



108 East Green Street
Ithaca, New York 14850
(607) 274-655

AGENDA
IURA Neighborhood Investment Committee
8:30 AM, February 12, 2016
3rd Floor Conference Room, City Hall

- I. Call to Order**
- II. Public comment**
- III. Review of Minutes – January 2016**
- IV. New Business**
 - 1. Proposal for 402 S. Cayuga Street site – discussion
 - 2. Possible Consolidated Plan amendment to address emergency shelter – discussion
 - 3. Rental Housing Advisory Commission agenda item: vacancy rates – discussion
- V. Old Business**
 - 1. Housing for School Success – update
 - 2. 203 Third Street final subsidy amount - update
- VI. Motion to Adjourn**

If you have a disability and require accommodations in order to fully participate, please contact the IURA at 274-6559 at least 48 hours prior to the meeting.



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DRAFT MINUTES
IURA Neighborhood Investment Committee
January 8, 2016

I. Call to Order

The meeting was called to order by Chair Tracy Farrell at 8:32. Present were T. Farrell, Teresa Halpert, Karl Graham, Fernando deAragon, and Lynn Truame, staff. JoAnn Cornish, staff, arrived at 8:33; Paulette Manos, guest, arrived at 8:34.

II. Public comment

None.

III. Review of Minutes – December 2015

Moved by T. Halpert, seconded by F. deAragon. Unanimously approved as written.

IV. New Business

1. Extension of closing deadline, 203 Third Street, NHI bond funded project.

L. Truame explained that the 203 Third Street new construction project required an extension to the closing date established in the commitment letter. Bond funded projects do not close until the construction is complete, a qualified tenant has been identified, and INHS closes on the property with that tenant. Start of construction at 203 Third Street was delayed due to some zoning issues and high construction bids, so the project is behind schedule. INHS expects to complete construction in February 2016 and would like an extension until July 31, 2016 for closing.

F. deAragon moved, T Halpert seconded:

Amend Funding Contract for INHS' 203 Third Street NHI Bond Project

Whereas, Ithaca Neighborhood Housing Services (INHS) received an award of Neighborhood Housing Initiative Bond funding to construct a new affordable single-family home at 203 Third Street, and

Whereas, due to unexpectedly high construction pricing, in April 2015 INHS requested and received an award amendment, increasing the funding for the project from \$49,417 to \$99,417, and

Whereas, NHI Bond funds are not closed and disbursed by the IURA until construction of the residence has been completed and an income-eligible buyer has been identified and approved to purchase the property, and

Whereas, because the start of construction on this residence was delayed due to circumstances beyond INHS' control, and

Whereas, the residence was not be completed by December 31, 2015, which was the original deadline for closing and disbursing funds, and

Whereas, a seven-month extension will be required to provide sufficient time to complete construction, and identify, underwrite, and approve an income-qualified buyer, and

Whereas, the Neighborhood Investment Committee considered this extension at their January 8, 2016, meeting and recommends its approval, now therefore be it

Resolved, that the IURA hereby extends the closing deadline for the 203 Third Street project to July 31, 2016, and be it further

Resolved, that the IURA Chairperson, upon advice of the IURA Attorney, is hereby authorized to execute all necessary and appropriate documents to implement this resolution.

Unanimously approved.

V. Old Business

1. Update on BJM Housing Stability Program

L. Truame recapped the program structure and the reasoning behind it, which the Committee first discussed over a year ago. Although the Ithaca Housing Authority continues to express interest in participating, action by their board would be required to institute a Housing Choice Voucher and Public Housing unit preference for program participants and they will not be able to commit to instituting such a preference before the 2016 application deadline. L. Truame proposed that the Committee consider whether the IURA should fund the program internally this year, using the 2014 HOME funds returned by 402 S. Cayuga, with the rental assistance being administered by herself and Rene Funke.

T. Halpert inquired about the situation at West Village and whether it was true that families were reluctant to live there. L. Truame indicated that staff have been told this is the case. The Committee discussed measures the City might take to improve the appeal of West Village. Might funding be provided to narrow the entry road and install sidewalks and tree lawns? Would better physical connections to LACS be beneficial? K. Graham indicated that a tenant group has been organizing to improve the community atmosphere at the property and provide programming to residents. Truame encouraged Graham to have someone from this tenant group contact her about the upcoming funding round and whether they might have a project we could support.

Discussion of the proposed BJM program resumed. L. Truame asked whether the Committee would support an internal application to fund the program for one year, if IHA provided an indication that they could take it over in year two. The committee asked what other housing and public services applications we expect this round, and how the inclusion of the BJM program would affect the amount of funding available for those projects. Truame stated that INHS would be applying for the 210 Hancock for-sale townhomes and a single-family new construction project on Hector Street, but

that the NHI bonds and our regular annual HOME allocation could probably fund those. Todd Fox had contacted the office about HOME funding, but it's not clear he will be submitting a project this round. For public services, we expect the usual repeat applicants (immigrant services, 211, and perhaps ReSet Job Training), and there are generally a number of new applicants. T. Farrell expressed concern about the case management portion of the project, which would compete in the public services category. Truame will check with Dr. Esch about how much additional work for this program the BJM social workers could take on before they would need to have additional funding for expanded hours.

A general discussion of the ways in which the program might be abused ensued. T. Halpert cautioned that staff should try to predict possible loopholes and plan the program carefully to avoid them.

Ultimately, the committee agreed that staff should prepare the application for the program for this round, on the assumption that IHA will take the program over in year two. If IHA is not able to produce a letter of commitment to this affect prior to the application deadline, the application should not be submitted because the program will not be sustainable.

VI. Motion to Adjourn

The meeting was adjourned by consensus at 9:39.

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402 Cayuga Street Townhome Proposal
Zac Boggs and Isabel Fernandez
201 West Clinton Street
02.08.16

As urban designers we believe in infill development and redevelopment of our cities. Building in downtowns prevents sprawling development and allows people to live next to; services, parks, transit and have access to existing infrastructure.

We have lived in the Southside neighborhood of Ithaca for almost eight (8) years and we purchased our current home from the American Red Cross (201 W Clinton Street) four (4) years ago which we have been tirelessly refurbishing ever since. We have a commitment to downtown and our neighborhood.

We are now in the process of building a carriage house apartment on the property over the top of an existing 1960's garage. The project was approved by the ILPC, the City of Ithaca Planning Board and we were granted a zoning appeal from the BZA. We were also responsible for the construction drawings and much of the construction itself. With this design-build approach, we have been able to build at an affordable price. We have very much enjoyed this process and would like to develop other responsible projects in the neighborhood.

A loose concept plan for 402 Cayuga Street site is attached. This site plan incorporates 4 - 2-bedroom townhome units into the site. Two great assets are taken advantage of: the corner lot and Six Mile Creek. Our plan addresses this very important intersection in downtown by rotating and staggering the townhome buildings to meet the corner and address both Cayuga and Titus streets. The staggered, saw-toothed edge creates interest along Cayuga Street and provides views to the creek from the rear of the building. Angled porches and balconies are very much part of the concept providing semiprivate space and further taking advantage of addressing the street and the views to the creek.

Site features include storm-water catchment areas, a common picnic pavilion, shared alley, lawn areas and planting beds.

We believe the market in this area would support the desire for "green" responsible, super insulated structures with low energy draw. Proposed is a moderate income product that could attract a diversity of interest including; young professionals, empty nesters, PhD students, young families, etc.

Our preference is for sale housing in our neighborhood, however our concern is liability in selling new construction, construction costs and City taxes. Ideally we would rent each unit for 2 to 5 years and then put them on the market for sale at an approximate per unit price point of: \$180k to \$230K.

At this time, we are not pursuing HUD funding, however we do believe in affordability. Affordability comes in many forms, the conveniences of living downtown next to services, shopping, transit, etc. makes it more affordable for families to live. Lower heating and cooling utility bills due to appropriately designed structures also provides affordability.

Please consider this proposal due to our commitment to the neighborhood with a desire to create great design and livability with built in affordability.

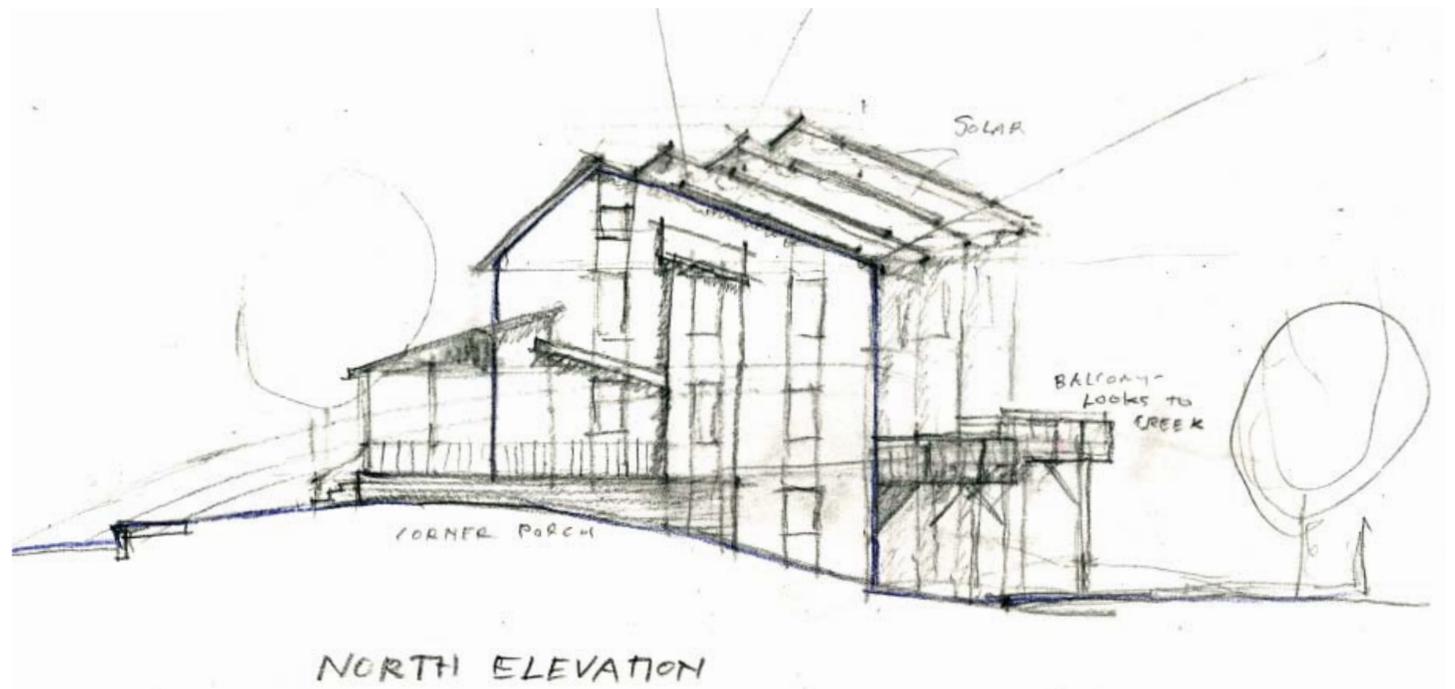
Sincerely,

Zac Boggs, RLA, ASLA, LEED AP
Landscape Architect/Urban Designer

Isabel Fernandez
Assistant Professor of Landscape Architecture, SUNY ESF

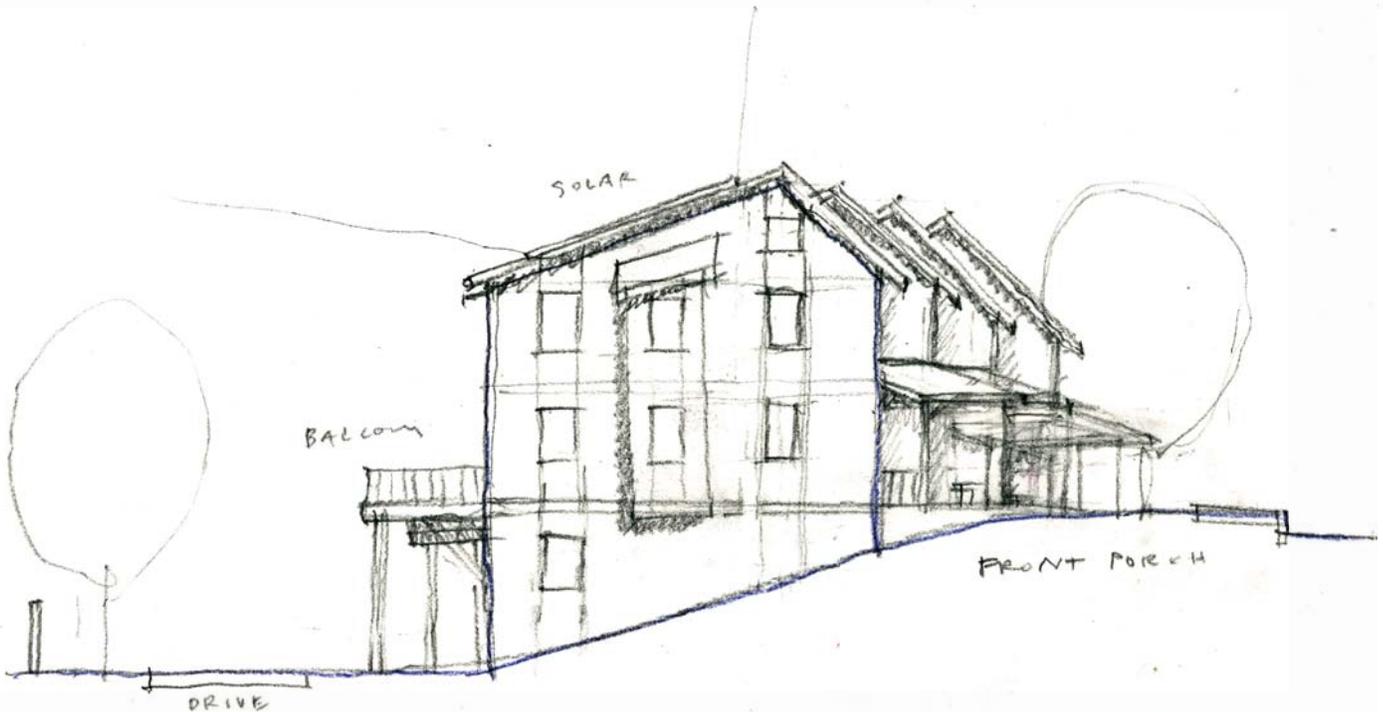


402 S. CAYUGA ST.
ITHACA, NY





WEST ELEVATION



SOUTH ELEVATION

The 2014-2018 Consolidated Plan was written just after the Rescue Mission took over operation of the emergency shelter. Under the Red Cross, the shelter was rarely full; under the Rescue Mission, it is always full. Should the IURA consider amending the Consolidated Plan to move increasing the supply of emergency shelter from a Low to a High priority? Though not a HUD distinction, we have internally considered that we will allocate our funds only High priority activities; Low priority activities are still considered consistent with the Con Plan, but we expect someone else to fund them.

Here is the section of the Priority Needs Table from the Con Plan that includes emergency shelter:

19	Priority Need Name	AH - Emergency shelter
	Priority Level	Low
	Population	Individuals Families with Children
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Creation of new emergency shelter beds.
	Basis for Relative Priority	At this time, the supply of emergency shelter beds in the community appears to be adequate. However, shelter operations have recently transitioned to a new service provider and it is possible a greater need exists in this area than was previously evident. Should this prove to be the case, the City remains open to considering a funding request to address the demonstrated need.

City of Ithaca Rental Housing Advisory Commission Meeting Agenda
Wednesday, February 17, 2016
5:15 pm – Second Floor Conference Room, City Hall

AGENDA

1. Discussion Regarding Membership of 2016 Rental Housing Advisory Commission:

Mayoral appointment with Common Council approval; nine members, Six of whom are residents of the City; At least four members shall be tenants; At least two members shall be selected from the staff or board of a not-for-profit or public sector housing provider or other organizations dealing with tenant/landlord issues; At least two members shall be landlords or property managers; The Mayor shall select the Chair; In addition to 9 members there shall be one non-voting Common Council liaison.

2. Discussion Regarding Vacancy Rate of Rental Properties in the City of Ithaca and What Impact This Could Have On Rental Rates.
3. New Business

NEXT MEETINGS: March 16 and April 20, 2016

If you have a disability that will require special arrangements to be made in order for you to fully participate in the meeting, please contact the City Clerk at 274-6570 at least 48 hours before the meeting.

Dated: February 8, 2016