



108 East Green Street
Ithaca, New York 14850
(607) 274-6565

AGENDA
IURA Neighborhood Investment Committee (NIC)
8:30 am, Friday, March 8, 2019
Third Floor Conference Room
City Hall, 108 E. Green St., Ithaca, NY 14850

- I. Call to Order**
- II. Changes/Additions to Agenda**
- III. Public Comment**
- IV. Review of Minutes** – Minutes for January 11, 2019 & Minutes from February 8, 2019
- V. New Business**
 - A. Review 2019 HUD Entitlement Funding Proposals
Materials: Proposals received + matrix of applications (delivered) 2019 Funding Proposals Snapshot (attached)
- VI. Other Business**
 - A. IURA Grant Summary
 - B. Staff Report
 - C. Next Meeting: March 15, 2019 (next week)
- VII. 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 (NIC)
8:30 am, Friday, January 11, 2019
Third Floor Conference Room
City Hall, 108 E. Green St., Ithaca, NY 14850

In attendance: Karl Graham, Chair; Tracy Farrell, Vice Chair; Paulette Manos; Fernando de Aragón.

Excused: Teresa Halpert

Staff: Nels Bohn; Anisa Mendizabal

Guests: Johanna Anderson, CEO, Ithaca Neighborhood Housing Services (INHS)

I. Call to Order

Chair Graham called the meeting to order at 8:30 a.m.

II. Public Comment

None

III. Changes/Additions to Agenda

Since Ms. Anderson of INHS was present, Chair Graham suggested re-ordering of the agenda to place the Q & A with her first.

IV. New Business

A. Q & A with Johanna Anderson, Executive Director, Ithaca Neighborhood Housing Services

Ms. Anderson introduced herself and spoke about some of INHS' key accomplishments, as well as changes, in the past year.

Farrell expressed interest in homebuyer loan activity. Anderson answered there are a handful of loans as part of the Community Housing Trust. The "lending ring" is around the County. INHS will provide loans to qualified applicants with incomes up to 120% AMI. For a family of three, that is about \$80,000. What INHS sees is not just a lack of housing stock but potential homebuyers competing with cash buyers—"there is nothing you can do when you are competing against buyers that do not need an appraisal or to conform to the usual timelines."

Anderson spoke of the plans for homebuyer housing at 402 S. Cayuga (partially funded the 2018 Action Plan). This is a site where INHS is able to bring down the square-foot cost with a new construction method. INHS is also going to offer two of the units (not subsidized with HUD funding) at 100% AMI. This is a strategy to try to address the “missing middle” and create homes that are permanently affordable (through the Community Housing Trust) at different levels. It’s slated for November 2019 completion.

707 Hancock will be the first 4-bedroom in the CHT.

310 S. Corn Street, a 2-bedroom, 1 bath home—is an example of INHS’ commitment in the community. INHS has touched this house 5 different times over the past 40 years.

Anderson reported that INHS is working in the community to get the word out they are interested in rehabbing foreclosed properties to offer as affordable homes. Also, as INHS’ service area grows (through merger with Better Housing), a farm house in Ovid will be their first CHT home in Seneca County.

De Aragon brought up energy efficiencies and sustainability. Is INHS open to using heat pumps instead of gas? Anderson replied that INHS “has always led the charge with sustainability.” INHS is now looking at making a spec book because it realizes the City is promoting green standards and wants to be not just conforming, but leading there.

The discussion moved to homebuyer trainings. In conjunction with Alternatives, INHS does a preparation course to determine whether homeownership is currently viable for individuals. The 8-hour course orients people to the process of homeownership and demystifies it. It’s one of the biggest decisions/purchases in life, and also something that people usually only do a few times in life. Each person gets an additional 2 hours of (individual) counselling. There is also a course on inspections.

De Aragon continued, “I’m coming from the transportation purchase [angle]. Buying a car is the second largest purchase.” De Aragon suggested the inclusion of lifestyle decisions such as car ownership in homebuyer education classes. Deciding not to buy a car, for example, allows people more available money for a home. Way to Go could be a good partner for this awareness effort. The True Cost Tompkins study is also a good resource.

Graham returned to Anderson’s earlier statement that INHS home loans are geographically in the outer ring of Tompkins County, saying he assumed this had to do with affordability. This also normalizes a commute of 45 minutes. Anderson said INHS also noted this pattern and was trying to find ways to move homebuyership geographically closer [to employment center(s)]. Some buyers feel it is more economical to have a 45 minute drive.

Manos asked about specific homebuyer numbers in the City. Is there an effort to encourage homeownership within the City? Anderson: Yes, but again, the challenge is cash buyers have an advantage.

Farrell wondered if people cited taxes as a reason for not living in the City. Anderson noted Trumansburg has comparably high taxes. Others noted that the Town of Ithaca is often cited as having lower taxes.

The discussion turned to Mini-Repair. Graham noted the Committee's interest in it. Anderson agreed—it's one of INHS' favorite programs, it's very mission-driving. She also noted that when she came aboard, there was very little marketing of it, which has now changed with a full-time person for marketing who is connecting with GIAC and other agencies. Similarly, there is a new Director of Construction Services. "The new team is doing an amazing job." They have set a goal of increase Mini-Repair by 25% inside the City. Also, behind the scenes, INHS can increase its emergency materials fund, which is when INHS provides the materials for Mini-Repair clients. (The program generally works as free labor and the client buys the materials). Justina Fetterly is the new Communications Director and can send Mini-Repair materials.

The Committee indicated interest in knowing more about the Immaculate Conception school site. INHS submitted a proposal on October 31, and learned after Thanksgiving that they were designated the preferred developer. INHS now has 120 days to complete an environmental review on the site. Lynn Truame is the Project Manager. INHS would like to submit tax credit application in December. Community engagement sessions are very important, and because of the tax credit deadline, it would need to become one of INHS fastest moving projects. INHS is working with as many different nonprofits as possible. The initial plan for the gymnasium has been to separate it from the complex and make it stand alone in order to sell it to GIAC. INHS would like to do façade improvements to the main entrance of the gym. INHS is looking about how to make the rest of the site feasible. There are some single family homes on the site. These could be preserved, or they could be demolished and replaced. It depends on the community engagement input as well as the condition of the homes. INHS is exploring a variety of proportions of for-sale and for-rent units.

There is more emotion tied to this site, as a former school site, than there was with 210 Hancock.

De Aragon pointed out, "We are building now for the next 70-80 year. I would push for as much housing as can be built. On the transportation side, there is so much opportunity to be car-free." De Aragon could help INHS find families that don't want or need cars. The location is optimal for density.

Mendizabal commented that the 2017 Assessment of Fair Housing analyzes access to opportunity. Ithaca is considered a high-opportunity area. More affordable housing, especially at such as centrally located, walkable site, would go along way to achieving some of the stated goals of the City's AFH.

How does INHS handle Housing Choice Vouchers (HCV)? Tenant income verification occurs yearly to ensure the household income qualifies (there may be change to household size, for example). This is done through a third party. If the household income rises above the allowable for the apartment size and the household is no longer eligible for the unit, INHS can

help find another [eligible unit]. If the household becomes “over income” (no longer LMI), INHS can try to help locate a market rate unit.

The Committee wanted to know if, in these cases of rising income, if homeownership were also encouraged. Anderson answered that within INHS housing portfolio, the organization believes in having mixed-income, including market rate, so that people have the ability to move [within the INHS portfolio]. Homebuyer classes are offered in the community space of some of the larger INHS buildings.

How did the INHS/Better Housing merger impact the organization? Anderson: There are two separate organizations with two separate boards. The two organizations have shared services agreements. All property management staff are employed by Better Housing. The two organizations decided upon this in order to continue their work and public-facing activities in the least confusing way.

Graham brought up the 209 rental units planned for the Vecino/Green Street Garage development. There, INHS had expressed concerns about lease-up. Does the organization have similar concerns for the Immaculate Conception project? Anderson anticipates the desire to be near BJM and GIAC will override possible lease-up difficulties. At 210 Hancock there was a waitlist of 150 people but the vast majority dropped off the list, whether because not able to meet income standards, a background check, no longer available, or another reason.

Graham asked about the rental standard assumptions. How does a criminal record impact ability to rent? Anderson said that convictions for sex offenses and manufacture of methamphetamine preclude being able to rent, but those are among the few convictions that do so. Anderson and Phoebe Brown have been working together on this issue.

Anderson stated that she would like to make a practice of coming to the City at the beginning of each year to discuss annual goals. For example, INHS wants to discuss its response to climate change, being a mission-driven lender, and what it means to be a social enterprise.

V. Review of Minutes – Minutes for November 9, 2018

Farrell moved; De Aragon seconded.

Approved 4-0.

VI. New Business, continued:

A. Organizational Meeting for the 2019-2024 Consolidated Plan and 2019 Action Plan

Mendizabal distributed information and schedule related to 2019-2023 Consolidated Plan and 2019 Action Plan. She gave a summary of the purpose of the Consolidated Plan, discussed the regulatory requirements, provided an overview of the public engagement process, and

reviewed important milestones. She noted that the 2017 AFH will be included in the Consolidated Plan, as originally mandated. She also shared early information from community consultations, such as needs identified for attention to and prevention of homelessness (from Southwest Park meetings).

C. Q & A with Nels Bohn, Director of Community Development, IURA

Bohn updated the Committee about several issues of interest including: Vecino Group designated preferred developer for Green Street garage; possibility for incorporation of housing onto Sears St/Tioga parcel; INHS working with Nate's Floral Estates (could be a CDBG-eligible project); INHS tax credit application for Elm Street; Park Grove submitted plans for 40 units across from Aldi; Lakeview submitted tax credit application for West End Heights; Ithaca townhomes on Rte. 96 at old School of Massage, where an old subdivision had been approved; the BUILD application to NYS for Route 13 was not funded.

De Aragon departed at 10:25 A.M.

VII. Other Business

1. IURA Grant Summary
2. Staff Report

Mendizabal reported on ongoing meetings convened by the Fire Chief regarding homeless encampment in Southwest Park portion of the City. Need for homeless services is high, and many activities that have been proposed in the meetings are on the spectrum of what the HUD Entitlement Program funds.

IURA and City staff had tour of Press Bay Court (IURA provided a Community Development Loan). Rents for new apartments above the first-floor commercial are comparable to older downtown apartment rents.

IURA received requests for and granted extensions to some 2017 funded activities, including Spencer Road Sidewalks, Chartwell House, TCAT Bus Stop and Amenities Upgrades, and a few others.

The Aurora Street MOU is being drafted.

TCAction's Amici House is set to open in February.

An ordinance and enforcement process for Source of Income (SOI) Protection is a goal of the City's AFH. A CIPA student was engaged by the CoC, IURA, and County Legislature to explore other SOI ordinances in the region. He reported his findings to the Legislature. Mendizabal will follow up with call to CNY Fair Housing.

CoC staff member Tierra Labrada, who the Committee heard from at a 2018 meeting, has taken a position with an organization in NYC. Liddy Barger, currently CCTT Samaritan Center Director has been chosen to fill the role.

IURA Contracts Monitor, Charles Pyott, is updating IURA's Affirmative Marketing Materials. Also, Mendizabal will conduct his review soon. Mendizabal reports he is doing a very good job.

3. Next Meeting: February 8, 2019

VII. Motion to Adjourn

Adjourned by consensus at 10:25 A.M.



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In attendance: Karl Graham, Chair; Fernando de Aragón, Teresa Halpert

Excused: Tracy Farrell, Vice Chair; Paulette Manos

Staff: Nels Bohn; Anisa Mendizabal

Guests: Danielle Harrington, Director of Housing & Energy Services, Tompkins County Action (TCAction); Lorelee Morrow, Director of Construction Services, Ithaca Neighborhood Housing Services (INHS)

I. Call to Order

Chair Graham called the meeting to order at 8:35 a.m.

II. Changes/Additions to Agenda

The Committee would consider the resolution to re-designate INHS as a Community Housing Development Organization (CHDO) earlier in the agenda, should time allow before the first guest.

III. Public Comment

None

IV. Review of Minutes – Minutes for January 11, 2019

Tabled until March meeting. Halpert was excused from January meeting and thus removed herself from approval. Two remaining members in attendance do not meet quorum.

Update: Roberts' Rules indicate minutes may be voted upon and approved even when a voting member was not present at the prior meeting.

Tabled.

V. New Business

A. Action Item – Proposed Resolution – Designation of INHS as a CHDO.

Members noted that in the January meeting, Johanna Anderson, CEO of INHS discussed how INHS, when it merged with Better Housing, maintained a board for each organization with an operating agreement. INHS's Board meets the service area requirement. The rest of the paperwork is in order.

2019 Designation of INHS as a Community Housing Development Organization (CHDO)

WHEREAS, the Ithaca Urban Renewal Agency (IURA) has been designated by the City of Ithaca as the Lead Agency to develop, administer and implement the HUD Entitlement grant program, including funds received through the Home Investment Partnerships (HOME) program, and

WHEREAS, grant recipients under the HOME program are termed Participating Jurisdictions (PJs), and

WHEREAS, PJs must reserve not less than 15% of their HOME allocation for investment in housing to be developed, sponsored, or owned by Community Housing Development Organizations (CHDOs), and

WHEREAS, each PJ must identify annually CHDOs that are capable of carrying out projects to address priority housing needs identified in the Consolidated Plan, and

WHEREAS, a CHDO is a specific type of community-based nonprofit organization as defined in 24 CFR §92.2, and

WHEREAS, a PJ may use HOME funds to provide special assistance to CHDOs, including:

- Project pre-development loans;
- Operating assistance;
- Use of HOME project proceeds;

Capacity-building assistance; and

WHEREAS, on January 16, 2019, Ithaca Neighborhood Housing Services, Inc. (INHS) submitted materials documenting their qualification and requested renewal of their designation as a CHDO by the IURA, and

WHEREAS, at its February 8, 2019 meeting, the Neighborhood Investment Committee of the Ithaca Urban Renewal Agency compared submitted materials against CHDO criteria and recommends the following; now, therefore be it

RESOLVED, that the IURA, acting in its capacity as the Lead Agency for the Participating Jurisdiction of the City of Ithaca, hereby renews its designation of Ithaca Neighborhood Housing Services, Inc. as a CHDO for the 2019 Action Plan.

Halpert moved, de Aragón seconded. **Carried, 3-0.**

B. Update: Homelessness in City of Ithaca: Danielle Harrington, Director of Housing, TCAction

Chair Graham welcomed Danielle Harrington for an update on homelessness in the City. Ms. Harrington stated that the Fire Chief has convened a Southwest Park Task Force with the purpose of finding long-term housing solutions for individuals who have made encampment in Southwest Park. Ms. Harrington noted this is the first time in her years in homeless services where City officials, staff, and service providers are all in the same room to discuss issues of homelessness. Staff members from the Department of Social Services (DSS), Adult Protective [also DSS], Tammy Baker, the joint-funded Downtown Community Outreach, Danielle, and a member of the Center of Treatment Innovation (COTI, which works in Tompkins County in response to the opioid crisis) staff, have created a way to track who the people living in Southwest Park are. In October 2018, members of this group (“the Outreach Team” - an informal interagency effort) started going to the Southwest area on a regular basis with the purpose of building relationships (not “counting”); letting people know that agencies and people are available for services (they might bring small items to address basic needs with them to give away). [Note: Carmen Guidi also does outreach in the area]. The message would be, “If you want information, text me,” Harrington said, because the people they are/were reaching out to are not going to be walking into offices asking for help. They are either tired of the system or are not served by it. The Outreach Team has spread the word about the Code Blue Policy (a State-mandated initiative whereby each county’s DSS are responsible for providing cold weather shelter – whether a hotel room, a cot in a participating site, or other safe, warm place).

In the Fall, Harrington reported, the Outreach Team saw 30-50 individuals. By January 29, there were 14 individuals and 4-5 other encampments that may or may not have been in use. The Outreach Team learned that people sometimes have more than one encampment, that people sometimes cache their belongings for less loss. If people do not pick up their mail at DSS, it “dead letters out,” meaning, mail does not get returned to sender, and for, example, TCAction does not know that people they have tried to contact don’t know they’ve received a mailing. Through her outreach, Danielle found a couple of people who were on the top of the list for Housing Choice Vouchers.

The Outreach Team can connect people who are long term shelter users with a security deposit, ongoing rental assistance [one year] and case management; this is TCAction’s “tenant based rental assistance” program. The goal of this program is housing stabilization, which is why there is a case manager attached. Ms. Harrington reported that TCAction has learned that you can’t put someone in “any old housing” – it has to be close to what they need, and what they are used to. So far, fourteen (14) individuals placed in TCAction’s TBRA program have stayed in housing; one (1) left the area to live with family. Fourteen individuals got SNAP and started on public assistance. They checked out DSS, at least, and got rides there to do so.

TCAction has received two years of renewal funding for its TBRA program. “We have the money, but no housing options for people,” Ms. Harrington reported, meaning, everyone they encounter wants to live downtown, where there are no affordable units in which to place

them. Even in Dryden or Groton there is not much available, and no bus to take people to these rural places on top of that. The lack of landlords engaged in the program makes it hard to use the TBRA [TCAction needs to be able to connect eligible individuals with landlords willing to take a chance on the program; landlord would receive regular rent through the program]. New York State also just added 50 Housing Choice Vouchers to TCAction's allotment, but again, the lack of affordable units is a barrier.

Jumping back to Southwest Park: People lack ID, photo ID, Social Security Cards, and the like. People cannot apply for housing without it. Sometimes there is an application fee, but this can be waived, with assistance. However, people have to pay to replace their identification documents, and need to get a good credit score to be competitive for housing.

Ms. Harrington noted the last time the Jungle was cleared, there was a long-term community established there. Many were functional alcoholics who went to work, had a meal together, and went to bed. In Southwest Park, the fifteen people are spread out over significant space and illicit drug use is common. With methamphetamine use, there is a higher risk of violence for everyone. There seem to be a greater concentration of people "hiding out" [from police contact] in Southwest—some reasons noted have been child support, warrants, or shoplifting. There are a higher number of couples, in Ms. Harrington's recollection, because if one member of the couple can't get housed, the other stays with them.

Chair Graham asked if there are age differences between the individuals in Southwest Park and the Jungle. Ms. Harrington doesn't have data but recalls the old Jungle was an older population. Here, 18-50 seems to be the age range. She thought that only two or three of those she's met are on the youngest edge of the spectrum. There is some generational poverty being seen: grown children with their parents. There are no children in the encampments. There are people that come to spend time with their friends, and that's where the "transience" is seen.

Halpert asked about people who were offered a place at one of Pirro's properties. She'd heard of someone who refused to live at such a property and now DSS would not assist her. Mendizabal pointed out that DSS has different policies than TCAction. Ms. Harrington noted that the upshot is that people think there are not options at DSS. The Outreach Team can share information about DSS services. When people go to DSS, a DSS worker speaks to you through a window with a hole, or a phone on the wall. If you feel you don't have access to the system, this experience reinforces the alienation.

Ms. Harrington gave an overview of the Point-in-Time (PIT) Count. HUD Communities are required to do at least a count of individuals in shelter annually during the last week of January. The other component, the street count, is required every other year. This year, the street count was not required, though the Outreach Team did a scaled version of it. There were no ride-alongs with police, and Cayuga Medical Center was informally polled. The Outreach Team went out not with checklists, but with donuts and coffee. That's how the

team go tidbits of information, like the caching of belongings. One person among those counted was found to be in Southwest because he had missed his bus that night. After doing the overnight/morning count, the group focused on going to Loaves and Fishes through the last week in January and engaging people with conversation. About twenty people were counted as sleeping outdoors during the street count portion. It was a cold weather (Code Blue) night so those folks went into shelter.

The Outreach Team will continue to work together even as the Southwest Park Task Force wraps up.

Ms. Harrington continued, “We will continue to get people onto the CAT (Coordinated Assessment Team) list.” At the same time as the community builds more housing, more engagement needs to occur with landlords. In the last year, we’ve seen more people with housing instability, and employment situations contribute to that. For example, if you are late to work, you lose your job, you’re also often out of your place. There is someone staying in Southwest Park who has Social Security benefits, someone who works at a hotel chain part-time, and a few others with paycheck jobs. The “flagflyers” seen at street corners are not always homeless. Often they *were* homeless for a long time and it’s what they know how to do.

A Committee member asked how prepared the people Ms. Harrington has been encountering are for the workforce. Ms. Harrington advised not giving cash, but contributing to a trusted agency.

TCAction has just been funded for another round of Rapid Rehousing focused on survivors of domestic violence. Through a partnership with the Advocacy Center, TCAction will be able to house three households. TCAction felt good about the pilot program they did.

De Aragón asked what the order of magnitude is. Ms. Harrington responded that in the winter, those the Outreach Team is focusing on are those that do not access shelter, even in cold weather—the folks sleeping in the rough every day, all year long. These individuals have learned a lot about how to survive. They may have propane heaters in their tents, for example. This is dangerous, but warm.

There are 150 people in the cold weather shelter system. How many will be housed or will continue to be homeless in April?

Halpert noted that hotels cost more than permanent housing on a per night basis. DSS and St. John’s has had gotten churches involved. Ms. Harrington stated that people in churches on cots are motivated to get into housing. In motels, not so much. Motel rooms are cozy and private. Become dorm/party setting. No oversight. There are rules, some people can’t stay in hotels. Some hotels have said, “We’re not doing this.” Moving forward, the community will probably see more church involvement.

The Committee wanted to know where the hotel money comes from. Mendizabal answered it comes from the State, however, it can't be used for prevention. The funding stream can't be redirected.

Chair Graham asked if there was movement in getting more landlords to accept housing vouchers. TCAction saw 200 landlords enroll and offer housing to tenants in the last 18 months. Perhaps landlords who returning student housing to family housing. With people not being able to pay rent, having folks with subsidy could help to a landlord. TCAction has tried to promote the program with IHA. Ms. Harrington is a member of the Landlord Association and can present there once in a while. Ms. Harrington often gets calls about DSS or other questions. Landlords who have questions can call her. Landlords feel: Make it easy and we will do it. We've been trying to think about that and coordinate within ourselves. We'll try to coordinate among service providers to do inspections ourselves.

Bohn asked how many people can't find house, despite these efforts? Ms. Harrington said there are 1,022 units receiving subsidy. Currently, 84 voucher-holders are looking for housing. Some people will have to turn their voucher in if they don't find a unit with a landlord to accept them. TCAction has been tracking how many lost vouchers after 180 days (Ms. Harrington did not have numbers with her). Voucher holders receive 60 days initially then have to provide documentation of search to get extension to 180 days.

Halpert wondered about demand for 4- bedroom units. Ms. Harrington responded there is bigger demand for 3- and 4-bedroom than for 2-bedroom apartments. Sometimes people get 2-bedroom though only need 1 bedroom. She sees a 2-bedroom surplus.

About the HCV waiting list: Families and elderly/disabled singles prioritized over "healthy" singles (?) Who are the people on your application? That's your household. We don't say what your household is.

De Aragón asked about mitigating bureaucracy: Is there a way to create a one-stop place for landlord? Can we create that structure? Ms. Harrington responded that landlords care about people, yet it's a business. They are not "bad". We have to find a way to help them work with this system. Make it easy.

De Aragón asked, is there one place, one website, etc., that could lower barriers. Ms. Harrington responded she would love to do Landlord Liaison Project-type with CoC providers all working toward the same goal.

Halpert noted that if a landlord has a tenant who breaks stuff, they can be evicted, but it's hard. It's easier to non-renew. Does Section 8 have a right to not be not renewed? Ms. Harrington responded that landlords can still enforce lease and not renew if you want (Danielle). Halpert conjectured that landlords may have fear that Section 8 has more rights.

Section 8 looks to see that they paid rent, didn't damage, etc. Halpert guessed that it is not commonly known to landlords-- getting the word out about that could help. Landlords may think that once start taking voucher money it's harder to move out of that relationship.

Chair Graham noted that we talk a lot about affordable housing, about development of units. But that is not going to address the situation of the hard core folks who can't be housed under those structures. He asked whether the CoC is talking about how to serve those folks? Ms. Harrington responded that TCAction is part of CoC and on the long list of potential projects is harm reduction/low demand housing concept i.e. an in-one-building drop-in center, sandwich counter, shower, laundry, then some shelter beds and you-don't-have-to-be-sober rooms for people who aren't ready to commit to rental/ Co-located services and permanent housing. Make things very simple. TCAction has talked to REACH about the concept.

Mendizabal mentioned there are national models.

A Committee member noted that the Salvation Army housing site was going to be targeted for mental health. Is TCAction an INHS partner at Salvation Army or elsewhere? Ms. Harrington noted that Vecino has changed their special population and it's no longer one with which TCAction has expertise.

Mendizabal said she would send Ms. Harrington's contact info to the Committee.

Bohn asked about a youth shelter concept. Ms. Harrington replied that there is space near Amici House, and there is an interest in creation of a Single Youth shelter. TCAction representatives traveled to Boston/Cambridge to learn about Y2Y, s youth-run shelter staffed by student volunteers. TCAction's model would look different-- staffing with youth volunteers. There are plans for exploratory partnering with Engaged Cornell; Gary Evans is Board Member. Jane Powers at Cornell who works on the yearly Learning Web survey has helped TCAction have focus groups with homeless youth about what would make them feel safe. TCAction is talking with DSS, NYS Office of Temporary and Disability Assistance (OTDA). Amici House is starting move-in for tenants and will operate Amici and applying for feasibility and capital. Shelter would have 15-20 slots, but TCAction owns the space, so not problem. It's more important to create a welcoming space and there are all sorts of studies about why youth don't access to shelters—not feeling welcome, being one of them.

Halpert wondered what happens to dogs when their owners go into shelter. She suggested a relationship between shelter provider and SPCA or kennels. This has come up in focus groups. Mendizabal noted there is a homeless shelter/service organization in Las Vegas that aids people in housing their pets on-site or through arrangement. Halpert noted some pets are the primary relationship for individuals; Ms. Harrington recognizes the barrier. She said Lee Dillon, TCAction Executive Director would like the youth shelter to happen ASAP. Design students will have suggestions at the end of semester and hopefully something can begin by 2020.

Ms. Harrington departed at 9:31 a.m.

B. Update: INHS Mini-Repair – Program and 2017 Contract, Lorelee Morrow, Director of Construction Services, Ithaca Neighborhood Housing Services

Chair Graham welcomed Lorelee Morrow of INHS, and introductions were made.

Ms. Morrow noted that when she began in the Director of Construction Services role in July 2018, there was one Mini-Repair staff person. Another person was hired for the program and then she campaigned to also hire a Construction Associate. The organization is transitioning from “Mini-Repair” to “Small Repair” for increased similarity between the services INHS provides in the City and the County. Moreover, they are transitioning from a “first-come, first-served” model to planning jobs out geographically. For example, they can be doing a more major job in a neighborhood and stop in during the same time to do minor repairs at sites in the same neighborhood.

When the organization realized it was not meeting the necessary numbers for the INHS contract. The staff met to discuss and get back on track. They realized they could ask for an extension rather than an amendment. INHS is very close to getting the number required of the contract and is lining up repairs. They don’t want to get behind on current projects so have hired a new analyst.

Mendizabal wondered if there is a difference in the size of repairs being done. Ms. Morrow noted they were getting calls for larger repairs than “mini” like walk-in showers because people are aging and need that accessibility. However, this can turn into a huge rehab project. The Small Repair staff came to her to ask if they could assess such projects first. If they can identify bigger issues in a bathroom needing a walk-in shower, they can refer it to the Rehab program.

Ms. Morrow noted that currently there are no specific rehab funds, which makes for a tough situation the shower can be done but the floor is about to drop out. She shared a recent example of when the staff went in to a home to fix a drain and found the kitchen cabinets were about the fall of the wall, so can’t walk away, have to start. There have been a record number of ramps. Rebuilding steps turns into rebuilding the front deck. This was before new staff realized that “mini-repair” is more the focus for the City. New outreach person has developed marketing plan and brainstormed with the staff. INHS is getting ready to put an ad for the service on city buses because there is a whole host of folks out there that don’t know about it. TCAction has told INHS that they’ve talked to people who thought a lien is put on their houses if they receive a repair. This is misinformation. There was a time when hundreds of people were on the Mini-Repair list. Staff have asked if Mini-Repair can do electric water heaters. Recently, INHS did a roof in the County. Initially, Ms. Morrow thought they couldn’t,

however, she found they have the appropriate insurance and can. Often the staff feels guilty not providing complete services, like when they enter a home for a certain repair but find a concrete block is being used for a front step.

Chair Graham acknowledged that something the Agency appreciates about the program is not just the repair. It allows an assessment of the home for safety. It sounds like funding is an issue to actually doing the repairs needed. Ms. Morrow replied, yes, and the request for the emergency funding has grown.

Halpert said she remembered INHS had a generous dollar-amount (\$2,500?) for mini-repair and then, if, bigger it became a rehab. As time goes by, it costs so much more expensive *not* to do the repair. Ms. Morrow remarked that this is now happening with rehab-- it used to be rehab at \$25,000; now it's more like \$40,000.

Bohn noted the spend-down for Rehab wasn't moving quickly, and thought the need wasn't there. The need IS there, so get the [reimbursement] vouchers out the door. Bohn also said, "We are responsive to demand, so if there is a different way it should operate, bring it forward, so we can consider it."

Ms. Morrow now has database reports-- number of hours per job. She noted the need to do more jobs and use fewer hours. They have identified a stumbling block of program beneficiaries going shopping with staff to pick supplies out. This practice will move to: Print what you need and have homeowner get it. INHS tries to stock vans with inventory but it's hit or miss, whether people like them.

Halpert: What about online? Ms. Morrow nodded. Her staff goes online to find everything. Staff can print out specs and see what choices are, rather than going to Lowe' for 4 hours to do two mini-repairs. That's inefficient and expensive. So gotta figure out way to help staff say "no" or give options.

Chair Graham noted that word-of-mouth has been a major component of the program. Ms. Morrow concurred, saying that when working at Nate's Floral Estates the staff saw a big need for ramps-- now they are referring to FLIC. Wooden ramps are lot of creativity and expense. Maybe INHS will look at a funding source for a contractor and team get out there. Metal ramps like FLIC's {IURA-funded} ramps are expensive but fast to put up. Added benefit: when not needed, move them.

De Aragón observed that the population of the county is going to get older, so the need is going to grow. Middle [-aged] group is smaller.

Chair Graham recalled there was a time when St. Paul's and Calvary Baptist collaborated on a volunteer build. That could be a solution if a group came forward to coordinate with funding

and volunteers. Ms. Morrow reported that they have three groups right now that want to volunteer-- need to wait til spring.

Ms. Morrow ended with saying that the Mini-Repair Program is very unique; she hadn't seen it before moving to Ithaca.

Ms. Morrow departed at 9:53 a.m.

C. Action Item 2 - Proposed Resolution – Amendment or Extension to INHS 2017 Mini-Repair Activity

Chair Graham turned the discussion to the INHS request for extension to the 2017 Mini-Repair Contract. It is within the Community Development Director's purview to grant a 120-day extension. Thus, Graham recommended the Committee direct Bohn to grant the 120-day extension, rather than act by resolution, and the Committee agreed.

VI. Other Business

1. IURA Grant Summary

De Aragón brought up the HUD Spend-down snapshot. By June 1, CDBG, IURA needs to meet the threshold limit, which is having not more than 1.5 x most the recent grant award in unexpended funds. Bohn reported that the most recent draft shows we are under spend-down limit.

2. Staff Report

Bohn had three updates for the Committee:

1. Immaculate Conception Gym project is proceeding-- State CDBG funds. Dedicate it to acquire for GIAC use. \$290,000 at cost-- GIAC, Inc. can match the CDBG funds. It does need additional investment beyond acquisition. City Facilities staff has looked at it and will be reviewed by architect. GIAC has a goal of raising all the money for the improvements. The gym will be separated from the housing; gym will have its own heating and cooling. There is a city school property between GIAC and the new gym site. They will have to use the sidewalk. Will there be zoning barriers? Yes, they will have work through those issues. Lots of money up front before ... it's part of the PUD.
2. County still investigating Tioga/Sears dental property. It invited INHS and others to look at it for affordable housing ideas along Sears Street. Like two duplexes in the CHT (land trust).

3. FL Reuse. Balloon payment for mortgage. Finger Lakes Reuse is applying for loan. Expansion project rededicated to materials warehouse modified again for acquisition? Justification is job retention (Economic Development). \$100,000 would be for equity. They have done a good job of increasing their revenue, but salaries have gone up, too. Not more profit margin, but breaking even. Will bring forward plan to ED and IURA. Chair Graham noted they have acquired or are attempting to acquire a property in Dryden. Halpert asked if they lost property include other loss? Materials? Bohn answered, for architectural analysis and design plans. Plans for pole barn didn't meet flood issues-- needs to do more than flow through. Other plan: affordable housing developer, temporary move, Great Cheese LLC (Novar and two others) owns now. Halpert: "The real question is: how to preserve the site for affordable housing. That's the calculation that IURA needs to make. Look at library-- you could say it's a great site for affordable housing, but once it goes out of control, nothing affordable happens."

Halpert asked staff about Titus Towers. Ithaca Housing Authority (IHA) owns it. Bohn noted that like a lot of HAs they don't have access to capital. They need to figure out how to operate without capital improvements. They have applied for HUD's RAD program, which would allow lots of improvements at one time. They are in the queue for that program. They might only be doing minor repairs while waiting for RAD. They also have asbestos remediation in the future. Titus Towers may have interest in tenant union, Halpert noted. The Tenant Counsel not very active, Mendizabal said.

VII. Motion to Adjourn

Chair motioned for adjournment. Halpert seconded. **Adjourned at 9:34 a.m.**

Next Meeting: March 8, 2019

DRAFT

2019 HUD Entitlement Program (City of Ithaca, NY) – Funding Proposals Received

Last Updated: 3/1/19

#	Project	Sponsor	Funding Request	Matching Funds	Total Project Cost	ANTICIPATED AVAILABLE FUNDING						Summary Description
						2019 CDBG	CDBG (R/U)	2019 HOME	HOME (R/U)	2019 CDBG PI	TOTAL	
						\$668,071	\$26,390	\$331,923	\$4,314.08	\$140,000	\$1,170,698.08	
HOUSING												
1	2019 Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 125,000	\$ 76,779	\$ 201,779						\$ -	Assist at least 6 low-income homeowners with projects that improve the condition and performance of their homes.
2	Small Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 32,500	\$ 67,356	\$ 99,856						\$ -	Provide 40 homeowners with maintenance and repairs focused on health and safety issues, accessibility and providing links to other programs and services.
3	Immaculate Conception School Redevelopment*	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 350,000	\$ 20,882,342	\$ 21,232,342						\$ -	Redevelop 2-acre property to provide affordable rental/for-sale housing (with non-profit space) for families/individuals with incomes at/below 90% AMI, with minimum 15% special needs set-aside for a disabled population (TBD).
4	Housing Scholarship Program	The Learning Web, Inc.	\$ 70,560	\$ 75,000	\$ 145,560						\$ -	Support 8 LMI homeless youth residing in supported apartments will maintain stable housing and increase their ability to live self-sufficiently.
5	Security Deposit Assistance for Vulnerable Households (2019-20)	Catholic Charities of Tompkins/Tioga Counties	\$ 61,500	\$ 26,996	\$ 88,496						\$ -	Provide security deposits so 100 LMI households (including elderly, disabled, and single-parents) at risk for homelessness can access safe, stable housing and avoid or end homelessness. Five units will be reserved for homeless families w/children @ BJM School in Housing for School Success program.
HOUSING SUBTOTAL:			\$ 639,560	\$ 21,128,473	\$ 21,768,033	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
ECONOMIC DEVELOPMENT												
6	Finger Lakes ReUse Job Skills Training	Finger Lakes ReUse, Inc.	\$ 108,029.00	\$ 116,219.42	\$ 224,248.42						\$ -	Provide job training opportunities for LMI populations and place at least 22 adults with employment barriers into permanent unsubsidized positions.
7	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	\$ 67,500.00	\$ 112,685.00	\$ 180,185.00						\$ -	Staff salaries and participant stipends for job placements of 6 LMI individuals following job readiness training.
8	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 122,500.00	\$ 65,350.00	\$ 187,850.00						\$ -	Staff, supplies, stipends, and professional fees to train 20 and place 14 LMI adults with employment barriers (including people with disabilities, formerly incarcerated or homeless, recovering addicts, immigrants, and single parents) into hospitality and office/administrative positions.
*	Ithaca ReUse Center Expansion	Finger Lakes ReUse, Inc.	\$ 100,000.00	\$ 1,700,000.00	\$ 1,800,000.00						\$ -	Fund acquisition of 214 Elmira Rd. property (Finger Lakes ReUse Center), retaining at least 3 FTE jobs.
ECONOMIC DEVELOPMENT SUBTOTAL:			\$ 398,029.00	\$ 1,994,254.42	\$ 2,392,283.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
PUBLIC FACILITIES (NO PROPOSALS)												
PUBLIC SERVICES												
9	Black Girl Alchemists Public Art Mosaic Project	Community Arts Partnership (CAP)	\$ 26,250.00	\$ -	\$ 26,250.00						\$ -	Enroll leadership of 12-15 local Black girls in transformative visual arts neighborhood project.
10	Housing for School Success	Beverly J. Martin Elementary School (Ithaca City School District)	\$ 15,700.00	\$ 15,000.00	\$ 30,699.94						\$ -	Fund school social worker as case manager to assist 26-30 homeless students.
11	Staffing for Homeless Youth Success: Bridge Funding for Program Associate	The Learning Web, Inc.	\$ 24,900.00	\$ 119,155.00	\$ 144,055.00						\$ -	Staff salary for 60% of a 1 FTE Program Associate to support Transitional Living Program & Housing Scholarship Program.
12	Friendship Center Programming at St. John's Community Services (SJCS) Homeless Shelter	St. John's Community Services (SJCS)	\$ 27,350.00	\$ 153,803.00	\$ 27,350.00						\$ -	Stipends, emergency rental assistance, equipment, and supplies to empower 300 homeless clients to make positive changes through skill-building, boosting self-esteem, and connecting to services to address the roots of homelessness (e.g., domestic violence, addiction, mental illness).
13	Open Doors: Services for Runaway & Homeless Youth	Family & Children's Service of Ithaca (F&CS)	\$ 25,000.00	\$ -	\$ 173,803.00						\$ -	Provide crisis response and case management to 50 runaway and homeless youth to access basic needs, counseling, and social services.
14	2-1-1 Information & Referral	Human Services Coalition of Tompkins County, Inc.	\$ 20,000.00	\$ 231,720.00	\$ 251,720.00						\$ -	Support for 2-1-1 Call Center referrals to 2,700 LMI persons.
15	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	\$ 20,000.00	(see Project #8)	(see Project #8)						\$ -	Staff salaries to provide 20 LMI youth and adults with job readiness training, workplace evaluations, and support transitioning to other services or employment.
16	A Place to Stay: Night/Weekend Support for Women in Transition	Catholic Charities of Tompkins/Tioga Counties	\$ 20,000.00	\$ 63,191.00	\$ 83,191.00						\$ -	Case management support for 21 very low-income homeless women (or facing homelessness), at least half of whom will be working through substance abuse recovery.
17	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	\$ 30,000.00	\$ 48,795.00	\$ 78,795.00						\$ -	Staffing to provide 100 refugees and immigrants with direct services and referrals so they can integrate into the community.
PUBLIC SERVICES SUBTOTAL:			\$ 209,200.00	\$ 631,664.00	\$ 614,859.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Note: Total funding for Public Services is capped at \$95,100 (15% of CDBG award).
ADMINISTRATION												
18	CDBG Administration	IURA	\$ 128,882.00	\$ -	\$ 128,882.00	\$ 128,882.00					\$ 128,882.00	Planning, administration, and monitoring for CDBG program.
19	HOME Administration	IURA	\$ 26,100.00	\$ -	\$ 26,100.00		\$ 26,100.00				\$ 26,100.00	Planning, administration, and monitoring for HOME program.
ADMINISTRATION SUBTOTAL:			\$ 154,982.00	\$ -	\$ 154,982.00	\$ 128,882.00	\$ -	\$ 26,100.00	\$ -	\$ -	\$ 154,982.00	
TOTALS:			\$ 1,401,771.00	\$23,754,391.42	\$ 24,930,157.42	\$ 128,882.00	\$ -	\$ 26,100.00	\$ -	\$ -	\$ 154,982.00	

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%): \$49,788

*2018 CHDO Set-Aside Eligible Projects: 1

Acronyms: R/U = Recaptured/Unallocated (from prior years)

CDBG (R/U): \$50,000 (2017 #8 Ithaca ReUse Center Expansion)

LMI = Low & Moderate Income (80% or less of AMI)

HOME (R/U): \$19,977.80 (2017 unallocated) + \$80,000 (2017 #3 402 S. Cayuga St.) + \$33,815 (2016 #1 Housing for School Success)

AMI = Area Median Income (Tompkins County)

Note: \$21,545 (2009 #1.12 Homeowner Rehab) + \$5,000.00 (2012 #2 Homeowner Rehab) also earmarked for future homeowner rehab project.

FTE = Full-Time Equivalent

Prepared by: Ithaca Urban Renewal Agency

2019 Funding Proposals Snapshot

DRAFT

#	Project	Sponsor	Applied Last Year?	Amt. change from previous	Requests Salary?	Funding Request	Matching Funds	Total Project Cost	Total Budgeted Match Ratio	Submitted Fundraising Addendum?
HOUSING										
1	2019 Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)	No (2017)	(\$25,000)	No	\$ 125,000.00	\$ 76,779.00	\$ 201,779.00	0.61 to 1 IURA	Yes
2	Small Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)	Yes	Same	Yes \$32,500	\$ 32,500.00	\$ 67,356.00	\$ 99,856.00	2 to 1 IURA	Yes
3	Immaculate Conception School Redevelopment*	Ithaca Neighborhood Housing Services, Inc. (INHS)	No	N/A	No	\$ 350,000.00	\$ 20,882,342.00	\$ 21,232,342.00	60 to 1 IURA	Yes
4	Housing Scholarship Program	The Learning Web, Inc.	Yes	\$4,968	No	\$ 70,560.00	\$ 75,000.00	\$ 145,560.00	1 to 1 IURA	Yes
5	Security Deposit Assistance for Vulnerable Households (2019-20)	Catholic Charities of Tompkins/Tioga Counties	Yes	\$13,250	No	\$ 61,500.00	\$ 26,996.00	\$ 88,496.00	1 to 2 IURA	Yes
6	622 W. Clinton St. Project – WITHDRAWN	Jerame Hawkins	No (20XX)	Withdrawn - N/A	N/A	\$ 37,000.00	\$ 200,000.00	\$ 237,000.00	N/A	N/A
HOUSING SUBTOTAL:						\$ 676,560.00	\$ 21,328,473.00	\$ 22,005,033.00		
ECONOMIC DEVELOPMENT										
7	Finger Lakes ReUse Job Skills Training	Finger Lakes ReUse, Inc.	Yes	(\$5,971)	Yes \$23,173	\$ 108,029.00	\$ 116,219.42	\$ 224,248.42	1 to 1 IURA	No
8	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	Yes	\$0 - No change	Yes \$53,500	\$ 67,500.00	\$ 112,685.00	\$ 180,185.00	1 to 1 IURA	Yes
9	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	Yes	\$12,500	Yes \$93,280	\$ 122,500.00	\$ 65,350.00	\$ 187,850.00	0.5 to 1 IURA	No
RU	Ithaca ReUse Center Expansion	Finger Lakes ReUse, Inc.	Yes	\$0 - No change	N/A	\$ 100,000.00	\$ 1,700,000.00	\$ 1,800,000.00	17 to 1 IURA	Not required at time of submission
ECONOMIC DEVELOPMENT SUBTOTAL:						\$ 398,029.00	\$ 1,994,254.42	\$ 2,392,283.42		
PUBLIC FACILITIES (NO PROPOSALS)										
PUBLIC SERVICES										
10	Black Girl Alchemists Public Art Mosaic Project	Community Arts Partnership (CAP)	No	N/A	Yes \$1,250	\$ 26,250.00	\$ -	\$ 26,250.00	0 to 1 IURA	Yes
11	Housing for School Success	Beverly J. Martin Elementary School (Ithaca City School District)	Yes	(\$11,305)	Yes \$15,699	\$ 15,699.94	\$ 15,000.00	\$ 30,699.94	1 to 1 IURA	Yes
12	Staffing for Homeless Youth Success: Bridge Funding for Program Associate	The Learning Web, Inc.	No	N/A	Yes \$24,900	\$ 24,900.00	\$ 119,155.00	\$ 144,055.00	4.7 to 1 IURA	Yes
13	Friendship Center Programming at St. John's Community Services (SJCS) Homeless Shelter	St. John's Community Services (SJCS)	No	N/A	Yes \$7,300	\$ 27,350.00	\$ 153,803.00	\$ 27,350.00	0 to 1 IURA	No
14	Open Doors: Services for Runaway & Homeless Youth	Family & Children's Service of Ithaca (F&CS)	No	N/A	Yes \$7,300	\$ 25,000.00	\$ 127,933.00	\$ 173,803.00	5 to 1 IURA	No
15	2-1-1 Information & Referral	Human Services Coalition of Tompkins County, Inc.	Yes	\$0 - No change	Yes \$20,000	\$ 20,000.00	\$ 231,720.00	\$ 251,720.00	11.5 to 1 IURA	No
16	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	Yes	\$0 - No change	Yes \$20,000	\$ 20,000.00	(see Project #8)	(see Project #8)	4.6 to 1 IURA	Yes
17	A Place to Stay: Night/Weekend Support for Women in Transition	Catholic Charities of Tompkins/Tioga Counties	No (20xx)	(\$7,118)	Yes \$20,000	\$ 20,000.00	\$ 63,191.00	\$ 83,191.00	3 to 1 IURA	Yes
18	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	Yes	\$0 - No change	Yes \$30,000	\$ 30,000.00	\$ 48,795.00	\$ 78,795.00	1.6 to 1 IURA	Yes
PUBLIC SERVICES SUBTOTAL:						\$ 209,199.94	\$ 759,597.00	\$ 614,859.00		
ADMINISTRATION										
19	CDBG Administration	IURA				\$ 128,882.00	\$ -	\$ 128,882.00		
20	HOME Administration	IURA				\$ 26,100.00	\$ -	\$ 26,100.00		
ADMINISTRATION SUBTOTAL:						\$ 154,982.00	\$ -	\$ 154,982.00		
TOTALS:						\$ 1,438,770.94	\$ 24,082,324.42	\$ 25,167,157.42		

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%):

CDBG (R/U): \$50,000 (2017 #8 Ithaca ReUse Center Expansion)

HOME (R/U): \$19,977.80 (2017 unallocated) + \$80,000 (2017 #3 402 S. Cayuga St.) + \$33,815 (2016 #1 Housing for School Success)

Note: \$21,545 (2009 #1.12 Homeowner Rehab) + \$5,000.00 (2012 #2 Homeowner Rehab) also earmarked for future homeowner rehab project.

#REF!

*2018 CHDO Set-Aside Eligible Projects:



City of Ithaca 2019 CDBG/HOME Funding Applications

REVISED

PUBLIC HEARING SCHEDULE

Common Council Chambers

108 E. Green St., Third Floor, City of Ithaca (City Hall)
Ithaca, NY 14850

START TIMES ARE APPROXIMATE. APPLICANTS ARE RESPONSIBLE FOR BEING AVAILABLE AT WHATEVER TIME(S) THEIR APPLICATION(S) IS ACTUALLY DISCUSSED.

Thursday, March 28, 2019			
Housing & Public Services Applications			
Time	Project #	Project/Program	Applicant
8:30 AM	1	2019 Homeowner Rehab	Ithaca Neighborhood Housing Services, Inc. (INHS)
8:42 AM	2	Small Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)
8:54 AM	3	Immaculate Conception School Redevelopment	Ithaca Neighborhood Housing Services, Inc. (INHS)
9:06 AM	4	Housing Scholarship Program	The Learning Web, Inc.
9:18 AM	5	Security Deposit Assistance for Vulnerable Households (2019-20)	Catholic Charities of Tompkins/Tioga Counties
9:30 AM	10	Housing for School Success	Beverly J. Martin Elementary School (Ithaca City School District)
9:42 AM	11	Staffing for Homeless Youth Success: Bridge Funding for Program Associate	The Learning Web, Inc.
9:54 AM	12	Friendship Center Programming at St. John's Community Services Homeless Shelter	St. John's Community Services (SJCS)
10:06 AM	13	Open Doors: Services for Runaway & Homeless Youth	Family & Children's Service of Ithaca (F&CS)

IMPORTANT: 12-MINUTE MAXIMUM PRESENTATION PERIOD, INCLUDING Q & A.

Thursday, April 4, 2019			
Public Services (cont.) & Economic Development Applications			
Time	Project #	Project/Program	Applicant
8:30 AM	9	Black Girl Alchemists Public Art Mosaic Project	Community Arts Partnership (CAP)
8:42 AM	14	2-1-1 Information & Referral	Human Services Coalition of Tompkins County, Inc.
8:54 AM	15	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.
9:06 AM	16	A Place to Stay: Night/Weekend Support for Women in Transition	Catholic Charities of Tompkins/Tioga Counties
9:18 AM	17	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties
9:30 AM	6	Finger Lakes ReUse Job Skills Training	Finger Lakes ReUse, Inc.
9:42 AM	7	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.
9:54 AM	8	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)

IURA Grants Summary

January 2019

ON				TOTAL			
#	SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	BUDGET	EXPENDED	UNEXPENDED	% SPENT
2015 CDBG Activities							
2521	complete	1.0 Hancock Street	INHS	250,403.50	250,403.50	0.00	100%
2522	complete	2.0 Mini Repair	INHS	35,000.00	35,000.00	0.00	100%
2531	complete	6.0 Temporary Ramp Loan Program	Finger Lakes Ind. Center	20,000.00	20,000.00	0.00	100%
2532	complete	7.0 Hospitality Employment Training Program	GIAC	109,372.86	109,372.86	0.00	100%
2523	complete	8.0 Work Preserve Job Training Program	Historic Ithaca	87,500.00	87,500.00	0.00	100%
2524	NO	9.0 Spencer Road Sidewalks	City of Ithaca	100,000.00	28,106.50	71,893.50	28%
2525	complete	10.0 2-1-1/I&R Service	Human Services Coalition	20,000.00	20,000.00	0.00	100%
2526	complete	11.0 Building for the Future ⁷	Southside Community Center	21,227.76	21,227.76	0.00	100%
2527	complete	12.0 Immigrant Services	Catholic Charities	16,000.00	16,000.00	0.00	100%
2528	complete	13.0 A+ Tuition Assistance	BJM Enrichment Program	17,410.00	17,410.00	0.00	100%
2529	complete	14.0 ReSET Job Training Expansion	Finger Lakes ReUse	23,759.00	23,759.00	0.00	100%
2530	complete	15.0 CDBG Grant Administration	IURA	134,329.20	134,329.20	0.00	100%
2912	complete	Unallocated 2015 CDBG ⁷	N/A	0.00	0.00	0.00	N/A
Total				835,002.32	763,108.82	71,893.50	91%
2016 CDBG Activities							
1913	ok	Unallocated 2016 CDBG ^{18, 20, 25}	N/A	1,390.00	0.00	1,390.00	N/A
Total				1,390.00	0.00	1,390.00	0%
2017 CDBG Activities							
2561	NO	1.0 Chartwell House	Tompkins Community Action	22,000.00	0.00	22,000.00	0%
2562	NO	2.0 2017 Homeowner Rehab	INHS	75,000.00	35,555.50	39,444.50	47%
2563	complete	6.0 Mini Repair	INHS	26,000.00	26,000.00	0.00	100%
2564	complete	7.0 Hospitality Employment Training Program	GIAC	100,000.00	100,000.00	0.00	100%
2565	canceled	8.0 Ithaca ReUse Center Expansion	Finger Lakes ReUse, Inc.	0.00	0.00	0.00	100%
2566	ok	10.0 Work Preserve Job Training: Job Placements	Historic Ithaca	67,500.00	49,697.84	17,802.16	74%
2567	ok	11.0 Food Entrepreneurship	CCE of Tompkins County	36,587.00	36,190.01	396.99	99%
2568	NO	12.0 Urban Bus Stop Signage & Amenities	TCAT	25,000.00	0.00	25,000.00	0%
2569	complete	13.0 DICC Heating & Roofing Replacement ^{6, 7, 19}	DICC	49,000.00	49,000.00	0.00	100%
2570	complete	14.0 Immigrant Services	Catholic Charities	30,000.00	30,000.00	0.00	100%
2571	ok	15.0 Work Preserve Job Readiness	Historic Ithaca	20,000.00	17,556.41	2,443.59	88%
2572	complete	16.0 2-1-1 Info and Referral	Human Services Coalition	20,000.00	20,000.00	0.00	100%
2573	complete	17.0 A Place To Stay: Supportive Services	Catholic Charities	15,925.00	15,925.00	0.00	100%
2574	complete	18.0 Housing For School Success: Year #2	ICSD	13,280.00	13,280.00	0.00	100%
2575	complete	19.0 CDBG Admin	IURA	128,882.00	128,882.00	0.00	100%
	ok	22.0 Economic Development Loan Fund	IURA	56,886.24	0.00	56,886.24	0%
	complete	9.0 Harriet Gianellis Child Care Center	Tompkins Community Action	84,200.00	84,200.00	0.00	100%
	ok	Unallocated 2017 CDBG ^{16, 19, 25}	N/A	0.00	0.00	0.00	N/A
Total				770,260.24	606,286.76	163,973.48	79%
2017 HOME Activities							
2767	canceled	3.0 402 South Cayuga Street ¹⁷	Habitat for Humanity	0.00	0.00	0.00	100%
2768	ok	4.0 Housing Scholarship Program ¹¹	The Learning Web	65,592.00	56,602.41	8,989.59	86%
2769	complete	5.0 Security Deposit Assistance	Catholic Charities	62,700.70	62,700.70	0.00	100%
2770	complete	21.0 828 Hector Street (CHDO) ²³	INHS	41,378.00	41,378.00	0.00	100%
2771	complete	20.0 HOME Admin	IURA	27,565.10	27,565.10	0.00	100%
2807	ok	Unallocated 2017 HOME ^{12, 17, 23, 24}	N/A	4,314.08	0.00	4,314.08	N/A
	complete	Home Admin (PI) ²²	N/A	2,217.30	2,217.30	0.00	100%
	ok	Recaptured Funds (HP) ¹⁵	N/A	5,000.00	0.00	5,000.00	N/A
	ok	Unanticipated Program Income (PI) ⁸	N/A	21,545.00	0.00	21,545.00	N/A
Total				230,312.18	190,463.51	39,848.67	83%
2018 CDBG Activities							
6002	ok	1.0 Neighbor to Neighbor Home Rehab	Love Knows No Bounds	40,000.00	0.00	40,000.00	0%
6003	ok	2.0 Chartwell House	Tompkins Community Action	200,000.00	0.00	200,000.00	0%
6004	ok	8.0 Ramp Loan Program	FLIC	25,000.00	19,270.44	5,729.56	77%
6005	ok	9.0 Mini Repair	INHS	32,500.00	0.00	32,500.00	0%
6006	ok	11.0 Hospitality Employment Training Program	GIAC	110,000.00	0.00	110,000.00	0%
6007	ok	13.0 Volunteer Worker & Job Skill Training	Finger Lakes ReUse, Inc.	71,800.00	0.00	71,800.00	0%
6008	ok	14.0 Work Preserve Job Training	Historic Ithaca	67,500.00	0.00	67,500.00	0%
6009	ok	16.0 Targeted Urban Bus Stop Upgrades	TCAT	13,500.00	0.00	13,500.00	0%
6010	ok	19.0 Immigrant Services	Catholic Charities	30,000.00	7,500.00	22,500.00	25%
6011	ok	20.0 Work Preserve Job Readiness	Historic Ithaca	20,000.00	0.00	20,000.00	0%
6012	complete	21.0 2-1-1 Info and Referral	Human Services Coalition	20,000.00	20,000.00	0.00	100%
6013	ok	22.0 Housing For School Success Year #3	Ithaca City School District (ICSD)	27,005.00	0.00	27,005.00	0%
6014	ok	23.0 CDBG Admin	IURA	137,214.00	15,783.34	121,430.66	12%

IURA Grants Summary
January 2019

#	ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL			% SPENT
				BUDGET	EXPENDED	UNEXPENDED	
6015	ok	25.0 Economic Development Loan Fund	IURA	26,052.00	0.00	26,052.00	0%
6016	ok	17.0 Final Phase: Heating & Roofing ²⁵	DICC	29,300.00	15,000.00	14,300.00	51%
6017	ok	18.0 Domestic Violence Center Renovation ²⁵	Advocacy Center	9,960.72	0.00	9,960.72	0%
	ok	Unallocated 2018 CDBG	N/A	25,000.00	0.00	25,000.00	N/A
Total				884,831.72	77,553.78	807,277.94	9%

2018 HOME Activities							
8002	ok	3.0 402 South Cayuga Street	INHS	150,000.00	0.00	150,000.00	0%
8003	ok	4.0 Housing Scholarship Program	The Learning Web	65,592.00	0.00	65,592.00	0%
8004	ok	5.0 Security Deposit Assistance ²⁴	Catholic Charities	48,250.00	16,977.50	31,272.50	35%
8004a	ok	6.0 Security Deposit Inspections ²⁴	TCA	2,500.00	0.00	2,500.00	0%
8005	ok	7.0 INHS Scattered Site 2 (CHDO) ²⁴	IURA	100,000.00	0.00	100,000.00	0%
8006	ok	10.0 Additional Reserve (CHDO) ^{24,26}	TBD	95,730.84	0.00	95,730.84	0%
8007	ok	Home Admin	IURA	36,880.30	5,931.81	30,948.49	16%
Total				498,953.14	22,909.31	476,043.83	5%

CDBG Spend Down Ratio (must be less than 1.5 by June 1st of each year (60 days prior to program year):

CDBG spend down ratio = total unexpended CDBG funds / most recent annual CDBG award

YES	Current Method: Total Unexpended CDBG funds: Line of Credit + CDBG Revolving Loan Fund:	1.454
	Maximum Unexpended CDBG Funds to Satisfy 1.5 CDBG Spend Down Ratio	1,029,107
	Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio of 1.5:	-31,626

Total Unexpended HUD Entitlement Funds	
CDBG Activities	822,213.68
CDBG Program Income Activities	222,321.24
CDBG Revolving Loan Fund Balance	397,588.08
HOME Activities	515,892.50
HOME Program Income Activities	0.00
HOME Program Income Unassigned	0.00
Total Unexpended HUD Entitlement (Including PI) Funds	1,735,694.26