**REvised** PEDC Meeting  
**Revisions are highlighted in blue**  
Planning and Economic Development Committee  
Ithaca Common Council  

**City Hall Remains Closed to the Public**  
This meeting will be conducted remotely via the online platform Zoom, pursuant to the Governor’s Executive Order 202.1. A live stream is available at [City of Ithaca Public Meetings YouTube Channel](https://www.youtube.com)  

**Please refer to the second page of this agenda to learn how to participate either by written comment or joining the meeting to speak**  

**Agenda Items**

<table>
<thead>
<tr>
<th>Item</th>
<th>Voting Item</th>
<th>Presenter</th>
<th>Time Start</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)  Call to Order/Agenda Review</td>
<td>No</td>
<td></td>
<td>6:00</td>
</tr>
<tr>
<td>2)  Public Comment *</td>
<td>No</td>
<td></td>
<td>6:05</td>
</tr>
<tr>
<td>3) Special Order of Business</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>a) Public Hearing – 2022 HUD Action Plan</td>
<td>Yes</td>
<td>Eric Hathaway, Director, Transportation and Parking</td>
<td>15 mins</td>
</tr>
<tr>
<td>b) Public Hearing – East Hill Fire Station</td>
<td>Yes</td>
<td></td>
<td>15 mins</td>
</tr>
<tr>
<td>4) Announcements, Updates, Reports</td>
<td>No</td>
<td>Liddy Bargar, Human Services Coalition</td>
<td>20 mins</td>
</tr>
<tr>
<td>a) Presentation – West End Update</td>
<td>No</td>
<td>Eric Hathaway, Director, Transportation and Parking</td>
<td>15 mins</td>
</tr>
<tr>
<td>5) Action Items (Voting to send on to Council)</td>
<td>Yes</td>
<td>Anisa Mendizabal, IURA</td>
<td>15 mins</td>
</tr>
<tr>
<td>b) East Hill Fire Station Relocation - Authorize Transfer of Property and Assignment of Option to IURA</td>
<td>Yes</td>
<td>Nels Bohn, IURA Director</td>
<td>15 mins</td>
</tr>
<tr>
<td>c) Proposed Policy Regarding Encampments on City Property</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6) Review and Approval of Minutes</td>
<td>Yes</td>
<td>All</td>
<td></td>
</tr>
<tr>
<td>a) No minutes to approve</td>
<td>Yes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7) Adjournment</td>
<td>Yes</td>
<td>All</td>
<td></td>
</tr>
</tbody>
</table>

*If you have a disability and require accommodations in order to fully participate, please contact the City Clerk at 274-6570 by 12:00 noon on Tuesday, May 17, 2022.*
**General Public Comments**
Send written comments here: [http://www.cityofithaca.org/FormCenter/Planning-Economic-Development-Committee-18/Planning-Economic-Development-Committee--98](http://www.cityofithaca.org/FormCenter/Planning-Economic-Development-Committee-18/Planning-Economic-Development-Committee--98) by 4:00 p.m. the day BEFORE the meeting. All comments received will be forwarded to the Common Council for their consideration. Written comments received in advance of the meeting give the Committee members time to fully consider them. If you want your comment read aloud, please state so in your email and limit the comment to three minutes. A minimum of 15 minutes will be allotted at the beginning to read comments, if needed. The Chair will make an effort to accommodate as many read comments as time permits.

**Register to Speak via Zoom**
At 9:00 a.m. on the day of the meeting the following link will be open to register for speaking at the beginning of the meeting via Zoom.
[http://www.cityofithaca.org/FormCenter/Planning-Economic-Development-Committee-18/Planning-Economic-Development-Committee--102](http://www.cityofithaca.org/FormCenter/Planning-Economic-Development-Committee-18/Planning-Economic-Development-Committee--102)

The first hour of the meeting will be used for public comment. Registration will close at 3:00 p.m. in order for us to calculate how much time each person will be allotted. If you register, you will be emailed the Zoom link later that day. Use that link to sign in and enter the Zoom waiting room. You will be moved into the meeting for your allotted time in the order that you registered to speak. You must be present in the waiting room when your turn is called or you will forfeit your time. You can use video or telephone to participate.

All comments and questions can be emailed to Deborah Grunder at dgrunder@cityofithaca.org or call (607) 274-6551.
Notice of Availability and Public Comment Period

The City of Ithaca's draft 2022 Action Plan will be made available for public comment from Friday, April 29, 2022 until 5:00 p.m., May 30, 2022 on the Ithaca Urban Renewal Agency (IURA) website (www.ithacajura.org) and at IURA offices. For a list of additional places to view a hardcopy, or to request a hardcopy, please contact the IURA at: (607) 274-6565. Written comments may be submitted to IURA via e-mail at: amendizabal@cityofithaca.org.

The Planning and Economic Development Committee (PEDC) of Ithaca Common Council will hold a Public Hearing for the draft plan at 6:00 p.m., Wednesday, May 18, 2022. This hearing will be the second of two Public Hearings to gain public input on development of the City of Ithaca's 2022 Action Plan. The public is encouraged to participate. For instructions on how to give verbal comments — whether the meeting is remote, in-person, or hybrid — please view the PEDC agenda at: http://www.cityofithaca.org/agendacenter or call the IURA at: (607) 274-6565. The Public Hearing can also be viewed non-interactively on the City of Ithaca's YouTube Channel: https://www.youtube.com/channel/UC7RUn1P_KfaFW2VICnTrDg.

Written comments on the draft Plan may be submitted to IURA at: amendizabal@cityofithaca.org. Written comments must be received by 5:00 p.m., May 30, 2022.

If you have a disability and require accommodation to fully participate, or have any other questions, please contact amendizabal@cityofithaca.org or (607) 274-6565 at least 48 hours prior to the meeting.

Following is a summary list of proposed 2022 activities:

**2022 DRAFT ACTION PLAN**

<table>
<thead>
<tr>
<th>Activity</th>
<th>Sponsor</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeowner Rehab Program</td>
<td>INHS</td>
<td>$160,498.31</td>
</tr>
<tr>
<td>Minor Repair Program</td>
<td>INHS &amp;</td>
<td>$40,000</td>
</tr>
<tr>
<td>Sears St. Development</td>
<td>INHS</td>
<td>$92,140.40</td>
</tr>
<tr>
<td>Security Deposit Assistance Program</td>
<td>Catholic Charities of TT</td>
<td>$74,000</td>
</tr>
<tr>
<td>Deposit Assistance Delivery</td>
<td>Catholic Charities of TT</td>
<td>$2,500</td>
</tr>
<tr>
<td>Green Job Opportunities Through Reuse</td>
<td>Finger Lakes ReUse</td>
<td>$61,934.65</td>
</tr>
<tr>
<td>Work Preserve Job Training: Job Placements</td>
<td>Historic Ithaca</td>
<td>$67,500</td>
</tr>
<tr>
<td>Work Preserve Job Training: Job Readiness</td>
<td>Historic Ithaca</td>
<td>$20,000</td>
</tr>
<tr>
<td>Immigrant Services Program</td>
<td>Catholic Charities of TT</td>
<td>$30,000</td>
</tr>
<tr>
<td>GIAC Computer Lab</td>
<td>GIAC</td>
<td>$13,450</td>
</tr>
<tr>
<td>Pre-Apprentice Program Work Services</td>
<td>Black Hands Universal</td>
<td>$12,000</td>
</tr>
<tr>
<td>Latino Multicultural Center</td>
<td>No Mas Lagrimas</td>
<td>$6,750</td>
</tr>
<tr>
<td>Economic Development Loan Fund</td>
<td>IURA</td>
<td>$50,000</td>
</tr>
<tr>
<td>CDBG Administration</td>
<td>IURA</td>
<td>$133,600</td>
</tr>
<tr>
<td>HOME Administration</td>
<td>IURA</td>
<td>$33,000</td>
</tr>
</tbody>
</table>

**TOTAL** $1,132,117.36

This list assumes estimated CDBG and HOME awards of $668,000 and $330,000, respectively, and $134,117.36 from anticipated repayments of prior-year economic development loans and other funds. Please refer to the draft Plan for details about adopted contingencies, if HUD increases or decreases the City's CDBG and/or HOME funding.

4/15/22
LEGAL NOTICE

PLEASE TAKE NOTICE a public hearing will be held by the City of Ithaca Planning and Economic Development Committee of Common Council at 6:00 p.m. on Wednesday, May 11, 2022 for the following:

The Committee seeks public comment on the proposal to build a new fire station at 403 Elmwood Ave/408 Dryden Rd to replace the existing facility at 309 College Ave.

This meeting will be held remotely as permitted by legislation S.50001 and A.40001, which extends virtual access to public meetings granted by the Governor’s Executive Order 202.1. A live stream is available at https://www.youtube.com/channel/UC7RtJN1P_RFaFW2IVCnTrDg. Members of the public will be given the opportunity to be heard at the meeting regarding the proposed amendment. There are two options to participate in a public hearing:

1. Submit comments by email no later than 3 p.m. on the day of the meeting to using the dgrunder@cityofithaca.org and if requested, they can be read into the record. Each comment is limited to three minutes. Indicate in your email that the comment is for a public hearing and provide your name and address.

2. To speak at the meeting, sign up and receive instructions by contacting dgrunder@cityofithaca.org or the Planning Divisions at (607) 274-6551. Please provide your name and address. Each comment will be limited to three minutes.

Information about the proposal amendment can be viewed on the City’s website (Search for Proposed East Hill Fire Station). A hard copy is available by contacting the Planning Division at (607) 274-6550.

Lisa Nicholas
Acting Director of Planning & Development
Agenda
Our discussion points for today

01 Definitions and Methodology
02 Data
03 Recommendations
04 Questions?
The **Mission** of our Continuum of Care

Ithaca/Tompkins CoC NY-510 is a local community planning network of public, private, and non-profit partners with the mission of making homelessness rare, brief, and one-time in Tompkins County.

Through this work, we:

- Organize a community-wide effort to prevent and end homelessness
- Provide funding and support to non-profit agencies
- Promote access to supportive services and housing
Definitions

How do we define homelessness?
In our Continuum of Care, we follow HUD’s definition of literal homeless which when an individual is sleeping in a place not meant for human habitation (outside, in a car, etc.) or in our emergency shelter through DSS. Individuals who are fleeing domestic violence are also considered homeless.

How do we define chronic homelessness?
An individual who has a disabling condition and has been continuously homeless for 1) at least 12 months or 2) had at least 4 occasions of homelessness totaling 12 months.

How do we define permanent housing?
Private or supportive housing where tenants can live indefinitely.

How do we define supportive housing?
Affordable housing where the tenants have access to support services in addition to housing.
Methodology

Where did we find this data?

Deep data dive

- Point in Time Count (PIT Count)
- Housing Inventory Count (HIC)
- Annual Performance Report (APR)
- System Performance Measures (SPM)
- Homeless Management Information System (HMIS)
- Other assessments

Compared data to 9 CoCs: those surrounding Tompkins County, those with similar population sizes, and those with similar geographic make up.

Qualitative interviews with stakeholders (N=11) and people with lived experience (N=18)
Primary Data Observations

Measure 1
Length of Stay

Average length of stay in our emergency shelter has increased.
For FY2020, the average length of stay for all households was 91 days.

Measure 2
Returns to homelessness

Returns to homelessness in NY-510 are the highest of our comparable CoCs.
32% of individuals who exited to permanent destinations returned to homelessness within 24 months.

Measure 3
First Time Homeless and Chronic Homelessness

Fewer first-time homeless, more chronically homeless.
45.1% of our homeless population in 2020 were chronically homeless individuals.
We are seeing a bottleneck effect across our supportive housing programs, and low-cost housing in Tompkins County generally.

Low vacancy rates across all levels of affordable housing and high rent costs are a fundamental barrier in moving people from homelessness to housing.

Interviews with providers across our CoC reveal that even with increased access to subsidies, individuals experiencing homelessness can’t find housing to move into.
Returns to Homelessness

Percent of returns to homelessness in 24 months, 2019 and 2020

<table>
<thead>
<tr>
<th>NY-501</th>
<th>NY-505</th>
<th>NY-510</th>
<th>NY-511</th>
<th>NY-513</th>
<th>NY-518</th>
<th>NY-519</th>
<th>NY-520</th>
<th>NY-523</th>
<th>NY-608</th>
</tr>
</thead>
<tbody>
<tr>
<td>40%</td>
<td>30%</td>
<td>20%</td>
<td>10%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
<td>0%</td>
</tr>
</tbody>
</table>
Types of Homelessness

Percentage of First-Time Homeless to Previously Enrolled by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>First-time enrolled</th>
<th>Previously enrolled</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>75%</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>

Percentage of Chronically Homeless to Non-Chronically Homeless by Year

<table>
<thead>
<tr>
<th>Year</th>
<th>Not Chronically Homeless</th>
<th>Chronically Homeless</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td>2020</td>
<td>75%</td>
<td></td>
</tr>
<tr>
<td>2021</td>
<td>50%</td>
<td></td>
</tr>
<tr>
<td>2022</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>2023</td>
<td>0%</td>
<td></td>
</tr>
</tbody>
</table>
What is causing these trends?

Our low-cost housing stock is critically low.

Individuals experiencing homelessness are having trouble both accessing and maintaining housing and services.

Projects funded through our CoC are constrained in their capacity to adequately serve our homeless population.
Other data observations

Considerations for couch-surfers
Couch surfers represent a sizeable population at high risk for homelessness and are not served or counted by our CoC despite the likelihood that they will experience continued homelessness.

Diversion efforts in our CoC require individuals to double up if they have somewhere to do so, but there are no targeted outreach efforts to serve this population before they need emergency shelter.

Racial Disparities
Black and African-American and Hispanic/Latino households are disproportionately represented in our homeless population.

Black and African-American adults in particular were more likely to return to homelessness than households led by white adults.

Considerations for youth
Interviewed youth indicated that they have a lack of knowledge of resources and are resistant to utilizing the emergency shelter, leading them to double up with friends or other non-relatives.
# Recommendations

<table>
<thead>
<tr>
<th></th>
<th><strong>Recommendation</strong></th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Create more Permanent Supportive Housing (PSH)</td>
<td>PSH has proven effective at disrupting the cycle of homelessness.</td>
</tr>
<tr>
<td>02</td>
<td>Build more affordable housing facilities, especially SRO (single room occupancy) units.</td>
<td>More low-cost housing and supportive housing units are essential for us to have a functioning Continuum of Care.</td>
</tr>
<tr>
<td>03</td>
<td>Fund enhanced housing navigation support.</td>
<td>The process for accessing and keeping subsidies, as well as navigating DSS requirements, can be difficult for some individuals to manage.</td>
</tr>
<tr>
<td>04</td>
<td>Heighten outreach to homeless youth, people of color, and couch surfers.</td>
<td>Each population has specific needs that are not adequately supported by our current safety net.</td>
</tr>
<tr>
<td>05</td>
<td>Expand the capacity of our Emergency Shelter.</td>
<td>The emergency shelter in Tompkins County is insufficiently sized for the volume of need.</td>
</tr>
</tbody>
</table>
Recommendation 1: Permanent Supportive Housing (PSH)

What is PSH and how does it work?

Permanent Supportive Housing is subsidized housing with no end date that supports formerly homeless individuals with monthly case management.

PSH disrupts the cycle of homeless by introducing beds into our CoC and offering people the supports they need to reunify with loved ones and find gainful employment.

What does the data say?

Households leaving to temporary destinations were much more likely to return to homelessness (35%) than those exiting to permanent destinations.

While this trend held true across every group, it was most pronounced for Black and African-American Households.

Why do we recommend building more PSH?

Building more PSH addresses all three primary findings as it is creating available beds that are accessible and adequate to meet the needs of our homeless population. It also helps us to meet our racial equity goals by providing a solution that works for Black and African-American households.
Recommendation 2: Other low-cost housing, especially SROs.

What is low-cost housing and how will it impact homelessness?

Low-cost housing adds beds into our housing market where people can use the subsidies they acquire through Rapid Rehousing programs.

SROs, or Single Room Occupancy units are especially important in addressing both affordability and housing needs for homeless individuals, specifically adult-only households who have poorer outcomes in our CoC.

What does the data say?

The 2016 Housing Strategy for Tompkins County proposed the development of 100 Single Room Only (SRO) beds reserved for households earning under 30% of the Area Median Income (AMI). As of the 2020 Housing Snapshot, only 4 SRO beds had been developed.

<table>
<thead>
<tr>
<th>FY2020 Adult-Only Households</th>
<th>FY2020 Adult and Child Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>473 Households</td>
<td>53 Households</td>
</tr>
<tr>
<td>87 days homeless on average</td>
<td>71 days homeless on average</td>
</tr>
<tr>
<td>8% returned to homelessness</td>
<td>0% returned to homelessness</td>
</tr>
</tbody>
</table>

Why do we recommend building more low-cost housing?

Low-cost housing addresses the bottleneck effect, and increases the availability of housing. SRO units also address this need and specifically target the unique needs of our adult-only households.
Recommendation 3: Enhanced Housing Navigation

What is "enhanced housing navigation"?

Enhanced housing navigators would provide intensive case management, helping homeless individuals navigate the process of getting into shelter, seeking out services, and ultimately entering and sustaining permanent housing.

What does the data say?

Both stakeholders and interview participants mentioned agency rules and requirements, and the difficulty of navigating the social services system, as key reasons people live in the encampment instead of going to the emergency shelter.

All of the interviewed individuals said they wanted to get into housing, but felt they did not have the options and support necessary, or they were unable or unwilling to navigate the rules and requirements to do so.

Why do we recommend having more enhanced housing navigators?

Based on qualitative interviews, navigating the system to attain housing support is challenging, especially for homeless individuals. Having intentional, funded navigator positions may help to address chronic homelessness in our community.
One stakeholder said, “I see Tompkins County as being very service rich. There are a lot of opportunities to get services. The barrier is more a fear or reluctance to access services because of distrust with the system. There is a difficulty of accessing services without an advocate. It’s so decentralized. You have to go to a different place for different things – clothing, food, health care, to apply for services, and you’re constantly jumping through hoops. It causes frustration and people give up. It’s easy for services to say ‘they didn’t follow through,’ but it’s literally impossible. Either have one location where service providers can be in one space, or have a case manager that can either transport and do everything from A to Z to help someone through whole process. Doing it alone is completely overwhelming and next to impossible.”
Recommendation 4: Heighten outreach to homeless youth, people of color, and couch-surfers.

What does targeted outreach accomplish?

There is potentially a large population of people who are not being effectively served by the current homeless and housing system.

Homeless youth and people of color are more likely to double up or couch-surf than utilize the emergency shelter. Targeted outreach could help us divert people from homelessness into permanent housing and other supportive resources before they enter our shelter.

What does the data say?

Stakeholders frequently remarked on the group of homeless people relying on couch-surfing for shelter and suggested that the group is typically young and/or people of color.

<table>
<thead>
<tr>
<th>Estimated Number of Couch-surfers in Tompkins County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Of the 530 people served by the emergency shelter system in FY2020, 179 reported coming from a couch-surfing situation.</td>
</tr>
<tr>
<td>188 independent youth aged 18-24 are estimated to be couch-surfing</td>
</tr>
<tr>
<td>910 people in Tompkins County are living in a non-relative’s household</td>
</tr>
</tbody>
</table>

Why do we recommend targeted outreach?

Although our current system implicitly requires couch-surfing, there are little to no funded diversion efforts to keep this population from becoming homeless. Targeted outreach addresses the accessibility of services for a large and growing number of people at-risk of homelessness.
Recommendation 5: Expand the capacity of our Emergency Shelter

What does the data say?

St. John’s Community Services provides 20 beds in their facility, and the Advocacy Center has 9 emergency beds. Both facilities are constantly at or past capacity, requiring the use of about 60 overflow beds in local hotels and motels.
Recommendation 5: Expand the capacity of our Emergency Shelter (continued)

What does expanding shelter capacity do?

Increasing the number of beds in our emergency shelter as well as the number of staff would help to increase client contact, enhancing service delivery and case management. This would help mitigate the increased length of stay that we have seen in recent years and allow more focused movement into permanent housing.

Why do we recommend expanding shelter capacity?

The emergency shelter in Tompkins County is insufficiently sized to meet the needs of our unhoused population. Increasing capacity allows for more consistent, site-based case management and could contribute to better outcomes for individuals utilizing the shelter.
Thank you!

If you have questions or clarifications, please email or send a direct message.
Draft 2022 Action Plan: City of Ithaca HUD Entitlement Program

WHEREAS, the City of Ithaca (City) is eligible to receive an annual formula allocation of funds to address community development needs through the U.S. Department of Housing & Urban Development (HUD) Entitlement program from the Community Development Block Grant (CDBG) program and the Home Investment Partnerships (HOME) program funding sources, and

WHEREAS, the City has contracted with the Ithaca Urban Renewal Agency (IURA) to administer, implement and monitor the City’s HUD Entitlement program in compliance with all applicable regulations, and

WHEREAS, on an annual basis an Action Plan must be submitted to HUD to access HUD Entitlement program funding allocated to the City, and

WHEREAS, the 2022 Action Plan identifies a specific list of budgeted community development activities to be funded from the 2022 HUD Entitlement program allocation and associated funds administered by the IURA, and

WHEREAS, the IURA utilized an open and competitive project selection process for development of the 2022 Action Plan in accordance with the City of Ithaca Citizen Participation Plan,

WHEREAS, as of May 12, 2022, the U.S. Department of Housing and Urban Development (HUD) had not officially notified Entitlement Communities of 2022 CDBG or HOME allocations, and

WHEREAS, funding available to be allocated through the 2022 Action Plan funding process is anticipated to include the following:

$668,000.00  CDBG 2022 allocation
$120,000.00  CDBG 2022 projected Program Income
$601.96      CDBG recaptured/unallocated funds
$330,000.00  HOME 2022 allocation
$13,515.40   HOME recaptured/unallocated funds
$1,132,117.36 Total, and

WHEREAS, the IURA Recommended Action Plan includes contingencies to accommodate the possibility that actual HUD allocations may differ than the anticipated allocations, specifically:

Should the City’s 2022 HOME allocation be greater than anticipated, funding for the following recommended activities will be increased:

1. Project #2: Homeowner Rehabilitation Project, Ithaca Neighborhood Housing Services (INHS)
2. Project #6: Sears Street Development Project, Ithaca Neighborhood Housing Services (INHS)
Should the City’s 2022 HOME allocation be less than anticipated, funding for the following recommended activities will be decreased:

1. Project #2: Homeowner Rehabilitation Project, Ithaca Neighborhood Housing Services (INHS) — Deduct up to $24,375.00
2. Project #6: Sears Street Development Project, Ithaca Neighborhood Housing Services (INHS)

Should the City’s 2022 CDBG allocation be greater than anticipated, funding for the following recommended activities will be increased:

1. Project #13: Bus Stops & Shelters, Tompkins Consolidated Area Transit, Inc. (TCAT) — Funding for fully functional component(s); but not less than $10,000.00.
2. Project #19: GIAC Computer Lab, Greater Ithaca Activities Center, Inc. (GIAC) — Full funding for additional computer station (subject to Public Services cap).
3. Economic Development Loan Fund (ED-LF)

Should the City’s 2022 CDBG allocation be less than anticipated, funding for the following recommended activities will be decreased:

1. Project #12: Catholic Charities Building, Ithaca Neighborhood Housing Services, Inc. (INHS)
2. Project #21: Latino Multicultural Center, No Más Lágrimas — $1,400.00
3. Project #19: GIAC Computer Lab, Greater Ithaca Activities Center, Inc. (GIAC) — $1,896.00/station;

WHEREAS, the IURA used an open and competitive project selection process for development of the 2022 Action Plan in accordance with the City of Ithaca’s Citizen Participation Plan, and

WHEREAS, a Public Hearing on the draft Action Plan was held on May 18, 2022; now, therefore, be it

RESOLVED, the Common Council hereby adopts City’s 2022 HUD Entitlement Annual Action Plan, including the attached summary table titled “IURA Recommended Draft 2022 Action Plan, City of Ithaca, NY,” dated March 24th, 2022, for allocation of the City’s 2022 HUD Entitlement Program award along with associated funds listed above, and be it further

RESOLVED, that the Urban Renewal Plan shall be amended to include activities funded in the adopted 2022 Action Plan.
<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Funding Request</th>
<th>Total Project Cost</th>
<th>CDBG</th>
<th>HOME</th>
<th>TOTAL</th>
<th>Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>215 Cleveland Ave. For-Sale Home*</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$93,000.00</td>
<td>$260,470.00</td>
<td></td>
<td>$55,000.00</td>
<td>$55,000.00</td>
<td>Funding towards construction of single-family house to become a permanently affordable for-sale Community Housing Trust home for LMI household.</td>
</tr>
<tr>
<td>2</td>
<td>Homeowner Rehab</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$185,000.00</td>
<td>$270,845.00</td>
<td>$128,123.31</td>
<td>$24,375.00</td>
<td>$152,498.31</td>
<td>Assist 6-7 LMI homeowners with maintenance and rehabilitation projects that improve condition, performance, accessibility, and safety of their homes.</td>
</tr>
<tr>
<td>3</td>
<td>Minor Repair Program</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$40,000.00</td>
<td>$253,255.00</td>
<td></td>
<td>$40,000.00</td>
<td>$40,000.00</td>
<td>Funding towards salary/benefits to provide at least 40 LMI homeowners with maintenance and repairs focused on health/safety issues, accessibility, and providing links to other programs and services.</td>
</tr>
<tr>
<td>4</td>
<td>Aurora St. &amp; Morris Ave. Revitalization</td>
<td>Habitat for Humanity</td>
<td>$70,000.00</td>
<td>$270,000.00</td>
<td></td>
<td>$70,000.00</td>
<td>$70,000.00</td>
<td>Funding to rehabilitate 2 homes, creating 2 units of owner-occupied affordable housing for first-time LMI homebuyers.</td>
</tr>
<tr>
<td>5</td>
<td>Sears St. Development*</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$200,000.00</td>
<td>$1,700,000.00</td>
<td></td>
<td>$82,148.00</td>
<td>$82,148.00</td>
<td>Funding to construct 2 new permanently affordable for-sale Community Housing Trust homes.</td>
</tr>
<tr>
<td>6</td>
<td>Security Deposit Assistance for Vulnerable Households</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$74,000.00</td>
<td>$101,104.00</td>
<td></td>
<td>$74,000.00</td>
<td>$74,000.00</td>
<td>Funding towards security deposits for 65 LMI households (incl. elderly, disabled, single parents) at risk of homelessness to access vehicle housing and assisted homelessness, including 5 deposits for Housing for School Success program homeless families/children</td>
</tr>
<tr>
<td>6a</td>
<td>Security Deposit Assistance Delivery</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$2,500.00</td>
<td>$2,500.00</td>
<td></td>
<td>$2,500.00</td>
<td>$2,500.00</td>
<td>Project delivery for security deposit assistance program.</td>
</tr>
<tr>
<td></td>
<td><strong>HOUSING SUBTOTAL</strong></td>
<td></td>
<td>$631,500.00</td>
<td>$2,936,165.00</td>
<td>$178,623.21</td>
<td>$310,515.40</td>
<td>$449,138.71</td>
<td></td>
</tr>
</tbody>
</table>
## Projects Reviewed

### Housing

<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Funding Request</th>
<th>Total Project Cost</th>
<th>Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>215 Cleveland Ave. Rehab*</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$58,890.00</td>
<td>$280,470.00</td>
<td>Funding towards rehabilitation of single-family house to become a permanently affordable for-sale Community Housing Trust home for LMI households.</td>
</tr>
<tr>
<td>2</td>
<td>Homeowner Rehab</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$195,800.00</td>
<td>$279,400.00</td>
<td>Award 0-7 LMI homeowners with maintenance and rehabilitation projects that improve condition, performance, accessibility, and safety of their homes.</td>
</tr>
<tr>
<td>3</td>
<td>Minor Repair Program</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$48,890.00</td>
<td>$233,240.00</td>
<td>Funding towards outward repairs to provide at least 40 LMI homeowners with maintenance and repairs focused on health/safety issues, accessibility, and providing links to other programs and services.</td>
</tr>
<tr>
<td>4</td>
<td>Energy Efficient Lighting</td>
<td>BluPower, LLC</td>
<td>$161,340.00</td>
<td>$372,940.00</td>
<td>Replace existing lighting fixtures with efficient LED fixtures for 50 LMI homeowners, in conjunction with a larger program to offer efficient lighting replacements in all LMI residential buildings.</td>
</tr>
<tr>
<td>5</td>
<td>Aurora St. &amp; Morris Ave. Revitalization</td>
<td>Habitat for Humanity</td>
<td>$75,800.00</td>
<td>$279,000.00</td>
<td>Funding to rehabilitate 2 homes, creating 2 units of owner-occupied affordable housing for first-time LMI homeowners.</td>
</tr>
<tr>
<td>6</td>
<td>Sears St. Development*</td>
<td>Ithaca Neighborhood Housing Services</td>
<td>$206,800.00</td>
<td>$1,780,000.00</td>
<td>Funding to construct 2 new permanently affordable for-sale Community Housing Trust homes.</td>
</tr>
<tr>
<td>7a</td>
<td>Security Deposit Assistance Delivery</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$74,800.00</td>
<td>$161,100.00</td>
<td>Funding towards security deposits for 65 LMI households (incl. elderly, disabled, single parents) at risk of homelessness to access safe/affordable housing and assisted living homes, including 5 deposits for Homestay Success program; homeless families/households.</td>
</tr>
<tr>
<td>7b</td>
<td>Security Deposit Assistance Delivery</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$2,800.00</td>
<td>$2,800.00</td>
<td>Project delivery for security deposit assistance program.</td>
</tr>
<tr>
<td>8</td>
<td>Geno Legacy Project</td>
<td>Unbroken Promise Initiative</td>
<td>$158,800.00</td>
<td>$260,000.00</td>
<td>Funding to assist at least 3 LMI homebuyers with down-payment assistance, enabling them to buy homes in the City of Ithaca. For those needing rehabilitation, URI will provide additional funds for repairs and improvement.</td>
</tr>
</tbody>
</table>

### Economic Development

<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Funding Request</th>
<th>Total Project Cost</th>
<th>Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Green Job Opportunities Through Reuse Training</td>
<td>Finger Lakes Reuse, Inc.</td>
<td>$41,940.00</td>
<td>$194,960.00</td>
<td>Funding job training for LMI populations and placement of at least 8 LMI adults with employment barriers into permanent employment positions.</td>
</tr>
<tr>
<td>10</td>
<td>Work Preserve Job Training: Job Placements</td>
<td>Historic Ithaca, Inc.</td>
<td>$67,990.00</td>
<td>$262,817.00</td>
<td>Funding to staff salary and participant stipends leading to job placements of 5 LMI individuals (e.g., youth, adults, homeless, formerly incarcerated, people with disabilities) in the labor force, following job-readiness training.</td>
</tr>
<tr>
<td>11</td>
<td>Hospitality Employment Training Program (HETP)</td>
<td>Greater Ithaca Activities Center, Inc. (GIAC)</td>
<td>$108,800.00</td>
<td>$142,000.00</td>
<td>Staff, supplies, stipend, and professional services to train 10 and place 10 LMI individuals with employment barriers (e.g., people with disabilities, formerly incarcerated, homeless, recovering addicts, immigrants, single parents) into hospitality and administration positions.</td>
</tr>
<tr>
<td>12</td>
<td>Economic Development Loan Fund</td>
<td>URI</td>
<td>$129,800.00</td>
<td>$360,000.00</td>
<td>Capitalize loan fund for business loans resulting in job creation (including underwriting and delivery).</td>
</tr>
</tbody>
</table>

### Public Facilities/Infrastructure

<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Funding Request</th>
<th>Total Project Cost</th>
<th>Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>Bus Stops &amp; Shelters</td>
<td>TCAT</td>
<td>$73,800.00</td>
<td>$85,465.00</td>
<td>Funding to improve accessibility of bus stops and shelters in the West End corridor.</td>
</tr>
<tr>
<td>14</td>
<td>West End Pedestrian Improvements</td>
<td>City of Ithaca</td>
<td>$265,800.00</td>
<td>$370,000.00</td>
<td>Funding to construct ADA curb ramps, sidewalks, and cross-walks at Elm St./Chesnut St. to benefit 1,535 LMI residents.</td>
</tr>
<tr>
<td>15</td>
<td>Splash Pad &amp; Bathroom Building</td>
<td>Friends of Stewart Park</td>
<td>$108,800.00</td>
<td>$660,000.00</td>
<td>Funding to expand accessible recreational and public bathroom facilities, resulting in the ability for disabled adults and children to play alongside one another without barriers.</td>
</tr>
</tbody>
</table>

### Public Services

<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Funding Request</th>
<th>Total Project Cost</th>
<th>Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>16</td>
<td>2-1-1 Information &amp; Referral</td>
<td>Human Services Coalition of Tompkins County, Inc. (HSC)</td>
<td>$25,800.00</td>
<td>$440,836.00</td>
<td>Staff salaries to provide sufficient contact center coverage to meet community needs; benefiting at least 2,700 LMI persons.</td>
</tr>
<tr>
<td>17</td>
<td>Work Preserve Job Training: Job Readiness</td>
<td>Historic Ithaca, Inc.</td>
<td>$28,890.00</td>
<td>$116,880.00</td>
<td>Funding for staff salary to provide 10 LMI youth and adult job-readiness training, workplace evaluations, and support in transitioning to other services or employment.</td>
</tr>
<tr>
<td>18</td>
<td>Immigrant Services Program (ISP)</td>
<td>Catholic Charities of Tompkins/Tioga Counties</td>
<td>$38,890.00</td>
<td>$77,990.00</td>
<td>Staffing to provide 100 refugees and immigrants with direct services and referrals so they can better integrate into the community.</td>
</tr>
<tr>
<td>19</td>
<td>GIAC Computer Lab</td>
<td>Greater Ithaca Activities Center, Inc. (GIAC)</td>
<td>$20,790.00</td>
<td>$35,550.00</td>
<td>Partial funding to support updating a technology lab with 10 new computer stations, scanner/printer, overhead projector, and updated software, which will bridge the achievement and accessibility gap for 450 LMI individuals (schoolchildren and job-seekers).</td>
</tr>
<tr>
<td>20</td>
<td>Pre-Apprentice Program Work Services</td>
<td>Black Hands Universal</td>
<td>$31,800.00</td>
<td>$165,000.00</td>
<td>Funding to hire instructors to deliver curriculum necessary to prepare participants for apprenticeship programs in the trades. Total enrollment for 12 months is expected to be 30 LMI individuals, with 20 reaching course completion, and 10 reaching placement.</td>
</tr>
<tr>
<td>21</td>
<td>Latino Multicultural Center</td>
<td>No Más Lágrimas</td>
<td>$32,890.00</td>
<td>$33,240.00</td>
<td>Partial funding to support weekly food banks (free food distributions) at the Latino Multicultural Center reaching at least 180 unuplicated LMI individuals.</td>
</tr>
</tbody>
</table>

### Administration

<table>
<thead>
<tr>
<th>#</th>
<th>Project</th>
<th>Sponsor</th>
<th>Funding Request</th>
<th>Total Project Cost</th>
<th>Project Summary</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>CDBG Administration (20%)</td>
<td>URI</td>
<td>$123,800.00</td>
<td>$123,800.00</td>
<td>Planning, administration, and monitoring for CDBG program.</td>
</tr>
<tr>
<td>23</td>
<td>HOME Administration (10%)</td>
<td>URI</td>
<td>$32,890.00</td>
<td>$32,890.00</td>
<td>Planning, administration, and monitoring for HOME program.</td>
</tr>
</tbody>
</table>

**Income Ranges and Definitions:**
- LMI = Low & Moderate Income (80% or less of AMI)
- GIAC = Greater Ithaca Activities Coalition
- URI = University of Rochester
- AMI = Area Median Income

**Funding Highlights:**
- Total funding for Housing projects: $2,032,534.65
- Total funding for Economic Development projects: $1,617,834.00
- Total funding for Public Services projects: $471,344.00

**Notes:**
- Funding for specific initiatives includes:
  - Partial funding to support weekly food bank (free food distributions) at the Latino Multicultural Center.
  - Funding for staff salaries to provide 10 LMI youth and adult job-readiness training.
  - Funding for staff salary to provide 10 LMI adults with employment barriers into permanent employment positions.

**Request:**
- Funding for two instructors to deliver curriculum necessary to prepare participants for apprenticeship programs in the trades. Total enrollment for 12 months is expected to be 30 LMI individuals, with 20 reaching course completion, and 10 reaching placement.
SUMMARY OF PUBLIC NOTICES
Related To Opportunities for Public Comment on the
2022 Draft Annual Action Plan (AAP)

- The schedule for the 2022 Annual Action Planning process has been posted on the IURA website www.ithacaura.org since December 2021. The schedule includes the 30-day Public Comment Period on the Draft Plan and Public Hearing #2. If/when changes to the schedule occur, the schedule is updated.

- Notice of the availability of the 2022 Draft Annual Action Plan, the 30-day Public Comment Period, and Public Hearing #2 was published in the Ithaca Journal on April 29, 2022. A copy of the legal notice is included in the PEDC Agenda Packet.

- A notice of availability of the same (above) was published on the Human Services Coalition Listserv and the TC Mutual Aid Facebook page on May 5, 2022.

SUMMARY OF PUBLIC COMMENT
2022 Draft Annual Action Plan (AAP)

No written or verbal public comment was received as of Thursday, May 12, 2022 at 12 noon, when this summary was prepared.

- If comments arrive after 12 noon on Thursday, May 12, 2022 and before 5:00 pm on Wednesday, May 18, 2022, an update will be provided at the Wednesday May 18, 2022 PEDC Meeting.

- The Comment Summary will be updated for the June 2022 Common Council Agenda Packet and for the June Common Council Meeting itself.
To: Planning & Economic Development Committee

From: Lisa Nicholas, Acting Director of Planning and Development

Date: May 12, 2022

Re: Proposed New East Hill Fire Station- 403 Elmwood/408 Dryden Road

The purpose of this memo is to provide additional and background information about the proposal for a new East Hill Fire Station at 403 Elmwood Ave/408 Dryden Rd. The new station would replace the existing facility at 309 College Ave. Two actions are scheduled for the May 18, 2022 meeting. First, the Committee will hold a public hearing to gather input on the proposal. Second, the Committee will consider a resolution authorizing the Acting Mayor, subject to review by the City Attorney, to (1) transfer the 309 College Avenue site to IURA via a City/IURA option agreement, (2) assign the Option Agreement to IURA, and (3) execute any other such documents as may be necessary to enable IURA to undertake an urban renewal procedure that authorizes a negotiated acquisition and sales agreement. Please find attached the proposed resolution as well as an updated estimated meeting schedule.

The project was introduced to the public at the April 20, 2022 PEDC meeting. Staff provided information about the nearly eight-year process of securing a both suitable location and advantageous cost structure. Information was also provided about the location and characteristics of the site, preliminary building design, and schedule, overall estimated budget and terms of the real estate transaction, all available here:  https://www.cityofithaca.org/AgendaCenter/ViewFile/Agenda/_04202022-2483

Staff will attend the May 18th meeting to answer questions.
East Hill Fire Station Relocation - Authorize Transfer of Property and Assignment of Option to IURA

WHEREAS, the City of Ithaca Common Council ("Common Council") desires to relocate the East Hill Fire Station, also known as Fire Station #2, currently located at 309 College Avenue, and

WHEREAS, in connection with the relocation and to raise funds for the construction of the new station, the City intends to sell the existing 309 College Avenue parcel, which will be decommissioned as a fire station following the relocation, and

WHEREAS, the City issued Requests For Expressions of Interest ("RFEI") regarding the 309 College Avenue site on July 12, 2018, and February 5, 2021, and

WHEREAS, the City received and reviewed responses submitted to the RFEIs, and

WHEREAS, 311 CA Associates, LLC ("Developer") expressed interest through the RFEI process in acquiring the existing 309 College Avenue site in exchange for cash consideration and an alternative site for the East Hill Fire Station, and

WHEREAS, the City entered into an option agreement with Developer dated February 22, 2022 ("Option Agreement") that permits, but does not require, the City to sell 309 College Avenue to Developer in exchange for two parcels located at 403 Elmwood Avenue and 408 Dryden Road in addition to cash consideration of $5.1 million dollars to be paid to the City on the terms contained within the Option Agreement, and

WHEREAS, Section 507 of General Municipal Law authorizes disposition of real property without auction or sealed bid via an urban renewal process, and

WHEREAS, the Common Council requests the Ithaca Urban Renewal Agency ("IURA") review the terms of the proposed Option Agreement and structure a proposed disposition agreement to relocate the East Hill Fire Station; now, therefore, be it

RESOLVED, that the Acting Mayor, subject to review by the City Attorney, is hereby authorized to (1) transfer the 309 College Avenue site to IURA via a City/IURA option agreement, (2) assign the Option Agreement to IURA, and (3) execute any other such documents as may be necessary
to enable IURA to undertake an urban renewal procedure that authorizes a negotiated acquisition and sales agreement, and be it further

RESOLVED, that the option with the Developer shall not be exercised by IURA on behalf of the City, nor shall IURA authorize the transfer of the 309 College Avenue parcel, without further approval of the Common Council, and be it further

RESOLVED, that IURA is authorized and requested to act on behalf of the City with respect to negotiating and structuring the acquisition and sale processes contemplated above, subject to final approval of the Common Council, and be it further

RESOLVED, that IURA shall be reimbursed for all reasonable costs incurred to structure the proposed acquisition and sale agreement.
## East Hill Fire Station Estimated Meeting Schedule

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Actions</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Committee</td>
<td>Presentation - Overview</td>
<td>April 20, 2022</td>
</tr>
<tr>
<td>Planning Committee</td>
<td><strong>Public Hearing</strong>, Recommendation to Council</td>
<td>May 18, 2022</td>
</tr>
<tr>
<td>Common Council</td>
<td>Vote to Transfer Property &amp; Assign Option to IURA to structure a Development Agreement</td>
<td>June 1, 2022</td>
</tr>
<tr>
<td>IURA Economic Dev. Committee</td>
<td>Recommend to Accept Transfer of Property and Assignment of City/Developer Option Agreement</td>
<td>May 17, 2022</td>
</tr>
<tr>
<td>IURA Full Board</td>
<td>Accept Transfer of Property and Assignment of City/Developer Option Agreement</td>
<td>May 26, 2022</td>
</tr>
<tr>
<td>IURA Economic Dev. Committee</td>
<td>Recommend Lead Agency for Environmental Review, Designate Sponsor for Urban Renewal Project</td>
<td>June 7, 2022</td>
</tr>
<tr>
<td>IURA Full Board</td>
<td><strong>Public Hearing</strong>, Lead Agency, Designate Sponsor for Urban Renewal Project</td>
<td>June 23, 2022</td>
</tr>
<tr>
<td>Joint IURA EDC/IURA Full Board</td>
<td>Review City's work to date and potential terms of a Disposition &amp; Development Agreement (DDA)</td>
<td>Mid-July, 2022</td>
</tr>
<tr>
<td>IURA Full Board</td>
<td>Environmental Review, Vote to Approve DDA for Common Council Review</td>
<td>July 28, 2022</td>
</tr>
<tr>
<td>Planning Committee</td>
<td><strong>Public Hearing</strong> / Recommend to Approve /Deny/Modify the DDA</td>
<td>August 17, 2022</td>
</tr>
<tr>
<td>Planning Board Meeting</td>
<td>Project Intro- Tentative</td>
<td>August 23, 2022</td>
</tr>
<tr>
<td>Common Council</td>
<td>Vote to Approve/Deny/Modify the Development Agreement</td>
<td>September 7, 2022</td>
</tr>
<tr>
<td>Planning Board Meeting</td>
<td><strong>Public Hearing</strong> &amp; Environmental Review</td>
<td>September 27, 2022</td>
</tr>
<tr>
<td>Planning Board Meeting</td>
<td>Design &amp; Determination of Environmental Significance</td>
<td>October 25, 2022</td>
</tr>
<tr>
<td>Planning Board Meeting</td>
<td>Site Plan Approval</td>
<td>November 22, 2022</td>
</tr>
</tbody>
</table>

## Estimated Design & Construction Schedule

<table>
<thead>
<tr>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finalize Construction Documents</td>
<td>Nov/Dec 2022</td>
</tr>
<tr>
<td>Bidding</td>
<td>December 2022</td>
</tr>
<tr>
<td>Selection and award of construction contract</td>
<td>February 2023</td>
</tr>
<tr>
<td>Site Preparation</td>
<td>Fall -Winter 2022-23</td>
</tr>
<tr>
<td>Construction Start</td>
<td>March 2023</td>
</tr>
<tr>
<td>Occupy New Fire Station</td>
<td>May 15 2024</td>
</tr>
</tbody>
</table>
Proposed Resolution
Planning & Economic Development Committee
May 18, 2022

**Proposed Policy Regarding Encampments on City Property**

WHEREAS, former Mayor Myrick requested Ithaca Urban Renewal Agency staff develop a draft policy regarding encampments on city property for consideration by Common Council, and

WHEREAS, an initial draft was developed and presented for input from the Ithaca/Tompkins County Continuum of Care, community outreach workers, and the TIDES working group, and

WHEREAS, several modifications have been incorporated into the final proposed policy, and

WHEREAS, Common Council procedures allow for reports to be “accepted,” “endorsed,” or “adopted”, now, therefore, be it

RESOLVED, that the Common Council for the City of Ithaca hereby accepts the “Proposed Policy Regarding Encampments on City Property,” dated May 2022.
City of Ithaca, NY
Proposed Policy Regarding Encampments on City Property

Camping is expressly prohibited in designated natural areas (City Code §114-7). While the City Code is largely silent on encampments, City zoning regulations clearly do not authorize camping anywhere in the City, yet 20-40 unauthorized encampments exist on City property at any one time.

The City seeks to align its policy regarding encampments with the Ithaca/Tompkins County Continuum of Care’s (CoC) plans and policies to connect people experiencing homelessness with housing and needed services to set them on a quick path to permanent and stable housing. The CoC believes:

1. Homelessness should be rare, brief, and non-recurring.
2. Homelessness is not a crime. Everyone experiencing unsheltered homelessness is deserving of being treated with dignity and respect in accordance with their rights.
3. Homelessness is entwined in larger societal issues, including a history of systemic discrimination against non-white persons, substance abuse disorders, mental health conditions, medical problems and lack of access to treatment.
4. A ‘Housing First’ approach, where there are no preconditions to access shelter and services, is essential to successfully address unsheltered homelessness.

Encampments represent a failure to make homelessness rare, brief, and non-recurring. Encampments do not provide safe, healthy, or secure living environments, particularly for those staying within an encampment. At best, encampments should be viewed as a temporary stop on a pathway to needed services to gain stable housing until an improved system can be implemented.

For the City policy to support the CoC, it is important to understand the scope of homelessness and the resources available to assist persons experiencing homelessness through the CoC.

Snapshot Count of Homeless Population

On a biannual basis in January, each community conducts a Point-in-Time (PIT) count of the homeless population, both sheltered and unsheltered. The most recent available PIT count was conducted in 2020 when 133 persons were experiencing homelessness of which 25% were unsheltered persons. The count omits persons who secure temporary sleeping accommodations during only the coldest nights of the year, persons who do not want to be identified, and youth and others who are “couch surfing.”

While Black or African American persons disproportionately experience homelessness at 27% of the sheltered and unsheltered homeless population, 88% of the unsheltered persons were white in the 2020 PIT. Unsheltered homeless persons reported extremely high incidence of substance use disorders (79%) and/or mental health illness (65%).
Takeaways: Black or African American individuals experience homelessness at an elevated level disproportionate to their population in the community, although those residing within the encampments constitute a different demographic composition of the homeless population. Most of the unsheltered homeless population experience a substance use disorder and/or mental health illness.

Annual Population in Homeless Response System

In 2020, almost 600 unduplicated persons entered the emergency shelter database, of which over 350 people were experiencing homelessness for the first time. About 450 persons exited the shelter with positive outcomes. Over 200 persons had successful exits to permanent housing. 92% of persons who secured permanent supportive housing upon exit from the emergency shelter successfully retained housing or exited to other permanent housing in 2020.

A sizable number exit the system with unknown outcomes. Unsheltered persons who do not seek emergency shelter services during the year are excluded from this database Therefore, this data is imperfect regarding outcomes for some of the occupants of encampments.

Takeaways: The local homeless response system works for many, but not all, people to set them on a path to permanent and stable housing. Linking people with permanent supportive housing was the most effective means to exit homelessness to stable housing without a return to homelessness.

The Local Homeless Response System

The local CoC homeless response system includes the following components operated by over a dozen separate agencies in a collaborative arrangement:
- Outreach
- Coordinated Assessment (prioritizes housing placement for most vulnerable persons)
- Day Center (i.e., Samaritan Center)
- Emergency Shelter (29 year-round beds and 91 overflow off-site)
- Transitional Housing (26 beds)
- Rapid Rehousing (vouchers for 68 beds)
- Permanent Supportive Housing (115 beds)
- Other Permanent Housing (18 beds)
- Case management, including tenant supportive services
- Data Collection [Homeless Management Information System (HMIS)]

There are only 188 beds in the local homeless response system dedicated to serving persons experiencing homelessness. An additional 91 hotel rooms are used for emergency shelter overflow and 68 rapid rehousing rental vouchers with support services, bring the total inventory count to 347 beds available in 2021. Vacancies in transitional and permanent supportive housing beds are rare.

There is no formal role for encampments in the local homeless response system, yet they exist in multiple locations on City property. While several of the above shelter and housing options provide
access to persons with substance use disorders, none explicitly allow on-premises use of drugs or alcohol.

Takeaways: Local Shelter options to offer to chronically homeless individuals occupying encampments, beyond night-to-night occupancy in the emergency shelter, are extremely limited.

Encampment Management Options

Unregulated encampments are unhealthy for its residents, harm the environment, and adversely impact the surrounding community. Because of sometimes reasonable concerns about their own personal safety, trauma, or mental health concerns, encampment residents may often present as hostile and untrusting. Additionally, because Ithaca experiences severe winter weather, freezing temperatures pose an additional threat to encampment residents. Resident health and hygiene are at risk when encampment conditions lack sewage infrastructure, bathrooms, handwash facilities, potable water, laundry, and safe ways to stay warm, to cook and store food. Inadequate human waste disposal negatively impacts nearby waterways and burning of plastics creates hazardous air pollution.

Abandoned encampments leave behind massive amounts of garbage and discarded materials despoiling natural areas. Heating and cooking fuels may not be safely stored and used and can start fires that spread. In the first 11 months of 2021, the Ithaca Fire Department responded to 31 service calls to extinguish fires associated with encampments. Encampments located near entrances to businesses can deter customers and threaten business viability. Outdoor fires and late-night noise near residential neighborhoods disrupt the quality of life in those neighborhoods. The unregulated environment can serve as a magnet for unlawful and chaotic events. Finally, the presence of encampments can interfere with community use or maintenance of public resources.

There are four major approaches to managing encampments:

1. Clearance with little or no support to occupants
2. Clearance with support to occupants
3. Tacit acceptance
4. Formal sanctioned encampments

To date, the City has primarily followed a tacit acceptance approach intended to support a harm reduction model, as clearance can lead to negative outcomes for provision of coordinated services, trust, trauma of occupants, and no resolution of the problem as occupants relocate to alternative locations. There are no formal sanctioned encampments in the City. A recent proliferation of encampments, and related complaints from residents and businesses, has raised concerns about continuing a tacit acceptance approach.

The City-owned former Southwest Park site located at the end of Fairgrounds Memorial Parkway has hosted many encampments in the past 10 years. This area continues to be an area where the City has prioritized harm reduction over enforcement of trespass, open fire restrictions, and building codes.

On rare occasions the City has cleared encampments with advance warning and limited support to occupants. The so-called ‘Jungle 1’, located between Taber Street and Cecil A. Malone was cleared
several years ago and vegetation mowed to open sight lines. This area has been re-occupied with over a half-dozen scattered tents and makeshift structures. Encampments in this highly visible area has raised the profile of the unsheltered homelessness issue.

In 2019, encampments in the former Southwest Park were removed by NYS contractors to construct the 10+ acre dewatering facility. Most campers shifted the locations of their encampments elsewhere in the same vicinity.

In 2021, occupants of encampments relocated away from the Cherry Street extension area after a four-month advance notice period warning that camps would be removed in April. This area was repopulated during the summer of 2021, but now contains no encampments. The City Department of Public Works has constructed an accessway for first responders to access this area to facilitate enforcement of the ban on urban camping at this location adjacent to the future Black Diamond Trail along the Flood Control Channel.

In those areas where the encampments have been removed, this has essentially been application of a clearance approach with little to no support for the residents, albeit with ample advance notice. There has not been a viable housing alternative. As a pattern, an area cleared is often reestablished as an encampment location within a few months or years without vigilance. The lack of sufficient shelter with supportive programming, is likely to have contributed to these returns. A clear lesson learned is that it is unwise to adopt a policy that will not be enforced consistently over time. Any plan to change the tacit acceptance approach must recognize the need for steady investment and management to achieve long term success.

One alternative that has not been implemented in the City to date is use of a formally sanctioned encampment area. Doing so would allow consolidation of the dispersed tents currently sited throughout the southwest part of the City. The City could maintain access points for service providers and emergency response. However, this option would involve explicit acknowledgment and approval by the City of camping as a shelter choice. Presumably, doing so would entail assumption of City responsibility for some level of services to the residents, and potential liability for activities within and surrounding the encampment. A particular area of concern would be injury claims by occupants of a sanctioned encampment and visitors, including service providers. Building and safety codes and land use ordinances would apply. The land sanctioned for the encampment would not be available for other municipal use. Further, many of the issues identified in this report related to the problematic elements of the encampments would continue as part of the City’s policy response to homelessness.

Why Are There Encampments?

As identified previously, encampments are an outshoot of the housing crisis coupled with poverty, mental illness, addiction to substances, racial inequity, and represent a shortcoming in the community’s homeless response system. Even though the system works well to connect most people experiencing homeless with services and housing, the subset who reside in the encampments are often unable or unwilling to access services. Persons experiencing homelessness make pragmatic choices about where to stay based on comparison among the best available alternatives, given an individual’s circumstances at a point in time. There are several reasons why a person may not access the emergency shelter or other elements of the homeless response system.
Legal and regulatory requirements create barriers for subgroups of persons experiencing unsheltered homelessness. Certain registered sex offenders are ineligible for certain governmental services, so the homeless response system may offer limited benefits to them. Registered sex offenders face an effective barrier to entry to government supported housings. Similarly, a person sanctioned for noncompliance with DSS programmatic requirements may be ineligible for assistance for a period of time until the sanction expires. Currently, a person with a substance use disorder who cannot abstain from on-premises use of drugs/alcohol currently lacks housing choices within the local homeless response system.

For others, the choice to remain unsheltered represents the least bad choice. People weigh the disadvantages of shelter against tolerance for the difficulties of staying in an unsheltered location when the shelter offered:
- requires separation from a pet
- requires separation from a companion who may not be able to access services with them
- requires abandoning some or most of their personal possessions
- strictly controls entry/exit times that don’t match their daily routines
- is distantly located or inhospitable
- interferes with access to and use of illegal substances
- requires compliance with mental health medication regimens
- conflicts with their sense of autonomy and privacy

The City recognizes that for the above reasons, the current homeless response system is limited in its ability to end unsheltered homelessness. It is acknowledged that a certain number of persons experiencing unsheltered homelessness cannot access, or struggle to succeed in, shelter options available through the existing system. As a result, the City acknowledges a need to accommodate a limited number of temporary encampments somewhere in the community until the homeless response system can be expanded to address several of the above legal, regulatory, and practical barriers.

Proposed City Policy Regarding Encampments

Encampments are just the most visible reminder of the housing affordability crisis where housing costs exceed 50% of a household’s income for 44% of the City’s residents. Encampments cannot be successfully managed in isolation from the overall housing problem and the local homeless response system. Further, it is important to recognize that the encampments developed over an extended period of time. Addressing and improving this situation in an effective manner will also take time and a long-term commitment. Unsheltered homelessness is best addressed through collaboration with community partners to make enhancements to broaden options in the local homeless response system.

The City is a major property owner of undeveloped land which is used without permission by 20-40 unsheltered homeless persons at any single time for camping and erection of temporary structures for transient occupancy. The key land use policy concern regarding encampments is to balance the needs of the community with the needs of residents experiencing unsheltered homelessness. This objective is best satisfied by reducing the total number of encampment groupings in the near term and minimizing the adverse impact of remaining encampments until the local homeless response system offers more
choices. To durably end illegal encampments on City property will require the creation of more housing and shelter choices that will appeal to occupants of encampments.

Managing the adverse impacts of encampments is best achieved by directing temporary encampments away from sensitive areas and tolerating their existence on an interim basis at a limited number of areas that are less sensitive and where services can be provided to promote safe and sanitary living conditions for camp residents and the broader community.

The former Southwest Park area behind Walmart and Lowe’s is a low-sensitivity area where enforcement against encampments will not be prioritized on an interim basis until realistic housing alternatives are available to be offered to persons living in an unsheltered encampment.

City-owned high-sensitive areas to be prioritized for enforcement against encampments include:
1. public parks, designated natural areas, areas adjacent to creeks and waterways, The Commons, and areas targeted for redevelopment, such as the Cherry Street Extension area and publicly owned land on Inlet Island;
2. roads, trails, sidewalks, and City-owned right of ways;
3. locations near homes, schools, daycare centers, the main entrance to businesses, recreation trails such as the Cayuga Waterfront Trail and the Black Diamond Trail;
4. waterfront areas where sanitary facilities are not available;
5. areas that interfere with municipal operations and maintenance;
6. camping that interferes with public use of City lands; and
7. areas posted against camping.

A City policy prioritizing enforcement focused on those encampments located at high-sensitive areas or encampment generating significant and persistent negative externalities necessitates a plan to clearly communicate directly with persons experiencing unsheltered homelessness, outreach workers, City, Town, and County staff, and community partner agencies, to indicate which locations are low-priority for enforcement and which areas are high-priority for enforcement. It will be important to back up the policy on the ground to relocate encampments away from agreed-upon high-sensitivity areas after sufficient notice and with support.

For those encampment locations that will be designated as lower priority for removal, interim actions should focus initially on mitigating negative impacts related to public safety, public health, environmental protection, and removing obstructions to intended public use, emergency access, and maintenance. For instance, a small encampment may have no means to manage hygiene or trash removal, leading to complaints and concerns about human waste and vermin. An encampment advocacy agency may provide a portable bathroom and handwashing facility near the encampment and arrange for periodic waste removal. The City could elect to provide garbage tags to an encampment advocacy agency to minimize city effort and cost of cleanup when the encampment is abandoned.

The City requires partnerships with governmental and non-governmental groups in order to reduce the number of encampments. Clearing an encampment from a site often leads to dispersion of those same persons to new locations that restarts the entire process, thereby consuming resources without resolving the root causes for encampments. Therefore, a parallel effort is required invest in community-based solutions to expand low barrier shelter beds available on terms acceptable to those occupying encampments.
Logistic Considerations

The City’s approach to enforcement against encampments on City land should be strategic and guided by a realistic understanding of the political will, cost, and resources needed for enforcement and clearance. It is unwise to adopt a policy that will not be enforced on the ground.

Managing encampments is resource intensive and requires a skill set that the City lacks as it does not provide social services or operate any residential or camping facilities. Even simply clearing encampments stresses City resources. For example, the Department of Public Works is not trained to address biohazards and other conditions found at encampments, discern between valuable possessions and abandoned junk, and facilitate relocation and storage of personal possessions. There is no City department experienced in notifying occupants and outreach workers of a scheduled clearance nor resources dedicated to plan, coordinate, and facilitate enforcement and respond to complaints. Therefore, the City will need to develop a plan how to best implement the policy which will require alignment across several departments and coordination with service providers and the community outreach team.

Once high-sensitive locations are identified, the City could post “no camping” signage at these City lands to communicate City policy on the ground. Lower sensitive areas would not be a priority for posting of “no camping” signage. Given the State’s cold weather policy, an opportunity exists each April to influence where new encampments get established or re-established. It is much easier to prevent the founding of an encampment than removal of an encampment.

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Strengthening the Homeless Response System

A fundamental support for the new policy is marshalling resources and support to substantially increase the range and supply of housing options and support services for people currently living in the encampments.

The City should seek to work with the County, and other community partners to strengthen the homeless response system’s effectiveness to connect people with shelter and services leading to stable permanent housing, with a special focus on providing realistic alternatives to homeless encampments. Currently, there are gaps in the continuum of housing to serve persons with substance use disorders on a ‘housing first’ model. Similarly, registered sex offenders appear to have few options to access permanent housing. Other needs appear to exist for an emergency shelter to serve a youth population, an expanded day center, and permanent affordable housing.
The City can also further offer City lands currently used for encampments as a location for new housing targeted to unsheltered homeless persons. One approach to consider is for the City and County to jointly issue a Request For Expression of Interest (RFEI) to explore what organizations are interested to construct and operate housing facilities if land and financial support were offered.

The City and County have a unique opportunity to strategically invest American Recovery Plan (ARP) funding in facilities and services to improve the homeless response system. In 2021, the City received a HOME-ARP allocation of $1.2 million targeted to reduce homelessness. The County can likely access a similar level of HOME-ARP funds awarded to, and administered by, New York State. Both the City and County also received significant one-time Coronavirus State and Local Fiscal Recovery Funds that are eligible to address homelessness.

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**Recommendation**

Continuation of tacit acceptance of encampments will likely lead to an increase in the number and location of encampments. The current City policy does not appear to support the Ithaca/Tompkins County Continuum of Care goal to connect people experiencing homelessness with housing and needed services to set them on a quick path to permanent and stable housing.

Just as a person experiencing homelessness makes a pragmatic choice about where to sleep at night based on comparison among limited and imperfect available alternatives, the City faces a similar dilemma to choose the least bad policy regarding encampments on City land when the homeless response system is already at capacity.

To provide clarity to City staff and the community, the City should adopt an explicit policy regarding encampments on City property. It is recommended that encampments be prohibited on City property unless expressly authorized, but enforcement of the policy shall be prioritized toward high-sensitive areas of the community. In practice, this policy will direct temporary encampments away from sensitive areas and tolerating their existence on an interim basis at a limited number of areas that are less sensitive and where services can be provided to promote safe and sanitary living conditions until more shelter options are available.

An important parallel policy initiative should be to work proactively with community partners to expand the supply and choices of shelter available in the homeless response system. If City and/or County resources may become available to strengthen the homeless response system, then issuance of a Request for Expressions of Interest (RFEI) is recommended to explore what organizations are interested to construct and operate housing facilities if land and/or financial support were available.

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