

# Housing Needs in Tompkins County

Ed Marx, AICP  
Commissioner of Planning  
Tompkins County

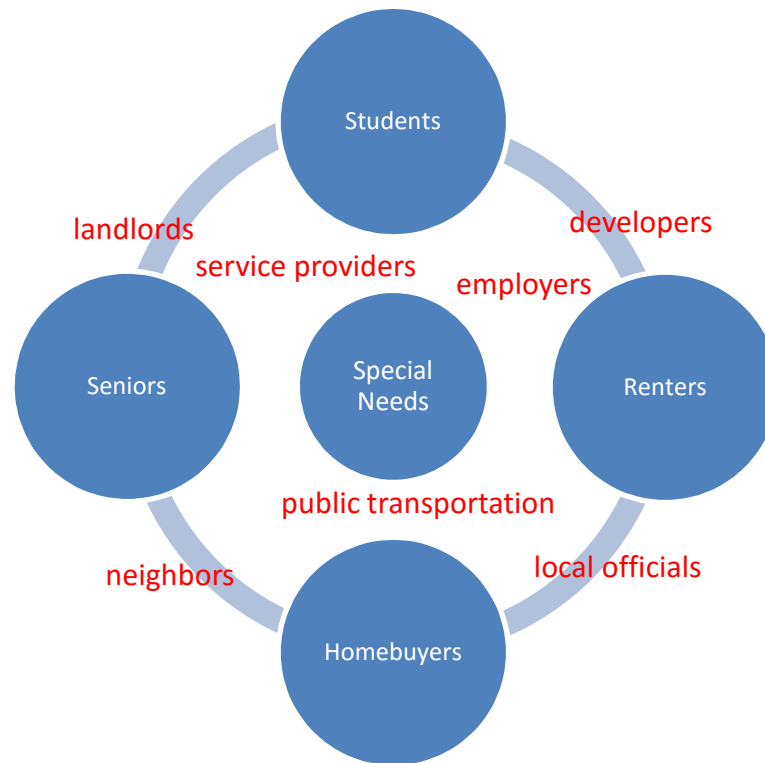
# Presentation Outline

- Define the problem
- Past efforts
- 2016 Needs Assessment
- Downtown Market Study
- Cornell Housing Plan
- Preliminary Estimates of Housing Needs

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# A complex issue



# Community Characteristics 2015

- Population: 104,926
- College Enrolled: 30,485
- Households
  - Family: 19,572
  - Non-family: 18,540
- Housing Units: 42,265
  - Single unit: 23,005
  - Multi-unit: 19,680
- Occupied Housing Units
  - Owner: 54%
  - Renter: 46%

Source: American Community Survey 1-Year Estimates

# Community Characteristics 2015

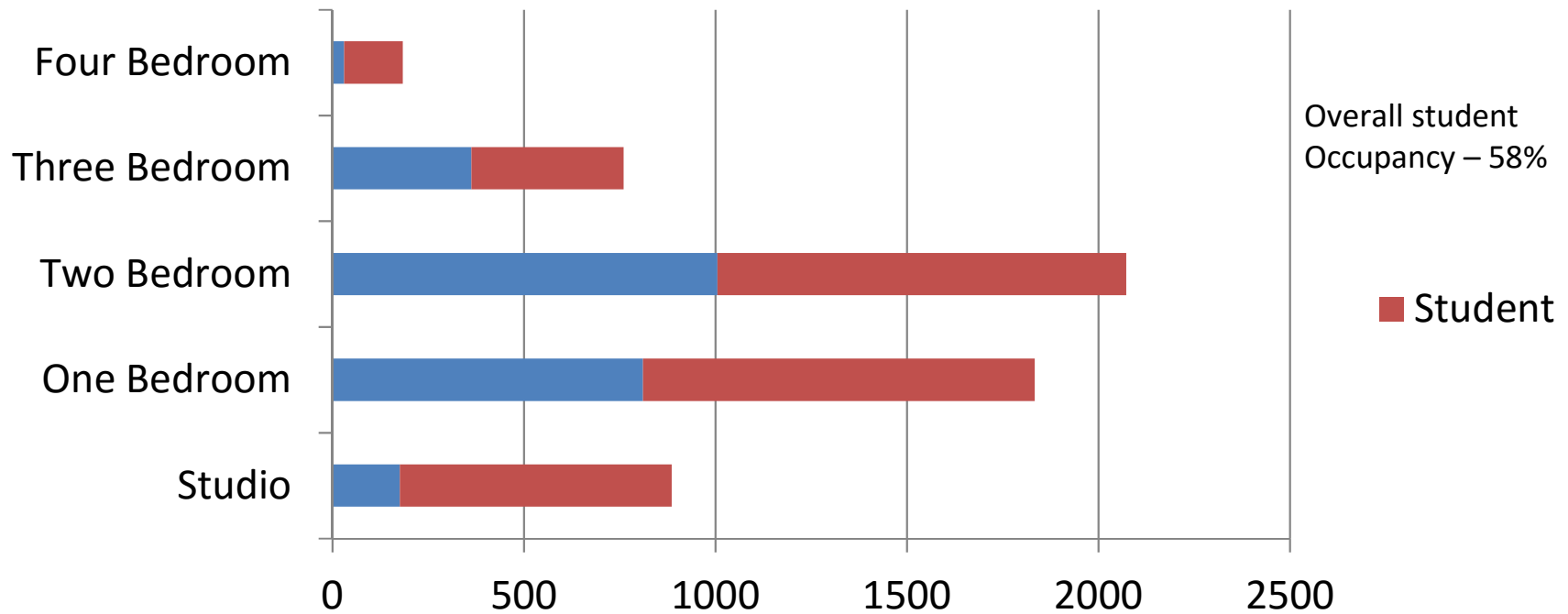
- Median Income
  - Household: \$58,084
  - Family: \$84,422
  - Non-family: \$32,700
- Median Value Owner Occupied Home: \$195,100
- Median Rent: \$1,080

Source: American Community Survey 1-Year Estimates

# Percent of Households Paying More than 30% of Income for Housing

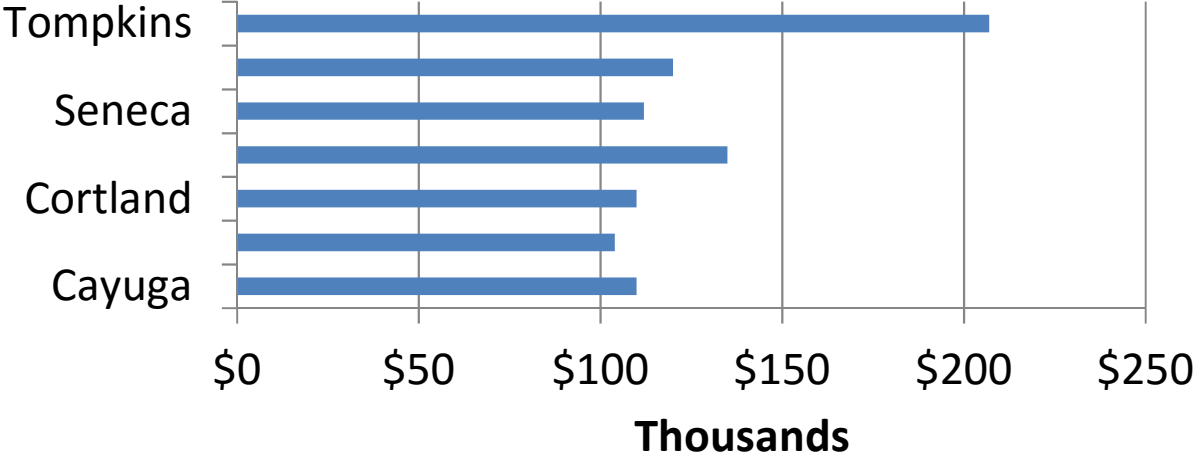


# Occupancy in Buildings with 24 or more units

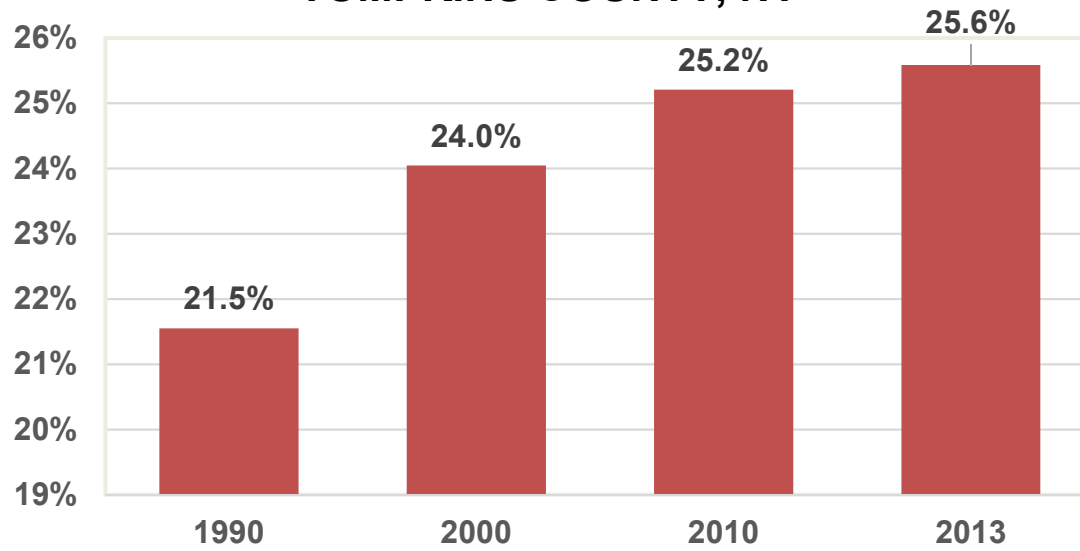




# Median Home Purchase Price 2015



**IN-COMMUTERS AS A PERCENT OF  
EMPLOYMENT  
TOMPKINS COUNTY, NY**





# Impacts on Community

- Social equity
- Economic development
- Gentrification and displacement
- Housing quality
- Traffic and transportation infrastructure
- Energy and greenhouse gas emissions



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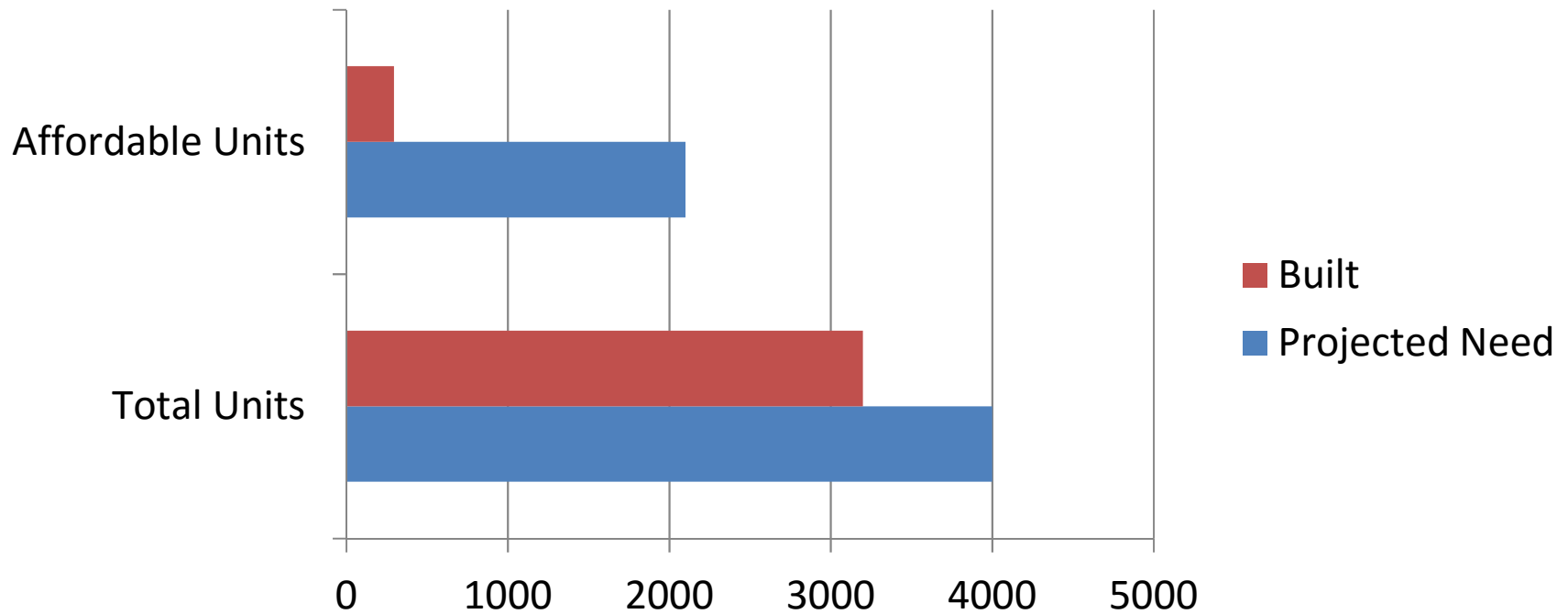
# 2006 Needs Assessment

- Point in time analysis
- Focused solely on non-student housing
- Did not consider in-commuters
- Not updateable

## 2006 Projected Need

- Estimated need for about 4000 new non-student units by 2014
- 2100 for low-moderate income households and 800 for middle income

# 2005-2014 New Housing



# Recommendations from the 2007 Strategy

Strategy	Adopted?	Results
Housing Trust	Yes	52 units
Local Funding	Yes	294 units
Inclusionary/ Incentive Zoning	Some	No units built to date
Employer Assisted Housing	No	





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# 2016 Needs Assessment

- Includes student housing
- Model based on employment and student enrollment
- Considers in-commuters, senior and special needs housing

# Elements of Assessment

- Field surveys
- Rental and ownership market analysis
- Interviews with real estate professionals
- Review of employment and student enrollment
- Survey of special needs housing organizations
- Internet survey of 4500 residents, students and in-commuters

## MARKET RATE APARTMENT INVENTORY

	(100%) PROPERTIES 24+ UNITS	(Sample) PROPERTIES <24 UNITS
Total Units	5,727	13,158
Vacancy Rate	1.8%	6.5%
Average Rent		
One-Bedroom	\$1,097	\$881
Two-Bedroom	\$1,375	\$1,194
Three-Bedroom	\$1,636	\$1,774

Estimated overall vacancy rate: 4.5%



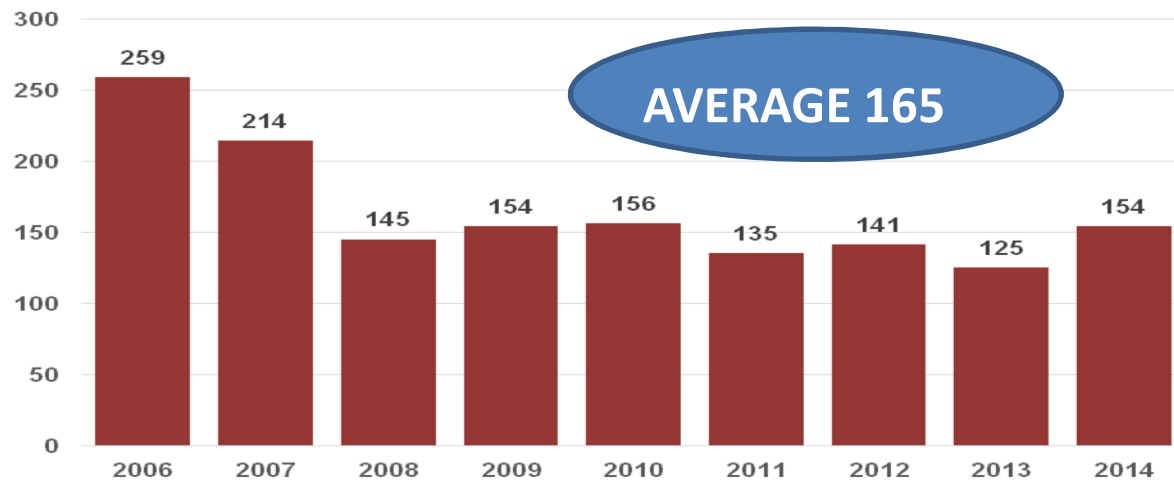
# Market Analysis

- 70% of renter households earn < \$50,000
- 70% of owner households earn > \$50,000
- 92% of unmet rental demand is for rents below \$800 per month
- High demand for ownership housing under \$250,000
  - 52% of single family demand
  - 61% of condominium demand
  - 64% of existing single family home sales

# Market drivers over next ten years

- Employment growth
- Student enrollment increases
- Growth in senior population
- Preference for walkable communities/access to transportation options

**SINGLE FAMILY HOUSING STARTS  
TOMPKINS COUNTY  
2006 - 2014**



**DANTER  
COMPANY**

## UNMET SINGLE FAMILY DEMAND ANALYSIS

Average Single Family Starts Since 2006	165
Sustainable Starts Based on Capture Analysis	225
Sustainable Starts Based on Peer City Analysis	217
Additional demand below \$200,000	85






# INTERNET SURVEY

TOTAL RESPONDENTS	4,509	100%
TOMPKINS COUNTY RESIDENTS	3,184	70%
IN-COMMUTERS	439	10%
STUDENTS	886	20%

Please take the  
**Tompkins County Housing Survey**

 Survey respondents are eligible for a drawing to win one of three \$50 Downtown Ithaca Alliance Gift Cards!

Online survey available at  
<http://e-input.com/surveys/tompkins.htm>  
 (Please respond by Monday, February 22, 2016)

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Whether you are happy with your housing, or perhaps looking to change your current living situation, please share your thoughts about your housing experiences and needs by taking the Tompkins Housing Survey now through Monday, February 22 at <http://e-input.com/surveys/tompkins.htm>.

Should you have questions, need a paper survey, or require assistance, please contact the Tompkins County Planning Department ([planning@tompkins-co.org](mailto:planning@tompkins-co.org) or 607-274-5560). Thank you!



# Potential in-commuter demand

- About 1500 estimated households planning to move in next five years that would prefer to live in Tompkins County
- 76% prefer single family home and 83% prefer to own
- Location preference
  - 71% rural; 61% village; 57% suburban; 26% city

## SUPPORT FOR PURPOSE BUILT STUDENT HOUSING

	<u>2015</u>	<u>2020</u>	<u>2025</u>
Combined Enrollment	31,255	33,278	35,123
Combined Dorm Capacity	13,112	13,531	13,531
Enrollment Net of Dorms	18,143	19,747	21,592
Students in Purpose Built Housing	1,305	1,456	1,456
As a Percent of Net Enrollment	7.2%	7.4%	6.7%
Demand at 15% of Net Enrollment	2,721	2,962	3,239
Deficit	1,416	1,506	1,783

Support for  
about 1500  
purpose built  
student beds



# Special Needs Housing

- Homeless women, especially with children
- Supportive housing for individuals with disabilities
- Halfway houses for re-entry and recovery
- Group home, supportive apartments for youth
- Housing with good access to transportation for entry-level workers



# Senior Housing

- Senior market rate options for down-sizing
- Medicaid eligible assisted living
- Universal design



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ANNUAL UNITS OF SUPPORT – RENTAL HOUSING DOWNTOWN EMA			
RENTAL PRODUCT TYPES	AVERAGE MONTHLY RENTS*	ANNUAL DEMAND TOTAL UNITS	5-YEAR DEMAND TOTAL UNITS
Luxury	\$1,800+	20 - 25	100 - 125
Upscale	\$1,400 - \$1,700	35 - 45	175 - 225
Affordable-Moderate	\$1,000 - \$1,300	60 - 70	300 - 350
Tax Credit (50% - 60%) Family And/Or Senior	\$800 - \$1,000	60 - 70	300 - 350
<i>Overall Support</i>		<i>180 - 225</i>	<i>900 - 1,050</i>
*Based on a two-bedroom unit net rent (includes water, sewer, and trash removal only) The overall mix would include other unit types at proportional rents.			

Potential absorption – 200 units per year  
60% in \$800-\$1300 per month range



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# Cornell's Housing Analysis

- Maplewood redevelopment to address graduate housing needs
- Shift attention to undergrads:
  - Deferred maintenance in current dorms
  - Beds to house population displaced during renovations
  - Grow on-campus housing capacity to meet needs of current undergrads
  - Accommodate any increase in enrollment



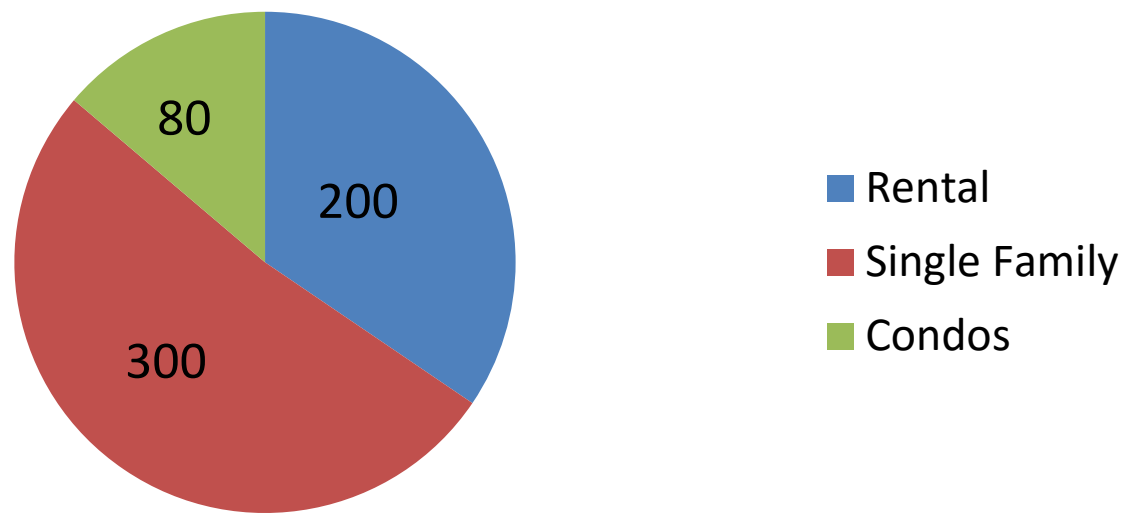
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## Preliminary Projection of annual need over the next ten years

- **Rental Housing** – up to 200 units
- **Ownership Housing** – 300 single family homes; 80 condominiums
- **Senior population** – 50-100 market rate independent, assisted living, memory care and skilled nursing beds
- **Student housing** – 150 to 330 beds
- **Special needs and supportive housing** for:
  - youth
  - disabled
  - recovery and re-entry
  - domestic violence and abuse
  - Medicaid eligible seniors

## Potential Annual Non-student Housing Units – 2016-2025



# More Information

- <http://housingtompkins.com/>
- <http://www.tompkinscountyny.gov/planning/housing-choices#>

QUESTIONS?

