



GOVERNANCE COMMITTEE MEETING

April 23, 2024

Time: 12:00 p.m.

CityPlace Building, 50 West Main Street

1. Call meeting to order
2. Approval of Minutes of March 19, 2024
3. Public Comments
4. Review and Discuss Housing Policy
5. Other Business
6. Adjournment



COUNTY OF MONROE
COMIDA
INDUSTRIAL DEVELOPMENT AGENCY

DRAFT
GOVERNANCE COMMITTEE MEETING MINUTES
March 19, 2024

Time & Place: 1:00 p.m. City Place, 50 West Main Street

Board Present: J. Popli, A. Burr, J. Alloco, N. Jones

Also Present: T. Milne, R. King, R. Baranello, Esq., R. Finnerty, A. Clark, A. Liss, A. Sepulveda, G. Genovese

Chair Popli called the meeting to order at 1:01 p.m.

The draft minutes of the February 16, 2024 meeting were presented. On motion by J. Alloco, second by A. Burr, all aye, the minutes were unanimously approved.

The Mission Statement and 2023 Measurement Report were reviewed. On motion by J. Alloco, second by N. Jones, all aye, the committee recommends that the full board re-adopt the Mission Statement and adopt the 2023 Measurement Report.

The Bylaws were reviewed. On motion by J. Alloco, second by N. Jones, all aye, the committee recommends that the full board re-adopt the bylaws.

The committee reviewed the Governance Committee Charter. On motion by J. Alloco, second by N. Jones, all aye, the committee recommends that the full board re-adopt the Governance Committee Charter, with no changes.

The committee reviewed its self-evaluation and noted there are no issues.

The committee reviewed the confidential board evaluation summary. The committee would like more opportunities for board member training. The committee will create a list of qualifications for future board members. The evaluation summary will be presented to the board and sent to the ABO.

The committee reviewed all policies and procedures with suggested changes to the Conflict of Interest Policy. On motion by J. Alloco, second by N. Jones, all aye, the committee recommends that the full board approve and readopt all policies and procedures with changes as noted to the Conflict of Interest Policy.

There being no further business to discuss, on motion by J. Alloco, second by N. Jones, all aye, the meeting of the Governance Committee was adjourned at 1:38 p.m.

Allegany County IDA – participates in housing. Does not appear to require a set aside.

Town of Amherst IDA – general housing is not enumerated as an "eligible project." Participates market rate multi-family housing through Adaptive Reuse, Senior Housing Policy or Mixed Use (if consistent with Town Comp Plan).

Town of Amherst Industrial Development Agency Market Rate Senior Housing Policy – Effective Date – April 1, 2022

Objective - to encourage opportunities for residents to “age in community” by the development of Senior Housing that is walkable, readily served by public transportation, and located in close proximity to establishments providing needed goods and service; In addition, these developments should provide healthy, safe, and socially stimulating environments designed in accordance with “universal design” principles while minimizing service costs. Multi-generational and mixed income senior housing opportunities will similarly be encouraged.

The Amherst Industrial Development Agency (AIDA) will follow the County-Wide IDA Eligibility Policy – Market Rate Senior Housing. For purposes of eligibility, “Senior Housing” is defined as a multi-family structure where at least 90% of the units are rented to and occupied by a person or persons 60 years of age or older. Projects will be evaluated under the following criteria:

1. If the project has received written support from the city, town or village government in which it is located;
2. The location of the project, with particular emphasis on if the project is located within the town, village or city center or within a recognized hamlet.
3. If the project is consistent with the applicable municipal master plan.
4. If the project advances efforts to create walkable neighborhoods and communities for seniors in proximity to important local amenities and services.
5. If an independent market study shows a significant unmet need in the local community or specific neighborhood where seniors are unable to find appropriate housing opportunities.
6. If the project is located in areas of the Community where there are significant local resident populations that are at or below the median income level as defined by a 1- 5 mile radius of the project site.
7. If the project provides amenities that are attractive to seniors and differentiates the project from standard market rate housing apartments including but not limited to:
 - Community rooms, including social/recreational activities
 - In facility senior specific services and amenities
 - Senior oriented fixtures and safety amenities (hand-rails, ramps, elevators, safety devices etc.)
 - Security, call systems
 - On site medical services.
8. Impediments to the ability to conventionally finance the project and the project’s rate of return.
9. The project is targeted at and will be at least 50% occupied by senior citizens whose income is at or below 60 to 80% of the median income for Erie County.

Broome County IDA. I didn't find anything indicating that there's a set aside. I believe they have only one housing project.

HOUSING

LESS THAN 25 UNITS

NEW AND REHABILITATION

REHABILITATION

Construction

Construction

Construction

Construction

90%

90%

70%

80%

50%

70%

50%

60%

50%

50%

50%

40%

50%

30%

50%

20%

50%

15%

50%

10%

50%

0%

45%

0%

40%

0%

35%

0%

30%

0%

25%

0%

20%

0%

15%

0%

10%

0%

5%

0%

APPENDIX B

AFFORDABLE HOUSING PILOT DETERMINATION
PILOT AT 10% SHELTER RENT

Residential Units		
Average Rent/Unit Monthly		Based on 60% AMI
Utilities Per Unit Annually		
Gross Revenue (at COO)	\$ -	Monthly Rent x Units x 12 = Gross Revenue
Utilities	\$ -	Utilities Per Unit Annually x Units = Utilities
Shelter Rent	\$ -	Gross Revenue - Utilities = Shelter Rent
	10%	
10% Shelter Rent	\$ -	Starting PILOT Amount (first 2 years frozen at existing tax amount)
Units	0	
Annual PILOT Per Unit		

*2% escalator will be added per year

Chautauqua County IDA – participates in housing. Does not appear to require a set aside.

Cattaraugus County IDA –

(3) **“Residential Project”** – As a general rule, the Agency has traditionally refrained from providing Financial Assistance to residential projects unless such projects were both permitted by the Act and were deemed by the Agency to provide sufficient public benefits to offset whatever public detriments might arise as a result of such project. The Agency will consider providing Financial Assistance to multi-tenant facilities, if such facilities can

demonstrate a need in the college, university, commercial or manufacturing sector or otherwise promote employment opportunities and prevent economic deterioration, as confirmed by an appropriate expert study or other or a written analysis by a government official with appropriate expertise, and such a determination is made by the Agency based upon all of the relevant facts.

Chemung County IDA – participates in housing. Does not have an affordable set aside.

Erie County IDA – does not participate in new construction of market-rate multi-family housing (unwritten policy). Housing is done through the Adaptive Reuse Policy or Senior Housing Policy. Currently considering adding a 10-15% set aside requirement.

Genesee County IDA - offers financial incentives to grow the stock of quality housing. "Genesee County has a recognized need for market-rate housing, and our accelerating food and beverage and advanced manufacturing clusters create a high demand for high-quality apartments."



The Genesee County Economic Development Center (GCEDC) offers financial incentives to grow our stock of quality housing.

Genesee County has a **recognized need for market-rate housing**. The Genesee County Housing Study (2018) identified a 20-year demand of **4,800 new single-family and rental units**.

With Housing Policy #1, the GCEDC supports development of **market-rate housing in cluster developments of at least 20 units** in Genesee County's brownfield and greenfield sites.

The Housing Study and Genesee County's accelerating food and beverage and advanced manufacturing industries identify a high demand for high-quality apartments.

These developments will serve a community linking our county's manufacturing hubs to the Buffalo-Rochester Tech Corridor.

Let's Get Building!

Chris Suozzi
VP, Business & Workforce Development
585-409-1301 | csuozzi@gcedc.com



Housing Policy #1 Requirements

- Market-Rate
- 20 or More Units

Housing Policy #1 Incentives

- 20-Year Payment in Lieu of Taxes
- Sales Tax Exemption on construction materials
- Mortgage Tax Exemption

GENESEECOUNTY ECONOMIC DEVELOPMENT CENTER
99 MEDTECH DRIVE, SUITE 106, BATAVIA, NY 14020 | (585) 343-4866 | GCEDC.COM

Livingston County IDA – participates in market rate multi-family housing through Adaptive Reuse Policy: "Pursuant to this policy, adaptive reuse projects may include eligibly uses that are presently not considered for LCIDA assistance under non-adaptive reuse project scenarios, i.e. certain retail uses and market rate housing."

Niagara County IDA

NCIDA Project Type Matrix
Required State Criteria, Material Terms & Suggested Evaluative Criteria

State Required Criteria	Project Type	Material Terms Standard	Evaluative Criteria
<ol style="list-style-type: none"> 1. Extent to which a project will create or retain permanent jobs 2. Estimated value of tax exemptions 	<p><u>Energy and Production</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs 3. Local Labor Construction 4. Good Standing Tax Certification 	<ol style="list-style-type: none"> 1. In Region Purchases 2. Advances Renewable Energy Production/Transmission Goals 3. Provides Capacity or Transmission to Meet Local Demand or Shortage
<ol style="list-style-type: none"> 3. Amount of private sector investment 4. Likelihood of project being accomplished in a timely fashion 5. Extent of new revenue provided to local taxing jurisdictions 6. Any other misc. public benefits 	<p><u>Market Rate and Senior Housing</u></p>	<ol style="list-style-type: none"> 1. Private Sector Investment 2. Create or Retain Jobs 3. Local Labor Construction 4. Good Standing Tax Certification 5. Senior Residents (90% - 60 years of age or older) 	<ol style="list-style-type: none"> 1. Alignment with Local Planning and Development Efforts 2. Urban, Town/Village Center Location 3. Local Official(s) Support 4. Located in Areas that Serve Below Median Income Seniors 5. Ability to Conventionally Finance 6. Provides Specific Senior Amenities (Community Rooms, Health Services etc.) 7. Senior Residents (90% - 60 years of age or older) 50% at or Below Median Income for Community

Orleans County IDA – participates in housing through Adaptive Reuse Policy.

ARTICLE IV **Housing Development**

Market rate and/or subsidized housing may be a component of Adaptive Reuse Projects incentivized by COIDA, provided that such projects are *commercial projects* within the meaning of Article 18-A of the New York General Municipal Law, as amended (the “Act”). Although the term *commercial project* is not defined by the Act, it is generally understood to be a project that promotes employment opportunities and prevents economic deterioration in a geographical area served by an IDA. COIDA’s determination of whether an Adaptive Reuse Project with a housing component is eligible for IDA benefits will be made on a case-by-case basis upon consideration of all of the facts relevant to the proposed project, including the factors set forth in Article V of this Policy.

Ontario County IDA

3. With respect to Affordable Housing Projects, the Agency may grant an applicant fixed payments in lieu of taxes for a period of up to twenty-five years. “Affordable Housing Projects” are those in which 20% or more of the units are occupied by households whose income are below 50% of the Ontario County median household income, or 40% or more of the units are occupied by households whose income are below 60% of the Ontario County median household income. Figures for Ontario County median income are to be taken from the American Community Survey for the most recent 12-month period for which an estimate is available, in inflation-adjusted dollars.

4. Market rate rental housing projects would be a deviation from this UTEP unless the developer agrees to set aside at least 10% of the units for households whose income is below 85% of the Ontario County median household income. In such facilities, the Agency may grant up to a fifteen year period of fixed PILOT payments. Figures for Ontario County median income are to be taken from the American Community Survey for the most recent 12-month period for which an estimate is available, in inflation-adjusted dollars.

Schuyler County IDA –participates in housing. Does not have an affordable set aside.

Seneca County IDA – participates in housing. Does not appear to require a set aside.

Steuben County IDA - participates in housing. Does not appear to require a set aside.

Wayne County IDA – participates in housing, some of which appears to be done through the Adaptive Reuse Policy. Also has new construction senior housing. I don't see anything requiring a set aside.

Westchester County IDA - participates in housing. Set asides are generally included but individually negotiated with the host municipality.

Wyoming County IDA - participates in housing. Does not appear to require a set aside.

Yates County IDA – participates in housing. Does not appear to require a set aside.

Luc@hugotula201320152017



ONONDAGA COUNTY
INDUSTRIAL DEVELOPMENT AGENCY

Housing Exhibit A¹

2023-2024

WORKFORCE HOUSING AMI CHART				
Rent Limits	1BR	2BR	3BR	4BR+
80 % of AMI	\$1,309.54	\$1,574.15	\$1,808.00	\$1,992.62
Income Limits	1 Person	2 Person	3 Person	4 Person
120% of AMI	\$78,480.00	\$89,640.00	\$100,800.00	\$111,960.00

DEFINITIONS:

“Workforce Housing”: Housing consisting of a specified percentage of units (at least 10-15% per the PILOT Exemption Scale) with rent rates designated to an 80% household AMI as identified in the Workforce Housing AMI chart located on the Agency’s website. Income levels for individuals living in the specified Workforce Housing units shall not exceed 120% AMI.

If you have any questions regarding the AMI exhibit, please call the Onondaga County Industrial Development Agency (the “Agency” or “OCIDA”) at 315-435-3770.

¹ Housing Exhibit A reference links:

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_NY_2023.pdf

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_NY_2022.pdf