



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, August 14, 2020
Virtual Meeting

I. Call to Order

II. Changes/Additions to Agenda

III. Public Comment

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

IV. Review of Minutes – June 2020

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

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>

VI. Other Business

A. IURA 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.



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

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

Farrell called the meeting to order at 8:33 a.m.

II. Review of March 2020 Minutes and April 2020 Minutes

Farrell moved, Halpert seconded. **Approved 3-0.**

Graham and de Aragón arrived at 8:37a.m.

III. Changes to the Agenda

None.

IV. Public Comment

None.

V. New Business

A. HUD Entitlement CDBG-CV (COVID-specific) Funding

1. Status of IURA Recommended Projects

The Chair Reported on the IURA Board's review process of the xx submitted applications, which took place over two meetings. Ultimately, the Board recommended those projects which address the most immediate needs and/or served the most vulnerable populations.

\$xxx,xxx in funds are committed to these projects. \$190,000 was previously committed to the Emergency Rental Assistance Project (ERAP). \$xx,xxx remains to be committed. Per HUD Megawaiver, returned or unused 2019 Action Plan funds may also be reprogrammed for COVID-specific purposes.

2. Next Steps/Look Ahead

As with Action Plan funds, contracts will be developed for each project. Mendizabal will work with Contracts Monitor Charles Pyott to prioritize the development of contracts for those projects that are most ready. IURA Accountant Kim Cook will create a separate category in the Grant Summary for tracking progress. Per HUD, CDBG-CV funds will not be subject to the CDBG spend-down snapshot (June xx). HUD CDBG-CV Funding has not yet been transmitted to IURA. IURA has been in close communication with HUD Buffalo to ensure compliance.

B. Discussion - Additional Needs/Gaps Observed

De Aragon noted he was glad to see internet access funded (College Initiative Upstate). It is an essential service. There is no sense of the duration of the pandemic and therefore no clear sense of when public-access internet will be available again.

The Chair noted that the Community and Park Foundations have gathered together area funders to regularly discuss community COVID-related needs, share, and discuss applications. This has been important for not working at cross-purposes. Mendizabal has joined that group and shared the applications and IURA recommendations. The group was very interested in the DICC application, understanding the critical need of childcare in order for parents to return to work. Some of the funders in this group have contributed \$13,000 in addition to IURA's commitment, and others may do the same. The group will also likely consider some other applications for which IURA did not recommend funding.

VI. Other Business

- A. Grant Summary
- B. Staff Report

Mendizabal reported INHS got a request for homeowner rehab for a duplex that includes an Airbnb unit. After review of regulations and consultation, this request was declined.

INHS' Emergency Rental assistance will roll out Monday, June 15 for Ithaca.

TCAT has finished its 2018 Project with funds remaining.

Next month's meeting will be by Zoom virtual meeting platform; Mendizabal will send link.

VI. Adjournment

Meeting adjourned by consensus at 9:16 a.m.

From the National Council of State Housing Agencies (NCSHA)

<https://www.ncsha.org/blog/hud-replaces-affirmatively-furthering-fair-housing-rule-with-preserving-community-and-neighborhood-choice-rule/>

HUD Replaces Affirmatively Furthering Fair Housing Rule with Preserving Community and Neighborhood Choice Rule

Published on July 23, 2020

by [Jennifer Schwartz](#)

On July 23, HUD issued a new [Preserving Community and Neighborhood Choice](#) final rule, which repeals the 2015 Affirmatively Furthering Fair Housing final rule and the 1994 Analysis of Impediments requirements, returning to HUD's pre-1994 understanding of the 1968 Fair Housing Act's obligation to affirmatively further fair housing. The Preserving Community and Neighborhood Choice rule requires HUD grantees to certify they will use HUD funds to take active steps to promote fair housing. HUD will deem sufficient a grantee's certification so long as the grantee proposes to take any action above what is required by statute to promote the attributes of fair housing. The rule defines fair housing as "housing that, among other attributes is affordable, safe, decent, free of unlawful discrimination, and accessible under civil rights laws." The final rule is not subject to public notice or comments and will be effective 30 days after its publication in the Federal Register.

In the final rule, HUD states:

"The phrase 'affirmatively furthering fair housing' is vague and unclear. The ordinary meaning of the phrase does not invite a fundamental expansion of HUD regulations to include cumbersome policy, monitoring, or reporting requirements that will significantly affect the economy by impacting local zoning and development policies across the nation. Hanging a massively

intrusive regulatory structure on such a cryptic, four-word phrase is inconsistent with the bedrock principles of separation of powers.”

The new final rule does not adopt the approach outlined in a [proposed rule](#) HUD published in January on which NCSHA submitted [comments](#). That proposed rule would have required grantees to submit certifications that they would affirmatively further fair housing by addressing at least three factors, some or all of which could be from a list of possible factors HUD determined were common barriers to fair housing choice. The new final rule requires fair housing planning to be part of HUD program grantees’ annual Consolidated Plans.

**IURA Grants Summary
June 2020**

ON #	SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	BUDGET	PROGRAM INCOME	TRANSFERS IN	TRANSFERS OUT	TOTAL BUDGET	EXPENDED	Entitlement Funds UNEXPENDED	PI UNEXPENDED	TOTAL UNEXPENDED	% SPENT
2017 HOME Activities													
2767	cancelled	3.0 402 South Cayuga Street ¹⁷	Habitat for Humanity	80,000.00	0.00	0.00	80,000.00	0.00	0.00	0.00	0.00	0.00	100%
2768	complete	4.0 Housing Scholarship Program ¹⁵	The Learning Web	63,980.10	0.00	1,611.90	0.00	65,592.00	65,592.00	0.00	0.00	0.00	100%
2769	complete	5.0 Security Deposit Assistance	Catholic Charities	42,750.00	19,950.70	0.00	0.00	62,700.70	62,700.70	0.00	0.00	0.00	100%
2770	complete	21.0 828 Hector Street (CHDO) ²³	INHS	41,378.00	4,309.08	0.00	4,309.08	41,378.00	41,378.00	0.00	0.00	0.00	100%
2771	complete	20.0 HOME Admin	IURA	27,565.10	0.00	0.00	0.00	27,565.10	27,565.10	0.00	0.00	0.00	100%
2807	complete	Unallocated 2017 HOME ^{12, 17, 23, 24}	N/A	19,977.80	0.00	84,309.08	104,286.88	0.00	0.00	0.00	0.00	0.00	N/A
	complete	Home Admin (PI) ²	N/A	0.00	2,448.76	0.00	0.00	2,448.76	2,448.76	0.00	0.00	0.00	100%
2810	ok	Recaptured Funds (HP) ¹⁵	N/A	0.00	0.00	5,000.00	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	N/A	0.00	0.00	21,545.00	0.00	21,545.00	0.00	21,545.00	0.00	21,545.00	N/A
Total				275,651.00	26,708.54	112,465.98	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	Love Knows No Bounds	40,000.00	0.00	0.00	0.00	40,000.00	10,247.00	29,753.00	0.00	29,753.00	26%
6003	complete	2.0 Chartwell House	Tompkins Community Action	75,000.00	125,000.00	0.00	125,000.00	75,000.00	75,000.00	0.00	0.00	0.00	100%
6004	complete	8.0 Ramp Loan Program	FUIC	22,740.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	100%
6005	complete	9.0 Mini Repair	INHS	32,500.00	0.00	0.00	0.00	32,500.00	32,500.00	0.00	0.00	0.00	100%
6006	complete	11.0 Hospitality Employment Training Program	GIAC	110,000.00	0.00	0.00	0.00	110,000.00	110,000.00	0.00	0.00	0.00	100%
6007	complete	13.0 Volunteer Worker & Job Skill Training	Finger Lakes ReUse, Inc.	40,300.00	31,500.00	0.00	0.00	71,800.00	71,800.00	0.00	0.00	0.00	100%
6008	complete	14.0 Work Preserve Job Training	Historic Ithaca	66,760.00	740.00	0.00	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	TGAT	13,500.00	0.00	0.00	0.00	13,500.00	6,794.50	6,705.50	0.00	6,705.50	50%
6010	complete	19.0 Immigrant Services	Catholic Charities	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	0.00	100%
6011	complete	20.0 Work Preserve Job Readiness	Historic Ithaca	20,000.00	0.00	0.00	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	Human Services Coalition	20,000.00	0.00	0.00	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	Ithaca City School District (ICS)	27,005.00	0.00	0.00	0.00	27,005.00	27,005.00	0.00	0.00	0.00	100%
6014	complete	23.0 CDBG Admin	IURA	137,214.00	0.00	0.00	0.00	137,214.00	137,214.00	0.00	0.00	0.00	100%
6015	complete	25.0 Economic Development Loan Fund	IURA	26,052.00	0.00	125,000.00	0.00	151,052.00	151,052.00	0.00	0.00	0.00	100%
6016	complete	6.0 Final Phase: Heating & Roofing ²⁵	DICC	0.00	0.00	29,300.00	0.00	29,300.00	29,300.00	0.00	0.00	0.00	100%
6017	ok	18.0 Domestic Violence Center Renovation ²⁵	Advocacy Center	0.00	500.00	9,460.72	0.00	9,960.72	8,359.00	1,601.72	0.00	1,601.72	84%
	ok	Unallocated 2018 CDBG	N/A	25,000.00	0.00	2,607.89	25,000.00	2,607.89	0.00	2,607.89	0.00	2,607.89	N/A
Total				686,071.00	160,000.00	166,368.61	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	INHS	150,000.00	0.00	0.00	0.00	150,000.00	140,000.00	10,000.00	0.00	10,000.00	93%
8003	ok	4.0 Housing Scholarship Program ²	The Learning Web	65,592.00	5,724.85	0.00	5,724.85	65,592.00	56,582.43	9,009.57	0.00	9,009.57	86%
8004	complete	5.0 Security Deposit Assistance ^{24,25}	Catholic Charities	18,250.00	6,255.00	29,995.00	6,250.00	48,250.00	48,250.00	0.00	0.00	0.00	100%
8004a	complete	6.0 Security Deposit Inspections ²⁴	TCA	1,058.00	0.00	1,442.00	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	IURA	0.00	0.00	100,000.00	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}	TBD	97,022.70	0.00	2,351.78	99,374.48	0.00	0.00	0.00	0.00	0.00	N/A
8007	complete	Home Admin	IURA	36,880.30	0.00	0.00	0.00	36,880.30	36,880.30	0.00	0.00	0.00	100%
	ok	2018 HOME Unallocated ²	N/A	0.00	0.00	12,729.74	0.00	12,729.74	0.00	12,729.74	0.00	12,729.74	N/A
Total				368,803.00	11,979.85	146,518.52	111,349.33	415,952.04	377,328.73	38,623.31	0.00	38,623.31	91%
2019 CDBG Activities													
6022	ok	1.0 Homeowner Rehab	INHS	67,594.32	0.00	0.00	0.00	67,594.32	0.00	67,594.32	0.00	67,594.32	0%
6023	ok	2.0 Small Repair Program	INHS	21,110.00	0.00	11,390.00	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	Finger Lakes ReUse, Inc.	95,529.00	0.00	0.00	0.00	95,529.00	0.00	95,529.00	0.00	95,529.00	0%
6025	ok	7.0 Work Preserve Job Training	Historic Ithaca	67,500.00	0.00	0.00	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	GIAC	110,725.28	0.00	0.00	0.00	110,725.28	0.00	110,725.28	0.00	110,725.28	0%
6027	complete	9.0 Ithaca ReUse Center Acquisition	Finger Lakes ReUse, Inc.	100,000.00	0.00	0.00	0.00	100,000.00	100,000.00	0.00	0.00	0.00	100%
6028	complete	10.0 Economic Development Loan Fund	IURA	0.00	107,000.00	396.99	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	CAP	7,500.00	0.00	0.00	0.00	7,500.00	0.00	7,500.00	0.00	7,500.00	0%
6030	ok	12.0 Housing For School Success	Beverly J. Martin Elem	15,700.00	0.00	0.00	0.00	15,700.00	12,627.86	3,072.14	0.00	3,072.14	80%
6031	complete	13.0 2-1-1	Human Services Coalition	0.00	0.00	15,000.00	0.00	15,000.00	15,000.00	0.00	0.00	0.00	100%
6032	ok	14.0 Work Preserve: Job Readiness	Historic Ithaca	20,000.00	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00	20,000.00	0%
6033	ok	15.0 A Place To Stay	Catholic Charities	20,000.00	0.00	0.00	0.00	20,000.00	0.00	20,000.00	0.00	20,000.00	0%
6034	ok	16.0 Immigrant Services	Catholic Charities	25,059.00	0.00	0.00	0.00	25,059.00	16,706.00	8,353.00	0.00	8,353.00	67%
6035	ok	17.0 CDBG Admin	IURA	137,679.40	0.00	0.00	0.00	137,679.40	83,874.98	53,804.42	0.00	53,804.42	42%
Total				688,397.00	107,000.00	26,786.99	0.00	822,183.99	348,826.25	473,357.74	0.00	473,357.74	
2019 HOME Activities													
8011	ok	1.0 Homeowner Rehab	INHS	42,151.58	0.00	0.00	0.00	42,151.58	0.00	42,151.58	0.00	42,151.58	0%
8012	ok	3.0 Immaculate Conception School Redev	INHS	98,668.22	0.00	101,231.78	0.00	199,900.00	0.00	199,900.00	0.00	199,900.00	0%
8013	ok	4.0 Housing Scholarship Program	The Learning Web	70,560.00	0.00	0.00	0.00	70,560.00	0.00	70,560.00	0.00	70,560.00	0%
8014	ok	5.0 Security Deposit Assistance-Vulnerable Households ³	Catholic Charities	63,995.00	0.00	1,456.00	1,451.00	64,000.00	24,259.30	39,740.70	0.00	39,740.70	38%
8015	ok	18.0 HOME Admin	IURA	30,597.20	0.00	0.00	0.00	30,597.20	21,799.36	8,797.84	0.00	8,797.84	71%
	ok	2019 HOME Unallocated ³	IURA	0.00	0.00	1,451.00	0.00	1,451.00	0.00	1,451.00	0.00	1,451.00	0%
Total				305,972.00	0.00	104,138.78	1,451.00	408,659.78	46,058.66	362,601.12	0.00	362,601.12	11%

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

Most Recent Annual CDBG Award:

1.5 x Most Recent CDBG Award:

Current Unexpended CDBG Funds:

Current CDBG Spend Down Ratio:

Compliance With 1.5 CDBG Spend Down Ratio:

Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio:

688,397
1,032,596
683,458.79
0.99
Yes
-349,137