Y	Y	Bolton Point	VCHWTP**	-
Town of Caroline	N	N	-	-	Rural Center (Brooktondale & Slaterville Springs)
Town of Danby	Y	N	Town of Danby	-	Rural Center (Danby)
Town of Dryden	Y	Y	Bolton Point	Village of Dryden	Emerging Node (NYSEG) / Established Node (Varna) / Rural Center (Etna)
Village of Dryden	Y	Y	Village of Dryden	Village of Dryden & IAWWTF*	Established Node
Village of Freeville	N	Y	-	Village of Freeville	Rural Center (Freeville)
Town of Enfield	N	N	-	-	Rural Center (Enfield)
Town of Groton	N	N	-	-	Rural Center (McLean)
Village of Groton	Y	Y	Village of Groton		Established Node
Town of Lansing	Y	Y	Bolton Point	VCHWTP**	Emerging Node (South Lansing)
Village of Lansing	Y	Y			-
Town of Ulysses	Y	N		-	Rural Center (Jacksonville)
Village of Trumansburg	Y	Y	Village of Trumansburg		Established Node
Town of Newfield	Y	Y	Town of Newfield		Established Node

*Ithaca Area Wastewater Treatment Facility

**Village of Cayuga Heights Wastewater Treatment Facility

Development Focus Area	Water Supply/Capacity (Units of Housing)		Wastewater Capacity (Units of Housing)		Limiting Utility	Potential Housing Units
Urban Center (including Varna Established Node)	City of Ithaca	4,750	IAWWTF	15,900	Water	11,200
	Bolton Point	6,450	VCHWTP	1,250		
	Combined	11,200	Combined	17,150		
Dryden Established Node	Village of Dryden	400	Village of Dryden	50	Sewer	50
Groton Established Node	Village of Groton	800	Village of Groton	500	Sewer	500
Newfield Established Node	Newfield Water Districts #1 & #2	0	SD #1	0	Both	0
Trumansburg Established Node	Village of Trumansburg	1,000	Village of Trumansburg	850	Sewer	850
TOTAL POTENTIAL HOUSING UNITS						**12,600**

TOMPKINS CHAMBER

EXPANDING WORKFORCE HOUSING IN TOMPKINS COUNTY

An overview of the income and housing market realities for the local workforce

WHAT IS **WORKFORCE HOUSING**?

Our Initial Definition

"A broad cross-section of our working population at a variety of income levels who might not qualify for means-tested supports or government assistance, but who still struggle to afford housing at Tompkins County housing prices and rental rates."[1]

The challenge is...

"Workforce housing" is a **misnomer** as many low-income households, who receive federal housing subsidies, are employed.

Additionally, it does not capture the **physical missing middle of the housing stock** within the county.

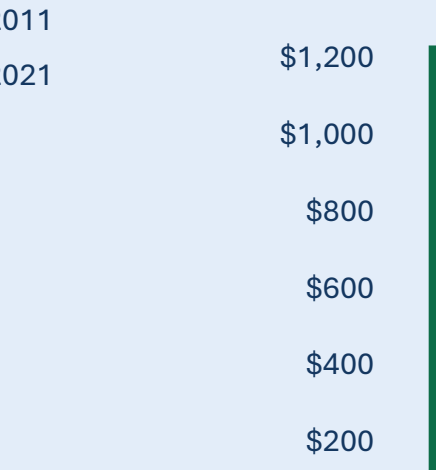
Our New Definition

Diverse housing options along **the spectrum of affordability** that serve the broad cross-section of our working population with household incomes between **80%-120% AMI** who **may not qualify for means-tested support or government assistance**, but who still struggle to afford housing at current market rates.

INCOME IN TOMPKINS COUNTY

$69,995

Tompkins County Annual Median Household Income, 2022[2]



- **Extremely Low Income (<30%)*** Less than $20,998
- **Low Income (31-80%)** $20,999 – $55,996
- **Moderate Income (81-120%)** $55,997 – $83,994
- **Upper Moderate Income (120+%)** $83,995+

**%s based off HUD definitions*

HOUSING & RENTAL MARKET REALITIES

Tompkins County struggles with a **chasm between projected housing stock goals & reality**

Housing Stock Added in TC, Goals vs Actual Builds[4]

Housing Stock Type	# to be Built from 2016-2025	Price Range	# Actual Built to Date	Actual Price Range
Single Family	900	$150,000-$199,999	61	$150,000-$199,999
	2,100	$200,000+	494	$200,000+
Condos	350	$150,000-$199,999		
	450	$200,000+	20	$300,000+
Rental Units	2000	Income-restricted – up to 100% AMI	466	Income-restricted – up to 100% AMI

34%

Decline in new residential listings in TC since 2019[5]

~31%

Average TC **residential sales price increase** in since 2019, from $267,696 to $351,180[6]

~17%

Decrease in **housing affordability index** in the last year, from 132 to 109[7]

Over the past 4 years, closings in the "workforce housing" price range **decreased ~40%**

Real Estate Sales in TC, 2020 vs 2024[8]

	2020		2024	
	Average Selling Price	# of Closings	Average Selling Price	# of Closings
Single Family Homes Sold	$283,385	859	$363,865	712
"Workforce Housing"* Priced Homes Sold	$232,755	584	$247,778	352

**"Workforce Housing" price range was $130,000-$350,000*

Over the last 10 years, **housing cost burden in TC has continued to rise for residents, specifically renters:**

Housing Cost Burden, 2011 and 2021[9]

1BR Unit Median Rent, Tompkins and Surrounding Counties[10]

Learn more at www.tompkinschamber.org/about/advocacy

Sources:

[1] Tompkins County Workforce Housing Solutions Report, 2020; [2] 2022 Housing Snapshot, Appendix B; [3] Based off 2022 Census American Community Survey Data; [4] 2022 Tompkins County Housing Snapshot; [5] [6] Ithaca Board of REALTORS® MLS; year ended 12/31; [7] Ithaca Board of REALTORS® ; [8] Ithaca Board of REALTORS® MLS; [9] American Community Survey 5-Year Estimates, Table B25070; [10] U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 50th Percentile Rent Estimates