Results of Group Discussions (as taken from Scribe sheets on walls)

Table #1

### Improve Quality of Life

1) Supply of affordable housing for lower income households
2) Creating community with housing (access to shopping, post office, transportation) and don’t stratify or segregate housing by income level
3) Housing for special needs – especially aging population

### Next Steps

1) Forum between stakeholders – include low-income people/direct voices
2) Zone and plan pro-actively …not just reactively
   a) multi-family in communities
   b) allow denser/small-lot development for affordable units
   c) plan for special needs housing, especially for aging population
3) Intermunicipal tax revenue-sharing – cooperation
   a) for efficient and equitable use/access of resources
   b) for balanced infrastructure and economic development
4) Enforcement of noise, traffic, controls, and head-off NIMBY Concerns
5) Need local funds to help developers apply for affordable housing subsidies ($50K-75K up front cost for 30% chance of getting subsidy for the project)

Table #2

### Quality of Life

1) Address the barriers to the development of housing priced at a reasonable percentage of median household income
2) “Working households” (affordable) housing impact on a community
3) Increase earning power of low-income housing consumers

### Next Steps

1) Sustained public relations campaign to educate and facilitate community awareness/discussion about how the county’s housing problems after the after(?) the overall quality of life
   a) e.g. newspaper series on housing issues (personalizing situation)
   b) e.g. county plan/municipal officials/elected officials
   c) Lead > committee from Roundtable attendees
2) Identify key incentives to stimulate the development of “workforce” housing
3) Lead > builder/developer industry group with TC Chamber

Table #3

- **Improve Quality of Life**
  1) Identify developable land in county: rezoning, sell higher density
  2) Need for affordable housing: rental and homeowner opportunities
     a) political support
     a) public perception in opinion
  3) Need for higher quality housing
     b) rehab neighborhood
     c) revitalization
  4) Infrastructure (water and sewer)
  5) Senior housing

- **Next Steps**
  1) Coordinated public education
     a) Identify barriers to development
     b) Examples of mixed use, affordable quality of housing
  2) Advertising campaign > education and coordination
     a) Rezoning
     b) Coordination among municipalities to address home rule issue; led by county
     c) Identify affordable, smaller scale (i.e. septic tanks)

Table #4

- **Quality of Life**
  1) Lack of varied housing for all (special needs, income levels, elderly)
  2) Obstacles to housing mobility
     a) sub-standard housing to safe/decent/affordable housing
     b) renters to owners
     c) downsizing for seniors
  3) High/increasing taxes, eroding tax base
     a) <\% of property taxes going into services
     b) state/Federal passing costs to localities
     c) losing potential community members

- **Next Steps**
  1) Work to develop public-private partnerships to address housing issues
  2) Determine sites for development of new housing stock and existing stock
     a) density study
     b) examine pre-existing mixed-use plans
  3) Study other models for housing
     a) co-housing
b) cooperatives

c) rent-to-own

4) Involve University populations and administration
   Work with and encourage local government representatives to lower property taxes and to support community initiatives, NPOs in search of funds and partnerships

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<th>Table #5</th>
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<tr>
<td><strong>Improve Quality of Life</strong></td>
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<tr>
<td>1) Government leaders need to work objectively on affordable housing issue</td>
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<td>b) zoning</td>
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<td>c) allocate % of resources to infrastructure development</td>
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<td>2) Look at how to build at lower costs, density (zoning) infrastructure</td>
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<td>a) Need stability of housing for neediest and jobs to pay for it.</td>
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| Next Steps |
| 1) Educate leadership re: value of affordable housing to change zoning and encourage housing growth |
| 2) Educate public re: need and benefits of affordable housing |
| 3) Publicize statistics: need, positive economic impact, positive social impact |
| 4) Foster interrelationships of jobs-childcare-health care-housing need to be addressed together |

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<tr>
<td><strong>Improve Quality of Life</strong></td>
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<tr>
<td>2) Provide incentives for affordable rental and privately owned housing (for builders and communities)</td>
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<td>3) Imbalance in NYS property tax burden</td>
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<td>4) Increase supply and acceptability of new and affordable housing</td>
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<td>5) Identify alternative building technologies to reduce new construction costs</td>
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| Next Steps |
| 2) Incentives for more affordable housing |
| a) Govt.: Identify what incentives are available and what has worked in other places |
| b) Housing Providers and Developers: Have discussion and consensus on needs and impediments to construction |
| c) Local Government: Examine local ordinances and make changes, as appropriate |
| d) Local Government: Reduce roadblocks (application process) and costs for developers |
| e) Government and Stakeholders: Update housing market analysis |
3) Taxes (public sector/pushback): Assess feasibility of property vs. income tax and other revenue generating means

4) Supply and Acceptability:
   a) County and Local Government – community education on benefits; identify and maximize use of Federal funds
   b) Local Government – package developer incentives; no/low interest loans for developers; employer assisted housing programs; education and dialogue between the banks/landlords/local government

Table #7

- Improve Quality of Life
  1) Increase supply of affordable, quality housing for low/moderate income folks
  2) Reduce obstacles to have ownership/occupancy
     a) high taxes
     b) “anti” development pressures
  3) Improve acceptance of affordable housing

- Next Steps
  1) What?
     a) promote development of mixed income housing
     b) increase access to capital for lower income home buyers
     c) develop county-wide coordination/consistency in land use planning
     d) increase incentives for development of higher density housing
     e) education on community benefits of affordable housing
  2) Who?
     a) municipal housing coalitions with county
     b) focus groups for consumers/county developers
     c) coop extension work with housing association

Table #8

- Quality of Life
  1) Infrastructure/water/sewer/transportation and employees
     *improve – especially in targeted affordable areas (Groton, etc)
  2) NIMBY: address by proactive growth plan with incentives for mixed use (income/rental/ownership)
  3) Promoting ownership and equity vs. rental; encourage low-income Access to capital

- Next Steps
  1) Chamber as convener to bring together stakeholders for public/private housing development
  2) Start with strategy meetings with all stakeholders
  3) Goal is mixed used (ages, income, uses)
4) Could use public land  
5) Consider model where residents own stock in the development

### Table #9
- **Improve Quality of Life**
  1) New housing stock for low-income (60% of median income) families that is of good quality and financial means (mixed economic environment) near services (e.g. transportation)  
  4) Repair existing stock  
  5) Increase residential stability  
  6) Change strong attitude barrier
- **Next Steps**
  1) Planning high-level committee for unified plan (city and county) connected to government (stakeholder groups represented)  
  2) Reduce NIMBY  
     a) smaller developments  
     b) education/outreach  
  3) Create supportive legislation  
  4) Grant-writing support for affordable housing initiatives

### Table #10
- **Improve Quality of Life**
  1) Improve quality of housing stock  
  2) Support home repair for low-income residents; can’t afford repair for own home  
  3) People who work in the city can’t afford to live in the city
- **Next Steps**
  1) Improve quality of housing stock using  
     a) incentive for landlord/developers/homeowners (i.e. tax credit/breaks for landlords who will keep properties at high standards; utilizing rating system for landlords, incorporating internet capabilities)  
     b) increase code enforcement)  
  2) Organize forum of stakeholders that will focus on affordability  
     d) expanding city limits, meaning more increased supply of housing and lower costs of housing  
     e) town/city consolidation; merge into one unit

### Table #11
- **Improve Quality of Life**
  1) Our preamble: “safe and affordable housing is a basic right.”  
  2) Safety in the home  
     a) structural  
     b) neighborhood revitalization  
  3) Public education and outreach on low income housing/affordable housing
a) dispelling myths
b) value of all citizens

4) Neighborhood planning and zoning
   a) inter-municipal cooperation
   b) put people first and housing needs on all economic and community development

Next Steps
1) Develop Task Force groups
   a) re: public outreach on affordable housing
      (1) bring skilled and informed facilitators to communities on a grassroots, municipal, neighborhood association, church groups, media level
      (2) define community dialogue outcomes
      - informed dialogue
      - make intelligent connections to issues related to affordable housing
      - assist communities to be pro-active; to develop an understanding of needs of the low income vs. affordable
      (3) bring the voice of individuals impacted by the availability of affordable housing

Table #12

- Improve Quality of Life
  1) Housing affordability
     a) lowest income people face the biggest problems
     b) age and condition of housing
     c) high property taxes
  2) No system to distribute affordable housing throughout Tompkins County
  3) In-commuting for jobs
     a) traffic
     b) travel time

Next Steps
1) Promote different forms of housing
   a) mixed income
   b) non-traditional partners
   c) condo/coop
  2) Public education about housing issues
  3) Regional planning: inter-municipal cooperation

Table #??

- Improve Quality of Life
  1) Support home repair for low income residents; can’t afford repair for own home
2) Affordability – people who work in the city can’t afford to live in the city
3) Quantity of affordable housing
   ▪ Next Steps **(this piece was not present with the other sheets)**