

RESOLUTION ESTABLISHING A TOWN BOARD HOUSING COMMITTEE

Whereas, Tompkins County has experienced moderate population growth since 2010, the county's population is aging with the senior proportion increasing and the youth proportion decreasing, and

Whereas, the last census data indicates that the Town of Dryden lost population and since 2016-2020 only 77 single family houses and 119 multi-family units were constructed, and

Whereas, of 1,891 rental households in Dryden, 46.2% are cost burdened and 27.3% are severely cost burdened, and for the period 2010-2019 median income of renters has dropped 14.1% while median income for homeowners has increased 5.8%, and

Whereas, infrastructure costs are one of the greatest impediments for building single family homes, and

Whereas, in a 2019 study of housing conditions in the town, it was now found that of the 3,260 surveyed units, 38% or 1,227 were substandard. Of these, 765 (36.8%) of substandard properties were moderately substandard and 452 (44.2%) were severely substandard, now therefore, be it

Resolved, that the Town of Dryden will establish a Housing Committee to focus on and propose policies, possibly including incentives, to increase the number of affordable work-force housing units, especially within nodal areas where infrastructure currently exists, and to improve the quality of existing substandard units in the town, and further

Resolved, the committee will consider initiatives such: as identifying potential lands for development; exploring zoning options; investigating other possible incentives to promote work-force housing; and seeking out possible funding sources for development of affordable housing and rehabilitation of existing housing units, and further

Resolved, the committee will work to promote developer interest to increase the number of work-force units in the Town, and further

Resolved, this committee shall report periodically to the Town Board and be comprised of elected Town Board members, representatives of the two villages and knowledgeable residents of the Town.