



Ithaca
Urban
Renewal
Agency

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

AGENDA

IURA Neighborhood Investment Committee (NIC)

8:30 am, Friday, November 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 – October 2019**
- V. **New Business**
 - A. **9:00 a.m. – Update and Discussion** - 2019 Project #16 – Catholic Charities of Tompkins-Tioga Immigrant Services Program with Sue Chaffee, Program Director.
 - B. **Action Item – Resolution** - 2019 Action Plan – 2019 Action Plan Minor Amendment #2 (2019 Project #15 –A Place to Stay: Night/Weekend Support for Women in Transition).
 - C. **Review:** Draft Calendar for 2020 Action Planning Cycle – Bring calendars
- 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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MINUTES

**ITHACA URBAN RENEWAL AGENCY (IURA)
NEIGHBORHOOD INVESTMENT COMMITTEE (NIC)
8:30 A.M., Friday, September 13, 2019
Third Floor Conference Room, City Hall, Ithaca, NY**

In attendance: Karl Graham, Chair; Fernando de Aragón, Vice Chair; Tracy Farrell, Teresa Halpert.

Excused: Paulette Manos.

Staff: Anisa Mendizabal; Nels Bohn.

Guest(s): Michaela Cortright, Samaritan Center Director, Catholic Charities of Tompkins/Tioga.

I. Call to Order

The Chair called the meeting to order at 8:34 a.m.

II. Changes/Additions to Agenda

The Chair indicated Agenda items would be reordered if needed to accommodate the presenter.

III. Public Comment

None.

IV. Review of Minutes – October 2019

Moved by Farrell, seconded by Halpert. Approved 4-0.

V. New Business

A. Action Item - Discuss and Recommend - Opportunities for Project Development

Mendizabal stated that the NYS Department of Environmental Conservation completed its analysis of the former City landfill site beneath Nate's Floral Estates near the inlet and flood control channel. DEC has determined that though there is some seepage, it does not pose a threat to human health, and it does not affect the City's drinking water. The intake for City drinking water occurs at Bolton Point, not near the inlet. Regardless, some residents of Nate's continue to experience issues with their drinking water, and have discussed this with 1st Ward Alderperson Cynthia Brock.

The Committee in general expressed concern over the affordable housing on the site (individually owned or rented mobile homes that pay an affordable rent for the ground beneath). Residents of affordable housing should not be subject to poor drinking water. Similarly, the site is well-located near services and walkable for residents, which is important

for people who live in affordable housing. However, Committee members also had numerous questions about the science and details related to the water issues to resolve before it could be determined whether more action were needed by the Committee.

- Has the Water Department done its own analysis at Nate's, and if so, what were the results?
- Does the Water Department have recommendations?
- Is the Board of Public Works aware of the situation, and if so, what steps have been taken?
- The City has a map of where lead (intake) pipes exist in the City, has this been consulted and, if so, are their lead pipes serving Nate's Floral Estates?

Mendizabal will report back, should more information become available.

B. 9:00 a.m. – Update and Discussion - 2019 Project #15 –A Place to Stay: Night/Weekend Support for Women in Transition with Michaela Cortright, Program Director, Catholic Charities of Tompkins/Tioga (CCTT)

The Chair welcomed Ms. Cortright, who introduced herself. She has worked at Catholic Charities for four years and was recently promoted to Samaritan Center Director about time of application for A Place to Stay Night (APTS) and Weekend Coverate. She supervises five staff members and 30 volunteers.

Ms. Cortright CCTT didn't receive anticipated funding for the proposed second site for A Place to Stay. As a result, the organization feels it would be financially irresponsible to take on a second house at this time. The second house was intended to allow for women with Substance Use Disorders (SUDs) to be able living space with women working on the particular issues that come with maintaining sobriety. For now, APTS will continue to follow its established model of providing housing to women, whether or not they have an SUD in the same house. Applicants with SUDs tend to be prevalent; it's a cycle APTS is trying to break, according to Ms. Cortright. APTS will continue to host workshops that will benefit everyone in the house.

An issue that arises with CCTT's decision to forgo establishment of a second house in the upcoming year is that the service number (number of beneficiaries) discussed in its IURA application will change. The service number anticipated at the time of application was 21. With second house tabled, CCTT estimates the service number would be closer to 10-12.

Farrell asked about the average length of stay? Ms. Cortright answered: 6 mos. This year APTS had 8 women in the house. All three of current residents will be moving into permanent housing shortly - great success stories all. CCTT uses the Continuum of Care's Coordinated Assessment Team (CAT) list to identify future residents and also has walk-in applicants at Samaritan Center. Any referrals from St. Johns Community Services (SJCS), CCTT will consider. Referrals from SJCS are also on CAT list—and people on that list have undergone vulnerability priority index assessment, but CCTT also gets direct referrals from area waiting lists. Many people need something more like a structured halfway house. CCTT does a phone screening won't do a whole interview unless there is an actual opening

because they don't want to provide applicants with an impression that space may be available prematurely. Sometimes they do have to tell people, "This isn't the place for you," if, after the interview, it is determined that APTS is not a good match for the woman's needs.

Chair Graham asked about staffing. Cortright responded that the evening residential position has not been filled. (There was a candidate identified who ultimately needed to decline).

Halpert asked about collaboration and/or potential for duplication. "I'm hearing you are not duplicating. It sounds like your clients are so challenged that they need a team coordinating, a backup plan, etc." Ms. Cortright affirmed Halpert's impression was correct.

Farrell asked, "Are you still in contact with former residents?" Cortright answered, "Yes, we still provide follow up and support for them. They do reach out to us."

Committee members wanted to know if residents were supportive of one another. Cortright responded there are a number of relationships that have continued once they've left.

Can residents come back? Cortright responded it depends on the discharge. APTS staff addresses that [whether or not the departing resident would be accepted back] at time of discharge. Drug use in house would be "no" because puts others at risk.

Chair Graham wanted to know if there was still a desire of CCTT to establish a second house for APTS. Ms. Cortright responded that she's like to see that, but that the organization doesn't know how soon-- it would depend on consistent funding.

A Committee member asked Ms. Cortright to discuss about how residents pay. She responded that CCTT takes 30% of weekly income, but she has not seen it (rent) get up to \$500 total (the total anticipated rent per month). There is always quite a gap between the stated rent and what actually is collected. At the time of this meeting, there were three women in house, and one was just discharged. Two women were working, one was a full-time student. A Committee member asked why there were not four women residing in the house currently. Ms. Cortright responded that APTS is in the interview process for another resident—this is an example of how there is a gap between when one person leaves and another can move in.

Cortright explained further: The house's rent is 2000 for 4 bedrooms. It's low per room but above fair market value. When CCTT/APTS thinks about expanding, it's a little tricky. They would like to find a house that is closer to HUD's fair market rent.

Chair Graham noted it sounds like the demand is there and CCTT/APTS could fill a house, if it had another one. Yes, Cortright responded, and explained she see the program as a "tier" of transitional housing. Maybe a woman lands at APTS, then move to more independence at a second [future] house, but still with case management services to help her continue to increase her stability.

Ms. Cortright departed.

The Committee discussed the matter and indicated its inclination to continue the funding as awarded, though with a resolution to modify the contract. Mendizabal will bring the resolution to the Committee next month.

C. **Action Item – Resolution - 2018 Action Plan — Authorize Assignment to Cayuga Flats, LLC from INHS of Loan Funding to the Cayuga Flats Project (2018 Project #7 & CD-RLF #45)**

Bohn discussed details relating to the proposed resolution. Committee members wanted to know about the LLC. Did INHS do this with the Breckenridge development? Bohn: Yes. Also, with Stone Quarry. They've done this different ways. Nonprofits can't take advantage of Low Income Housing Tax Credits, so there has to be a for-profit. INHS creates an LLC, which will own the project, then there is Cayuga Flats INC (which was De Aragón's point).

Halpert confirmed: So there is always a for profit there, involved. Bohn: Yes. 210 Hancock was even more complicated.

Halpert confirmed: The for-profit pays back the investor. Bohn: When INHS comes to IURA during the Action Plan application phase, they don't know whether they will get the LIHTC funding, so therefore they don't have an LLC set up, or have a name for the LLC, and so on.

A Committee member asked: Are there tax abatements? Answer: Not automatically.

The project will be taxable because INHS (nonprofit) will convey ownership to the LLC (a for-profit entity).

The Chair and Bohn further summarized the resolution's. IURA provided the funding to INHS. As the project sponsor, INHS may assign it to the LLC, however, this resolution documents the process a bit more explicitly. A benefit of the resolution includes making the monitoring process clearer, as time goes by.

Bohn departed at 9:52 a.m.

**2018 Action Plan — Authorize Assignment to Cayuga Flats, LLC from INHS
Of Loan Funding to the Cayuga Flats Project
(2018 Project #7 & CD-RLF #45)**

WHEREAS, the IURA approved a total of \$228,662 in CDBG and HOME loan assistance to Ithaca Neighborhood Housing Services, Inc. (INHS) for the Cayuga Flats project (formerly known as INHS Scattered Site Preservation Phase 2) to reconstruct or rehabilitate 29 rental housing units at the following locations:

- 203-209 Elm Street
- 111 W. Clinton Street
- 406 S. Plain Street
- 227 S. Geneva Street 502 W. State Street, (Project) and

WHEREAS, \$128,662 in CDBG loan funding issued to INHS in 2017 has been expended to support predevelopment expenses for the project and \$100,000 in HOME CHDO set-aside funding is earmarked for the project in the 2018 Action Plan, and

WHEREAS, INHS has been allocated Low-Income Housing Tax Credits (LIHTC) to financially assist the project that requires establishment of a for-profit ownership entity to take advantage of tax credits, and

WHEREAS, INHS proposes to create Cayuga Flats, LLC, a for-profit entity to own the Cayuga Flats project, and

WHEREAS, the sole managing member of Cayuga Flats, LLC will be a wholly owned subsidiary of INHS, thereby satisfying HOME CHDO set-aside requirements that the rental housing project is “sponsored” and effectively controlled by the CHDO, and

WHEREAS, INHS requests assignment of the CDBG loan and HOME funding award from INHS to Cayuga Flats, LLC, and

WHEREAS, at their October 11, 2019 meeting the Neighborhood Investment Committee reviewed this matter and recommended the following action; now, therefore be it

RESOLVED, that the IURA hereby approves assignment of the CDBG loan and HOME funding award for the Cayuga Flats project (formerly known as INHS Scattered Site Preservation Phase 2) from INHS to Cayuga Flats, LLC, and be it further

RESOLVED, that the IURA Chair is hereby authorized, subject to review by IURA legal counsel, to execute an amended CDBG loan agreement and a new HOME loan agreement to implement this resolution.

De Aragón motioned to approve; Halpert seconded. Carried 4-0.

VI. Other Business

A. IURA Grant Summary

The Committee reviewed the Grant Summary and had questions about the spend-down limit.

Action Item: Mendizabal will follow up with IURA Accountant Kim Cook. [**Finding:** The Grant Summary included in the Agenda Packet was a draft for the following month. \$46,073 is required to be expended by June 1 in order to meet the spend-down limit].

B. Staff Report

FLIC has notified IURA that it has located three potential City residents for ramps.

VII. Motion to Adjourn

Meeting adjourned by consensus at 9:59.

**2019 HUD Entitlement Program, Minor Amendment #2,
Catholic Charities of Tompkins/Tioga A Place to Stay:
Night/Weekend Support for Women in Transition,
(2019, Project #15)**

WHEREAS, the 2019 HUD Entitlement Program Action Plan allocated \$20,000 in CDBG funds to Project #15 - A Place to Stay: Night/Weekend Support for Women in Transition sponsored by Catholic Charities of Tompkins/Tioga (CCTT) to provide night and weekend staff coverage at A Place to Stay, and

WHEREAS, CCTT applied for but did not receive funding targeted for a second site proposed for the project, and

WHEREAS, CCTT has determined it would not be fiscally responsible at present to proceed with the second site at this time, and

WHEREAS, CCTT will continue operating A Place to Stay as it has since May 2016, and

WHEREAS, as stated in its 2019 proposal, CCTT has found a need for night and weekend staffing to provide additional support to women in transition, and

WHEREAS, on October 11, 2019, CCTT requested IURA permission to use \$20,000 allocated to the 2019 Project #15 for the same purpose as proposed, though with fewer low/mod beneficiaries, and

WHEREAS, the original project anticipated 21 beneficiaries and CCTT now anticipates 10-12 beneficiaries, a change that requires a program amendment to the action plan ; and

WHEREAS, the Ithaca Urban Renewal Agency (IURA) is 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 Community Development Block Grant (CDBG) program, and

WHEREAS, this matter has been reviewed by the Neighborhood Investment Committee of the IURA who recommends the following; now therefore, be it

RESOLVED, the IURA approves a minor amendment with CCTT to reduce the anticipated number of low/mod beneficiaries from 21 to 10-12 at A Place to Stay: Night/Weekend Support for Women in Transition projects (2019 #15), and be it further

RESOLVED, that the contract amount shall remain at \$20,000, and be it further

RESOLVED, that the IURA Chairperson, subject to review by IURA legal counsel, shall be authorized to execute a contract amendment to implement this resolution.

2020 CITY OF ITHACA HUD ENTITLEMENT GRANT DRAFT Action Plan Schedule DRAFT

① Please note **all dates** are currently subject to confirmation (11/5/19).

MILESTONE	DATE/LOCATION
Organizational Meeting #1	8:30 A.M., Friday, December 13, 2019, Neighborhood Investment Committee Meeting, 3 rd Floor Conf. Room , City Hall
CALL FOR FUNDING PROPOSALS ISSUED	TUESDAY, JANUARY 7, 2020
Organizational Meeting #2	8:30 A.M., Thursday, December 19 (TBC), 2019, IURA Meeting, Common Council Chambers
PUBLIC ENGAGEMENT	Wednesday, December 4, (TBD) , CoC Homeless & Housing Task Force, 6 th Floor Conf. Room, TC Mental Health
PUBLIC ENGAGEMENT	6:00-7:00 P.M., Monday, January 13, 2020 (TBC), Community Life Commission, 2 nd Floor Conf. Room, City Hall
PUBLIC INFORMATION & INPUT MEETING #1	6:00-7:30 P.M., Thursday, January 16, 2020, Borg Warner Room (East), Tomkins County Public Library
PUBLIC INFORMATION & INPUT MEETING #2	12:00-1:30 P.M., Wednesday, January 22, 2020, Common Council Chambers, City Hall
(OPTIONAL) PUBLIC INFORMATION & INPUT MEETING #3	5:00-6:00 P.M., Tuesday, February 4, 2020, 2 nd Floor Conf. Room, City Hall
FUNDING APPLICATIONS DUE:	NOON, FRIDAY, FEBRUARY 28, 2020
Economic Development Committee Meeting #1	3:30 P.M., Tuesday, March 10, 2020 Common Council Chambers, City Hall
Neighborhood Investment Committee Meeting #1	8:30 A.M., Friday, March 13, 2020 3 rd Floor Conf. Room, City Hall
Neighborhood Investment Committee Meeting #2	8:30 A.M., Friday, March 20, 2020 3 rd Floor Conf. Room, City Hall
IURA MEETING #1 — PUBLIC HEARING #1	8:30-11:30 A.M., Thursday, March 26, 2020 Common Council Chambers, City Hall
IURA MEETING #2 — PUBLIC HEARING #1 (CONT.)	8:30-11:30 A.M., Thursday, April 2, 2020 Common Council Chambers, City Hall
Neighborhood Investment Committee Meeting #3	8:30 A.M., Friday, April 10, 2020 3 rd Floor Conf. Room, City Hall
Economic Development Committee Meeting #2	3:30 P.M., Tuesday, April 14, 2020 Common Council Chambers, City Hall
IURA MEETING #3	8:30-11:30 A.M., Thursday, April 16, 2020 Common Council Chambers, City Hall
IURA MEETING #4	8:30-11:30 A.M., Thursday, April 23, 2020 Common Council Chambers, City Hall
IURA Adoption of Draft Action Plan	8:30 A.M., Thursday, April 23, 2020
Draft 2019 Action Plan Available for 30-Day Public Comment Period	12:00 P.M., Friday, April 24, 2020
PUBLIC HEARING #2 — Planning & Economic Development Committee of Common Council	6:00 P.M., Wednesday, May 6, 2020
Close 30-Day Comment Period on Draft Action Plan	12:00 P.M., Monday, May 26, 2020
Common Council Approves 2019 Consolidated/Action Plan	6:00 P.M., Wednesday, June 3, 2020

IURA Grants Summary September 2019

#	ON SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	TOTAL BUDGET	EXPENDED	UNEXPENDED	% SPENT
2016 CDBG Activities							
1913	complete	Unallocated 2016 CDBG ^{18, 20, 25}	N/A	0.00	0.00	0.00	N/A
Total				0.00	0.00	-	N/A
2017 CDBG Activities							
2561	complete	1.0 Chartwell House	Tompkins Community Action	22,000.00	22,000.00	0.00	100%
2562	complete	2.0 2017 Homeowner Rehab	INHS	75,000.00	75,000.00	0.00	100%
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	complete	10.0 Work Preserve Job Training: Job Placements	Historic Ithaca	67,500.00	67,500.00	0.00	100%
2567	complete	11.0 Food Entrepreneurship	CCE of Tompkins County	36,190.01	36,190.01	0.00	100%
2568	ok	12.0 Urban Bus Stop Signage & Amenities	TCAT	25,000.00	20,823.24	4,176.76	83%
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	complete	15.0 Work Preserve Job Readiness	Historic Ithaca	20,000.00	20,000.00	0.00	100%
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%
	complete	Unallocated 2017 CDBG ^{16, 19, 25}	N/A	0.00	0.00	0.00	N/A
Total				769,863.25	708,800.25	61,063.00	92%
2017 HOME Activities							
2767	canceled	3.0 402 South Cayuga Street ¹⁷	Habitat for Humanity	0.00	0.00	0.00	100%
2768	complete	4.0 Housing Scholarship Program ¹¹	The Learning Web	65,592.00	65,592.00	0.00	100%
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	complete	Unallocated 2017 HOME ^{12, 17, 23, 24}	N/A	0.00	0.00	0.00	N/A
	complete	Home Admin (PI) ²²	N/A	2,448.76	2,448.76	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				226,229.56	199,684.56	26,545.00	88%
2018 CDBG Activities							
6002	NO	1.0 Neighbor to Neighbor Home Rehab	Love Knows No Bounds	40,000.00	0.00	40,000.00	0%
6003	complete	2.0 Chartwell House	Tompkins Community Action	75,000.00	75,000.00	0.00	100%
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	19,729.40	12,770.60	61%
6006	ok	11.0 Hospitality Employment Training Program	GIAC	110,000.00	90,032.42	19,967.58	82%
6007	ok	13.0 Volunteer Worker & Job Skill Training	Finger Lakes ReUse, Inc.	71,800.00	29,401.65	42,398.35	41%
6008	ok	14.0 Work Preserve Job Training	Historic Ithaca	67,500.00	31,630.60	35,869.40	47%
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	27,500.00	2,500.00	92%
6011	ok	20.0 Work Preserve Job Readiness	Historic Ithaca	20,000.00	6,516.44	13,483.56	33%
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	114,752.32	22,461.68	84%
6015	ok	25.0 Economic Development Loan Fund	IURA	151,052.00	0.00	151,052.00	0%
6016	complete	17.0 Final Phase: Heating & Roofing ²⁵	DICC	29,300.00	29,300.00	0.00	100%
6017	NO	18.0 Domestic Violence Center Renovation ²⁵	Advocacy Center	9,960.72	0.00	9,960.72	0%
	ok	Unallocated 2018 CDBG	N/A	2,607.89	0.00	2,607.89	N/A
Total				862,439.61	463,133.27	399,306.34	54%
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 ²	The Learning Web	65,592.00	29,072.17	36,519.83	44%
8004	ok	5.0 Security Deposit Assistance ^{24, 2}	Catholic Charities	48,250.00	46,777.50	1,472.50	97%
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	complete	10.0 Additional Reserve (CHDO) ^{24, 26}	TBD	0.00	0.00	0.00	N/A
8007	ok	Home Admin	IURA	36,880.30	33,812.92	3,067.38	92%
	ok	2018 HOME Unallocated ²	N/A	12,729.74	0.00	12,729.74	N/A
Total				415,952.04	109,662.59	306,289.45	26%
2019 CDBG Activities							
6022	ok	1.0 Homeowner Rehab	INHS	68,886.18	0.00	68,886.18	0%
6023	ok	2.0 Small Repair Program	INHS	32,500.00	0.00	32,500.00	0%

IURA Grants Summary September 2019

ON			TOTAL				
#	SCHEDULE	HUD ENTITLEMENT ACTIVITIES	SPONSOR	BUDGET	EXPENDED	UNEXPENDED	% SPENT
6024	ok	6.0 Finger Lakes ReUse Job Skills Training	Finger Lakes ReUse, Inc.	95,529.00	0.00	95,529.00	0%
6025	ok	7.0 Work Preserve Job Training	Historic Ithaca	67,500.00	0.00	67,500.00	0%
6026	ok	8.0 Hospitality Employment Training Program	GIAC	110,725.28	0.00	110,725.28	0%
6027	complete	9.0 Ithaca ReUse Center Acquisition	Finger Lakes ReUse, Inc.	100,000.00	100,000.00	0.00	100%
6028	ok	10.0 Economic Development Loan Fund	IURA	106,105.13	0.00	106,105.13	0%
6029	ok	11.0 Black Girl Alchemists Public Art Mosaic	CAP	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	15,700.00	0%
6031	ok	13.0 2-1-1	Human Services Coalition	15,000.00	0.00	15,000.00	0%
6032	ok	14.0 Work Preserve: Job Readiness	Historic Ithaca	20,000.00	0.00	20,000.00	0%
6033	ok	15.0 A Place To Stay	Catholic Charities	20,000.00	0.00	20,000.00	0%
6034	ok	16.0 Immigrant Services	Catholic Charities	25,059.00	0.00	25,059.00	0%
6035	ok	17.0 CDBG Admin	IURA	137,679.40	0.00	137,679.40	0%
Total				822,183.99	100,000.00	722,183.99	12%

2019 HOME Activities							
8011	ok	1.0 Homeowner Rehab	INHS	40,859.72	0.00	40,859.72	0%
8012	ok	3.0 Immaculate Conception School Redev	INHS	200,000.00	0.00	200,000.00	0%
8013	ok	4.0 Housing Scholarship Program	The Learning Web	70,560.00	0.00	70,560.00	0%
8014	ok	5.0 Security Deposit Assistance-Vulnerable Households	Catholic Charities	64,000.00	0.00	64,000.00	0%
8015	ok	18.0 HOME Admin	IURA	30,597.20	0.00	30,597.20	0%
Total				406,016.92	0.00	406,016.92	0%

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

NO	Current Method: Total Unexpended CDBG funds: Line of Credit + CDBG Revolving Loan Fund:	1.567
	Maximum Unexpended CDBG Funds to Satisfy 1.5 CDBG Spend Down Ratio	1,032,596
	Amount Required to be Expended by 6/1 to Meet CDBG Spend Down Ratio of 1.5:	46,073

Total Unexpended HUD Entitlement Funds	
CDBG Grants Receivable	891,068.74
CDBG Program Income Activities	291,484.59
CDBG Revolving Loan Fund Balance	479,084.02
HOME Grants Receivable	738,851.37
HOME Program Income Activities	0.00
HOME Program Income Unassigned	0.00
Total Unexpended HUD Entitlement (Including PI) Funds	2,109,004.13