



CENTERSTATE CORPORATION FOR ECONOMIC OPPORTUNITY

HOUSING TASK FORCE

TOP 5 PRIORITIES TO FOSTER EQUITABLE HOUSING GROWTH IN CENTRAL NEW YORK

Central New York, a region defined by decades of population loss and subsequent declining housing production, is now faced with the expectation of accommodating more than 75,000 new residents by 2055. This comes at a time of sharp declines in affordability and skyrocketing homelessness. To address the pressing need for diverse and affordable housing in Central New York, a multi-faceted approach is required. The following key strategies aim to encourage municipalities, financial institutions, community stakeholders, and all current and future residents of Central New York, to support policies and programs that drive equitable housing growth:

I. ENCOURAGE MUNICIPALITIES TO OPT-IN TO STATE HOUSING PROGRAMS

- ▶ **Promote the Governor's Pro-Housing Community Program:** Engage local governments in discussions about the benefits of this program to support multifamily and mixed-use development, while unlocking \$650 million in state spending programs.
- ▶ **Promote the Workforce Housing Tax Credit Program:** Inform municipalities and developers about the incentives available through this program to create affordable housing for the workforce.

II. ADDRESS CRITICAL FUNDING GAPS FOR MULTI-UNIT DEVELOPMENT

- ▶ **Encourage Financial Institutions to Increase Lending:** Work with banks and credit unions to offer more favorable lending terms for multi-unit and missing middle housing projects, emphasizing the growing market demand.
- ▶ **Create New Equity Investment Vehicles:** Develop investment funds or public-private partnerships that provide equity and debt financing for high-priority housing projects, particularly those that meet critical affordability and sustainability goals.

III. REFORM LAND USE

- › **Encourage Municipalities to Plan for Long-term Growth:** Support comprehensive planning efforts that align with future population growth and housing demand, ensuring flexibility for multi-unit developments.
- › **Streamline Regulatory Processes and Approvals:** Simplify the permitting process to reduce delays and costs for developers, allowing projects to proceed more efficiently.
- › **Update Design Standards:** Encourage local governments to adopt design standards that support missing middle housing, accessory dwelling units (ADUs), and smaller lot sizes to increase housing diversity and affordability.

IV. PROVIDE NEW AND ADDITIONAL FUNDING TO TARGET HOMELESSNESS

- › **Increased Eviction Prevention Funding:** Advocate for more resources to prevent evictions, reducing the risk of homelessness.
- › **Greater Access to Housing Assistance Vouchers:** Support policies that increase the availability of vouchers to help low-income households secure stable housing.
- › **Increased Funding for Continuum of Care Services:** Lobby for additional funding to expand services that support the homeless, providing a more comprehensive safety net.

V. ENCOURAGE PRO-HOUSING ADVOCACY WITH A FOCUS ON LOCAL MUNICIPALITIES

- › **Engage Community Stakeholders,** neighborhood associations, and local governments in advocating for pro-housing policies. Emphasize the importance of diverse and affordable housing for regional economic growth and social equity.
- › **Promote Housing Growth to Local Officials and Elected Representatives:** Emphasize to local officials and elected representatives the benefits of housing growth, including economic development, job creation, and improved community vitality. Encourage them to be active advocates for policies that support housing development, stressing the positive impact on quality of life and social equity.
- › **Tell Local Leaders: Yes - In My Backyard** – new housing projects need community-wide support to advance.