

DRAFT Tompkins County Housing Strategy

1. **Direction** – setting targets for the numbers of housing units needed and locations for new units.
 - 580 workforce housing units/year through 2025
 - 200 rental units for those at 50% to 100% of Area Median Income
 - 380 ownership units (includes ~10% of current in-commuters)
 - 300 single family homes: 90 units in the \$150,000-\$199,999 price range, 210 units at \$200,000+
 - 80 condominiums: 35 units in the \$150,000-\$199,000 price range, 45 units at \$200,000+
 - 70 market-rate independent, assisted living, memory care, and skilled nursing beds with services (*note that seniors living independently in the community in units without services are included in the workforce units above*)
 - Student beds – match student enrollment growth with student bed increases
 - Special needs beds – targeted for those with incomes under 50% AMI underserved by existing beds/resources
 - Potential Locations (to be further refined through detailed infill analysis)
 - Urban core – 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
2. **Approach** – strategies to achieve the desired new units in appropriate locations.
 - *Information and Collaboration*
 - Housing Solutions Collaborative
 - Virtual “Housing Office” – web-based inventory of existing housing resources and programs
 - Partners’ activities to extend the reach of this strategy
 - *New Housing Units*
 - Support Targeted New Development
 - Engage community in preliminary planning to determine appropriate development on sites
 - Infill site analysis for potential infill or redevelopment sites within Development Focus Areas (DFAs)
 - Assist in getting projects in DFAs with strong potential to meet housing needs to shovel-ready state
 - Solicit developers for key sites through RFQ process
 - Community Housing Development Fund – increase funding, supporting members
 - Local Development Corporation (LDC) focused on housing – research potential for County role
 - Zoning
 - County work with municipalities to streamline process for desired projects in desired locations
 - Updating zoning to encourage housing needed in Development Focus Areas
 - Incentive and inclusionary zoning – determine if effective and politically feasible
 - Incentives
 - IDA abatements for rental housing (affordable units and mixed income)
 - Research other possible incentives (could be included in incentive zoning)
 - *Existing Housing Units*
 - Code enforcement – explore potential for County involvement with local municipalities
 - Rehab/transitioning of some student rental units to workforce rental and ownership housing
 - Fair Housing – consider prohibition of source of income discrimination, enhancement of other efforts
 - Airbnb – further analysis of housing impacts and need for local regulation
3. **Support/Monitoring** – underlying data collection and other efforts to track progress in meeting housing needs.
 - 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
 - Senior housing with services: track vacancies and new units
 - Supportive housing: track vacancies, new units, Coordinated Assessment findings
 - Update Needs Assessment model over time