

# Tompkins County Industrial Development Agency

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## Housing Committee Meeting Minutes 4/8/19 @ TCAD @ 1pm

Present: Laura Lewis, Martha Robertson, Jon Guttridge, Nels Bohn, Joe Bowes, and Heather McDaniel

Absent: Seph Murtagh, Jennifer Kuszniir

The committee reviewed the affordable housing abatement scenarios that were presented for discussion at the August 2018 IDA meeting.

**Action** – Committee would like to review the County’s Housing Study and the housing sections of the City and County Comprehensive Plans.

There was discussion about how complicated it is to have a third party provide income qualification and certification and compliance.

There was agreement that there needs to be some flexibility, as one size does not fit all. There would need to be some regulatory requirement and it was acknowledged that piggybacking on existing requirements (i.e. HUD or HFA) would be preferable to imposing additional regulatory requirements at the IDA that may have negative impacts.

Should the goal be more affordable units or mixed income units?

### Recommendations

1. Give an option to pay into a fund or have a percentage of units set aside as affordable units.
2. Either requirement should only be required of housing projects applying to the IDA (not industrial) – and there should be a minimum number of rental units (i.e. 4 or 8).
3. Using the County’s development focus areas as location requirements might be the best option to prevent sprawl.

**Action** – determine if the IDA can take a fee and distribute it to a fund that is managed by another entity, like the City or the County.

**Action** – prepare pros and cons of a percentage set aside requirement and a payment into a housing fund for discussion at the next meeting.

Next meeting target is for late June.