

Agenda

Housing Committee

Monday, October 15, 2018 3:00 PM
Legislature Chambers

1. **Call to Order (3:00)**
2. **Public Comment (3:00)**
3. **Changes to Agenda (3:05)**
4. **Chair's Report (3:05)**
5. **Reports/Discussions/Presentations**
 - a. Community Development Block Grant (CDBG) Update - David West **(3:10)**
 - b. Town of Dryden Infrastructure Study Update - David West **(3:30)**
 - c. Update on the Housing/Infrastructure Municipal Grants - David West **(3:40)**
 - d. Ithaca Neighborhood Housing Services (INHS) - Johanna Anderson **(3:50)**
 - e. Continuum of Care (CoC) Update - Human Services Coalition/Agencies **(4:10)**
 - f. Ithaca Board of Realtors Update - Norma Jayne **(4:30)**
6. **Resolution**
 - a. **Resolution**: Affirmatively Furthering Fair Housing in Tompkins County (ID #8165) **(4:40)**
7. **Minutes Approval (4:55)**
 - a. September 17, 2018
8. **Committee Members' Reports (4:55)**
9. **Adjournment (5:00)**



Tompkins County Legislature

Governor Daniel D. Tompkins Building
Ithaca, NY 14850

Meeting: 10/15/18 03:00 PM
Department: Planning and Sustainability Department
Category: Housing
Functional Category:

SCHEDULED

RESOLUTION NO. *DOC ID: 8165*

Affirmatively Furthering Fair Housing in Tompkins County

WHEREAS, under the Federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968, it is illegal to deny housing to any person because of race, color, religion, gender, physical or mental disabilities or national origin, and the Fair Housing Amendments Act of 1988 expands coverage to include disabled persons and families with children, and

WHEREAS, in July of 2015, The U.S. Department of Housing and Urban Development (“HUD”) released the Affirmatively Furthering Fair Housing (“AFFH”) rule, clarifying and simplifying existing fair housing obligations, and

WHEREAS, the AFFH rule requires certain HUD and NYS grantees, to conduct an Assessment of Fair Housing planning process, and analyze their fair housing landscape and set locally determined fair housing priorities and goals, and

WHEREAS, Tompkins County has long been committed to affirmatively furthering fair housing through numerous activities including the adoption of Tompkins County Local Antidiscrimination Law No. 1-2004, annual proclamations of Fair Housing Month and other outreach to expand awareness, trainings regarding fair housing rights and responsibilities, analysis of impediments, assistance to those with complaints, and support through the Tompkins County Office of Human Rights, and

WHEREAS, Tompkins County desires to apply for Community Development Block Grant (CDBG) funds, which require a formal resolution stating its good faith and intention to continue complying with fair housing requirements, and

WHEREAS, Tompkins County desires that all persons be made aware that it is the policy of Tompkins County to support the Fair Housing Amendments Act of 1988 and to implement fair housing activities to ensure equal opportunity in housing for all persons, now therefore be it

RESOLVED, on recommendation of the Housing Committee, that within the resources available to Tompkins County through county, state, federal and community sources, the Tompkins County Office of Human Rights will assist all persons who believe their fair housing rights have been violated, concerning their rights and responsibilities, so that they may seek equity under relevant laws,

RESOLVED, further, that the County shall publicize this Resolution and through this publicity shall cause real estate brokers and sellers, private home sellers, rental owners, rental property managers, real estate and rental advertisers, lenders, builders, developers, home buyers and home or apartment renters to become aware of their respective responsibilities and rights under the Fair Housing Amendments Act of 1988 and any applicable state or local laws or ordinances,

RESOLVED, further, that the County will continue notifying community members of their respective responsibilities and rights concerning Fair Housing laws and complaint procedures, including, but not limited to: the printing, publicizing and distribution of this Resolution; the distribution of Fair Housing information provided by local,

1 state and federal sources, through local community contacts; and the publicizing of the assistance available and means
2 of accessing it to those seeking to file a discrimination complaint.

3 **SEQR ACTION:** TYPE II-20

4 _____



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- 1
- 2 Although the County has long worked to affirmatively further fair housing, this resolution is a formal action
- 3 needed as part of the Community Development Block Grant (CDBG) application and award process.

Housing Committee
 Regular Meeting Minutes – Draft 10-1-18
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 Legislature Chambers

Attendance

Attendee Name	Title	Status
Martha Robertson	Chair	Present
Michael Sigler	Vice Chair	Present
Anna Kelles	Member	Present
Anne Koreman	Member	Present
Deborah Dawson	Member	Present
Henry Granison	Legislator	Present
Megan McDonald	Deputy Planning and Sustainability Commissioner	Present
David West	Planner, Planning and Sustainability Department	Present
Marcia Lynch	Public Info. Officer, County Administration	Present
Katrina McCloy	Deputy Clerk	Present

Guests: Norma Jayne, Ithaca Board of Realtors; Lisa Schleelein, Village of Lansing resident; Alison Donovan, VEIC (via phone conference); John Scicchitano, New York State Energy and Research Development Authority (NYSERDA) (via phone conference); and members of the public

Call to Order

Ms. Robertson, Chair, called the meeting to order at 3:02 p.m.

Changes to Agenda

Ms. Robertson explained that there was a revised agenda distributed. There were no items added or deleted, the agenda was just rearranged.

Chair's Report

Housing Committee Chair's Report (ID #8079)

Ms. Robertson discussed the newspaper articles included in the agenda packet and reviewed the chart she compiled entitled Home Ownership in Tompkins County - Trends and Comparison to Income.

RESULT: COMPLETED

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Reports/Discussions/Presentations

CDBG Program Income Update (ID #8076)

Ms. McDonald explained how she previously reported the County did not plan on applying for Community Development Block Grant (CDBG) funding this year but that has changed. The application announcement has not taken place and the change in the decision to apply is based on New York State's decision to eliminate the revolving loan funds and all remaining balances in March 2019 will be returned

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to the State. She has been working with a consultant to explore options regarding the County’s Home Ownership program. The State is encouraging communities to commit these funds prior to March 2019 because any payments that are made on outstanding loans after that time will go to the State.

Ms. McDonald spoke of one option available to sell the program’s loan portfolio; for example the loans can be sold to a local bank to be serviced locally and the proceeds from that sale can be used for CDBG eligible projects. She explained that the value of the portfolio is not known because the loans are not typical loans and are not on a regular payment schedule. A portion of the portfolio contains diminishing loans and nothing will be paid if the owner does not sell the property before the time period expires. She plans to research this option further and is setting up a conference call with State officials to discuss the County’s options.

Committee members discussed some suggested uses for the funds but more information and clarity is needed before further steps moving this forward can be taken.

In addition, Ms. McDonald stated there is a need to explore what the County wants to do moving forward. She explained that she has discussed this with Ithaca Neighborhood Housing Services (INHS) and without the program income it will be difficult to continue this program.

RESULT: COMPLETED

Resolution No. - Scheduling a Public Hearing for the 2018 New York State Homes and Community Renewal Housing Trust Fund Corporation Community Development Block Grant Program Application (ID #8080)

Ms. McDonald explained that no application announcement for the Community Development Block Grant (CDBG) funding has been released yet and since there is usually a short turn-around time for the application this resolution is to schedule the public hearing in advance to help speed up the process.

RESULT: RECOMMENDED [UNANIMOUS]
MOVER: Deborah Dawson, Member
SECONDER: Anna Kelles, Member
AYES: Robertson, Sigler, Kelles, Koreman, Dawson

WHEREAS, the New York State Housing Trust Fund Office of Community Renewal Community Development Block Grant (CDBG) Program is an important source of funding to address community development objectives in the County, and

WHEREAS, the 2018 New York State Housing Trust Fund Office of Community Renewal CDBG Program Application requires a public hearing be held prior to the submission of an application for funding, and

WHEREAS, the 2018 New York State Housing Trust Fund Office of Community Renewal CDBG Program Application announcement is expected soon and timelines for completing public hearings and application drafting are usually very short, now therefore be it

RESOLVED, on recommendation of the Housing Committee, That the public hearing on

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submitting an application for the 2018 round of the Housing Trust Fund Office of Community Renewal CDBG funding be held at the County Legislature meeting scheduled for October 16, 2018,

RESOLVED, further, That the Clerk of the County Legislature is authorized to place proper notice of this public hearing in the official newspaper of the County.

SEQR ACTION: TYPE II-20

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Housing Strategy Implementation - Professional Services (ID #8075)

Ms. McDonald explained that following the request for quote process the Department discovered it would be cost prohibitive for a housing rent and vacancy survey to be conducted. She said another opportunity the Department proposes that will assist in the advancement of the implementation of the Housing Strategy is to use those funds to obtain technical assistance related to development, housing affordability, and fair housing.

It was MOVED by Mr. Sigler, seconded by Ms. Kelles, and unanimously adopted by voice vote, to authorize the Planning and Sustainability Department to use the contingent funds authorized by Resolution 2017- 254 to be used for a rent and vacancy survey for the implementation of the Housing Strategy instead be used for the implementation of the Housing Strategy by obtaining technical assistance for actions related to new development, housing affordability, and fair housing assistance in the amount of \$28,250.

RESULT: COMPLETED

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Deputy Commissioner's Report

Ms. McDonald reported the following:

- Mr. Molino provided her with the name of a condominium developer from Saratoga Springs that is interested in building condominiums in the Ithaca area. She will follow up and keep the Committee informed;
- The New York State Attorney General’s Office has not provided an opinion on the use of County funds for the Community Housing Development fund and have passed Tompkins County’s request to them for an opinion on the New York State Comptroller’s Office;
- The Upstate New York Chapter of the American Planning Association is holding their conference in Ithaca on October 3rd - 5th and there is staff assisting with a session on Tourism efforts and a mobile workshop on navigating the challenges of funding and building affordable housing;
- The deadline for Round 18 of the Community Housing Development fund is October 1st and that will be that last round of funding this year; and
- Conversations have taken place with CNY Fair Housing regarding housing choice vouchers since Tompkins County is now in their service area.

Ms. Robertson requested information regarding the Upstate New York Chapter of the American Planning Association Conference on October 3rd - 5th be passed on to all Legislators. Ms. McDonald will forward the information to all Legislators.

Committee Members' Reports

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Ms. Dawson is interested in the County identifying ways it could work with municipalities and the local Planning Board members to implement the Housing Strategy. Ms. Schleelein stated she would be interested in working with the County also. Ms. McDonald said there soon will be an e-mail going out as the first introduction about the Department's municipal outreach and should be targeting the Town Supervisors, Clerks, and Planning Board Chairs. In addition, Ms. McDonald stated the Department is interested in other ways to engage and are willing to meet with representatives from municipalities one-on-one if they are interested to look at individual priorities and challenges.

Mr. West defined inclusionary zoning as zoning that requires a certain percentage of new development to meet affordability thresholds and exclusionary zoning keeps out certain types of development. The County cannot access these zoning tools because it does not have land-use authority but smaller municipalities can. He stated incentive zoning is when incentives are offered for a developer to include additional thresholds in their development.

Ms. Koreman asked if there could be a discussion concerning establishing a way to have the different municipalities be more involved and suggested setting up certain times to hear from the various municipalities at a Committee meeting or have a forum where they all come together. Ms. Robertson stated a couple municipalities could be invited to the next Committee meeting and said this could go along with the proposed matching grant program.

Ms. Kelles said a Cornell graduate student has selected a project she proposed to complete a study regarding source of income discrimination.

Ms. Robertson stated she is putting together an over target request in conjunction with Law NY to enhance our capacities to do case management to assist people in crisis moments and would like to have more capacity to assist people before that crisis moment occurs.

Minutes Approval

August 20, 2018

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Deborah Dawson, Member
SECONDER:	Anne Koreman, Member
AYES:	Robertson, Sigler, Kelles, Koreman, Dawson

Public Comment

Ms. Jayne stated the Ithaca Board of Realtors is working on a public event scheduled for November 29th at The Space and are inviting people from Corning who worked on the City of Corning's revitalization project. She explained that by bringing in people from outside the community it may help spur some interest for development projects. She has invited Megan McDonald and Tierra Labrada, Human Services Coalition, to speak at the event. This will be open to Legislators and members of the public.

Ms. Koreman suggested involving different developers statewide. Ms. Robertson spoke of developers being sensitive to working in welcoming communities and there have been difficulties with larger development projects in this area.

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Zero Energy Modular Homes

Zero Energy Modular Homes Alison Donovan of Vermont Energy Investment Corporation (ID #8078)

Alison Donovan, VEIC, and John Scicchitano, New York State Energy and Research Development Authority (NYSERDA), joined the meeting via phone conference.

Ms. Donovan reviewed a PowerPoint presentation entitled Zero Energy Modular Market Analysis.

Ms. Robertson inquired about NYSERDA looking for a manufacturing partner in New York State. Ms. Donovan stated that during their analysis they asked manufacturer's in New York and other states if they would be interested in opening a manufacturing business in New York State and have not identified anyone interested at this time. She spoke of VEIC having received a grant from the New York Community Trust to develop a Modular Factory Housing Manual in a partnership with a professor from Louisiana State University. She stated there work has confirmed that there are not enough factories manufacturing the homes.

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Adjournment

The meeting adjourned at 5:15 p.m.

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