



108 E. Green St.
Ithaca, NY 14850
(607) 274-6565

Conducted remotely via online platform Zoom, pursuant to Governor’s Executive Order 202.1. A live-stream of the meeting will be accessible at: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Because of a slight delay in launching the live-stream, the video may begin a few minutes *before* the meeting is formally convened.

AGENDA

IURA Neighborhood Investment Committee (NIC)

8:30 am, Friday, September 11, 2020

Virtual Meeting

<https://us02web.zoom.us/j/88688507240?pwd=ckdTahVabncyMk1yeUg3UklOemE3QT09>

- I. Call to Order
- II. Changes/Additions to Agenda
- III. Public Comment
- IV. Review of Minutes – August 2020
- V. New Business
 - A. **Discussion:** Inclusionary Zoning and Other Policies Affecting Housing Affordability, Nels Bohn, Director of Community Development, IURA
 - B. **Presentation:** “ 2-1-1 Helpline: Data and Updates from Six Months of the COVID-19 Pandemic,” John Mazzello, Director, 2-1-1, Human Services Coalition
- VI. Other Business
 - A. IURA Grant Summary
 - B. Staff Report
- VII. Motion to Adjourn

PUBLIC COMMENTS: Written public comments may be submitted until 4:00 p.m., the day before the meeting to: amendizabal@cityofithaca.org.



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.



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ITHACA URBAN RENEWAL AGENCY (IURA)
NEIGHBORHOOD INVESTMENT COMMITTEE (NIC)

DRAFT MINUTES

8:30 A.M., Friday, August 14, 2020
VIRTUAL MEETING

In attendance: Karl Graham (Chair); Fernando de Aragón (Vice Chair); Tracy Farrell;
Teresa Halpert; Paulette Manos.

Staff: Anisa Mendizabal

Guests: None

I. Call to Order

Graham called the meeting to order at 8:43 a.m.

II. Changes to the Agenda

None.

III. Public Comment

None.

IV. Review of June 2020 Minutes

Manos moved, Halpert seconded. **Approved 5-0.**

V. New Business

- A. Liddy Bargar, Coordinator of the Tompkins County Continuum of Care & Housing Tompkins, Human Services Coalition, discusses findings from Tenant Survey as Eviction Moratoria Expire

Human service providers and planning agencies are attempting to provide relevant, COVID and non-COVID services during the ongoing public health crisis. However, due to the pandemic people are largely staying home and thus information-gathering has been harder than usual. Bargar posted an informal (non-scientific) survey regarding housing and eviction on the Mutual Aid Tompkins Facebook Page, in an effort to get a better sense of

how renters in Tompkins County are managing. She shared some preliminary data, such as:

- 204 respondents were City of Ithaca residents
- 9% had previously been evicted
- 17% had a history of homelessness
- 40% had received some form of communication from their landlords during the pandemic
- 18% felt uncomfortable with the communication from their landlord
- 66% reported being low- to moderate-income
- 60% reported a COVID-related income loss
- 84% paid March - July rent in full
- 17% were concerned they were in danger of eviction
- 47% experienced significant trouble paying other (non-rent) bills

Halpert noted that nationally, eviction affects single mothers disproportionately and asked if this is also true locally. Bargar affirmed that it was.

There are about 2,100 households with Housing Choice Vouchers (Section 8) locally. If evicted, the household will lose their voucher.

A Committee Member asked where a person who expected to be evicted in fourteen days would go. Bargar answered probably the Department of Social Services. They might apply at the Robin Fund, a local emergency fund. If a person becomes homeless, Bargar said, then they would enter the Coordinated Entry system managed by the Continuum of Care. This system utilizes a common screening tool, a vulnerability index for prioritization of available housing, and can be accessed by each of the service providers on the Coordinated Entry team. However, there is no such coordinated approach for people who are not homeless, but vulnerable for or nearing eviction.

Bargar reported that \$424,000 in HUD Emergency Shelter Grant (ESG-CV) funds from the CARES Act will be directed to Tompkins County. Bargar and the governing board of the Continuum of Care, which includes IURA Community Development Director Nels Bohn and HSC Executive Director Kathy Schlather have met with the Tompkins County Department of Social Services, which administers the funds, to devise the implementation plan.

The Committee asked about people who are currently homeless. Graham noted the 300 block of W. Martin Luther King/State Street has become a gathering spot. Bargar said that substandard housing is a contributing factor; locations that normally provide respite from the conditions of

substandard housing (TCPL, Center Ithaca, the Friendship Center, and Loaves and Fishes), are open for discreet, time-limited services only-- not for gathering-- due to the pandemic. Southern Tier AIDS Project (STAP) is committed to being safe and has changed their staffing pattern so that usually there are 1-2 staff members on site to monitor gathering. The Street Outreach Team also makes regular visits. However, our community is very restrictive in terms of space.

- B. HUD Rule "Preserving Community and Neighborhood Choice"
<https://www.hud.gov/sites/dfiles/ENF/documents/6228-F-01%20Preserving%20Housing%20and%20Neighborhood%20Choice.pdf>

HUD has repealed the Obama-era rule to Affirmatively Further Fair Housing. The City's AFH Goals are now a part of the 2019-2023 Consolidated Plan and progress toward them will continue for the remainder of the Con Plan period.

VI. Other Business

- A. IURA Grant Summary
- B. Staff Report

Mendizabal reported that the former NYS Department of Transportation (DOT) site of approximately 8.1 acres will go up for auction on September 15, 2020. Minimum bid is set at \$2.85M, so it is unlikely that a developer of affordable housing will acquire the site.

The Federal Armory on West Hill could be surplus by the Army. If so, this site could be available for redevelopment.

Arnot Real Estate of Corning is proposing five floors containing 130 units of market-rate housing to be built at 430-444 W. Martin Luther King/State Street, above Mama Goose. The Committee expressed concern and discussed the loss of affordability in the West End. Halpert questioned whether IURA could revive an effort for inclusionary zoning. Mendizabal will request that IURA Community Development Director Nels Bohn attend the next meeting..

On a related note, the Tompkins County Industrial Development Agency (IDA) on July 8, 2020, adopted a policy stating that projects applying for abatement will be required to include 20% of total units to be affordable to households earning 80% AMI, or to pay an in lieu fee of \$5,000 per unit to the Community Housing Development Fund. The Committee discussed whether such a policy would achieve its aims.

The Lakeview Mental Health building at 114 S. Geneva Street (corner of Green St.) is listed for sale at \$540,000.

The 2-1-1 demonstrated great flexibility in meeting community needs during the pandemic.

Catholic Charities of Tompkins-Tioga has voiced interest in making changes to its Security Deposit program. Graham observed that ESG funding has the potential to supplement the availability of security deposits.

The COVID-19 Funders Response Network has today allocated \$1.5M for local COVID-related needs. Information may be obtained on the Community Foundation's website. The Community Foundation is also interested in creating a Racial Equity Fund, following this model.

Per our HUD Representative, the City's 2020 Action Plan and its CDBG-CV Substantial Amendment have been accepted.

VI. Adjournment

Graham motioned to adjourn; Halper seconded. **Approved 5-0.** Meeting adjourned at 10:16 a.m.

IURA Grants Summary

July 2020

#	ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	TRANSFERS	TOTAL	Entitlement Funds		PI	TOTAL	% SPENT	
			OUT	BUDGET	EXPENDED	UNEXPENDED	UNEXPENDED	UNEXPENDED		
2017 HOME Activities										
2767	canceled	3.0	402 South Cayuga Street ¹⁷	80,000.00	0.00	0.00	0.00	0.00	0.00	100%
2768	complete	4.0	Housing Scholarship Program ¹¹	0.00	65,592.00	65,592.00	0.00	0.00	0.00	100%
2769	complete	5.0	Security Deposit Assistance	0.00	62,700.70	62,700.70	0.00	0.00	0.00	100%
2770	complete	21.0	828 Hector Street (CHDO) ²³	4,309.08	41,378.00	41,378.00	0.00	0.00	0.00	100%
2771	complete	20.0	HOME Admin	0.00	27,565.10	27,565.10	0.00	0.00	0.00	100%
2807	complete	Unallocated 2017 HOME ^{12, 17, 23, 24}		104,286.88	0.00	0.00	0.00	0.00	0.00	N/A
	complete	Home Admin (PI) ²²		0.00	2,448.76	2,448.76	0.00	0.00	0.00	100%
2810	ok	Recaptured Funds (HP) ¹⁵		1,191.86	3,808.14	0.00	3,808.14	0.00	3,808.14	N/A
2809	ok	Unanticipated Program Income (PI) ⁸		0.00	21,545.00	0.00	21,545.00	0.00	21,545.00	N/A
			Total	189,787.82	225,037.70	199,684.56	25,353.14	0.00	25,353.14	89%
2018 CDBG Activities										
6002	ok	1.0 Neighbor to Neighbor Home Rehab		0.00	40,000.00	10,247.00	29,753.00	0.00	29,753.00	26%
6003	complete	2.0 Chartwell House		125,000.00	75,000.00	75,000.00	0.00	0.00	0.00	100%
6004	complete	8.0 Ramp Loan Program		0.00	25,000.00	25,000.00	0.00	0.00	0.00	100%
6005	complete	9.0 Mini Repair		0.00	32,500.00	32,500.00	0.00	0.00	0.00	100%
6006	complete	11.0 Hospitality Employment Training Program		0.00	110,000.00	110,000.00	0.00	0.00	0.00	100%
6007	complete	13.0 Volunteer Worker & Job Skill Training		0.00	71,800.00	71,800.00	0.00	0.00	0.00	100%
6008	complete	14.0 Work Preserve Job Training		2,607.89	67,500.00	67,500.00	0.00	0.00	0.00	100%
6009	ok	16.0 Targeted Urban Bus Stop Upgrades		0.00	13,500.00	6,794.50	6,705.50	0.00	6,705.50	50%
6010	complete	19.0 Immigrant Services		0.00	30,000.00	30,000.00	0.00	0.00	0.00	100%
6011	complete	20.0 Work Preserve Job Readiness		0.00	20,000.00	20,000.00	0.00	0.00	0.00	100%
6012	complete	21.0 2-1-1 Info and Referral		0.00	20,000.00	20,000.00	0.00	0.00	0.00	100%
6013	complete	22.0 Housing For School Success Year #3		0.00	27,005.00	27,005.00	0.00	0.00	0.00	100%
6014	complete	23.0 CDBG Admin		0.00	137,214.00	137,214.00	0.00	0.00	0.00	100%
6015	complete	25.0 Economic Development Loan Fund		0.00	151,052.00	151,052.00	0.00	0.00	0.00	100%
6016	complete	17.0 Final Phase: Heating & Roofing ²⁵		0.00	29,300.00	29,300.00	0.00	0.00	0.00	100%
6017	ok	18.0 Domestic Violence Center Renovation ²⁵		0.00	9,960.72	8,359.00	1,601.72	0.00	1,601.72	84%
	ok	Unallocated 2018 CDBG		25,000.00	2,607.89	0.00	2,607.89	0.00	2,607.89	N/A
			Total	152,607.89	862,439.61	821,771.50	40,668.11	0.00	40,668.11	95%
2018 HOME Activities										
8002	ok	3.0 402 South Cayuga Street		0.00	150,000.00	140,000.00	10,000.00	0.00	10,000.00	93%
8003	complete	4.0 Housing Scholarship Program ²		8,886.25	65,592.00	65,592.00	0.00	0.00	0.00	100%
8004	complete	5.0 Security Deposit Assistance ^{24,2}		6,250.00	48,250.00	48,250.00	0.00	0.00	0.00	100%
8004a	complete	6.0 Security Deposit Inspections ²⁴		0.00	2,500.00	2,500.00	0.00	0.00	0.00	100%
8005	ok	7.0 INHS Scattered Site 2 (CHDO) ²⁴		0.00	100,000.00	93,116.00	6,884.00	0.00	6,884.00	93%
8006	complete	10.0 Additional Reserve (CHDO) 24, 26		99,374.48	0.00	0.00	0.00	0.00	0.00	N/A
8007	complete	Home Admin		0.00	36,880.30	36,880.30	0.00	0.00	0.00	100%
	ok	2018 HOME Unallocated ²		0.00	15,891.14	0.00	15,891.14	0.00	15,891.14	N/A
			Total	114,510.73	419,113.44	386,338.30	32,775.14	0.00	32,775.14	92%
2019 CDBG Activities										
6022	ok	1.0 Homeowner Rehab		0.00	67,594.32	0.00	67,594.32	0.00	67,594.32	0%
6023	ok	2.0 Small Repair Program		0.00	32,500.00	9,917.72	22,582.28	0.00	22,582.28	31%
6024	ok	6.0 Finger Lakes ReUse Job Skills Training		0.00	95,529.00	24,495.44	71,033.56	0.00	71,033.56	26%
6025	ok	7.0 Work Preserve Job Training		0.00	67,500.00	3,302.70	64,197.30	0.00	64,197.30	5%
6026	ok	8.0 Hospitality Employment Training Program		0.00	110,725.28	0.00	110,725.28	0.00	110,725.28	0%
6027	complete	9.0 Ithaca ReUse Center Acquisition		0.00	100,000.00	100,000.00	0.00	0.00	0.00	100%
6028	complete	10.0 Economic Development Loan Fund		0.00	107,396.99	107,396.99	0.00	0.00	0.00	100%
6029	ok	11.0 Black Girl Alchemists Public Art Mosaic		0.00	7,500.00	1,066.46	6,433.54	0.00	6,433.54	14%
6030	ok	12.0 Housing For School Success		0.00	15,700.00	12,627.86	3,072.14	0.00	3,072.14	80%
6031	complete	13.0 2-1-1		0.00	15,000.00	15,000.00	0.00	0.00	0.00	100%
6032	ok	14.0 Work Preserve: Job Readiness		0.00	20,000.00	0.00	20,000.00	0.00	20,000.00	0%
6033	ok	15.0 A Place To Stay		0.00	20,000.00	0.00	20,000.00	0.00	20,000.00	0%
6034	ok	16.0 Immigrant Services		0.00	25,059.00	16,706.00	8,353.00	0.00	8,353.00	67%
6035	ok	17.0 CDBG Admin		0.00	137,679.40	94,602.34	43,077.06	0.00	43,077.06	69%
			Total	0.00	822,183.99	385,115.51	437,068.48	0.00	437,068.48	47%
2019 HOME Activities										
8011	ok	1.0 Homeowner Rehab		0.00	42,151.58	0.00	42,151.58	0.00	42,151.58	0%
8012	ok	3.0 Immaculate Conception School Redev		0.00	199,900.00	0.00	199,900.00	0.00	199,900.00	0%
8013	ok	4.0 Housing Scholarship Program		0.00	70,560.00	3,544.20	67,015.80	0.00	67,015.80	5%
8014	ok	5.0 Security Deposit Assistance-Vulnerable Hou		1,451.00	64,000.00	25,491.30	38,508.70	0.00	38,508.70	40%
8015	ok	18.0 HOME Admin		0.00	30,597.20	22,597.73	7,999.47	0.00	7,999.47	74%
		2019 HOME Unallocated ³		0.00	1,451.00	0.00	1,451.00	0.00	1,451.00	0%
			Total	1,451.00	408,659.78	51,633.23	357,026.55	0.00	357,026.55	13%
Total Unexpended Funds										
								Unexpended CDBG Entitlement Funds	477,736.59	
								Unexpended CDBG Program Income Committed to Action Plan Activities	0.00	
								CDBG Revolving Loan Fund Balance (#02 Bank Balance excluding interest)	173,890.01	
								Unexpended HOME Entitlement Funds	415,154.83	
								Unexpended HOME Program Income	0.00	
								HOME Program Income Unassigned	0.00	
								Total Unexpended HUD Funds	1,066,781.43	

1.5 CDBG Spend Down Ratio Analysis (must be less than 1.5 by June 1st of each year):

CDBG Spend Down Ratio = total unexpended CDBG funds / most recent annual CDBG award

IURA Grants Summary

July 2020

#	ON <u>SCHEDULE</u>	<u>HUD ENTITLEMENT ACTIVITIES</u>	TRANSFERS <u>OUT</u>	TOTAL <u>BUDGET</u>	<u>EXPENDED</u>	Entitlement Funds <u>UNEXPENDED</u>	PI <u>UNEXPENDED</u>	TOTAL <u>UNEXPENDED</u>	<u>% SPENT</u>
		Most Recent Annual CDBG Award:						688,397	
		1.5 x Most Recent CDBG Award:						1,032,596	
		Current Unexpended CDBG Funds:						651,627	
		Current CDBG Spend Down Ratio:						0.95	
		Compliance With 1.5 CDBG Spend Down Ratio:						Yes	
		Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio:						-380,969	