



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

In-Person Hybrid Meetings: The IURA no longer conducts Public Meetings exclusively remotely. Meetings must be conducted in person, complying with NYS Open Meeting Law (OML), which applies to all IURA Board and Committees. Members of the public who would like to deliver VERBAL comments at a meeting (3-min. max.) are *strongly encouraged* to do so using the Zoom link and log-on credentials listed on the agenda, although they are welcome to do so in person at City Hall. WRITTEN public comments may be submitted before the meeting, using the instructions listed on the agenda. Pls. refer to the [IURA Public In-Person/Hybrid Meetings Policy](#) for more detailed information and further instructions. LIVE-STREAM VIDEO: A *non-interactive* YouTube live-stream of the meeting can also be viewed at: https://www.youtube.com/channel/UC7RtJN1P_RFaFW2lVCnTrDg. Because of a slight delay in launching the live-stream, the video may begin a few minutes before the meeting is formally convened.

SPECIAL MEETING AGENDA

IURA BOARD

8:30 A.M., Friday, March 1, 2024
Common Council Chambers, Third Floor
108 E. Green St., Ithaca, NY 14850

IN-PERSON/HYBRID MEETING

Join Zoom Meeting:	https://us02web.zoom.us/j/83095970522?pwd=QkNlb04wbWtkdENlQStBaHgrRlJhZz09
Meeting ID:	830 9597 0522
Passcode:	3Mba8w
Dial by Your Location:	+1 646 558 8656 US (New York)
Phone Passcode:	628520

I. Call to Order

II. Agenda Additions/Deletions

III. 2024 HUD Entitlement Grant Action Plan

- A. Review of Anticipated Funds Available & Public Hearing Format
- B. Disclosure of Any Potential Conflicts of Interest
- C. PUBLIC HEARING #1 (continued from 2/23/24)
 - Project-by-Project Sponsor Presentations (12-min. max., incl. Q & A – see attached [schedule](#))
- A. Review Next Steps — Next Meeting Date: March 22, 2024

IV. Adjournment

PUBLIC COMMENTS: WRITTEN public comments may be e-mailed until 8 A.M., the day of the meeting to: amendizabal@cityofithaca.org. People who prefer to deliver VERBAL comments (3-min. max.) should either appear in person or use above Zoom link/log-in credentials (video) or dial-in number/log-in credentials (telephone).



*If you have a disability and require accommodation to fully participate, please contact
 CITY OF ITHACA CLERK'S OFFICE at 274-6570 at least 72 hours prior to meeting.*



City of Ithaca 2024 CDBG/HOME Funding Applications

PUBLIC HEARING SCHEDULE

Both meetings will be conducted in-person at City Hall and recorded on Zoom/live-streamed on YouTube. Check IURA home page for more detailed instructions: www.IthacaURA.org.

**Common Council Chambers, Third Floor
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START TIMES ARE APPROXIMATE. APPLICANTS ARE RESPONSIBLE FOR BEING AVAILABLE AT WHATEVER TIME(S) THEIR APPLICATION(S) IS ACTUALLY DISCUSSED.

Friday, February 23, 2024			
Economic Development & Housing Applications			
Time	App. #	Project/Program	Applicant
8:30 AM	Public Comments		
8:40 AM	7	Career & Resources Program	Black Hands Universal
8:52 AM	8	Expanded ReUse Training Opportunities	Finger Lakes ReUse, Inc.
9:04 AM	10	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.
9:16 AM	1	The Beacon	Ithaca Neighborhood Housing Services, Inc. (INHS)
9:28 AM	2	113-115 Cleveland Ave.	Ithaca Neighborhood Housing Services, Inc. (INHS)
9:40 AM	3	Housing Scholarship Program	The Learning Web, Inc.
9:52 AM	4	Minor Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)
10:04 AM	6	The Meadow on Seneca	Rehabilitation Support Services

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

Friday, March 1, 2024			
Public Facilities, Public Services, Housing, & Economic Development Applications			
Time	App. #	Project/Program	Applicant
8:30 AM	Public Comments		
8:40 AM	11	200 Cecil A. Malone Dr. Pedestrian Improvements	City of Ithaca
8:52 AM	12	DICC ADA Upgrades & Modifications	Downtown Ithaca Children's Center (DICC)
9:04 AM	13	Red & White Cafe	Greater Ithaca Activities Center, Inc. (GIAC)
9:16 AM	14	2-1-1 Information & Referral Helpline with Housing Navigation	Human Services Coalition of Tompkins County, Inc. (HSC)
9:28 AM	15	A Place to Stay for Homeless Women	Catholic Charities of Tompkins/Tioga Counties
9:40 AM	16	Housing Scholarships Personnel Support	The Learning Web, Inc.
9:52 AM	17	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties
10:04 AM	10-Minute Break		
10:14 AM	18	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.
10:26 AM	5	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties
10:38 AM	19	Security Deposit Assistance Intensive Staffing	Catholic Charities of Tompkins/Tioga Counties
10:50 AM	20	Community Bike Shop	Bike Walk Tompkins (Center for Community Transportation)
11:02 AM	21	Collaborative Street Outreach Program	OAR of Tompkins County
11:14 AM	22	Youth Empowerment Project	Alliance of Families for Justice (AFJ)
11:26 AM	9	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)

2024 HUD Entitlement Program (City of Ithaca, NY) – Funding Proposals Received

(gray boxes = not eligible under that column/program)

Last Updated: 2/23/24

#	Project	Sponsor	Funding Request	Matching Funds (Sec. & Unsec.)	Total Project Cost	ANTICIPATED AVAILABLE FUNDING			Project Summary Description
						Total CDBG	Total HOME	TOTAL	
						\$782,000	\$393,000	\$1,175,000	
HOUSING									
1	The Beacon*	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 199,900	\$ 25,513,781	\$ 25,713,771			\$ -	Funding towards professional fees for construction of 55 affordable housing units targeted to households between 30%-100% Area Median Income (AMI), including 9 households exiting homelessness with a member impacted by a Substance Use Disorder.
2	113-115 Cleveland Ave.*	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 120,000	\$ 602,000	\$ 722,000			\$ -	Funds to construct two permanently affordable owner-occupied Community Housing Trust homes at the site of a fire-destroyed former rental property.
3	Housing Scholarship Program	The Learning Web, Inc.	\$ 84,060	\$ 71,043	\$ 155,103			\$ -	Funds will be used for Tenant-Based Rental Assistance and utilities for unaccompanied homeless youth in 5 scattered site apartments chosen and leased by the youth.
4	Minor Repair Program	Ithaca Neighborhood Housing Services, Inc. (INHS)	\$ 40,000	\$ 132,422	\$ 172,422			\$ -	Funding towards salary/benefits to provide at least 40 LMI homeowners with maintenance and repairs focused on health/safety issues, accessibility, and providing links to other programs and services.
5	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties	\$ 95,628	\$ 27,803	\$ 123,431			\$ -	Funding towards security deposits for 78 LMI households (incl. elderly, disabled, single parents) at risk of homelessness to access safe/stable housing and avoid/end homelessness, including 5 deposits for homeless families/children in Housing for School Success program.
5a	Housing Inspections for Security Deposit Asst.	IURA Service Contractor	\$ 2,500	see #5 above	\$ 2,500			\$ -	Units must pass Housing Quality Standards inspection for eligibility.
6	The Meadow on Seneca	Rehabilitation Support Services	\$ 125,000	\$ 33,908,710	\$ 34,033,710			\$ -	Funding to construct 70 units of mixed-income affordable housing with integrated supportive services for households below 50% AMI up to 80% AMI.
HOUSING SUBTOTAL:			\$ 667,088	\$ 60,255,759	\$ 60,922,937	\$ -	\$ -	\$ -	
ECONOMIC DEVELOPMENT									
7	Career & Resources Program	Black Hands Universal	\$ 20,000	\$ 105,000	\$ 125,000			\$ -	Funding to train and graduate 15-20 people in standard work skills and certifications and place 10-15 people in permanent employment. 80% of participants are anticipated to be in low to very low LMI households.
8	Expanded ReUse Training Opportunities	Finger Lakes ReUse, Inc.	\$ 137,483	\$ 240,929	\$ 378,412			\$ -	Funding for staff wages/benefits and participant stipends to provide job-training opportunities for LMI populations (including unemployed, formerly incarcerated, persons with disabilities, individuals in recovery, and youth); and place at least 20 individuals into permanent unsubsidized employment.
9	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 38,000	\$ 126,120	\$ 164,120			\$ -	Funding for staff, supplies, stipends, and professional fees to train 10 adults and place 5-7 LMI adults with employment barriers (e.g., people with disabilities, formerly incarcerated, homeless, substance use disorders, immigrants, single parents) into hospitality and customer service positions.
10	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	\$ 67,500	\$ 246,973	\$ 314,473			\$ -	Funding for staff salaries leading to job placements of 6 LMI individuals (e.g., youth, adults, homeless, formerly incarcerated, people with disabilities/mental illness, people with barriers to employment, new entrants to workforce), following job-readiness training.
[#]	Economic Development Loan Fund	IURA	\$ 160,000	-	-			\$ -	Capitalize loan fund for business loans resulting in job creation (including underwriting and delivery).
ECONOMIC DEVELOPMENT SUBTOTAL:			\$ 422,983	\$ 719,022	\$ 982,005	\$ -	\$ -	\$ -	
PUBLIC FACILITIES/INFRASTRUCTURE									
11	200 Cecil A. Malone Dr. Pedestrian Improvements	City of Ithaca	\$ 181,640	\$ 20,000	\$ 201,640			\$ -	Funding to construct shovel-ready project for installation of ADA curb ramps, curbing, new sidewalks, and cross-walks, benefiting pedestrians, especially LMI populations and persons needing ADA accessible walk-ways.
12	DICC ADA Upgrades & Modifications	Downtown Ithaca Children's Center (DICC)	\$ 101,375	\$ 92,492	\$ 197,726			\$ -	Funds will go directly to the materials necessary to install automatic handicapped accessible doors into and within the center, aid in creating a more inclusive playground for everyone, and improve access to storage within the center for children and staff of all abilities.
13	Red & White Cafe	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 200,000	\$ 800,000	\$ 1,000,000			\$ -	Funds will be used to cover the cost of professional services and some construction costs, particularly demolition, in order to renovate the iconic Red & White Cafe to become a teen-run micro-entrepreneurship business and culinary arts program and protect the history/integrity of the neighborhood.
PUBLIC FACILITIES SUBTOTAL:			\$ 483,015	\$ 912,492	\$ 1,399,366	\$ -	\$ -	\$ -	
PUBLIC SERVICES Public Services Funding Cap = 15% of CDBG Award: \$93,300									
14	2-1-1 Information & Referral Helpline with Housing Navigation	Human Services Coalition of Tompkins County, Inc. (HSC)	\$ 27,500	\$ 110,000	\$ 477,672			\$ -	Staff salaries/fringe to provide sufficient 2-1-1 contact center coverage to meet community needs and for enhanced housing navigation services, benefiting at least 3,500 LMI persons, and 48+ individuals with housing navigation.
15	A Place to Stay for Homeless Women	Catholic Charities of Tompkins/Tioga Counties	\$ 15,000	\$ 57,836	\$ 72,836			\$ -	Funding for case management support focused on the most vulnerable times and deepest needs for formerly homeless women in A Place to Stay, as they transition to permanency.
16	Housing Scholarships Personnel Support	The Learning Web, Inc.	\$ 32,871	(same as #3 above)	\$ 32,871			\$ -	Funds will be used for a portion of case management, mental health counseling, and administrative oversight needed to support participants and administrate the Housing Scholarship Program.
17	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	\$ 40,000	\$ 75,000	\$ 115,000			\$ -	Funding for staff salaries/benefits to support 120 refugees and immigrants being provided direct services and referrals so they can integrate into our community.
18	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	\$ 20,000	(same as #10 above)	(same as #10 above)			\$ -	Funding for staff salaries to provide 20 LMI youth and adults with job-readiness training, workplace evaluations, and support in transitioning to other services or employment.
19	Security Deposit Assistance Intensive Staffing	Catholic Charities of Tompkins/Tioga Counties	\$ 6,000	\$ 11,792	\$ 17,792			\$ -	Funds will pay for staff time to support high-need security deposit applicants with assistance in navigating services and finding rental units; most will be homeless.
20	Community Bike Shop	Bike Walk Tompkins (Center for Community Transportation)	\$ 30,000	\$ 30,490	\$ 60,490			\$ -	Funding for staff salaries for open shop hours, workshops, pop-up events, staff training, bike repair supplies, and to subsidize cost of goods to participants, like bicycles, parts in need of repair, and safety equipment.
21	Collaborative Street Outreach Program	OAR of Tompkins County	\$ 22,000	\$ 45,421	\$ 67,421			\$ -	Funding for staff salaries and client needs/expenses to support at-risk individuals (e.g., homeless, formerly incarcerated, youth) in accessing services and support systems.
22	Youth Empowerment Project	Alliance of Families for Justice	\$ 25,000	\$ 32,500	\$ 95,000			\$ -	Funding for fellowship stipends, staff salaries/benefits, and office supplies to support families of incarcerated individuals, formerly incarcerated people, and/or groups of people impacted by mass incarceration and New York's criminal justice systems.
PUBLIC SERVICES SUBTOTAL:			\$ 218,371	\$ 363,039	\$ 939,082	\$ -	\$ -	\$ -	
ADMINISTRATION									
24	CDBG Administration (20%)	IURA	\$ 124,400.00	-	\$ 124,400.00	\$ 124,400.00		\$ 124,400	Planning, administration, and monitoring for CDBG program.
25	HOME Administration (10%)	IURA	\$ 31,700.00	-	\$ 31,700.00		\$ 31,700	\$ 31,700	Planning, administration, and monitoring for HOME program.
ADMINISTRATION SUBTOTAL:			\$156,100	\$0	\$156,100	\$ 124,400.00	\$ 31,700.00	\$ 156,100	
TOTALS:			\$1,947,557	\$62,250,312	\$64,399,490	\$124,400.00	\$31,700.00	\$ 156,100	R/U = Recaptured/Unallocated (from prior years) LMI = Low & Moderate Income (80% or less of AMI) AMI = Area Median Income (Tompkins County) FTE = Full-Time Equivalent PI = Program Income

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%)\$47,550.00

*CHDO Set-Aside Eligible Projects: 2