

To: Ray Burger, Director of Planning
From: Delia Yarrow, INHS Director of Homeownership Services
Date: February 7, 2023
Re: 2023 CDBG Homeowner Rehab Application for Dryden

INHS proposes that it would apply for and manage NYS CDBG grants for both the Village and Town of Dryden as a subrecipient. INHS would manage the grant writing and pre-development free of charge:

- Conduct the predevelopment work necessary to apply
- Prepare the application for CDBG homeowner rehabilitation

If funded, INHS would act a subrecipient

- Participate in any required correspond as needed with NYS to successfully complete the grant
- Handle Marketing and Outreach
- Complete all Complete Environmental Review Requirement
- Construction Management activities
- Complete all distribution requests for grant funding
- Complete all necessary work required for compliance associated with MWBE and Section 3 requirements
- Complete all necessary reporting, including but not limited to Annual Performance Reporting, WMBE and Section 3 Reporting
- Participate with State Monitoring

The Town and/or the Village would:

- Handle all legal notices
- Hold the public meetings
- Accept payment from NYS and forward to INHS for administration
- Conduct annual INHS Monitoring

HCR strictly evaluates compliance with regulations, handling of hazardous materials, and on-time expenditure of grant funds when ranking applications. Evaluating the data for the Town and Village as well as INHS' past experience in managing CDBG grants, we propose the following grants to be applied for:

Town of Dryden – We suggest applying for a \$500,000 grant for 17 households. The US Census Housing Conditions Survey from 2019 cites 2,571 single family homes outside of the villages, a 68% owner occupancy rate, and 32% of households under \$50,000. This results in roughly 600 possibly eligible households with a capture rate of 3%.

Village of Dryden – We suggest applying for a \$200,000 grant for 6 households. The US Census Housing Conditions Survey from 2019 cites 531 single family homes, a 68% owner occupancy rate, and 38% of

households under \$50,000. This results in roughly 137 possibly eligible households with a capture rate of 4%.

A smaller grant amount for the Village, compared to the Town, is much more likely to be successful. For smaller areas such as the Village, we have found that applying for too large a grant is risky as NYS is strict when it comes to timely contract completion.

If the grant was for a larger amount and is not successfully completed on time, then the Village's future grant requests would not be looked on favorably by NYS. If the number of eligible households is found to be large in the smaller initial grant, a successful initial grant, along with a vetted waitlist, would provide a strong case for future successful NYS applications for the Village's.

INHS is an accomplished NYS grant administrator and has a long track record of success in being funded for competitive applications and has successfully completed multiple CDBG homeowner rehabilitation grants for Tompkins County as their subrecipient.

Because of INHS's community relationships, other funding sources, and expertise of our staff, INHS is often able to successfully serve homeowners whose homes needed substantial amounts of work. INHS also works hard to assist those homeowners who are less likely to apply for repair assistance, and who are more complicated to serve due to barriers such as having limited access to the internet, disabilities. There are many advantages to choosing INHS as the subrecipient:

- INHS has multiple other resources available for homeowners needing rehab work. INHS is currently administering multiple major repair funding for homeowners in Tompkins County that can be layered with the CDBG funding and will continue to apply for these funds in the future. Layering funding from RESTORE (emergency repairs for seniors), Access to Home (accessibility modifications) and our Minor Repair program (free small-moderate sized repairs for seniors) would extend the impact of the CDBG award and allow for a broader range of homeowners to be served.
- INHS has one pre-application for all programs. Having a "on stop shop" for repair funding is helpful for homeowners.
- INHS staff are experts in developing a scope of work, layering funding, bidding, contractor procurement, compliance with NYS and federal lead, mold, and asbestos requirements and supervising construction.
- INHS already has an active waitlist for homeowner repair. This waitlist includes residents of the Town and Village of Dryden.
- INHS has strong working relationships with CAPCO's Weatherization Assistance Program and other NYSERDA contractors; NYS is very interested that energy improvements be included for homeowners where feasible.
- INHS staff has years of experience coaching homeowners through the difficult process of successfully deploying NYS funds. Staff meet with applicants in person but also work with clients remotely via electronic submission of documents and signatures.

INHS is available to answer any questions you have about this proposal. For questions, please contact Delia Yarrow at 607-288-3229.

