Ithaca Urban Renewal Agency (IURA)

Neighborhood Investment Committee (NIC)

Agenda

8:30 A.M., Friday, June 12, 2020

Virtual Meeting

Committee Members and Members of the Public may participate using the link below (all will enter through the Zoom Waiting Room)

Join URL:
https://us02web.zoom.us/j/87288577308?pwd=WGJDUUtXQm9walhySk95STRwc28wQT09

I. Call to Order

II. Changes to the Agenda

III. Public Comment

IV. Review of Meeting Minutes: April 2020 and May 2020

V. New Business
   A. HUD Entitlement CDBG-CV (COVID-specific) Funding
      1. Status of IURA-Recommended Projects
      2. Next Steps/Look Ahead
   B. Discussion - Additional Needs/Gaps Observed

VI. Other Business
   A. Grant Summary
   B. Staff Report

VII. Motion to Adjourn

If you have a disability and require accommodation in order to fully participate, please contact the City of Ithaca Clerk's Office at 274-6570 at least 72 business hours prior to the meeting.
Ithaca Urban Renewal Agency (IURA)

Neighborhood Investment Committee (NIC)

Draft Minutes

8:30 A.M., Friday, May 8, 2020
Virtual Meeting

In attendance: Karl Graham (Chair); Tracy Farrell; Teresa Halpert; Paulette Manos.
Excused: Fernando de Aragon.
Guests: Laura Lewis, Alderperson, Ward 5.
Staff: Anisa Mendizabal.

I. Call to Order
The Chair called the meeting to order at 8:36 AM.

II. Changes to the Agenda
Mendizabal forgot to attach April’s Draft Minutes. They will be reviewed in June.

III. Public Comment
None.

IV. Review of Meeting Minutes: March 13, 2020, March 20, 2020, April 2020
Manos noted that the March 20 Draft Minutes were missing the attendees. Mendizabal will make the changes. Motion to approve the minutes with changes by Farrell; second by Manos. Approved 4-0.

V. Chair’s Report - Small Business Revolving Loan (SBRL) Fund
The Chair directed attention the the enclosed press release from Tom Knipe, Deputy Director of Economic Development, City of Ithaca. The program received 157 applications and 97 were funded. The program targeted microenterprises of fewer than 5 employees (including the owner/s). Businesses of this size had difficulty accessing other federal programs.

Mendizabal said that she had read one of the businesses, Shortstop Deli was partnering with area nonprofits to provide meals for those in need and asked if Members knew how that was going. Farrell said that news of the program was posted on the Washington Park neighborhood listserv and that many neighbors had contributed.

VI. HUD Entitlement Grant Program 2020
A. Status of IURA-Recommended Projects
Farrell asked were Project Growing Hope was in documenting whether or not over 50% of participants are LMI. Mendizabal stated that documentation is still in progress as they are still registering gardeners and collecting data. She will reach out again.
Mendizabal reported that HETP was still planning on conducting its program in a classroom environment, if possible. HETP has found that the group training allows participants to support each other and network, which is a valuable component. Mendizabal noted that currently HETP is supporting its participants remotely, sharing the example of one participant who was placed in a front-line job just before the pandemic. HETP has been in touch with that participant by phone, giving him support and helping him with some needs that have arisen and have been hard to meet during the pandemic. HETP has stated it will try to remain nimble, and adjust if needed, so could potentially go to a different program model if social distancing measures stay in effect during the 2020/21 program year.

HETP and ReUse both expressed thanks for being recommended projects, and were understanding of the scaling that occurred. Other applicants Mendizabal has been in touch with were likewise appreciative of being recommended, even if scaled.

B. Next Steps/Look Ahead
Mendizabal reported that the 2020 HUD Entitlement Action Plan is proceeding as it normally does. Though HUD has issued waiver for the expedited public engagement process, since this funding does not arrive until Fall, we probably will not need the expedited process. The next Public Hearing will occur at the May 13 Planning and Economic Development Committee (PEDC) of Common Council.

VII. Overview: HUD Mega-waiver
Mendizabal explained that HUD has issued a large number of waivers for its various programs, explained in a wide-reaching memo. Collectively, this is being called the “Mega-waiver.” Waivers of particular import to the HUD Entitlement Program is the expedited public engagement process whereby grantees notify HUD of intention to use the expedited process two days in advance of the five-day public engagement process for CDBG-CV (among other programs) proposals. The expedited five-day public engagement process must include provisions for written comment and a live-streamed virtual hearing with provisions allowing the public to comment in real time. Notice about the expedited public process need not appear in the newspaper, but must be posted on various public platforms. So far Mendizabal has posted notice on the Human Services Listserv, the Tompkins County Mutual Aid Facebook Page (devoted to COVID news), in emails to Alderpeople, in emails to funded partners, and more. The first two of this type of hearings were held at Common Council on May 6 for the Third Amendment to the Citizen Participation Plan and the proposed CDBG-CV Emergency Rental Assistance program.

Another important waiver waives the 15% cap on Public Services funding for CDBG-CV and the 2020 Action Plan. Action Plans from 2019 may also reprogram funds toward Public Services and exceed the usual 15% cap. Substantial amendments must be filed.

The resolution for the Third Amendment (disaster-related changes) to the CP Plan was adopted on May 6. The proposal for Emergency Rental Assistance will go to PEDC on May 6.

VIII. New/Other Business
A. CARES ACT CDBG - CV Funding to the City of Ithaca
   1. Amount, framework
Entitlement Communities receive (an additional) 60% of this year’s regular annual award allocation in CDBG-CV. The City of Ithaca will receive approximately $400K in CDBG-CV funding, of which $320K will be available for projects.

2. Approaches to select activities for funding from CDBG-CV funds
HUD has not provided extensive guidance about how to allocate this funding, except to say to get it into the community “quickly and compliantly.” Further guidance is expected with the award arrives. In keeping with the instruction to distribute it “quickly and compliantly,” Staff recommended a process that involves parallel pathways: solicited projects and an expedited RFP process. Stakeholder input indicates that emergency rental assistance, COVID prevention and relief for people experiencing homelessness, and relief for nonprofits, especially anchor institutions, are needed. Proposals for these needs will likely be solicited, and, in fact, in the case of rental assistance already have been. Staff is developing a modified RFP which will be released hopefully next week, by which applicants with ideas and solutions for emerging needs can propose projects.

3. Priority needs/gaps to respond to the COVID-19 Pandemic
Emergency rental assistance, disease prevention and recovery for people experiencing homelessness, and assistance to nonprofits, particularly anchor institutions. Mendizabal noted that LawNY contacted her with ideas related to eviction prevention and she will be in contact with them for the RFP. Mendizabal has also joined a local funders’ collaborative headed up by Park and Community Foundations on COVID Response.

Mendizabal explained Emergency Rental Assistance is a CDBG-compliant activity and cannot be used for more than three consecutive months. It is part of an “emergency grant” category, it is not the same as HOME Program Tenant-Based Rental Assistance. Tompkins County reprogrammed about $600K in CDBG funding that was to be used by INHS for homeowner rehab; it will not be used for emergency rental assistance. In order to join with the County, and INHS, which has some additional funding streams that it will direct to rental assistance, and to create the most seamless process possible, IURA also identified INHS as the proposed sponsor of this project. In this way, anyone applying to this program within the county can go through the same agency. INHS has experience with administering a variety of federal funding streams and the capacity to do so for this type of project. INHS is currently developing the framework for its program. There was a conversation convened by HSC’s Housing Tompkins program to explore the possibility of a coordinated entry approach (similar to what is now used by the Continuum of Care for homeless housing), in order to incorporate more wrap-around services. It remains to be seen whether this will be the approach taken. There has been some public comment that INHS does not have experience administering rental assistance. There has also been public comment indicating potential conflict of interest since INHS is both a landlord and would be administering the program. IURA Staff has reached out to HUD for further guidance. Similarly, were a relative of INHS Board, IURA Staff, etc. to apply to the program, this could represent a conflict of interest.

Halpert asked about the negotiating with landlords about the amount of rental assistance paid, which could thereby extend the reach of the pool of funds. Mendizabal acknowledged that this was idea considered, yet, because of the need to review applications, the time and staff hours involved, and more reasons, the approach that was instead landed on was provision of three full months of rent per household accepted. However, Mendizabal pointed out that if further...
funding comes to the City, lessons learned in this round of rental assistance could be applied to future programming, and modifications made, if needed.

Halpert also wondered about delivery of food and needed goods to residents via school buses. This has been an effort sponsored by Ithaca City School District. Chair Graham noted that the Child Development Council was involved in the provision of diapers.

4. Identification of further priority needs
The RFP process and the funders’ collaborative for COVID Response will be an important way of garnering more information.

5. Draft schedule to develop CDBG-CV Action Plan
Mendizabal has drafted a schedule which is available on the IURA Website. RFP to be released next week and applications reviewed at the next IURA meeting (May 23).

B. Amendment #3 to the HUD Citizen Participation Plan, COVID-19
Discussed above.

IX. Motion to Adjourn
Motion by Halpert, second by Farrell. 4-0. Adjourned at 9:43 AM.
# 2020 HUD Entitlement Program CDBG-CV (City of Ithaca, NY)
## IURA-Recommended Project Funding for 2nd Allocation of CDBG-CV Funds
### (Results from IURA Review of 17 Funding Applications Received)

<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Recommended CDBG-CV Funding</th>
<th>Brief Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Laundry &amp; Internet Needs During COVID-19</td>
<td>Opportunities, Alternatives, &amp; Resources (OAR) of Tompkins County</td>
<td>$11,000</td>
<td>(1) Funding towards laundry and detergent for &quot;Soap &amp; Suds Laundry Program for the Homeless and Housing Insecure&quot; during COVID-19 pandemic. (2) Funding towards internet for 40 students in &quot;College Initiative Update Student&quot; remote-learning program during during COVID-19 pandemic.</td>
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<tr>
<td>2</td>
<td>Ithaca CARES About Re-Opening Child Care</td>
<td>Child Development Council of Central NY, Inc.</td>
<td>$10,000</td>
<td>Funding for childcare programs in the City of Ithaca that are re-opening after 5/15/20 towards supplies related to operational changes to ensure health and safety of children in their care.</td>
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<td>3</td>
<td>Aid for Immigrants During COVID-19</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$10,879</td>
<td>Funding towards salary/benefits to extend current Immigrant Services Program (ISP) program assistant position serving immigrant and refugee families/individuals of all ages, including the disabled, who need help accessing services to in response to adverse economic impacts of COVID-19.</td>
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<td>6</td>
<td>DICC Child Care Center Re-Opening Assistance</td>
<td>Downtown Ithaca Children's Center (DICC)</td>
<td>$25,600</td>
<td>Funding for staff wages/salaries to ensure ability to re-open.</td>
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<tr>
<td>8</td>
<td>COVID-19 Emergency Assistance Program</td>
<td>The Salvation Army of Ithaca</td>
<td>$20,000</td>
<td>Funding for financial assistance (e.g., rent/mortgage assistance; medical prescriptions/outstanding medical bills; transportation expenses; energy/utility payments) to households in need.</td>
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<tr>
<td>11</td>
<td>COVID-19 Testing for Vulnerable Populations</td>
<td>The REACH Project, Inc.</td>
<td>$20,000</td>
<td>Funding for Registered Nurse and Community Health Worker, over 6 months, to provide regular, rapid, and timely COVID-19 testing for LMI people, people experiencing homelessness, and their front-line service providers.</td>
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<td>13</td>
<td>Security Deposits for Safer Housing</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$25,000</td>
<td>Funding towards security deposits for individuals/families, people currently homeless, and others who are losing current housing due to adverse economic impacts from COVID-19. Priority to households accessing Housing Choice Vouchers.</td>
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**TOTALS:** $122,479

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<th>Maximum Funding Available</th>
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<tr>
<td>CDBG-CV: $131,299</td>
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<tr>
<td>Unallocated 2018 CDBG: $28,753</td>
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<td>Total: $160,052</td>
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<td>Remaining funds available to address emerging COVID-19 needs: $38,573</td>
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Total Unallocated Funds: 1,584,185.45
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**Total Amounts:**

- **Total Amount: 213,818.86**
- **Total Rental: 0.00**
- **Total Unexpended: 0.00**
- **Total Unsent: 0.00**
- **Total Total: 213,818.86**

**Year-to-Date (YTD) Activity:**

- **YTD Amount: 107,000.00**
- **YTD Rental: 0.00**
- **YTD Unexpended: 0.00**
- **YTD Unsent: 0.00**
- **YTD Total: 107,000.00**

**Summary Activity:**

- **Summary Amount: 213,818.86**
- **Summary Rental: 0.00**
- **Summary Unexpended: 0.00**
- **Summary Unsent: 0.00**
- **Summary Total: 213,818.86**

**Total Rental:**

- **Rental Amount: 0.00**
- **Rental Rental: 0.00**
- **Rental Unexpended: 0.00**
- **Rental Unsent: 0.00**
- **Rental Total: 0.00**

**Total Unexpended:**

- **Unexpended Amount: 0.00**
- **Unexpended Rental: 0.00**
- **Unexpended Unsent: 0.00**
- **Unexpended Total: 0.00**

**Total Unsent:**

- **Unsent Amount: 0.00**
- **Unsent Rental: 0.00**
- **Unsent Unexpended: 0.00**
- **Unsent Unsent: 0.00**
- **Unsent Total: 0.00**

**Total Total:**

- **Total Amount: 213,818.86**
- **Total Rental: 0.00**
- **Total Unexpended: 0.00**
- **Total Unsent: 0.00**
- **Total Total: 213,818.86**

**Notes:**

- **Note 1:**
- **Note 2:**
- **Note 3:**
- **Note 4:**
- **Note 5:**

**IURA Grants Summary May 2020**