

# Tompkins County Industrial Development Agency

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*Administration provided by Ithaca Area Economic Development*

TCIDA Housing Committee  
Meeting Minutes  
January 28, 2021  
Via Zoom

Present: Laura Lewis, Martha Robertson, John Guttridge, Nels Bohn, Joe Bowes, Seph Murtagh, Heather McDaniel, Ina Arthur (recording)

The committee met to review the current IDA housing policy and how projects with multiple parcels should be considered when applying the policy in terms of percentage of affordable units or fee payment to the CHDF.

John Guttridge outlined his approach. He would like to stop future projects from picking from the best of the options to benefit themselves versus the community when it comes to affordable housing. He would like the policy to stipulate that a project with multiple tax parcels should either 1) be considered as a whole and be allowed to pay into the housing fund or provide 20% of affordable units OR 2) each tax parcel be considered individually and then each either pay into the housing fund or provide 20% of affordable units.

Nels Bohn stated that the policy should not discourage creative thinking.

Joe Bowes commented that the goal of the policy is to create affordable housing either directly by the developer or through the housing fund. The policy should be allowed to “do its job” until developers say they cannot move forward.

Are developers getting over subsidized? The policy should add and either or choice to its guidelines but still be open to creative thinking.

Heather McDaniel pointed out that the current policy language does state the either or choice.

John Guttridge was tasked with working on a draft for new language for the housing policy. He will circulate a draft to the committee and once consensus is reached the updated policy will be forwarded to the full TCIDA Board for review and approval.