



Onondaga County Legislature

JAMIE McNAMARA
Clerk

JAMES J. ROWLEY
Chairman

TAMMY BARBER
Deputy Clerk

401 Montgomery Street • Court House • Room 407 • Syracuse, New York 13202
Phone: 315.435.2070 • Fax: 315.435.8434 • www.ongov.net/legislature

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MINUTES – AUGUST 17, 2022 TIM BURTIS, CHAIRMAN

MEMBERS PRESENT: Ms. Gunnip, Ms. Kuhn, Mr. Knapp, Mr. Garland
ALSO ATTENDING: Mr. Ryan, also see attached

Chair Burtis called the meeting to order at 9:05 a.m. *The minutes of the previous meeting had been distributed, and there were no objections to waiving the reading. There were no corrections to the minutes, and the minutes were approved.*

1. **COMMUNITY DEVELOPMENT:** Martin Skahen, Director

a. **Authorizing the Onondaga County Executive to File the 2022 Action Plan for the Community Development Block Grant, Home Grant and Emergency Solutions Grant Programs (\$3,196,455)**

- Entitlement grants - do not compete for, awarded every year based on factors; federal government allots money to programs, HUD uses equation to divide amongst communities in participating jurisdictions

COMMUNITY DEVELOPMENT GRANT		2021	2022	
County		\$2,058,720	\$1,929,511	
Clay		\$275,338	\$266,774	
Total Grant		\$2,334,058	\$2,196,285	-5.9%
Reprogrammed Balances		0		
Program Income		100,000	103,719	
Total Available		\$2,434,058	\$2,300,004	
	Capital Projects	\$862,246	\$755,747	
	Housing Rehabilitation	350,000	350,000	
	Housing Rehab (Prog Income)			
	Commercial Rehabilitation	150,000	\$150,000	
	Rehab Delivery	450,000	450,000	
	Administration	466,812	439,257	
	ARISE	5,000	5,000	
	Fair Housing	50,000	\$50,000	
	Homeownership (Prog Income)	100,000	100,000	
	Contingency	0	0	
	Total	\$2,434,058	\$2,300,004	
HOME GRANT		\$659,207	\$720,844	9.4%
	Housing Rehabilitation	494,405	540,633	
	Non-Profit Housing Activities (CHDO)	98,881	108,127	

	Administration	65,921	72,084	
	Total	\$659,207	\$720,844	
EMERGENCY SOLUTIONS GRANT				
		\$176,558	\$175,607	-0.5%
	Administration	13,242	13,171	
	Projects	\$163,316	\$162,436	
	Total	\$176,558	\$175,607	
Total Grant Application				
		\$3,269,823	\$3,196,455	
3 grants:				
		\$3,169,823	\$3,092,736	-2.4%

- Town of Clay allocation – due to size it can be own community; County takes 10% of Clay’s allocation for administration fees to manage program; Clay gets rest for their eligible projects in their community
- Steering committee met twice to review and award projects; every community that applied was able to receive an award with exception village of Solvay
 - Village submitted 4 applications each looking for \$150,000 and one for \$50,000; based on funding available and money already investing in Solvay, committee took year off

Municipality/Agency	Project	Funded	Match	Project Total
Town-Camillus	Shove Park Ice Rink Facility Accessibility Improvements – Phase 2	\$50,000	\$25,000	\$75,000
Town-Cicero	William Park Playground	\$50,000	\$32,000	\$82,000
Town-Clay	Senior Center Siding Replacement	\$190,097	\$ -	\$190,097
Town-Clay	Repaving Steelway Blvd.	\$	\$ -	\$ -
Town-Lafayette	Stafford Park Playground Equipment	\$50,000	\$13,000	\$63,000
Town-Lysander	Mills Rd Water District	\$50,000	\$550,000	\$600,000
Town-Onondaga	Kelley Brother’s & Anthony Santaro Memorial Parks Baseball Infield Replacement & Park Upgrades	\$50,000	\$12,500	\$62,500
Town-Salina	Electronics Park Parking Lot	\$50,000	\$125,100	\$175,100
Village-Camillus	Recreational Courts Improvement	\$50,000	\$58,400	\$108,400
Village-East Syracuse	Ellis Field Playground	\$50,000	\$15,000	\$65,000
Village-Fayetteville	Senior Center Cottage Improvements	\$37,500	\$12,500	\$50,000
Village-Minoa	Elm Street Sidewalk Replacement Program	\$50,000	\$5,000	\$55,000
Village-N. Syracuse	Community Center Rehabilitation	\$50,000	\$12,500	\$62,500
CCE	Community Forests	\$28,150	\$7,725	\$35,875
	Municipality Total:	\$755,747	\$868,725	\$1,624,472

Fair Housing				
ARISE, Inc	ARISE Housing Referral & Advocacy Program	\$5,000	\$50,338	\$55,338
CNY Fair Housing, Inc	Fair Housing Education & Enforcement	\$50,000	\$111,000	\$161,000
	Fair Housing Total:	\$55,000	\$161,338	\$216,338

Total	\$810,747	\$1,030,063	\$1,840,810
--------------	-----------	-------------	-------------

- Municipalities familiar with program; County asks for 25% match on all projects

- Community Development funded by federal and state grants; only county money is interdepartmentals; salaries and staff covered by federal and state grants
- Every federal and state grant includes administration percentages; pay salaries with this grant, lead grant, and Home and Community Renewal (from state)
- Coming to legislature is requirement of HUD; towns and villages also have to go to their boards and pass a resolution to ensure community is on board with funding, and what they are asking for
- Village of Solvay and Van Buren applied and did not receive funding
 - Van Buren submitted application for ditch 5 years in a row; discussions with county and town that the project is something the town can do 75% of themselves
 - Town does not have equipment to dig trench
- Towns and villages not listed are either not in eligible areas or did not apply
 - HUD sets up census tract - what areas are eligible for funding; must be in eligible area to apply for funding
 - Some towns do not have any eligible areas, but there are certain things they can apply for; (i.e.) playground with handicap accessible equipment – considered assisting low income group
 - Village of Fayetteville not eligible, but can qualify for projects with senior center; catering to fixed income
- CD sends application, map of eligibility and letter explaining all information to every municipality every year
- Map eligibility posted on website annually: <http://ongov.net/cd/cdbgmmaps.html>
- Towns and villages submit 5 year plan when applying that lays out projects for CDBG in eligible areas
- City of Syracuse an entitlement community, so they receive their own grant for spending; majority of the money goes towards agency work (i.e. Home Headquarters); city publishes their plan – currently in public comment period

Housing Development Fund Corporation

- Nonprofit run through Community Development (CD) with board of directors
- 1 mission – to build or rehab homes, and sell to low income first time homebuyers; doing for 20 years
- Receive grant from state, which provides subsidy to homebuyer
- Homebuyer goes through homeownership program at Home Headquarters and becomes eligible to be on list for notification when CD has home for sale – whoever is interested in house works with county's real estate company
- To qualify, have to be 80% AMI (average median income)
- (i.e.) Sell home worth \$180,000 for \$160,000, give homebuyer \$30,000 grant from state that stays on as lien that does not need to be paid back for 10 yrs; after 10 yrs, lien released and person has full ownership; only mortgaged \$130,000 on a \$180,000 house, which means already \$50,000 equity plus what was paid on the mortgage monthly
- Charles Avenue – building 2 homes, but through state ESD money; used that money to also do façades on Milton Avenue; have rehabbed one on Charles Avenue years ago
- Get homes from tax auction:
 - Real Property Tax sends list to CD prior to auction to identify homes that would work with program - what can be rehabbed and sold to breakeven
 - Take homes off auction, go to legislative committee and session to pass resolution to allow CD to take homes for \$1 and forgive taxes
 - Struggling with tax auction homes as they tend to be in worse shape; cannot be inside until after buying
 - For first time, bought home from Land Bank: home on South Collingwood Land Bank owned and allowed CD to go in with architect to come up with plan for rehab; knew numbers would work
 - Able to buy home from Land Bank at reduced price, because they want to support the program
 - Land Bank different – sells home to people who need to fix them within 1 year; Land Bank has plan that contractor puts together to make home livable and person shows Land Bank they have access to cash to do the work, then have 1 year to do work and move in
 - Community Development rehabs the home and someone walks into brand new home
- Funding for CD to buy homes and rehab – do not rely on federal; have state money for mortgage program, revolving loan fund from county; (i.e.) acquire house, put in \$160,000, sell house, then money goes back in revolving fund
- **Provide the line in the budget where the revolving loan fund is from the county**
- Helps areas and gives people opportunity to be first time homebuyers; CD does due diligence necessary
- CD takes worst home on the street (i.e. abandoned, overgrown, etc.) and makes it better than a flipper would; more extensive work; in addition to helping the buyer, it takes care of headache in neighborhood
- Rarely demolish a home – currently have home on Howlett Hill that cannot be saved; from street it is charming, but basement full of water and vacant for years

Lead Program

- Federal money – lots of rules and regulations to qualify; had to get extension on current grant due to COVID and construction stopping
- Need to do about 18-22 homes per quarter to meet goals – have to lay out how many each quarter to HUD
- 48 month grant (with extension) that is countywide
- Qualifications:
 - Does not have to do with where the house is
 - Based on income level of person in home with child 6 or under spending significant time in home
 - Not where the 6 year old lives, but could be an (i.e.) aunt’s house where the child is for daycare
 - Landlords can apply as well, based on renting
- Guidelines and rules make it hard for contractors – have to be certified in the program
- Would like more contractors; have 2 consistently active; total of 4 apply every bid, and 2 are always high
- 6 other contractors used to do lead work, but have private work and not interested in the lead work
- Run production portion of grant for city - city does qualifying paperwork, county does mitigation work, then city closes out job and pays bill
- City helped 2 contractors get certified, and contractors are doing their first city jobs now
- Each home is a separate case (no overlap) - 70% of work county does is in city
- City lost their grant for mismanagement and county took over for ~6 years
- County will be ready to apply for next grant a year from now, same as city
- When federal government put out request for applications this year, they added rule to say municipalities cannot overlap between jurisdictions; hoping it will only last one year
 - Would mean the county and city would have to divide the city based on census tracks
 - Not productive or good use of time; should be putting people through as fast as they can
 - (i.e.) City census track could have 40 jobs, county has 5 jobs; county would not be able to do any of the 40, because they are not able to overlap
 - Hoping HUD will see lot of people did not apply, because of the new rule
 - Marty Skahen will call director of homes with lead to find out where this is
 - May ask for letter from Legislature saying this is a problem, and they should remove the rule

A motion was made by Mr. Knapp, seconded by Mr. Garland, to approve this item. Passed unanimously; MOTION CARRIED

2. ONONDAGA CIVIC DEVELOPMENT CORPORATION:

a. Confirming Appointment to the Onondaga County Civic Development Corporation

- Replacing Gerry Albrigo, whose term expired in 2020

A motion was made by Mr. Knapp, seconded by Ms. Kuhn, to approve this item. Passed unanimously; MOTION CARRIED

The meeting was adjourned at 9:39 a.m.

Respectfully submitted,

ATTENDANCE



JAMIE McNAMARA, Clerk
Onondaga County Legislature

COMMITTEE: **PLANNING & ECONOMIC DEVELOPMENT COMMITTEE**
DATE: **AUGUST 17, 2022**

NAME (Please Print)	DEPARTMENT/AGENCY
M. Laflair	Comm Development
Marty Skahen	" "
Tenisha Murphy	CE Office
Darcie Lesniak	Leg.
John Dedantis	Leg.