

Tompkins County Industrial Development Agency

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Housing Committee Meeting Minutes 8/4/21 @ 1:00pm

IAED, 401 E. State Street, Suite 402 B, Ithaca NY

Present: Laura Lewis, Martha Robertson, John Guttridge (virtually), Nels Bohn, Joe Bowes (virtually), Heather McDaniel
Absent: Seph Murtagh, Jennifer Kuszniir
Guests: Megan McDonald (county planning), Teresa Alt

Annual Review of TCIDA Workforce Housing Policy

1. Short Term Rentals – The committee discussed the impacts of short-term rentals on the supply of housing and agreed to have Heather draft and review with the attorney additional language that would prohibit short term rentals in TCIDA assisted housing projects. She will distribute via email.
2. Demand vs. Supply – the committee discussed whether the supply was outstripping projected demand for housing and if there is still a need to support residential housing. There is some nervousness on the part of developers that the community may be flooding the market. The housing data does show continuing need at all price points and types.
3. Current Projects Overview – Heather presented a snapshot of the projects that have been approved under the Workforce Housing Policy and the committee discussed results. Five projects have been approved that will provide 1,071 rental units; 243 (or 23%) of which are affordable units; \$2,910,000 in payments will support the Community Housing Development Fund.
4. Assessment of payment in lieu amount and timing – the Committee discussed other communities that require a payment in lieu amount as well as research Nels and the CHDF is doing to identify the cost of subsidy per unit required to develop an affordable 4% or 9% tax credit project – a subsidy that is generally leveraged from state and local sources. There was some agreement that the local subsidy amount should be an approximate target in the TCIDA’s payment amount and discussed increasing \$5,000 per unit (i.e. \$25,000 per 20% affordable unit set aside). There was also discussion of the timing of the housing payment and possibility of allowing payments of three years beginning in year two when the project is nearing stabilization.

Next Steps

- Heather to draft and circulate STR language
- Nels and Megan to continue research on per unit subsidy required for tax credit projects and report back.
- Potential group meeting with CHDF and TCIDA housing committee meeting?
- Heather to reconvene the committee in 4-6 weeks to discuss changes to the payment in lieu amount.