



LEGISLATIVE BRANCH ▪ CITY OF BINGHAMTON

Hadassah Mativetsky, City Council President

Sarah Dinhofer, City Clerk

COUNCIL OF THE CITY OF BINGHAMTON

Committee Meeting Minutes: Planning

Work Session Room, 38 Hawley Street, Binghamton, NY 13901

2 PM Thursday, March 28, 2024

I. CALL TO ORDER

Called to order at 2:03PM by Chair Hotchkiss

II. ROLL CALL

Present: Nate Hotchkiss, Robert Cavanaugh

Also Present: Sarah Dinhofer (City Clerk), Hadassah Mativetsky (City Council President, Member Ex-Officio), Michael Dundon (Council Member), Stephen Carson (HUD Administration & Housing Manager), Megan Heiman (Deputy Mayor), Jerry Willard (RL Presenter)

III. DISCUSSION

Introductory Resolution 24-59 Considered in Planning: Hotchkiss

An ordinance to amend the 2019 and 2020 HUD admin & housing budget for consolidation of unused lines for spending on housing program

Carson: States this money received at start of COVID, requirement for spending was that projects had to impact, affect, or prevent COVID. Money was used for rent/mortgage assistance, business/nonprofit assistance, and associated administration expenses. 5 years later, harder to find qualified spending causes – only 3 active programs currently using money: CHOW installation of cool storage equipment, ACA HVAC improvements, business assistance program. Money also used for free backpack program through CARES and to pay United Way to market opportunities for people through direct mail, social media, emails, etc. \$32,000 went to Fairview Recovery for coordinated entry system which acted as central location to coordinate social services. New use has to be found for remaining money, hoping for low-income housing development to satisfy COVID requirements

CM Dundon: Asks if anyone building low-income housing would be eligible for funding, such as recent Land Trust presenters from Work Session; Carson answers yes, as long as requirements are met

Introductory Ordinance 24-60 Considered in Planning: Hotchkiss

A resolution authorizing the Mayor to enter into an agreement with the First Ward Action Council for use CVY45 and CVY46 CDBG funds in an amount not to exceed \$577,190 to support the development of affordable housing

Heiman: States project would create 37-39 units of affordable housing for low-income residents. First Ward Action Council plans to rehab 7 blighted buildings. City has worked with Action Council before to create affordable housing successfully, looking to do more of same. Partnering with County Executive, who will be applying for \$3mil of RestoreNY grant funds on their behalf. Council would have to vote by 5/8 business meeting for RestoreNY grant to be done in time

Carson: Adds that CDBG funds also have expiration of September 2025/2026 to keep in mind. States that funds

being considered for Action Council would use up all available COVID funds

Willard: Project is similar to other recently completed sites, most recently NOMA, also scattered site project. Projects provide affordable housing while also improving neighborhood serving low-moderate income residents. Money from City is important to demonstrate support, but will be going to NYSHCR and NYS Housing Trust Fund for additional funding. Project is 9 sites (2 new construction: Front St 3-family, Clinton 3-story with 15 apts, 2 storefronts), 5 on Front St,

CM Cavanaugh: Comments that scatter-site development may be more difficult, but more beneficial overall with spillover effect into surrounding neighborhoods. Asks about competition with YWCA funding application, as both are being entered by City for same grant; Heiman answers doesn't consider it competing, hopes Governor's Pro-Housing Communities designation will elevate City's status. Asks about total project cost; Willard answers about \$15mil

CM Hotchkiss: Asks if properties are vacant; Willard answers some are, states there are a total of 3 tenants eligible for relocation benefits who would likely have the option to move back in through relocation consultant

CM Dundon: Points out that potential funding opportunities described in previous RL discussion as eligible for applications by organizations such as Land Trust are actually already pre-allocated to First Ward Action Council project; Carson agrees

CM Cavanaugh: Asks about potential timeline; Willard answers timeline is monitored highly by NYS, likely 1.5 years

Heiman: Points out one property is part of Anzaroot settlement and would have to be voted on by Council

CM Mativetsky: Requests template of contract to be used; Carson agrees

Willard: Comments that regulatory period from NYS Housing Trust Fund guarantees that housing will stay affordable for minimum 50 years. CM Cavanaugh asks about practices around setting rent rate; Willard answers rates are based on income of group being served, project would serve people making incomes less than 60% area's median. Rent rates: \$550/1-bed, \$733/2-bed

IV. ADJOURNMENT

Motion to adjourn at 2:48PM: Cavanaugh

Second: Hotchkiss

All in Favor