



Onondaga County Legislature

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Chairman

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Deputy Clerk

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PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MINUTES – JUNE 20, 2024 **DAVID H. KNAPP, CHAIR**

MEMBERS PRESENT: Mr. Meaker, Mr. Ryan, Ms. Harvey, Mr. Olson

ALSO ATTENDING: Chairman Burtis, Mr. Romeo, Mr. Brown, Mr. Garland; also see attached

Chair Knapp called the meeting to order at 9:32 a.m., and the previous meeting's minutes were approved.

1. PLANNING: Megan Costa, Assistant Director/Planning Services; Mary Beth Primo, Deputy County Executive Physical Services; Charles Buki, CZB Housing Consultant

a. Modifying Agricultural District No. 4, County of Onondaga, Towns of Dewitt, Fabius, and Pompey, and Towns of LaFayette, Onondaga, and Tully (East of I-81)

Ms. Costa presented this resolution.

Purpose: This resolution calls for the County Legislature to make a finding regarding the modification of Agricultural District 4 in the Towns of DeWitt, Fabius, and Pompey, and Towns of Onondaga, LaFayette, and Tully (east of I-81).

Objective/ Work Plan: New York's Agricultural Districts Law, Article 25-AA of the NYS Agriculture and Markets Law was enacted in 1971 to help keep farmland in agricultural production. Agricultural districts are designed to protect agriculture through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses.

Responsibility for the creation and review of the State's agricultural districts lies within the authority of the county's legislative bodies. AML Sections 303 (district creation), 303-a (district review), 303-b (annual inclusion/addition of lands) and 303-c (district consolidation) detail the role county agricultural and farmland protection boards and legislative bodies play in district creation and review, and prescribe the public notice and public hearing requirements.

Per AML Section 303-a, the County Legislature is responsible for conducting a review of each agricultural district in the County on an eight-year schedule. During the review period, landowners and municipalities can request to have property added to or removed from the district, established as between January 1-30, to align with the annual additions request process for all districts in the County.

The Onondaga County Agricultural and Farmland Protection Board (AFPB) prepares a report with a recommendation to continue, terminate, or modify the district and presents it to the County Legislature, who is to hold a public hearing and then make its final finding. The County Legislature then submits the final report with its finding to the Commissioner of the NYS Department of Agriculture & Markets for certification.

Agricultural District 4 is up for review in 2024 and landowners requested that lands be added to and removed from the District. The Onondaga County Department of Planning prepared a report, and at its February 27, 2024 meeting the AFPB reviewed and voted to forward the report with its recommendation to modify Agricultural District 4 to the Onondaga County Legislature. The Onondaga County Legislature has been asked to authorize a public hearing and at 12:55pm, just prior to the July 2, 2024 Session.

Funding Source/Budget: No fiscal impact

Full report on Ag District 4 on file with the Clerk

- Approve renewal of Ag District 4 – southeast portion of County
- Addition requests totaling 33 acres and removal requests totaling 140 acres (net loss of ~100 acres)
- Net gain of ~200-300 acres over the last 8 years with ~100 coming out
- Once approved by the Legislature, will go to NYS for certification

Questions/Comments from the committee:

- 40% of the land mass of the county is located in an agricultural district

A motion was made by Mr. Olson, seconded by Mr. Meaker, to approve this item. Passed unanimously; MOTION CARRIED.

b. Approving the Inclusion of Viable Agricultural Land within Certified Agricultural Districts Pursuant to Section 303-B of the New York State Agriculture and Markets Law

Ms. Costa presented this resolution.

Purpose: This resolution calls for the County Legislature to make a finding as to whether the land to be added to an agricultural district consists of predominantly viable agricultural land.

Objective/ Work Plan: New York's Agricultural Districts Law, Article 25-AA PDF of the NYS Agriculture and Markets Law was enacted in 1971 to help keep farmland in agricultural production. Agricultural districts are designed to protect agriculture through a combination of landowner incentives and protections that discourage the conversion of farmland to non-agricultural uses.

Responsibility for the creation, review and management of the State's agricultural districts lies within the authority of the county's legislative bodies. AML Sections 303 (district creation), 303-a (district review), 303-b (annual inclusion/addition of lands) and 303-c (district consolidation) detail the role county agricultural and farmland protection boards and legislative bodies play in district creation and review and prescribe the public notice and public hearing requirements.

Per Section 303-b, landowners can submit requests during an annual thirty-day period for the inclusion of predominantly viable agricultural lands within certified agricultural districts. Pursuant to Onondaga County Resolution No. 71-2004, that thirty-day period is to occur January 1-30 of each year.

The Onondaga County Agriculture & Farmland Protection Board prepares a report with a recommendation as to whether the land to be included in an agricultural district consists of predominantly viable agricultural land and presents it to the County Legislature, who is to hold a public hearing and then make its final finding. The County Legislature then submits the final report with its finding to the NYS Commissioner of Agriculture & Markets for certification.

During January 1-30, 2024, a landowner made a request to add land to an agricultural district. The Onondaga County Department of Planning prepared a report, and at its February 27, 2024 meeting the AFPB reviewed and voted to forward the report and recommendation for the inclusion of predominantly viable agricultural lands within a certified agricultural district to the Onondaga County Legislature. The Onondaga County Legislature approved a public hearing to be held at 12:50 pm, prior to the July 2, 2024 session.

Funding Source/Budget: No fiscal impact

Full report on annual additions on file with the Clerk

- One landowner request for 7 acres to be added to district in town of Elbridge
- Working with landowner on conservation easement options (~120 acres total)
- Each district has to be renewed every 8 years per the state (county reviews every other year with 4 districts)
- Amount of additions vary year to year; this year is low, but some additions were in the Ag district 4 renewal report

A motion was made by Mr. Meaker, seconded by Mr. Olson, to approve this item. Passed unanimously; MOTION CARRIED.

c. Confirming the Appointment of Troy W. Waffner as Director of the Department of Planning

Ms. Primo presented this resolution.

- Mr. Waffner was at the State Fair for 13 years and oversaw major redevelopment on the site (~\$200M)
 - Expo Center, improved entrance, take down of grandstand, Midway changes
 - Design, planning and engineers
- Worked with Mr. Waffner at State Fair and while building the Amphitheater
 - Number of issues with parking, traffic and concert schedules with Fair
 - County did not always get what they wanted, but communication was open
 - When the County could not get what it wanted, Mr. Waffner came up with workarounds
- County did hard work on getting the plan together; do not want it collecting dust on a shelf
- Plan On a living document that towns and villages can refer to and lean on while facing growth in the next few years
- Need to have leader to help municipalities see how plan can be beneficial to their growth, planning and decision making
- Agriculture covers 40% of the land in the county
 - Brings in close to \$400M/year and provides character
 - Do not want to lose that; want to protect farmers and land
 - Mr. Waffner spent years with NYS Assemblyman Bill Magee, Chairman of the Agriculture Committee
 - Mr. Waffner understands the business of agriculture, the policies, the issues
 - Planning Dept. staffs Ag Council, moves forward Ag Council initiatives, and is becoming very involved in redevelopment of the Regional Market

Mr. Waffner made a statement concerning his capabilities and background at the NYS Fair.

Questions/Comments from the committee:

- How does Mr. Waffner plan on handling NIMBYism
 - Best thing to do is meet with people on regular basis and inform them
 - No one likes change, so it is making people comfortable; cannot solve the problem

A motion was made by Mr. Olson, seconded by Mr. Meaker, to approve this item. Passed unanimously; MOTION CARRIED.

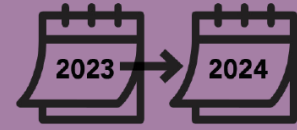
d. INFORMATIONAL: Housing Study Update – Mr. Buki presented

Complete Housing Onondaga Study on file with the Clerk



Mr. Buki stated for the record that during his discussion with Syracuse.com, he never said “densely packed” or that there would “never be any more picket fences.”

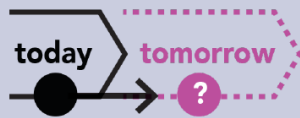
We spent a year looking at Onondaga County’s housing market



STORYLINE STRUCTURE

BASELINE & SPECULATIONS

Where is Onondaga today and where could it be tomorrow?



MICRON IN CONTEXT

What is going on independent of Micron?



SYRACUSE AND EVERYTHING ELSE

How does Syracuse and the rest of the county look like each other?



- 195,000 households with 500,000 people, independent of Micron; how does Micron fit into that?

What We Did

100 Years of Historical Trends



What We Analyzed – for every jurisdiction and hundreds of combinations of geographies

Data on Quarterly Basis



Interest Rates
 Cost of Construction
 • Labor
 • Materials
 Cost of Land
 Cost of Land Prep

Sales Activity
 • List/Sales Price
 • Duration
 • Type (SFD, DPLX, etc.)

Commercial
 • MF Cap Rates
 • Vacancy Rates

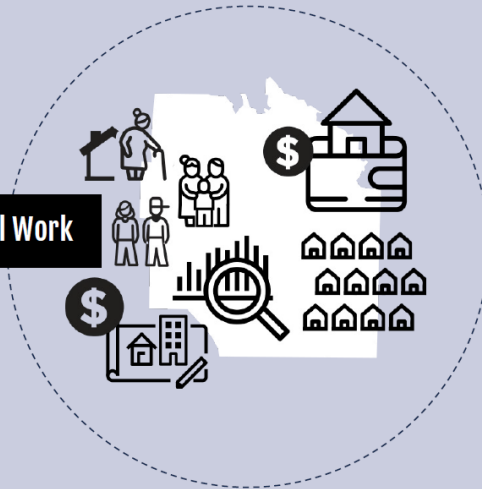


- Last 10 years, look at dig out from financial crisis in 07-09, COVID and today



What We Did

"Systems" Level Work



Economics

Demographics

Geography

Every town and village
By Sub-Regions



What We Did

What we Determined

The county is getting much older
Households are getting much smaller
Families are making fewer babies

AND

Development is costly
Plenty of need but not much demand
Inflation is a major issue

Consequently, YES

Inventory is indeed tight – but we think this is temporary

New construction is very expensive – and we think this is not temporary

Regulations are an issue – an issue of local politics

Affordability is an issue – a function of all of the above and deserves less generalization

And yet...the market overall has been and remains soft when it comes to value, return on investment, and rates of appreciation



- County median age is 39 and getting older; households getting smaller - 1 and 2 person vs. 3 or 4
- Escalation of development, builder and borrowing costs
- Inventory tight
 - More of a tenure, not permanent (eventually people will leave their homes)
 - New construction not the solution to dig out given new construction costs



What the data tells us

BASELINE OF TODAY'S HOUSING CONDITIONS

Demographics

Aging population staying in their homes
 Smaller household sizes



+

Rising Costs & Prices

Interest Rates
Materials and Labor



+

Local Government Dispositions

Inclined to say no to certain types of housing development



+

Persistent General Softness

+

Very Much in Transition

=

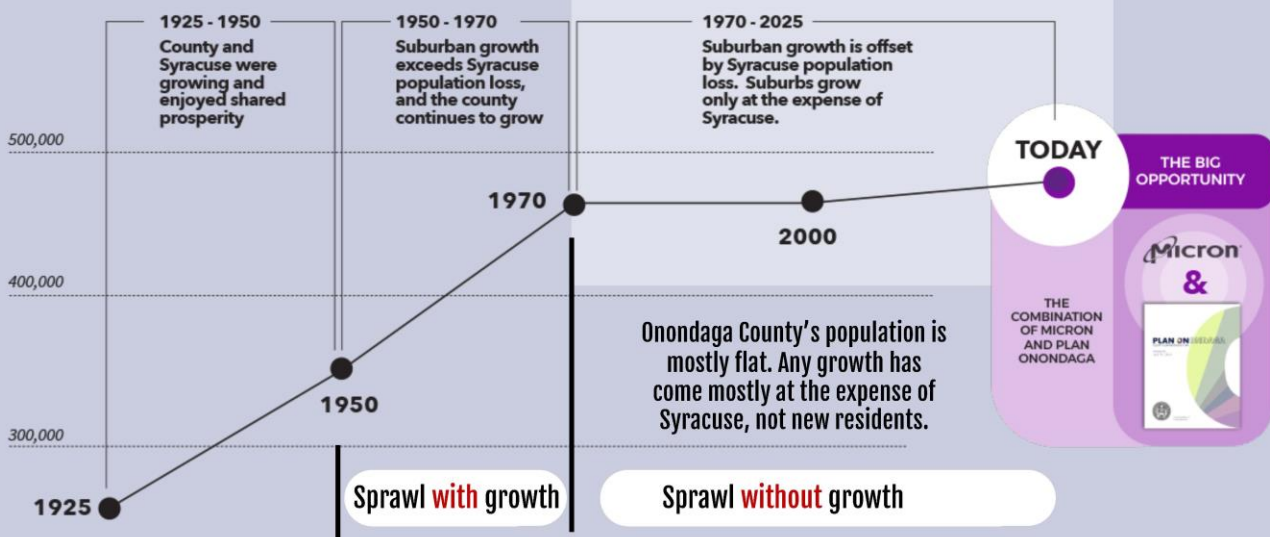
Why Onondaga County's housing market is tighter than past decades

- Local government dispositions
 - Challenge in coming decades is how rapidly local jurisdictions will approve developer projects
 - Does that slow things down; want to consider
 - i.e. Local jurisdiction has opportunity to say yes to multifamily or senior rental, and say no, then seniors will not be able to move; do not have inventory needed
 - Want to make sure there are high quality products local jurisdictions can say yes to



Understanding Historical Trends

ONONDAGA COUNTY POPULATION



Where could the county be headed?

With Micron’s arrival, Onondaga County is positioned to add well over 30,000 new residents by 2040.

Plan Onondaga is the guidebook to make the most of the growth that Micron brings.



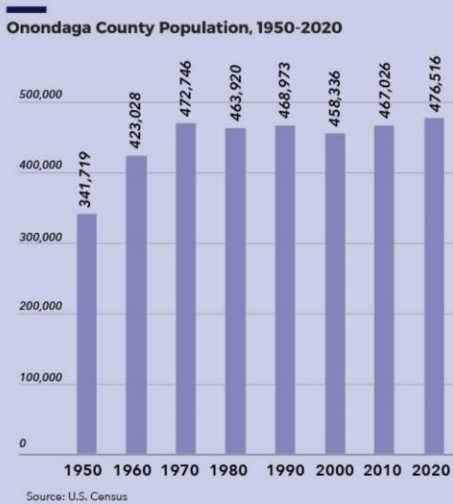
TODAY - 2050 What will Onondaga County choose?

ECONOMY	PLANNING	OUTCOMES
Micron	PLAN ONONDAGA Zoning Funding	<i>Progress on structural challenges and overall growth and prosperity</i>
Micron	Planning As Usual	<i>Flat trajectory with continued softness, strength in some areas along with persistent structural challenges</i>
Business As Usual	Planning As Usual	<i>Decline and worsening structural problems</i>

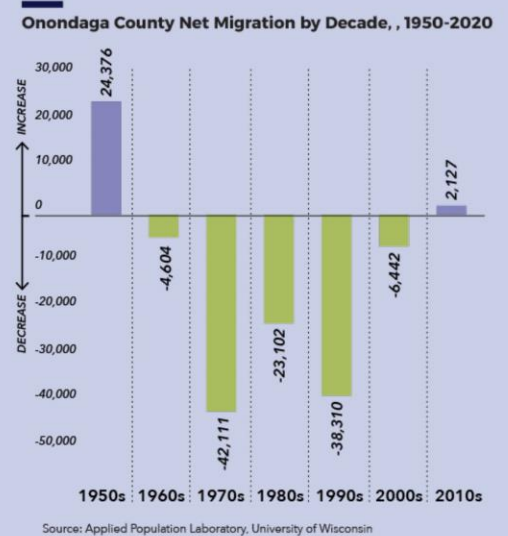
01 Historical Factors and Modern Planning Shaping the Housing Market

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The county’s market conditions are the result of historical patterns.



The population failed to grow partially because more people left the county than moved into the county.



01 Historical Factors and Modern Planning Shaping the Housing Market

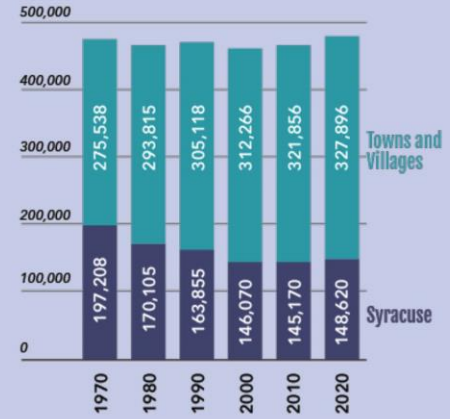
Sprawl without growth consumed land and hollowed out the region's core.

Population of City of Syracuse and the Remainder of Onondaga County Since 1950



Source: U.S. Census

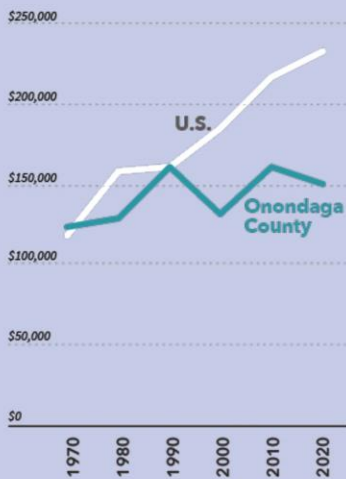
Onondaga County Population, Syracuse vs. Towns/Villages, 1970-2020



Source: U.S. Census

01 Historical Factors and Modern Planning Shaping the Housing Market

Median Home Value, 1970-2020, Adjusted for Inflation



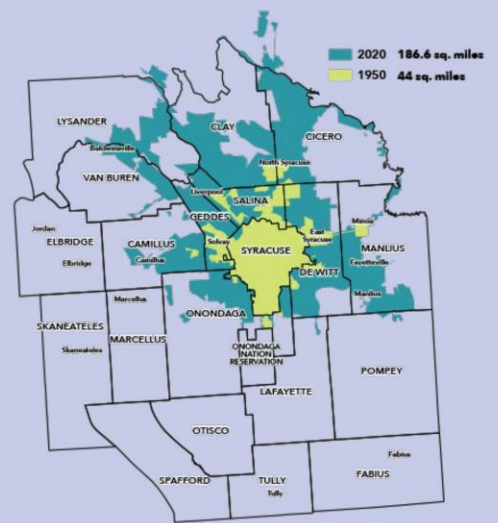
Source: U.S. Census Bureau, Decennial Census for 1970-2000 and ACS 3-year estimates for 2010 and 2020; inflation adjustments made using CPI

Average Sales Prices Since 2013



Source: Analysis of single-family sales prices reported by NYS Saleweb for City of Syracuse and the remainder of Onondaga County (all areas outside the city); U.S. figures are based on average annual sales prices reported by the St. Louis Federal Reserve's FRED system

Onondaga County Urbanized Area, 1950 vs. 2020



Source: U.S. Census

02 Syracuse as a Distinct Housing Market

02 Syracuse as a Distinct Housing Market

The market typology is a valuable tool, but cannot tell the whole story.

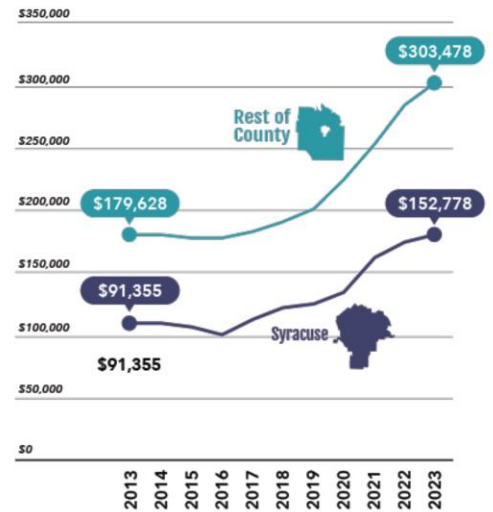
Market Demand Typology at the Census Tract Level



Source: czb analysis using data from 2017-2021 ACS 5-year estimates (median owner-occupied unit value, single-family homeownership rate, and single-family vacancy rate) and single-family sales data from 2018-2023 provided by Onondaga County Assessor.

On average, Syracuse single-family home sale prices are about half those of the rest of the county.

Average Single-Family Sale Price by Year, 2013-2023

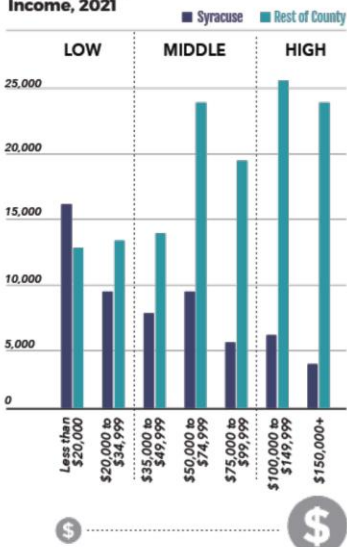


Source: Real estate transaction data from Onondaga County

02 Syracuse as a Distinct Housing Market

Syracuse and the rest of the county are segregated from each other by income.

Households by Income, 2021



Source: 2017-2021 American Community Survey Five Year Estimates

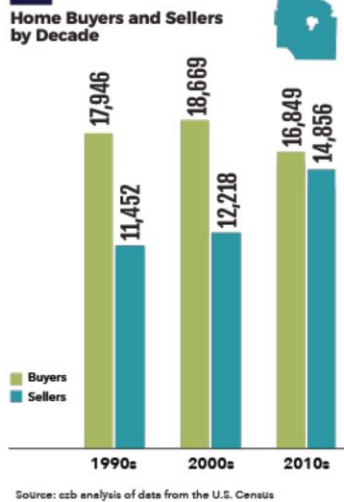
Disparities and Distribution

	County ALL	Syracuse	Rest of County
Households	192,785	58,424	134,361
Subsidized	10,071	7,200	2,871
Non-Subsidized	182,714	51,224	131,490
Ratio of Non-Subsidized to Subsidized	18.14	7.11	45.80
	5.22%	12.32%	2.14%

03 County Housing Market Outside Syracuse

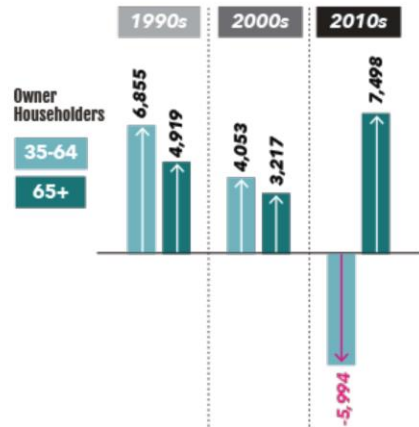
03 County Housing Market Outside Syracuse

The number of buyers was lower during the 2010s than in past decades, closing the normal gap between buyers and sellers.



The number of potential "move up" buyers decreased in the 2010s.

Change in Number of Owner Households by Age of Householder by Decade



03 County Housing Market Outside Syracuse

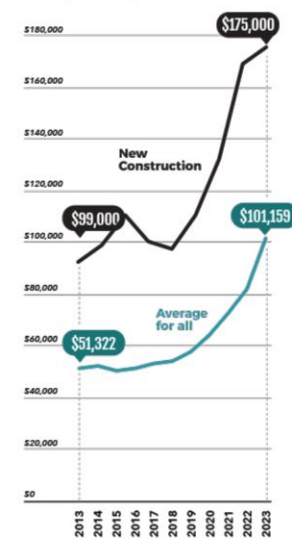
New construction cost escalation is being driven by materials, labor, and financing

Category	2,000 SF Home (OWN)	
	IN 2020	TODAY
Cost to Build	\$300,000	\$350,000
Blended Financing	4.5%	7.5%
Monthly Payment	\$2,650	\$3,700
Income Needed	\$96,000	\$134,000
% of Area Median Income	120%	170%

Category	850 SF Apartment (RENT)	
	IN 2020	TODAY
Cost to Develop	\$127,500	\$170,000
Break Even Rent	\$1,475	\$2,480
Income Needed	\$54,000	\$90,000
% of Area Median Income	70%	115%

Overall cost of homes is being driven by influence of new construction plus fewer existing homes on the market

Income Needed to Afford Average Single-Family Sale Price in Non-Syracuse Onondaga County, 2013-2023

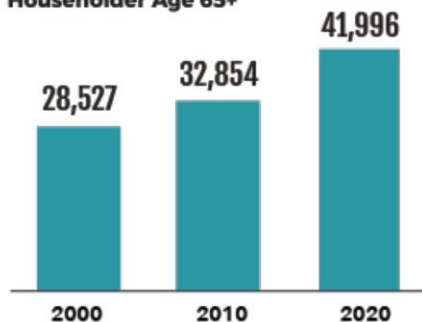




03 County Housing Market Outside Syracuse

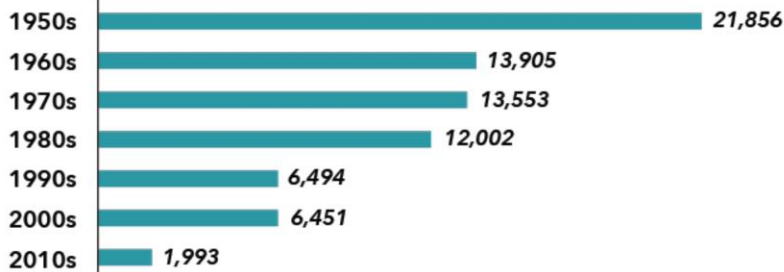
Homeownership has long been dominant, but growth in homeowners is slowing.

Households with Householder Age 65+



Source: U.S. Census

Increase in Owner Households by Decade



Source: U.S. Census

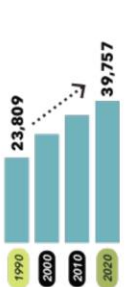


03 County Housing Market Outside Syracuse

Demographic factors are driving the slowing growth in the ownership market.

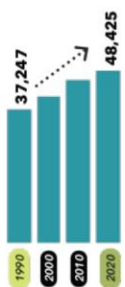
Household by Size

1 Person



Source: U.S. Census

2 People



3 or More



Households Raising Own Children



Source: U.S. Census

Increase in Renter Households by Decade



Source: U.S. Census

2010s renter household growth was also attributable to fewer renters exiting the rental market than in the previous decade.

04 Housing Market Challenges of the Mid-2020s

04 Housing Market Challenges in the Mid-2020s



Summary of Housing Market Challenges in the Mid-2020s

The current and future health of the county's housing market does not depend solely on how much growth it experiences. A number of housing market challenges exist in the mid-2020s which may require attention from policy makers and practitioners regardless of future events.

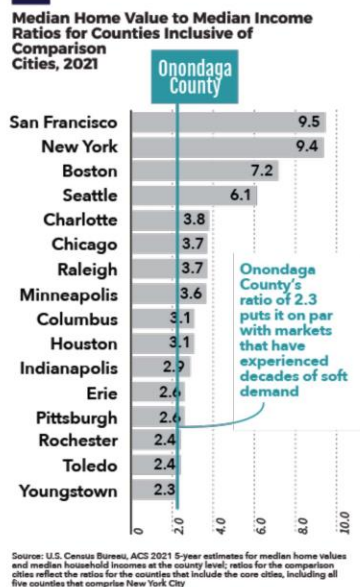
- 1** Onondaga County remains a soft regional market.
- 2** Syracuse is not competitive within the broader county market.
- 3** More rental units are needed outside Syracuse.
- 4** Suburban renters face affordability challenges.
- 5** Suburban sprawl undermines the county's housing market.
- 6** Onondaga County needs more diverse for-sale products.

- Believe this is a soft regional market
 - Not strong; easy, frequent and easy to understand demand
 - Today the need is generated more by evolution; not bad – historically soft

04 Housing Market Challenges in the Mid-2020s

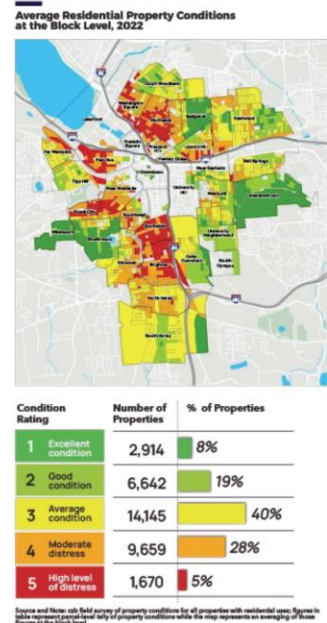
1

Onondaga County remains a soft regional market.



2

Syracuse is not competitive within the broader county market.



- Valued of income ratio in 2.5 space – will not outpace inflation
- Historic run of low inflation and interest rates for 2 decades, but rate of appreciation for most homes within the county did not outpace inflation – means owning a home is a financial loser

- Price to income ratio much higher than value to income ratio
 - If someone is not in market, it is expensive to do so
 - Value of real estate divide by incomes shows lower than want
 - Median income ratio includes Syracuse - if take out Syracuse, would be 2.8
 - Rental side city vacancy rate 5.6 and 2.5 in county

04 Housing Market Challenges in the Mid-2020s

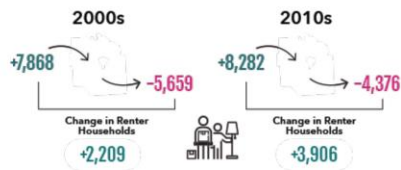
3 More rental units are needed outside Syracuse.

4 Suburban renters face affordability challenges

5 Suburban sprawl undermines the county's housing market.

6 Onondaga County needs more diverse for-sale products.

Renter Households Entering and Exiting Market by Decade



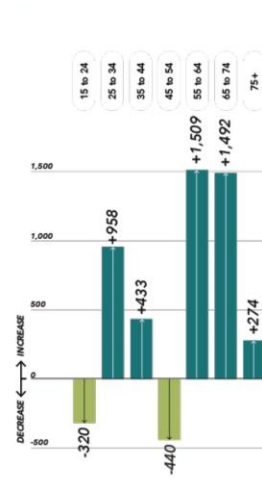
Source: czb analysis of data from U.S. Census

Increase in Key Rental Market Segments, 2000-2020



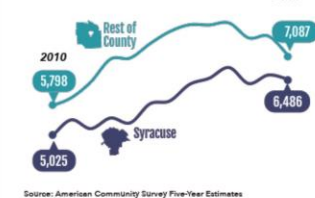
Source: U.S. Census

Change in Renter Households by Age of Householder, 2010-2020



Source: U.S. Census

Single-family Rentals, 2010-2022



Source: American Community Survey Five-Year Estimates

Multifamily Rental Data, Q1 2024

	Multifamily Units	Average Rent	Vacancy Rate
Syracuse	23,555	\$1,131	6.2%
Rest of County	20,343	\$1,319	2.5%

Source: CoStar

Average Annual Multifamily Unit Construction

Year Range	Units
2000-2009	300
2010-2019	620

Source: Onondaga County

05 Speculating about the Future

BASELINE FACTS

Baseline as if no Micron working with facts

Without Micron,

existing demographic trends would shape the future housing market.

If children aged 5-14 in 2020 convert to householders aged 15-24 in 2030 at the same rates as past decades...

If rates of household formation for all other ages in the 2020s and 2030s match the rates of past decades...

If elderly homeowners exit the ownership market at the same rates as past decades...

If migration in and out of the county matches the rates of the era 2000-2020...

Then **the total number of households across the county will fall by 2040, Syracuse will return to a pattern of household loss, and non-Syracuse Onondaga County will begin to experience a decline in homeowner households even as renter households keep growing.**

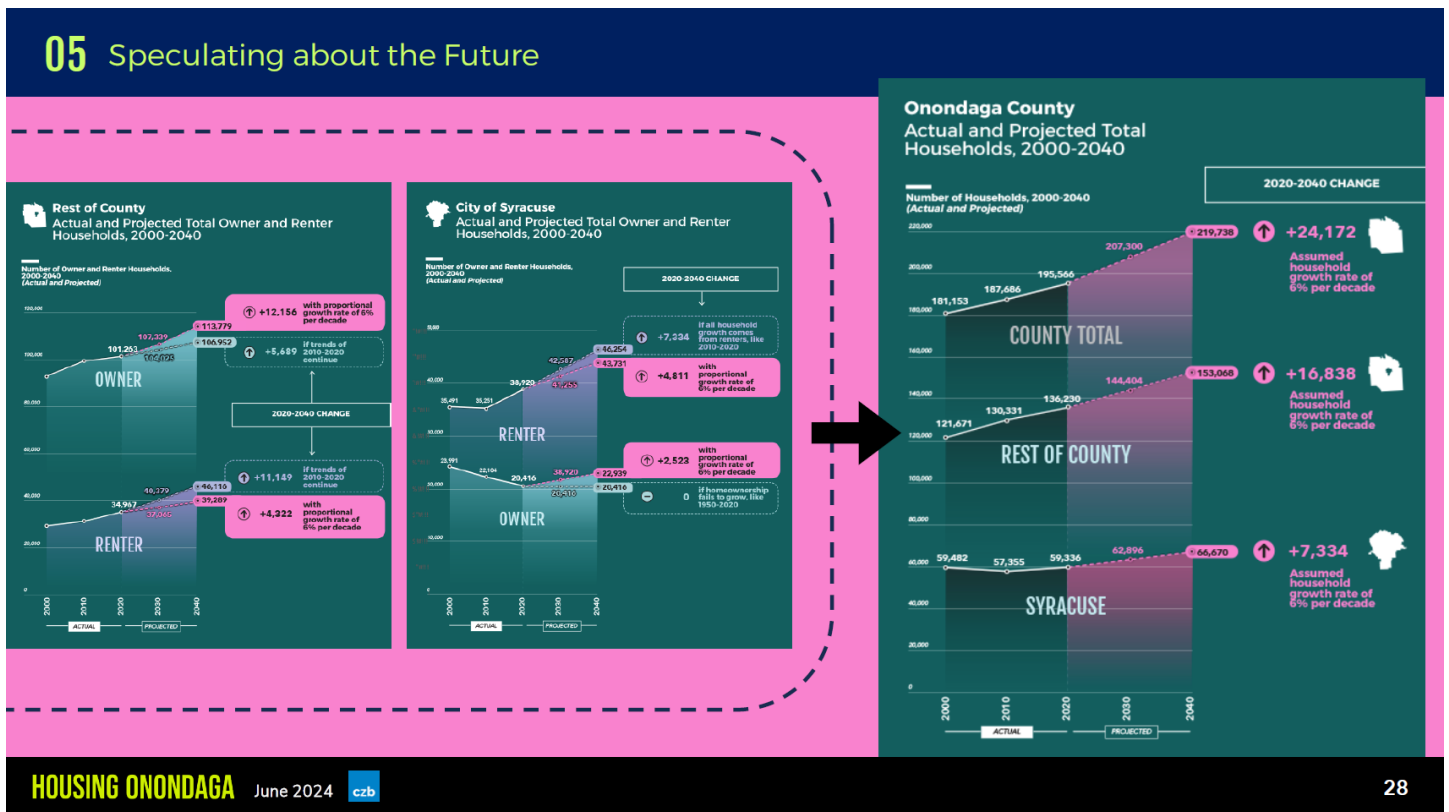
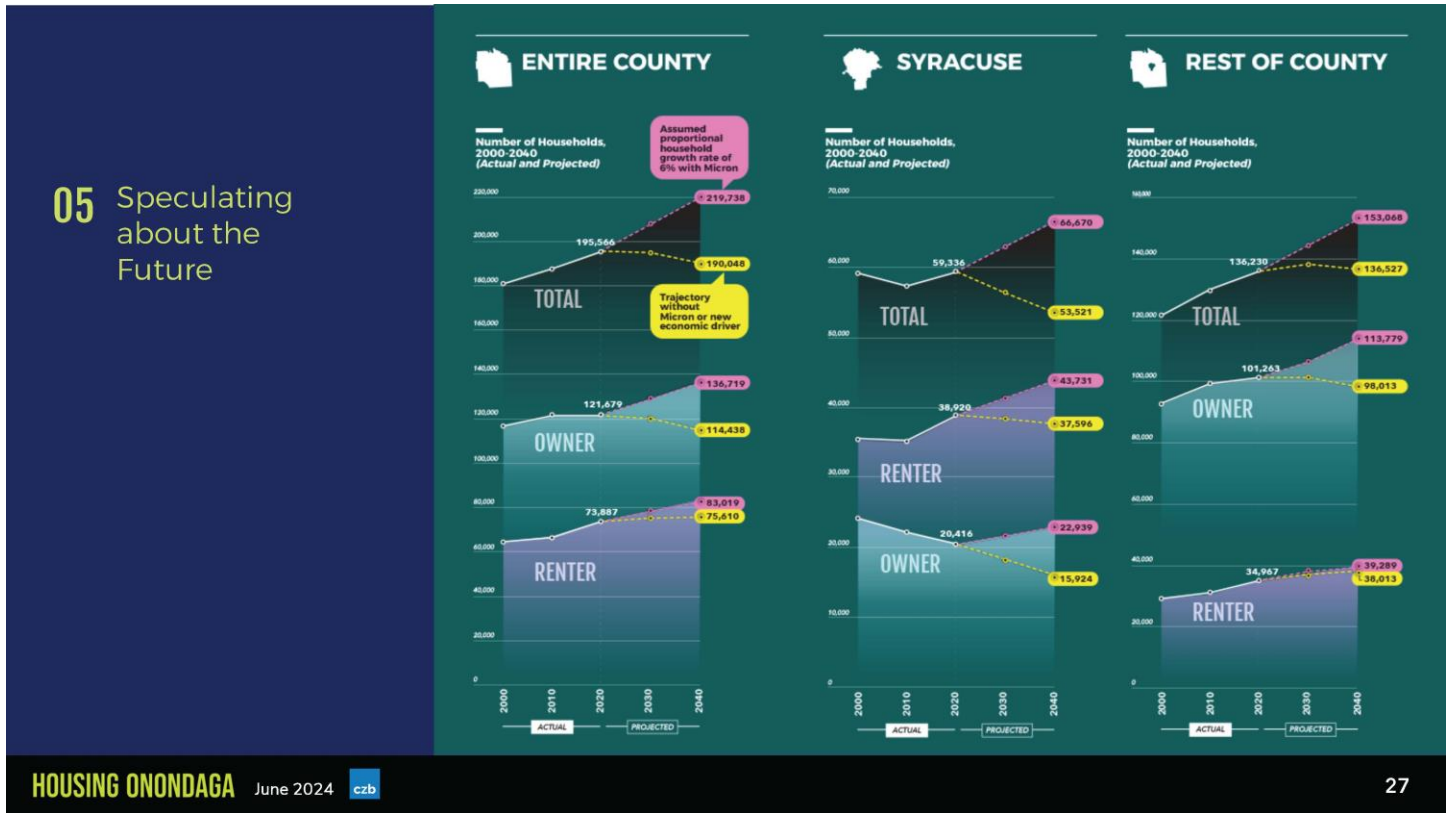
BASELINE FACTS AND SPECULATIONS

Baseline + Micron working with facts and speculation

With Micron,

if the impacts match what has been projected by REMI, Inc., the county could grow by 24,000 households, and if the household growth is evenly distributed, Syracuse has an opportunity to increase its number of households by over 7,000. **This level of increase, and the distribution within the county, as well as the distribution between owner and renter households, offers a significant opportunity to address identified housing needs if properly leveraged.**

- Net plus 24,000 households between now and 2040
- 195,000 households currently, things progressing
- Next 15 years, want to think about what systems the county has in place to produce and receive 24 plus, over the 195,000



05 Speculating about the Future

Housing Market Challenges of the Mid-2020s

- 1 Onondaga County remains a soft regional market.
- 2 Syracuse is not competitive within the broader county market.
- 3 More rental units are needed outside Syracuse.
- 4 Suburban renters face affordability challenges.
- 5 Suburban sprawl undermines the county's housing market.
- 6 Onondaga County needs more diverse for-sale products.



Future Housing Needs

- 1 Onondaga County could grow by 24,000 households by 2040.
- 2 Countywide, net new households would be fewer than two people on average.
- 3 Syracuse could have over 7,000 new households by 2040.
- 4 The rest of the county could have nearly 17,000 new households by 2040.
- 5 It is uncertain how many of the new households will be owners or renters.
- 6 The number of senior renters is projected to grow by 8,000 countywide by 2040, with 75% outside Syracuse.

06 Sub-Regional Markets



For each we provide a dashboard on key metrics

- Household Types
- Tenure
- Income
- Market Breakdown
- Ownership
- Rental
- Profile of Seniors
- Positioning for Micron



07 Guidance for Strategy Development

07 Guidance for Strategy Development

Strategy Assumptions

Any future strategy to address housing needs and opportunities must recognize the following basic assumptions:

Achieving desired housing market outcomes will not be easy.

Municipalities must play the lead role in planning for and regulating housing development.

Onondaga County must play the lead role in developing and deploying financial assistance to the private sector where necessary.

Most municipalities have limited professional expertise, but Onondaga County has professional staff that can assist.

07 Guidance for Strategy Development

Public Sector Roles and Responsibilities

Any future strategy to address housing needs and opportunities must be clear about the responsibilities of different public sector organizations, and also about how they work together with each other.

Municipalities' Role



Use planning processes to decide what the community can say "Yes!" to.

Update land use regulations to create space where desired housing development can locate.

Be clear in regulations about what is allowed and what is not.

Set and maintain high standards of quality.

County Government's Role



Build and maintain sufficient professional staffing.

Assist municipalities in planning work.

Assist municipalities in updating regulations to reflect updated plans.

Help private sector meet local requirements and close financial gaps through direct financial assistance, tax incentives, infrastructure upgrades, and/or other means.

Offer financial assistance program(s) for existing properties in need of rehab.

- Would like to see for sale sign for every 70 homes (~1.5%)
 - Currently ~0.3%
 - 1 for every 256 outside of Syracuse; 1 for every 204 in Syracuse

Questions/Comments from the committee:

- County Legislature authorized this; wish it was presented at this committee before going to the media
- Page 59 - Summary of Housing Market #5 Suburban sprawl; is that affecting the county or city's housing market?
 - CZB
 - If the county is not growing, the way to fuel the “small g” growth is market cannibalization
 - Creating new units on land and borrowing from within when there is no inflow of people
- Page 15 is the only place that says, “Towns, villages, and the City of Syracuse control planning and zoning at the local level, where policy and regulatory changes will be necessary”
- CNY and Onondaga County are going through change and will need to lead, as well as have answers for constituents
 - County Executive's Office
 - Developers will have to understand the plan and be open to the development the County wants
 - Will be more costly and changing the game for developers
 - Even though communities are open, they will have to be tough about developers coming in with plans they want and need
 - Planning
 - Have allowed for mediocre quality of products, but people do not want more of that
 - Need high quality development in the communities and ask for more
 - Will take away fear if it is done right
 - Not talking about tons of (i.e.) 800 unit apartment buildings, but new options like middle housing, infill, smaller development, smaller multifamily units
 - Fit context of communities
 - Looking at condominiums, townhouses, for sale, for rent
 - Will be challenge to get into local zone ordinances as they are not there now
- If the state incentivizes with infill properties, will it open up a competitive market?
 - CZB
 - Do not have enough to comment on state
 - No developer is in business to not make money, and essential nature of developing is risk management
 - Between the lines in Plan Onondaga is insistence on quality
 - Quality has costs – location, construction, development and management
 - To respond to net demand anticipated and check box of quality, costs will go up; which means real creativity on gap financing side is imperative
 - Part of Plan On is to raise capital to close gap to ensure development community comes to table and produces volume and quality needed

2. COMMUNITY DEVELOPMENT: Martin Skahen, Director

a. Authorizing the Onondaga County Executive to File the 2024 Action Plan for the Community Development Block Grant, Home Grant, and Emergency Solutions Grant Programs (\$3,174,230)

PURPOSE: *Authorize and adopt the 2024 Action Plan which serves as the application to HUD for 3 entitlement grants: Community Development Block Grant (CDBG), Home Grant, and Emergency Solutions Grant. The Action Plan has been reviewed and approved by the CD Steering Committee.*

OBJECTIVE/WORK PLAN: *To obtain our “base funding” from HUD. The total application amount is \$3,174,230.*

FUNDING SOURCE: *Federal funding from the US Department of Housing & Urban Development*

BUDGET: *See below*

COMMUNITY DEVELOPMENT GRANT		2023	2024	% change
County		\$ 1,962,532	\$ 1,957,700	-0.2%
Clay		\$ 303,603	\$ 303,603	0.0%
Total Grant		\$ 2,266,135	\$ 2,261,303	-0.2%
Reprogrammed Balances				
Program Income		\$ 107,310	\$ 107,310	0.0%
Total Available		\$ 2,373,445	\$ 2,368,613	-0.2%
	Capital Projects	\$ 815,218	\$ 889,907	
	Housing Rehabilitation	\$ 350,000	\$ 241,445	
	Housing Rehab (Prog Income)	\$ -	\$ -	
	Commercial Rehabilitation	\$ 150,000	\$ 150,000	
	Rehab Delivery	\$ 450,000	\$ 450,000	
	Administration	\$ 453,227	\$ 452,261	
	Housing Counseling	\$ 5,000	\$ 5,000	
	Fair Housing	\$ 50,000	\$ 80,000	
	Homeownership (Prog Income)	\$ 100,000	\$ 100,000	
	Contingency	\$ -	\$ -	
	Total	\$ 2,373,445	\$ 2,368,613	
CDBG FLOAT LOAN				
Home Ownership Activities				
HOME GRANT		\$ 731,487	\$ 633,131	-13.4%
	Housing Rehabilitation	\$ 548,615	\$ 474,848	
	Home Ownership Subsidies	\$ -		
	Non-Profit Housing Activities	\$ 109,723	\$ 94,970	
	Administration	\$ 73,149	\$ 63,313	
	Total	\$ 731,487	\$ 633,131	
EMERGENCY SOLUTIONS GRANT		\$ 169,584	\$ 172,486	1.7%
	Administration	\$ 12,719	\$ 12,936	
	Projects	\$ 156,865	\$ 159,550	
	Total	\$ 169,584	\$ 172,486	
Grand Total		\$ 3,274,516	\$ 3,174,230	-3.1%

No.	Municipality/Agency	Project	Req CDBG	Match	Project Total	Proposed Funding
	Town-Camillus	Camillus Senior Center ADA Restroom Improvement	\$ 50,000	\$ 15,000	\$ 65,000	\$ 50,000
	Town-Cicero	Skyway Park Accessibility	\$ 50,000	\$ 12,500	\$ 62,500	\$ 50,000
	Town-Clay	Steelway Blvd South repaving	\$ 102,407	\$ 34,136	\$ 136,543	\$ 102,407
	Town-Fabius	Shackham Rd Paving	\$ 50,000	\$ 162,009	\$ 212,009	\$ 50,000
	Town-Geddes	Fay Road Park ADA Accessible Playground/improvements	\$ 50,000	\$ 25,000	\$ 75,000	\$ 50,000
	Town-Lysander	Bilyeu Ln & Sumac Dr Resurfacing	\$ 50,000	\$ 32,322	\$ 82,322	\$ 50,000
	Town-Onondaga	Kelley Brothers/Anthony Santaro Park Improvements	\$ 50,000	\$ 12,500	\$ 62,500	\$ 50,000
	Town-Salina	Bear Trap Creek Trail Improvements	\$ 50,000	\$ 17,000	\$ 67,000	\$ 50,000
	Town-Van Buren	Canton Woods Senior Center roofing	\$ 50,000	\$ 125,000	\$ 175,000	\$ 50,000
	Village-Camillus	Road Reconstruction & Paving	\$ 50,000	\$ 27,380	\$ 77,380	\$ 50,000
	Village-Fayetteville	Senior Center Cottage	\$ 37,500	\$ 12,500	\$ 50,000	\$ 37,500
	Village-Jordan	N Hamilton Drainage - Sidewalks & Curbing	\$ 50,000	\$ 16,790	\$ 66,790	\$ 50,000
	Village-Liverpool	Birch & Sixth St Playground Phase 2	\$ 50,000	\$ 39,490	\$ 89,490	\$ 50,000
	Village-Manlius	Run Mill Park Playground	\$ 50,000	\$ 350,000	\$ 400,000	\$ 50,000
	Village-Minoa	Sidewalk replacement	\$ 50,000	\$ 1,288	\$ 51,288	\$ 50,000
	Village-N Syracuse	Toll Road Park Improvements	\$ 50,000	\$ 12,900	\$ 62,900	\$ 50,000
	Village-Solvay	Charles Ave Park Phase 2	\$ 50,000	\$ 25,000	\$ 75,000	\$ 50,000
	CCE	Community Forests	\$ 28,707	\$ 11,051	\$ 39,758	\$ -
Municipality Total:			\$ 918,614	\$ 931,866	\$1,850,480	\$ 889,907
Fair Housing						
1	ARISE, Inc	ARISE Housing Referral & Advocacy Program	\$ 8,918	\$ 50,450	\$ 59,368	\$ 5,000
2	CNY Fair Housing, Inc	Fair Housing Education & Enforcement	\$ 50,000	\$ 111,000	\$ 161,000	\$ 80,000
Fair Housing Total:			\$ 58,918	\$ 161,450	\$ 220,368	\$ 85,000
Requested Total			\$ 977,532	\$1,093,316	\$2,070,848	\$ 974,907

- Able to fund everyone that applied with one exception, Cornell Cooperative Extension (CCE)
 - CCE application for Community Forest Program
 - Have not funded CCE for the last 3 years, as CD has had to chase them to spend the money
 - Money is valuable and flat with demand going up, so giving money to an agency that is not making it a priority, does not make sense
 - CCE recently spent the money from 3 years ago
- Emergency Solutions Grant
 - Funded most that applied (always apply for more than what the county receives)
 - Able to lower housing rehabilitation, because part of the money was used towards lead program
 - Due to investments in lead, able to use some county funds to do this work
 - Able to fund municipalities more than before
- Town of Clay receives its own application, as they are considered an urban community
 - Clay used to only take a piece of it, but have been taking the entire allotment
 - Have higher amount to spend, but fell back on some projects
 - Clay was running behind, so the Supervisor agreed to allow the County to use a portion of Clay's funds this year to supplement another project

A motion was made by Mr. Olson, seconded by Mr. Meaker, to approve this item.

Questions/Comments from the committee

- Please clarify where Community Development is with the first homebuyer program in regard to the new state law on properties on auction
 - Not sure yet; Law is still analyzing how it will work
 - Currently, house comes to fund company for \$1 and is taken before it is auctioned
 - Community Development will then rehab the home
 - Ruling was if there is compensation exceeding back taxes owed, they would get that portion back
 - Not sure how that affects homes taken off auction for \$1 (waived), but that is not near market value of the house
 - Not sure if fund company will have to put money in to the fund to meet market value determined
 - Have ongoing conversations and will keep the committee in the loop

A vote was taken on the item. ***Passed unanimously; MOTION CARRIED.***

b. Amending the 2024 County Budget to Make Surplus Room Occupancy Funding Available for use in Support of a Hotel Initiative (\$4,000,000)

Tourism and convention business have served as a key driver of revenue and growth with respect to the local economy. Key to that success has been an abundance of diverse and quality hotel rooms and meeting spaces. In recent years, we have seen a significant number of hotels come offline and subsequently jeopardize our ability to attract new convention business or accommodate visitors and tourists to the area.

Further compounding the issue is the massive influx of people expected as result of the investments being made by Micron at the White Pine Commerce Park. In 2025 another major tourism attraction will be coming online with the Onondaga County Aquarium at the Inner Harbor. We will be hosting a variety of conferences including the New York State County Clerks Association and the New York State Association of Fire Chiefs. These are just a few examples of the clear and immediate need for new, quality hotel rooms in Onondaga County. To incentivize this private sector investment, Onondaga County has created the Onondaga County Hotel Initiative.

The Onondaga County Hotel Initiative will be seeded with \$4,000,000 and award grants ranging from \$50,000 to \$750,000 to developers to assist in closing funding gaps in new hotel construction and/or incentivize existing hotels to add rooms to their current hotel stock in Onondaga County. Criteria will be established to grade each proposal including, but not limited to, type of hotel, how quickly it will come online and location.

Onondaga County Community Development will operate the Onondaga County Hotel Initiative and funding awards will be made on a rolling basis.

Developers will submit documentation showing they have a viable project, financing in place and identify the projects funding gap to proceed. After initial review of the developer’s submission, a meeting with the developer and the Onondaga County Hotel Initiative review team will be held. The review team will consist of the Director of Community Development, a representative from the Office of the County Executive, the chair of the Onondaga County Economic Development and Planning Committee of the County Legislature as well as representatives from Visit Syracuse, CenterState CEO and ASM. Developers who are awarded this funding will be notified by Community Development and the disbursement of funds will be determined between the county and the developer.

Information on proposed projects to be considered for this funding may be submitted electronically at: cd@ongov.net

If you have any questions or need more information, please contact Marty Skahen, Director of Community Development, at martinskahen@ongov.net or 315-435-3558.

- OCHIP (Onondaga County Housing Initiative Program) has been tremendously successful in helping to close gaps, and the projects will be benefiting the community
- Looking to do this on hotel front; county facing shortage on hotel rooms same as housing
- Tourism convention is key part of county’s economy – room nights generate ROT and sales tax
- 1 in 11 workers in the county are employed by hospitality industry
- Region tourism is \$1B industry generating \$45M in local taxes
- Micron estimates generating 40,000 room nights/year – adding onto the \$2M/year
- Sheraton downtown is becoming a dorm, Crown Plaza is becoming apartments – 2 big hotels offline
- Proposing to use \$4M in excess ROT to help developers close gaps for new hotel projects
- Funds will go towards new construction or room expansion of an existing hotel
- Review Committee includes: Dave Knapp, Chair of Planning & Economic Development Committee, Director of Community Development, representative from the County Executive’s Office, representative from Centerstate CEO, representative from ASM Global and a representative from Visit Syracuse
- Committee will meet with developers to review documents, project scope, financing, and what funding difficulties are
- Committee will then determine the amount of money to grant a project; range from \$50,000 - \$750,000
- In formulation stage of items that will determine the funding, but should include:
 - Capital expenditure (how much money they are spending)
 - How big the project is
 - Number of rooms bringing online
 - Timeline (sooner the better)
 - How many jobs it will create
 - Significance to region

A motion was made by Mr. Meaker, seconded by Mr. Olson, to approve this item.

Questions/Comments from the committee:

- How many hotel rooms are coming offline? What is the percentage of rooms?
 - Visit Syracuse
 - 8,700 rooms in the County
 - Genesee Grand will be cut in half
 - Will lose about 7% of inventory on those 3 projects
 - Could not have been the worst hotels to take offline, as those are convention center hotels
 - Looking at \$16-\$20M in economic loss if county is not able to house people for conventions
 - Necessity is magnified in convention center district, which is a county facility
 - i.e. Have meeting with bowlers to bid on 2030/2031, but idle with loss of these hotels
 - Chance of securing something with \$75M economic impact is in jeopardy
 - If county shows good faith efforts, believe the conversation will go in more positive route
- What is the grant funding for?
 - Community Development
 - To help deal with funding gaps developers are experiencing due to costs of everything going up

- This is something the county can do to help close the gap for developers looking to (i.e.) reopen the Holiday Inn at Electronics Parkway
 - Visit Syracuse
 - That hotel is 40,000 sq. ft. of meeting space, was good for certain price points, and great for those not wanting to be in city center
 - Property does have gap for developers, because there is an original kitchen, HVAC created in 60s (single pipe system) – cost to retrofitting it to be modern hotel
 - Space and rooms very desirable considering its proximity to Micron and Thruway
 - Community Development
 - Funding will help close the gap, or get them closer to closing gap, that is making the project stall or not viable
 - Will do the same as OCHIP, where county is last money in
 - CD sends letter saying the money is there, but county needs to feel comfortable that the project is completed as planned before giving the money
 - The letter helps developers get the additional funding to move the project forward
- Will the committee decide if a project is feasible, and what the need is?
 - Community Development
 - The committee will decide
 - Developer will make their pitch to the committee and say how much they would like
 - Committee will have rating factors to see where the project fits
 - Committee will then decide what the project is worth
 - Visit Syracuse
 - Surplus in ROT, not local taxpayers
 - This shows how hot the market is
 - 3 straight years exceeding the billion dollar mark
 - Would hate to lose momentum due to loss of inventory
 - Nice when things are self-sustaining and creating revenue
 - Community Development
 - Before the loss of these hotels, the county already needed hotel rooms
- ROT is not used for (i.e.) roads in general fund, but to be reinvested to create tourism and business activity
- Hotel developers seem to have large gaps (i.e. \$6M - \$7M), and this formula is not good enough for a new hotel
- Need to have a “Plan B” – maybe focus on existing infrastructure
 - Community Development
 - See this on OCHIP side – where majority of projects are done in existing buildings
 - Given out \$5.3M for 1,300 units
 - Very small percentage are starting from ground up
 - People are taking old buildings and rehabbing them
 - Will see what the response is
 - i.e. OCHIP response had initial slew of applications, then came back for more funding
 - Based on experience and what developers come with, will see trend and can deal with it and come back
- Is this money exclusively for new hotels?
 - Community Development
 - No, it can be for adding rooms or building new (renovating if it adds rooms)
 - Entire initiative is to get more rooms online

A vote was taken on the item. **Ayes: 4 Abstentions: 1 (Ryan); MOTION CARRIED.**

The meeting was adjourned at 11:07 a.m.

Respectfully submitted,



JAMIE McNAMARA, Clerk
Onondaga County Legislature

ATTENDANCE

COMMITTEE: PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

DATE: JUNE 20, 2024

NAME (Please Print)	DEPARTMENT/AGENCY
Danny Liedka	V Syracuse
Sophie Woodridge	visit Syracuse
Megan Coster	Planning
Charles Buki	CZB Housing Consultant
Darcie Lesmaic	Leg
Marty Skelton	CD
Mike LaFleur	CD
Jason Dean	Finance
V Felice	Law
Jim Beebe	Leg
Joe Fratocchi	Leg
Mary Beth Primio	CE
Troy Wathner	
John DeSantis	Leg.