

Tompkins County
DEPARTMENT OF PLANNING AND SUSTAINABILITY

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 Ithaca, New York 14850

Edward C. Marx, AICP
 Commissioner of Planning and Sustainability

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TO: Planning, Development, and Environmental Quality Committee
From: Megan McDonald, Senior Planner
Date: April 21, 2017
Re: Report on Community Housing Development Fund Round 14 and Resolution to Disburse Funds

Action Requested

The proposed action is to approve a resolution authorizing the disbursement of \$60,000 in County Program Income funds to support the development of 4 SRO beds of affordable rental housing in the OAR Endeavor House project, through Round Fourteen of the Community Housing Development Fund (CHDF). The annual County allocation for the CHDF is up to a maximum of \$100,000.

The resolutions must also be approved by the full Legislature.

Background

The Community Housing Development Fund is a joint effort of Tompkins County, the City of Ithaca, and Cornell University. The purpose of the fund is to help communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. Projects must include units of affordable housing for low and moderate income households. In Rounds One through Thirteen, there have been 396 housing units supported with \$2.9 million in total funding.

Round Fourteen Application and Recommendation

The 2017 Notice of Funding Availability for the Community Housing Development Fund provides three rolling deadlines during 2017, one each in March, July, and October. The County received one application for the March deadline, which is summarized below together with the funding recommendation, based on the review of the Application Review Committee and recommendation of the Program Oversight Committee (POC).

Project	Location	Applicant	Number of Affordable Units	POC Funding Recommendation (vote)	Proposed Sponsor
Endeavor House	City of Ithaca	OAR	2 (the 4 SRO beds are counted as 2 rental units by the program)	\$60,000 (9-0)	Tompkins County

Endeavor House

Opportunities, Alternatives, and Resources, Inc. (OAR) will rehabilitate an existing four-bedroom structure, located at 626 W. Buffalo Street in the City of Ithaca, to provide housing for those returning home to the community from the Tompkins County Jail. Under the terms of the CHDF program, non-traditional proposals where each unit does not provide a separate kitchen and bathroom, may consider two bedrooms to equal one unit.

During the POC's review of the application, some discrepancies were found with regards to the project's source of funds documentation, operating budget, and construction budget. The POC appointed a sub-committee comprised of a member from each of the three funding organizations (the County, City of Ithaca, and Cornell University) to review and approve final numbers before any award would be disbursed. OAR has worked with IURA as well as County staff to refine these numbers, and approval by this sub-committee is expected shortly.

SEQR

This project does not require SEQR review.

Budget Implications

Resolution No. 2014-188 committed \$600,000 of Tompkins County Program Income funds to continuing the Community Housing Development Fund. None of the County's contribution involves local tax dollars. All of the County's contribution comes from funds originally received from the U.S. Department of Housing and Urban Development (HUD) that were loaned under the County's Homeownership Program and have been repaid by borrowers. These funds can only be used for HUD eligible activities.

Resolution 2017-22, approved by the Tompkins County Legislature on February 21, 2017, authorized a supplemental appropriation of \$100,000 to OAR to enable the agency to expand its services to include housing for individuals released from incarceration.

Enclosures

Resolution No. __: Authorization to Disburse County Funds to the Community Housing Development Fund for OAR's Endeavor House

Contact

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