

City of Ithaca/Ithaca Urban Renewal Agency (IURA) 2019 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This 2019 CAPER encompasses accomplishments for Year 1 of the City of Ithaca ("City") 2019-2023 Consolidated Plan. The City delegates primary responsibility for administration of both the HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) Entitlement Program to the Ithaca Urban Renewal Agency (IURA). This CAPER covers the IURA's 2019 Program Year (PY2019), which spans August 1st, 2019 to July 31st, 2020.

While the Ithaca area's economic growth rate increased to 2.0% in 2019, it lost 800 jobs. Compared to much of New York State, Ithaca performed reasonably well, with a 3.5% unemployment rate¹ (compared to 4.0% for New York state). The climbing cost of living (2.1% inflation), and other factors, however, continue to exacerbate the chronic housing affordability crisis for low- and moderate-income households — which has long been the focus of the City's Consolidated Plan and annual Action Plans. Pressure on the local housing market continues to make access to quality low- and moderate-income housing difficult, just as it has in countless communities nationwide. (The number of very low-income households paying more than 50% of their income towards rent, living in sub-standard dwellings, or both, increased 41% nationwide from 2007-2017²). According to the most recent available American Community Survey (ACS) estimates (2013-2017), median gross rent in the City has risen by 50% since 2000. It is now closer to \$1,086 (compared to \$982 nationwide). Recent estimates also show housing prices continue to rise steadily. ACS 2013-2017 estimates put the median home value in Ithaca at \$233,100, a 41% increase since 2000, although local data provided by the Ithaca Board of Realtors indicate the 2018 median home value was actually \$266,770. By comparison, the national median home value is \$193,500 (ACS 2013-2017).

Just under 75% of City residents are renters (compared to 31.5% nationally). Fifty-six percent of Ithaca's renters spend over 30% of their income for housing (including utilities): the threshold at which renters are considered cost-burdened. Forty-one percent of Ithaca's renters are severely cost-burdened, spending at least 50% of their income for housing. Severe housing cost-burden is the predominant housing problem for renters at 0-50% AMI. Several protected-class groups experience severe housing cost-burdens at elevated rates, compared to white, non-Hispanic households. African American, Hispanic, and Asian renter households face the highest rates of severe housing cost-burden. More than 25% of Ithaca's homeowners are both low-to-moderate income (LMI) and cost-burdened. 7% are LMI and severely cost-burdened³. Cost-burdens affect many homeowners' ability to bear other household-related costs, like routine maintenance and repairs necessary to prevent larger problems.

¹ Ithaca Business Index, Ithaca College, Department of Economics

² "Worst Case Housing Needs: 2017 Report To Congress," U.S. Department of Housing & Urban Development, Office of Policy Development & Research, August 2017

³ HUD Comprehensive Housing Affordability Strategy (CHAS), using data from Census Bureau's 2012-2016 American Community Survey (ACS)

The local housing affordability crisis has been exacerbated by the emergence of the COVID-19 pandemic in March 2019, although the full impact remains as-yet unquantified.

In PY2019, the City continued to address this crisis with funding for: (1) construction of new affordable housing; (2) housing rehabilitation and mini-repair assistance to LMI homeowners to help them remain in their homes; (3) two Tenant-Based Rental Assistance (TBRA) programs; (4) three job-training/skill-building and job-placement programs; and (5) other programs to help meet the basic needs of low-income households.

The City continued to fund efforts to train and place unemployed/underemployed persons in permanent jobs through its long-standing Hospitality Employment Training Program (HETP), Work Preserve Job Training and Placement Program, and Work Preserve Job Training and Job Readiness Program.

2019 Action Plan Amendments

Subsequent to the initial submission of the 2019 Action Plan to HUD, the following amendments were adopted:

AMENDMENT #1: On May 6, 2020, the City approved a 3rd amendment to its HUD Entitlement Citizen Participation Plan, in response to the COVID-19 pandemic to expedite approval of funding of activities responding to the COVID-19 pandemic:

- Notice for Public Hearings: Reduce the minimum notice period for public hearing to two (2) days from ten (10) days.
- Public Comment Period on Proposed Uses of Funds: Reduce the minimum time period for opportunity for public comment on proposed uses of funds to five (5) days rather than thirty (30) days as normally required.
- Virtual Public Hearings: A virtual public hearing, rather than an in-person public hearing, will meet public hearing requirements when:
 1. National/local health authorities recommend social distancing and limiting public gatherings for public health reasons, and
 2. Virtual hearings provide reasonable notification and access for citizens to comment in real time, and
 3. A record of comments received, and responses shall be made available for public review within 5 days following the public hearing.

AMENDMENT #2: On June 3, 2020, the City approved a 2019 Annual Action Plan Substantial Amendment for a first allocation of a portion of \$401,624.00 in CARES Act CDBG-CV funding to use \$190,000 for the Emergency Rental Assistance Program (ERAP) to be implemented by Ithaca Neighborhood Housing Services, Inc.

AMENDMENT #3: On July 1, 2020, the City approved a 2019 Annual Action Plan Substantial Amendment for a second allocation of a portion of \$401,624.00 in CARES Act CDBG-CV funding for projects identified as meeting an immediate need related to prevention, relief, or recovery from COVID-19.

2019 Action Plan Projects

The City's final amended PY2019 Action Plan included funding for 27 projects/activities (including 7 CDBG-CV projects listed further below), the vast majority of which were proceeding as anticipated and on-schedule prior to the COVID-19 pandemic outbreak. Towards the end of the Program Year, however, it became increasingly apparent that a significant number of sub-recipients were experiencing difficulty in one or more aspects of their program operations as a result of the crisis.

Hospitality Employment Training Program (HETP)

Given the program’s primary focus on training and placing low- or moderate-income adults with employment barriers into hospitality-related positions, HETP staff was forced to make numerous adjustments to how it operates, like suspending its internship program and developing a hybrid educational model. Many participants also placed their own matriculation on hold.

2019 CDBG-CV Projects

As part of *The Coronavirus Aid, Relief, & Economic Security Act (CARES Act)*, additional CDBG funding (“CDBG-CV”) was awarded to the City of Ithaca from the U.S. Department of Housing and Urban Development (HUD). The City was allocated \$401,624.00, of which \$321,299.20 was available to fund projects. The IURA initially determined it would follow a two-pronged approach to identify recommended uses of CDBG-CV funding:

- Directed activities to address priority needs where a capable sponsor is pre-identified.
- Activities selected through an open competitive process.

The IURA subsequently identified the following COVID-19-related priority community needs:

1. Renter households whose ability to pay rent has been reduced by COVID-19 impacts.
2. COVID-related relief, prevention, or recovery of persons experiencing homelessness.
3. Small businesses adversely impacted by public health mandates and guidelines.
4. Anchor non-profits entities with at least 51% earned-income adversely impacted by public health mandates and guidelines.

Emergency Rental Assistance Program (ERAP)

The first allocation of CDBG-CV funds was awarded to Ithaca Neighborhood Housing Services (INHS) to assist renter households by providing \$190,000 towards the Emergency Rental Assistance Program (ERAP).

Call for Funding Proposals

The IURA then issued a Call for Funding Proposals for uses of CDBG-CV funds. On May 26, 2020, it received 17 applications and ultimately approved funding for the following 7 projects:

#	Project	Sponsor	CDBG-CV Funding	Brief Project Summary
1	Laundry & Internet Needs During COVID-19	Opportunities, Alternatives, & Resources (OAR) of Tompkins County	\$11,000	(1) Funding towards laundry and detergent for “Soap & Suds Laundry Program for the Homeless and Housing Insecure” during COVID-19 pandemic. (2) Funding towards internet for 40 students in "College Initiative Upstate Student" remote-learning program during COVID-19 pandemic.
2	Ithaca CARES About Re-Opening Child Care	Child Development Council of Central NY, Inc.	\$10,000	Funding for childcare programs in the City of Ithaca that are re-opening after 5/15/20 towards supplies related to operational changes to ensure health and safety of children in their care.
3	Aid for Immigrants During COVID-19	Catholic Charities of Tompkins/Tioga Counties	\$10,879	Funding towards salary/benefits to extend current Immigrant Services Program (ISP) program assistant position serving immigrant and refugee families/individuals of all ages, including the disabled, who need help accessing services to in response to adverse economic impacts of COVID-19.

4	DICC Child Care Center Re-Opening Assistance	Downtown Ithaca Children's Center (DICC)	\$25,600	Funding for staff wages/salaries to ensure ability to re-open.
5	COVID-19 Emergency Assistance Program	The Salvation Army of Ithaca	\$20,000	Funding for financial assistance (e.g., rent/mortgage assistance; medical prescriptions/outstanding medical bills; transportation expenses; energy/utility payments) to households in need.
6	COVID-19 Testing for Vulnerable Populations	The REACH Project, Inc.	\$20,000	Funding for Registered Nurse and Community Health Worker, over 6 months, to provide regular, rapid, and timely COVID-19 testing for LMI people, people experiencing homelessness, and their front-line service providers.
7	Security Deposits for Safer Housing	Catholic Charities of Tompkins/Tioga Counties	\$25,000	Funding towards security deposits for individuals/families, people currently homeless, and others who are losing current housing due to adverse economic impacts from COVID-19. Priority to households accessing Housing Choice Vouchers.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year	Actual — Program Year	Percent Complete
Affirmatively Further Fair Housing (AFH)	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Note: The Community Development Planner and other staff members' time contributes to progress toward AFH Goals. AFH Goals are embedded within some of the other Goals as articulated in the Con Plan (e.g. "Improve and Expand Affordable Housing"). When this is the case, the funds directed to those activities are only counted under one goal, and in general, this has not been the AFH goal but rather the broader Con Plan goals.. No funds were directed toward free-standing AFH Funded Activities, though again, staff members do contribute non-CDBG and non-HOME administrative hours to such activities and projects.	CDBG: \$ 0/ HOME: \$0	Other	Other	1	1	100.00%			
AFH Goal #1: Prohibit Discrimination Due to SOI	AFH	In April 2019, New York State amended the NYS Human Rights law to prohibit housing discrimination based on lawful sources of income in all communities statewide. This legislative action constitutes attainment of the City of Ithaca's AFH Goal #1.	CDBG: \$0 / HOME: \$0	Other	Other	30,000	0	0.00%			

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year	Actual — Program Year	Percent Complete
AFH Goal #2: Increase Affordable Housing	Affordable Housing AFH	Several of the activities funded in 2019's Annual Action Plan (AAP) furthered AFH Goal #2, though they are captured under the "Improve and Expand Affordable Housing Options" goal category to avoid double-counting. Examples include the Immaculate Conception School Acquisition; TBRA (Security Deposits, Housing Scholarships), and more.	CDBG: \$0 HOME: \$0	Other	Other	1	0	0.00%			
AFH Goal #3: Establish Fair Housing Enforcement	AFH		CDBG: \$0 / HOME: \$0	Other	Other	1	0	0.00%			
AFH Goal #4: Prevent Displacement from Economic Pressure	AFH	In 2019, the Community Development Planner (CPD) applied and was accepted into a competitive, statewide program aimed at interrupting displacement. The activities associated with this program will be reported upon in 2020 and 2021 CAPERS.	CDBG: \$0 / HOME: \$0	Other	Other	1	0	0.00%			
AFH Goal #5: Create Language Assistance Plan (LAP)	AFH	The City of Ithaca adopted its LAP in November 2017.	CDBG: \$0 / HOME: \$0	Other	Other	1	1	100.00%			
AFH Goal #6: Prevent Displacement from Domestic Violence	AFH	See note at AFH Goal #4. This activity also applies to AFH Goal #6.	CDBG: \$0 / HOME: \$0	Other	Other	1	0	0.00%			
AFH Goal #7: Create AFH Action Plan Criteria	AFH		CDBG: \$0 / HOME: \$0	Other	Other	1	0	0.00%			
Develop Economic & Employment Opportunities	Non-Housing Community Development	<ul style="list-style-type: none"> ● Work Preserve Job Training: Job Readiness 	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	9		0	9	
Develop Economic & Employment Opportunities	Non-Housing Community Development	<ul style="list-style-type: none"> ● Finger Lakes ReUse Job Skills Training w/ Job Placements ● Work Preserve Job Training: Job Placements ● Hospitality Employment Training Program (HETP) ● Ithaca ReUse Center Expansion 	CDBG: \$481,151	Jobs created/retained	Jobs	32	12	37.50%	40	12	30.00%
Develop Economic & Employment Opportunities	Non-Housing Community Development	<ul style="list-style-type: none"> ● COVID-19 Small Business Resiliency Fund (SBRF) 	CDBG: \$140,000	Businesses assisted	Businesses Assisted	1	0	0.00%			

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year	Actual — Program Year	Percent Complete
Improve & Expand Affordable Housing Options	Affordable Housing	● Immaculate Conception School Site Redevelopment	HOME: \$200,000	Rental units constructed	Household Housing Unit	30	0	0.00%	71	0	0.00%
Improve & Expand Affordable Housing Options	Affordable Housing		CDBG: HOME:	Homeowner Housing Added	Household Housing Unit	5	0	0.00%			
Improve & Expand Affordable Housing Options	Affordable Housing	● INHS Small Repair ● INHS Homeowner Rehab	CDBG: \$100,094 HOME: \$42,152	Homeowner Housing Rehabilitated	Household Housing Unit	200	0	0.00%	45	0	0.00%
Improve & Expand Affordable Housing Options	Affordable Housing	● Security Deposit Assistance for Vulnerable Households ● Housing Scholarship Program	HOME: \$134,560	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	300	0	0.00%	108	0	0.00%
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs	● Black Girl Alchemists Public Art Mosaic Project ● 2-1-1 Information & Referral ● Immigrant Services Program ● CDBG-CV: Ithaca CARES About Re-Opening Child Care ● CDBG-CV: DICC Child Care Center Re-Opening Assistance ● CDBG-CV: Laundry & Internet Needs During COVID-19 ● CDBG-CV: Aid for Immigrants During COVID-19 ● CDBG-CV: COVID-19 Testing for Vulnerable Populations	CDBG: \$47,559 CDBG-CV: \$77,479	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,021	1,477	73.08%	0	1,477	
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs		CDBG: \$ / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs	● Housing for School Success ● A Place to Stay: Night/Weekend Support ● CDBG-CV: Emergency Rental Assistance Program (ERAP) ● CDBG-CV: COVID-19 Emergency Assistance Program ● CDBG-CV: Security Deposits for Safer Housing	CDBG: \$35,700 CDBG-CV: \$235,000	Homelessness Prevention	Persons Assisted	51	0	0.00%	51	0	0.00%
Remove Barriers to Opportunity	Non-Homeless Special Needs Non-Housing Community Development		CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			
Remove Barriers to Opportunity	Non-Homeless Special Needs Non-Housing Community Development		CDBG: \$ / HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		2,120	0	0.00%

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year	Actual — Program Year	Percent Complete
Remove Barriers to Opportunity	Non-Homeless Special Needs Non-Housing Community Development		CDBG: \$ / HOME: \$	Other	Other	100	0	0.00%			
Strengthen Neighborhoods	Non-Housing Community Development		CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,900	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

In PY2019, the City allocated funds to projects addressing the following 16 of 33 Priority Needs identified in its 2019-23 Consolidated Plan:

- Assessment of Fair Housing (AFH) Factor: Access to Opportunity
- Assessment of Fair Housing (AFH) Factor: Resident Displacement — Economic Pressure
- Assessment of Fair Housing (AFH) Factor: Accessibility Improvements
- Affordable Housing: Homeowner Rehab/Repair
- Affordable Housing: Permanent Supportive Housing
- Affordable Housing: Production of New Units
- Affordable Housing: Rental Rehab/Energy Efficiency
- Affordable Housing: Tenant-Based Rental Assistance (TBRA)
- Economic Development: Job Creation & Entrepreneurship
- Economic Development: Job Readiness & Placement
- Economic Development/Affordable Housing/Public Facilities: Childcare Centers
- Public Services: Homeless Services Day Programming
- Public Services: Immigrant Services
- Public Services: Information & Referral
- Public Services: Mental Health & Substance Abuse Services
- Public Services: Youth Services

CDBG funds continue to be principally allocated to activities offering LMI individuals more opportunities for upward economic mobility (e.g., job and micro-enterprise creation; entrepreneurship training and technical assistance; career-readiness training, job placement, and skill development).

Ithaca is a highly educated community with a low unemployment rate, which produces a very difficult dynamic for LMI residents with no specialized skills or higher levels of educational attainment. To address this need, the City employs CDBG funding to: (1) provide direct loans and technical assistance to businesses to create jobs; (2) support entrepreneurship training and technical assistance; and (3) support initiatives providing career-readiness training, job placement, skill development, and on-going post-placement support. Given both the complexity and magnitude of the problem, exacerbated by limited available funding, progress in this area has been incremental. Nonetheless, progress has been made, and the City will continue to fund the most effective existing programs and innovative new programs to address this need.

Hospitality Employment Training Program (HETP)

In PY2019, the City maintained its support for the Hospitality Employment Training Program (HETP), operated by Greater Ithaca Activities Center (GIAC), a non-profit Community-Based Development Organization (CBDO). The program employed \$110,725.28 in CDBG funds, to train 18 adults and place 12 adults with employment barriers into permanent unsubsidized hospitality and office/administrative-related positions, giving priority to unemployed and underemployed persons, women, and people of color.

HIGH-PRIORITY NEED(S): Economic Development — Job Readiness & Placement

Work Preserve Job Training & Job Placements/Work Preserve Job Training & Job Readiness

In PY2019, the City continued to fund Historic Ithaca's Work Preserve Job Training and Job Placements program, using \$67,500.00 in CDBG funds for job-readiness training and job placements of at least 6 LMI youth and young adults in permanent unsubsidized employment positions. The program focuses on teaching skills used in the retail and building trades, operating out of Historic Ithaca's architectural salvage and preservation program. In PY2019, the City also funded Historic Ithaca's Work Preserve Job Training and Job Readiness program, using \$20,000.00 in CDBG funds, to provide at least 20 LMI youth and young adults with personalized job-readiness training, workplace evaluations, and other support to assist them in transitioning to other services or employment.

HIGH-PRIORITY NEED(S): Economic Development — Job Readiness & Placement

Small Repair Program

In PY2019, the City maintained its funding commitment for this long-standing INHS program, using \$32,500.00 in CDBG funds to undertake maintenance activities benefiting at least 40 LMI homeowners, thereby allowing them to remain in their homes and keep their properties in a safe and affordable manner.

HIGH-PRIORITY NEED(S): Affordable Housing — Homeowner Rehab/Repair

Immigrant Services Program (ISP)

In PY2019, the City awarded \$25,059.00 in CDBG funds to the Immigrant Services Program (ISP), operated by Catholic Charities of Tompkins/Tioga Counties, Inc. ISP provides comprehensive services suited to the unique needs of at least 100 immigrants and refugees, including referrals, arranging translators, legal advocacy, case management, and mentoring and guidance for program participants through a network of volunteers and other local agencies.

HIGH-PRIORITY NEED(S): Public Services — Immigrant Services

2-1-1 Information & Referral Program

In PY2019, the City awarded \$15,000.00 in CDBG funds to the Human Services Coalition (HSC) 2-1-1 Information and Referral program towards service calls to at least 2,400 low-to-moderate-income (LMI) Tompkins County residents, who benefit from call center referrals and responses. 2-1-1 provides residents with up-to-date, accurate information on available services in the county, 24/7. The Finger Lakes region is the only one in the state that provides 24/7 call coverage. HSC also serves as the Continuum of Care (CoC) Committee lead agency for community-wide planning for homeless housing and services. CoC agencies rely on 2-1-1 to connect clients to services. 2-1-1 also acts as the gateway to the Solutions to End Homelessness Program (STEHP), which helps people remain in (or obtain) permanent housing and provides supportive services, rapid re-housing services, and housing stabilization for the homeless.

HIGH-PRIORITY NEED(S): Public Services — Information & Referral

Housing for School Success Program

In PY2019, the City awarded \$15,700.00 in CDBG funds to the Ithaca City School District (ICSD) Housing for School Success program to provide supportive case management services for 26-30 formerly homeless families at Beverly J. Martin Elementary School (BJM) receiving housing assistance from Ithaca Housing Authority. Conceived in 2015, the program was designed to address the high incidence of

homelessness at BJM and its impact on children's educational outcomes. Modeled on an innovative program in Tacoma, Washington, the program improves educational outcomes for homeless children by increasing their housing stability and supporting their families in becoming more self-sufficient. A significant majority of ICSD homeless students attend BJM (e.g., 75% in 2015-16). According to the National Center on Family Homelessness, children without stable homes are more than twice as likely as others to repeat a grade in school, be expelled or suspended, or drop out of high school. Homeless children are also three times as likely to have emotional and behavioral problems, like anxiety, depression, sleep problems, withdrawal, and aggression, all of which negatively impact their academic achievement.

LOW-PRIORITY NEED(S): Public Services — Homeless Services Day Programming
Public Services — Mental Health & Substance Abuse Services

Volunteer Worker & Job Skills Training Program

In PY2019, the City awarded \$95,529.00 in CDBG funds to the Finger Lakes ReUse, Inc. to train 31 low-to-moderate income (LMI) adults and place at least 19 adults with employment barriers into permanent unsubsidized positions, while employing 61 volunteer workers over the course of the project, as part of the ReSET (ReUse Skills & Employment Training) Program. Applicants will be screened, so priority will be given to people with barriers to employment, including unemployed/underemployed persons, youth, disabled persons, formerly incarcerated persons, women, and minorities. Finger Lakes ReUse's programs, including ReSET, are all dedicated to the organizational mission of enhancing the local community, economy, and environment through reuse.

HIGH-PRIORITY NEED(S): Economic Development — Job Creation & Entrepreneurship
Economic Development — Job Readiness & Placement

Homeowner Rehab Program

In PY2019, the City awarded \$67,594.32 in CDBG funds and \$42,151.58 in HOME funds, totaling \$109,745.90, for the INHS Homeowner Rehab program, to provide 5 LMI homeowners with substantial repairs to their homes (e.g., correction of health and safety issues, structural improvements, deferred maintenance, energy conservation). Ithaca's housing stock is very old, with many homes over 100 years old, which have constant maintenance needs. Many low-income homeowners do not have sufficient resources to pay for major repairs, creating deferred maintenance or health/safety problems. INHS markets this program and receives referrals from Office of the Aging, Department of Social Services, Lifelong (senior center), local churches, and friends and relatives of current program participants. INHS has also adopted green building standards for the program. These standards strongly encourage adoption of measures that reduce energy and water consumption, and promote resident health and improve neighborhood stability. Often, INHS is able to provide additional financial resources in the form of grants from other sources such as NYSEDA or local weatherization programs.

HIGH-PRIORITY NEED(S): Affordable Housing — Homeowner Rehab/Repair

A Place to Stay: Night/Weekend Support

In PY2019, the City funded \$20,000.00 in CDBG funds to Catholic Charities of Tompkins/Tioga Counties towards staff salaries and benefits to implement A Place to Stay, which will result in case management and related services for a transitional housing unit for 10-12 very low-income women. The program is a multi-year initiative aimed at providing transitional, safe, and stable housing for homeless and imminently homeless women. The program offers vulnerable homeless women a nurturing, safe, and supportive environment, so they can transition to successful independent living arrangements in the

community, including rental stewardship classes; financial education and planning services; vocational and job-seeking skills; personal goal-setting workshops; and community-building and civic engagement.

LOW-PRIORITY NEED(S): Public Services — Homeless Services Day Programming
 Public Services — Mental Health & Substance Abuse Services

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	133	104
Black or African American	76	99
Asian	77	5
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
Total	287	208
Hispanic	27	18
Not Hispanic	260	190

Table 2 – Table of assistance to racial and ethnic populations by source of funds

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public — Federal	\$822,184	
HOME	Public — Federal	\$407,309	
Other (CDBG-CV)	Public — Federal	\$401,624	

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Citywide	100%	100%

Table 4 – Identify the geographic distribution and location of investments

With the exception of its Priority Business Loan Fund (a Program Income-derived revolving loan fund), which targets the downtown “Density District,” the City of Ithaca does not generally prioritize specific geographic areas for funding allocations. Its geographical area is relatively small — and the most critical problems identified in the City’s market analyses and needs assessments are not limited to any particular geographic area(s). In practice, however, most funded activities tend to be centered in census tracts 1, 7, 9, 10, and 11. Census tracts 2, 3, 4, 6, and 13 are either occupied by educational campuses or have very high concentrations of student housing, making these areas less suitable for development of new affordable housing, job-training programs, or creation of new jobs to benefit Ithaca’s LMI population.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In PY2019, the City's \$688,397 CDBG, \$305,972 HOME, and \$401,624 CDBG-CV allocations were matched with \$23,536,698 in other public (e.g., Low-Income Housing Tax Credits) and private funding. If one includes prior-year unexpended resources, PY2019 HOME and CDBG funding totaled \$1,762,196. Based on HUD's FY2019 HOME Match reduction table, per capita income and family poverty rate, the City received a 100% HOME match reduction for 2019.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,519,787.06
2. Match contributed during current Federal fiscal year	\$0.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$1,519,787.06
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$1,519,787.06

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for Federal Fiscal Year FY2019 (10/1/18-9/30/19)								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing*	Total Match
n/a	n/a	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL:								\$0.0

Table 6 – Match Contribution for the Federal Fiscal Year

Publicly Owned Land/Property Used to Address Priority Needs

n/a

HOME MBE/WBE Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	13	11
Number of Non-Homeless households to be provided affordable housing units	201	42
Number of Special-Needs households to be provided affordable housing units	10	0
Total	224	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	108	42
Number of households supported through The Production of New Units	71	0
Number of households supported through Rehab of Existing Units	45	13
Number of households supported through Acquisition of Existing Units	0	0
Total	224	0

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Ithaca allocates CDBG and HOME funds to specific projects to produce accomplishments in the form of one-year goals — however, many programs/projects funded in PY2019 will not have generated some or all of their outcomes until PY2020. (Likewise, some PY2019 outcomes were produced using funds awarded in prior Program Years.)

Housing construction and rehabilitation projects can be particularly prone to unanticipated delays, since they depend on a variety of factors to move towards completion (e.g., permitting, environmental reviews, construction schedules, financing, state and Federal regulatory requirements). Some projects also employ Low-Income Housing Tax Credits (LIHTC), which are especially complex to undertake and finance.

Effective March 13, 2020, a Federal Emergency Declaration was made by Executive Order of the President, due to the COVID-19 global pandemic. HUD later issued its Megawaiver to enable Entitlement Communities to continue their Action Plan development and emergency activities in a virtual environment. The City of Ithaca amended its Citizen Participation Plan accordingly. In the earliest phases of the pandemic, New York’s governor issued a stay-at-home order and crafted a multi-phase reopening plan. Many, if not all, organizations funded by the 2019 Annual Action Plan were affected by the global pandemic and the precautionary measures that needed to be taken. Many, if not all organizations, needed to pause operations, then pivot to working in ways to enable social distancing and other safety precautions. Though some funded activities were able to complete on schedule in 2019, the majority are still working towards their goals and deliverables. The IURA Board extended 2019 contract expiration dates to 6/30/21, to ensure these activities will reach fruition. However, the effects of the pandemic will be reflected in the Goal Outcome Indicators reported in this CAPER, and in other ways, as well.

Discuss how these outcomes will impact future annual action plans.

As stated above, the COVID-19 global pandemic necessitated extension of 2019 funded activity contracts until 6/30/21. Organizations have pivoted and made adjustments of all kinds in order to provide a safe working environment for staff members and beneficiaries during this time. These organizations continue to submit quarterly reports and vouchers in a timely manner. IURA will continue to monitor their progress toward goal completion.

The contract extensions may affect some funded partners’ abilities to reach their goals, but at the time of this writing, all funded partners are committed to fulfilling their 2019 contracts as written; they have not asked for contract modifications. However, contract modifications may be considered, if needed. As for future Action Plans, we expect there may be a ripple effect of some organizations being delayed in drawing down 2020 Annual Action Plan (AAP) funds awarded to them, as they still need to finish out their 2019 activities and the funding associated with them. Some organizations may decide not to pursue City of Ithaca HUD Entitlement Funding in the 2021 AAP Cycle. On the other hand, since the economic forecast is at best uncertain, many organizations expect to experience diminished revenue (whether in earned income, donations, or availability of other funding streams). As a result, this could bring even more organizations to the 2021 AAP application process.

The City will continue to engage and monitor projects to ensure timely and compliant use of funds, as well as offer technical assistance to funding recipients, when needed.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.

HOUSING SCHOLARSHIP PROGRAM

In PY2019, the City maintained its support for the Learning Web's long-standing Housing Scholarship Program with \$65,592 in HOME Tenant-Based Rental Assistance (TBRA) funding. A rental assistance program for homeless youth, the program also provides one-on-one staff support and life-skills training to help beneficiaries secure and maintain safe/stable housing, as they transition towards self-sufficiency. The program has been highly successful in targeting a sub-population of young homeless Ithacans, who have historically been difficult to reach.

2-1-1 INFORMATION & REFERRAL PROGRAM

In PY2019, the City awarded \$20,000.00 in CDBG funds to the Human Services Coalition (HSC) 2-1-1 Information and Referral program towards service calls to at least 2,400 low-to-moderate-income (LMI) Tompkins County residents, who benefit from call center referrals and responses. HSC also serves as the Continuum of Care (CoC) Committee lead agency for community-wide planning for homeless housing and services. CoC agencies rely on 2-1-1 to connect clients to services. 2-1-1 also acts as the gateway to the Solutions to End Homelessness Program (STEHP), which helps people remain in (or obtain) permanent housing and provides supportive services, rapid re-housing services, and housing stabilization for the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons.

A PLACE TO STAY: SUPPORTIVE SERVICES PROGRAM

In PY2019, the City awarded \$20,000.00 in PY2017 CDBG funds to Catholic Charities of Tompkins/Tioga Counties towards case management and other services for a 4-bed transitional housing unit for very low-income women. The program was a multi-year initiative aimed at providing transitional, safe, and stable housing for homeless and imminently homeless women. The program offered vulnerable homeless women a nurturing, safe, and supportive environment, so they could transition to successful independent living arrangements in the community, including rental stewardship classes; financial education and planning services; vocational and job-seeking skills; personal goal-setting workshops; and community-building and civic engagement.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

SECURITY DEPOSIT ASSISTANCE PROGRAM

In PY2019, the City continued to fund the long-established Security Deposit Assistance Program, operated by Catholic Charities of Tompkins and Tioga Counties, with \$64,000 in HOME funds to assist at least 100 income-eligible households in Tompkins County with security deposit assistance, so they can more readily access safe and affordable rental housing. The program has proven instrumental in assisting people to transition out of emergency housing shelters. Typically offered as part of a comprehensive assistance package, this program has helped numerous homeless families gain entry into permanent affordable housing. Affording a security deposit is often the final hurdle preventing individuals and families from being able to live in an apartment they can afford. This is particularly true for people emerging from homeless shelters.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

HOUSING FOR SCHOOL SUCCESS PROGRAM

In PY2019, the City fund the fourth and final year of the Housing for School Success program, designed to address the high incidence of homelessness at Beverly J. Martin Elementary School (BJM) and its impact on children's educational outcomes. Modeled on an innovative program in Tacoma, Washington, Housing for School Success seeks to improve educational outcomes for homeless children by increasing their housing stability and helping their families to become more self-sufficient. \$15,700.00 in CDBG funds were use towards case management services to BJM families. The City also allocated funding in its Security Deposit Assistance Program to assist up to 5 Housing for School Success households with the full amount of their security deposits.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

The City cooperates on an as-needed basis with the Ithaca Housing Authority (IHA) in meeting the housing needs of City residents. In addition, as noted in section CR-25, Homeless and Other Special Needs, the City collaborated with IHA to assist in providing public housing and/or Section 8 assistance for the third year of the Housing for School Success Program.

In PY2019, the City engaged in a series of discussions with the Ithaca Housing Authority to investigate the conversion of some IHA properties from Public Housing to the Rental Assistance Demonstration (RAD) program to enable the rehabilitation of Northside Apartments.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership.

No actions were undertaken by the City of Ithaca. IHA sponsors Tenant Councils for its senior and family sites, as well as a Resident Advisory Board, which serves in an advisory capacity regarding programmatic and policy areas of concern to residents. The Titus Towers Tenant Council and Family Sites Tenant Council both meet monthly. Since 2008, IHA has also offered a Housing Choice Voucher Homeownership Program, which provides current Housing Choice Voucher recipients, who have not previously owned a home, with homeownership counseling and vouchers to assist with their monthly homeownership expenses, in lieu of rental assistance.

Actions taken to provide assistance to troubled PHAs.

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Neither the City's 2019-23 Consolidated Plan, nor its Analysis of Impediments to Fair Housing Choice (May 2015) identified specific public policy barriers to the creation of affordable housing. The City's 2017 *Assessment of Fair Housing* report identified the following Contributing Factors that create, contribute to, perpetuate, or increase the severity of one or more fair housing issues.

- Source of Income discrimination
- Lack of clear and effective fair housing enforcement authority
- Lack of local public fair housing enforcement
- Lack of state or local fair housing laws
- Lack of resources for fair housing agencies and organizations
- Displacement of residents due to economic pressure
- Displacement and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Lack of meaningful language access
- Impediments to mobility
- Insufficient on-campus housing at Cornell University, in combination with growing enrollment, resulting in students outbidding non-student households for off-campus housing
- Location and type of affordable housing
- Lack of access to opportunity due to high housing costs
- Availability of affordable units in a range of sizes
- Lack of affordable in-home or community-based supportive services

Based on the Contributing Factors it identified, the City subsequently generated seven goals, with accompanying metrics, milestones, and timelines for achievement.

In PY2018, the City added the following *Assessment of Fair Housing* Contributing Factors in its 2019-23 Consolidated Plan as stand-alone Priority Needs (not already incorporated in any other Priority Needs):

- Displacement of residents due to economic pressure
- Source of Income discrimination
- Lack of access to opportunity due to high housing costs
- Lack of local public fair housing enforcement
- Displacement and/or lack of housing support for victims of domestic violence, dating violence, sexual assault, and stalking
- Lack of affordable in-home or community-based supportive services

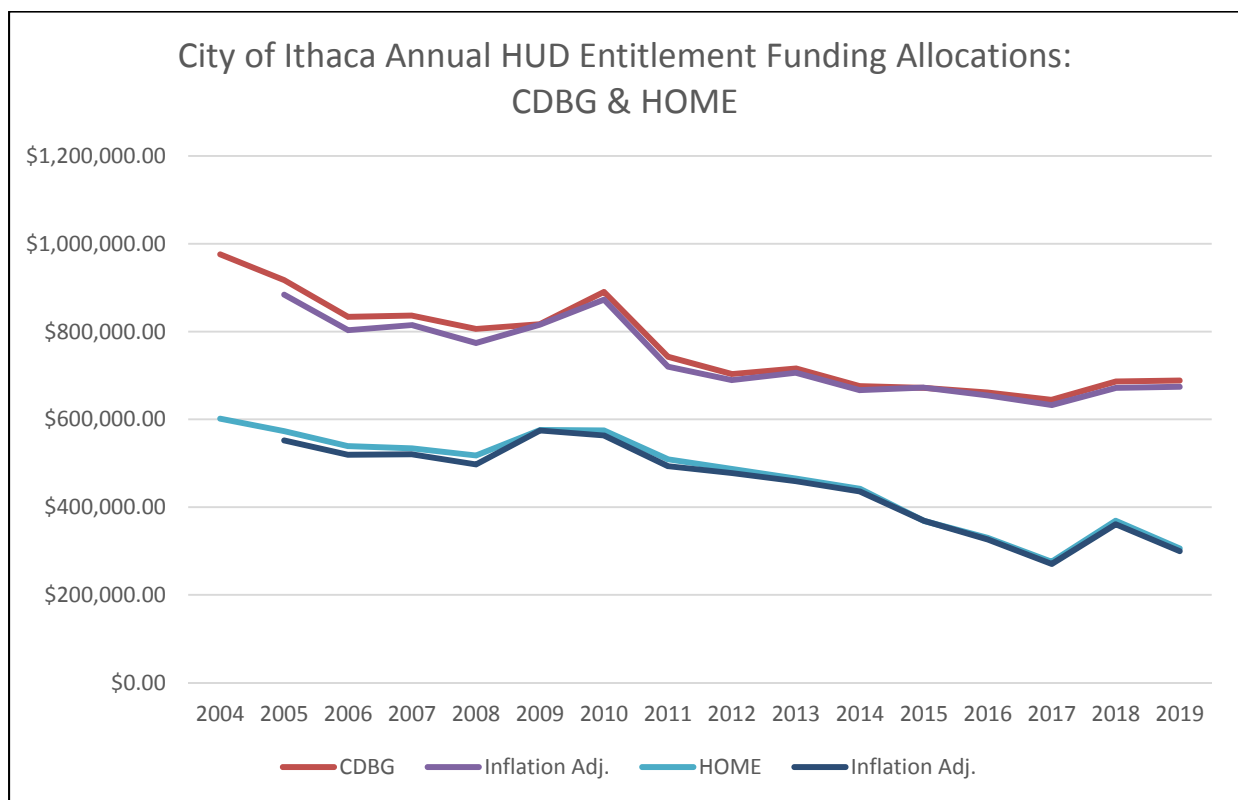
On April 12, 2019, New York State enacted the *Lawful Source of Income Non-Discrimination Act of 2019* to include source of income as a "protected class," ensuring landlords and other housing providers in the state cannot discriminate against renters in making housing decisions based on their income from social security, public assistance, or the use of housing vouchers.

In PY2019, the IURA Community Development Planner continued to participate in the Tenant Support Working Group to identify methods to reduce housing barriers to both tenants and potential tenants.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j).

Ithaca’s most fragile, underserved, and at-risk populations require public services to meet the most basic human needs for food, shelter, and safety. To address these needs, the City supports programs that prevent homelessness, assist immigrants and youth, improve access to affordable healthcare, increase food security, and/or increase awareness and use of existing community resources.

The primary obstacle to meeting the city’s underserved needs continues to be the long-term trend of declining Federal funding levels for housing, homelessness, non-homeless special needs, and community development, as illustrated in the graph below.



In PY2019, to address obstacles to meeting underserved affordable housing needs, the City funded: Small Repair Program (formerly titled the Mini-Repair Program); Security Deposit Assistance Program; Housing Scholarship Program; and Housing for School Success. The long-standing Small Repair Program provides much-needed assistance with small repairs to LMI homeowners, allowing households to comply with the City Building Code. This program is especially important to LMI seniors needing repairs and accessibility improvements to stay in their homes.

To address obstacles to meeting the need for increased economic opportunities for adults, in PY2019, the City funded four job-training/job-readiness and placement programs: Hospitality Employment Training Program (HETP), Work Preserve Job Training and Placement Program, Work Preserve Job Readiness Program, and Finger Lakes ReUse (FLRU) Job Skills Training Program.

To address obstacles to meeting the need for basic food, shelter, and safety, the City continued to fund the 2-1-1 Information and Referral Service Program and the Immigrant Services Program.

Ithaca is a community of neighborhoods, each with its own identity and each of which requires adequate physical resources and infrastructure to meet the needs of its residents. As a result, the City has historically employed HUD funding for: physical improvements to streets, parks, recreational facilities, public buildings, and transportation systems to benefit LMI neighborhoods; redevelopment of vacant and abandoned properties; and programs that facilitate and support homeownership. Increasing Ithaca's extremely low homeownership rate is an especially high priority for the City, both because of the wider economic benefits owner-occupancy brings to the community and because of the vital stability it provides homeowners.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j).

All of the City's grant and loan recipients are contractually required to comply with HUD's Lead Safe Housing Rule (LSHR) and the *Lead-Based Paint Poisoning Prevention Act*, when applicable, and implementing regulations contained in 24 CFR 570.608, regarding the prohibition against the use of lead-based paint, notification of hazards of lead-based paint poisoning, and elimination of lead-based paint hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j).

To help reduce the number of poverty-level families, in PY2019, the City continued to fund the 2-1-1 Information and Referral Service Program, using \$20,000.00 of CDBG funds, to connect people in poverty to local organizations, programs, and services available to assist with a wide variety of basic human needs. The City also funded two TBRA programs to help stabilize people in affordable housing: Security Deposit Assistance Program and Housing Scholarship Program. It also provided \$15,700.00 in CDBG funding for the Housing for School Success Program.

The City's economic development loans also encourage or require employers to pay employees a living wage (regularly indexed by Alternatives Federal Credit Union).

Actions taken to develop institutional structure. 91.220(k); 91.320(j).

Not applicable.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j).

The City continues to actively participate in the Ithaca/Tompkins County Continuum of Care (CoC) system (which the IURA Director co-chairs), as well as the Homeless and Housing Task Force (HHTF), both led by the Human Services Coalition (HSC). One CoC objective is to provide and promote collaborative leadership at all levels of government and across all sectors, in order to prevent and end homelessness. HHTF meets six times a year to bring together housing and associated service providers from across the county to discuss topics that educate members on emergency shelters, supplemental food programs, affordable housing, transportation, and other emerging basic needs of homeless individuals or persons at-risk of homelessness.

The IURA's Community Development Planner and the CoC Coordinator meet at least two times a month to further projects serving people experiencing homelessness and to increase the availability of affordable housing. In PY2019, these meetings accelerated, as the global coronavirus pandemic caused immediate need for safe housing. As a result, joint projects included bringing forward Emergency Rental Assistance partners; mobile testing for people experiencing homelessness and people living in affordable housing; collaborating to increase efficacy of available –CV and emergency funding streams, and more.

In PY2019, the IURA Community Development Planner convened a group of five stakeholders (“Team Ithaca”) to work jointly to develop a proposal to prevent displacement of residents from the City of Ithaca due to its high cost of housing. Stakeholders were a City Alderperson and four leaders from community-based organizations with expertise on equity, housing, homelessness, and community engagement. Team Ithaca participated in a learning and technical assistance process sponsored by Enterprise Community Partners, in order to assess local needs and formulate a place-based response. At the end of PY2019, Team Ithaca was implementing learnings from the process to craft a proposal to the sponsoring funder. This process also supported Goals #4 and #6 of the City's AFH.

City and IURA staff members participate in weekly economic development meetings that bring together City staff and elected officials, members of the Business Improvement District, Tompkins County Area Development (TCAD) staff, and other Tompkins County staff to address a variety of issues, including housing, homelessness, public services, and economic development.

The Community Development Housing Fund (CHDF) and Community Housing Trust Program, collectively known as the “Housing Fund,” are a joint effort of Tompkins County, the City of Ithaca, and Cornell University to help communities and organizations throughout the county respond to the diverse affordable housing needs of its residents. Housing Fund projects must include affordable housing units for LMI households. CHDF won an award for its accomplishments at the 2019 Annual Conference of the New York Upstate Chapter of the American Planning Association.

The City's continued PY2018 funding of the Housing for School Success Program represents an important step towards enhancing coordination between public/private housing and social service agencies, bringing together several important stakeholders: Ithaca City School District (ICSD); Ithaca Housing Authority (IHA); and Catholic Charities of Tompkins/Tioga Counties. The Advocacy Center, Rescue Mission, Workforce NY, and Alternatives Federal Credit Union have also committed to providing services to the program, as needed.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a).

In PY2019 the City incorporated its Assessment of Fair Housing (AFH) into its five-year Consolidated Plan (2019-2023). By doing so, the City formally documents its AFH Goals and defines the metrics, milestones, and timelines for their achievement. These include:

Goal #1: Prohibit discrimination on the basis of source of income, by establishing local (jurisdiction and region) law(s) establishing protection, authorizing enforcement entity and creating meaningful protocol.

Goal #2: Increase supply and access to affordable housing options, particularly at extremely low, very low and low income-levels, especially in high opportunity neighborhoods.

Goal #3: Establish clear local authority and meaningful mechanisms for enforcement of fair housing law.

Goal #4: Prevent displacement in neighborhoods where there is either an established trendline of displacement or imminent threat of displacement (i.e. adjacent high-value neighborhoods with few for-sale homes). Explore Small Area Fair Market Rents, mini-repair for low-income homeowners, and expansion of Community Housing Land Trust for owner-occupied homes.

Goal #5: Address the need for a Language Assistance Plan (LAP) for Limited English Proficient (LEP) individuals

Goal #6: Address policies and practices that result in displacement, eviction of, and/or lack of housing support for victims of domestic violence, sexual assault, and stalking.

Goal #7: Create an Affirmatively Furthering Fair Housing-directed goal within the 2018-2023 Consolidated Plan

In PY2019, the City continued: (1) informing grant and loan recipients of its Affirmatively Furthering Fair Housing (AFFH) goals, Analysis of Impediments to Fair Housing Choice, and Fair Housing Action Plan; (2) distributing fair housing information brochures to landlords and real estate agents; and (3) meeting with various stakeholders to address recurring concerns that landlords are increasingly unwilling to accept Housing Choice Vouchers, thereby reducing housing choice for low-income families.

The prevailing market rent rate varies throughout the County, yet the payment standard for the current Housing Choice Voucher (HCV) program is based on a single countywide rent standard. Rental housing units located in the urbanized area offering close proximity to employment, public transportation, services, and good schools command significantly higher rents than outlying areas in the County. The 2018 HUD Small Area Fair Market rents analysis by zip code suggest the market rent for a two-bedroom apartment in the City of Ithaca is over \$250 higher than a similar apartment in an outlying area that lacks convenient public transportation, so the HCV program may be overpaying in lower-rent areas and not offering enough rent for HCV holders to secure housing in opportunity neighborhoods with higher rents

In PY2019, the City added continued to include a question to its HUD Entitlement Grant Program application form, asking how applicants would address the 14 factors contributing (“Contributing Factors”) to fair housing issues and obstacles in the City. The City also continued employing “Promotion of Fair Housing” as one of its selection criteria listed in the application.

In PY2019, the City continued its commitment to the Limited English Proficiency (LEP) Plan it adopted in 2017 to meet the needs of individuals with limited English language skills. Though we have reported upon this in the past, we are including it in the 2019 CAPER for clarity, since the City completed its AFH and also Goal #5 of the AFH before both were adopted into the Consolidated Plan, which begins in 2019.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's program monitoring program is administered by the Ithaca Urban Renewal Agency (IURA), which employs one full-time employee primarily tasked with ensuring all HUD-assisted programs comply with HUD and other Federal regulations. All HUD Entitlement Program funding applicants are required to identify how their projects comply with the City's 2019-23 Consolidated Plan as part of their project proposals.

The City enters into contract agreements with sub-recipients (community-based organizations or loan recipients implementing CDBG-funded activities) to implement activities it does not implement itself. Grant and loan agreements both typically contain: scope of work; budget; record-keeping and reporting requirements; enumeration of non-compliance consequences; applicable Federal regulations; and administrative and other requirements. The City requires newly-funded sub-recipients to meet with IURA staff to review contractual and programmatic requirements in order to ensure better compliance and increase program effectiveness. Sub-recipients implementing projects with a regulatory or affordability period are also required to submit annual reports to show proof of compliance with contractual obligations. Four attorneys, including a former HUD employee specializing in community development consulting services, are under contract to review the City's contracts and other legal documents.

Sub-recipient performance and regulatory compliance are monitored through Quarterly Reports, Annual Reports, Final Reports, Program Income Reports, and financial statements, as well as ongoing communication, informal contacts, and site visits. Frequency of monitoring activities depends on the complexity of a given project and/or a sub-recipient's performance history or organizational capacity. Each project is assigned a risk level, with riskier projects receiving technical assistance, site visits, and greater monitoring attention. Ongoing monitoring for compliance with HUD regulations, as well as local objectives and requirements, includes outreach practices and program guidelines, all of which are designed to deliver inclusive projects reaching all populations, particularly the City's Focus Populations. IURA staff also periodically offers further assistance or training to improve program effectiveness and/or compliance.

In addition, staff conducts ongoing performance reviews of each project through desk monitoring, review of submitted documents, telephonic follow-ups, and documentation of expenses submitted with each voucher request for payment of project expenses.

IURA staff reports monthly to the IURA Board on progress with ongoing activities, and solicits the Board's questions and comments. Numerous monitoring reports are made available for public review in compliance with the Citizen Participation Plan.

Staff conducts an annual review of the grant application process to check for compliance with the Citizen Participation Plan. The City's loan portfolio is also reviewed annually, with monthly monitoring of loan payments.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

This CAPER was made available to the public for review and comment from January 12, 2021- January 27, 2021, following the publication of a legal notice in the local newspaper (*The Ithaca Journal*) on January 12, 2021, with an electronic copy posted to the IURA website. The public was invited to submit its comments to the IURA and informed any public comments would be submitted with the CAPER to HUD. As of the date of this submission, no public comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There has been no change in CDBG program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

As previously indicated in the 2018 CAPER, the following HOME-assisted units were inspected in PY2016, and were scheduled for inspection again in PY2019. The City had not yet conducted the inspections by the time the COVID-19 pandemic emerged in March 2020, when it placed the inspections on hold, in compliance with the HUD on-site inspection waiver through December 31, 2020.

356 FLORAL AVE. (1 UNIT)

Inspection Date: 8/23/16

Inspection Results: HUD requires tri-annual inspections of a “statistically valid sample” of HOME-funded rental units. An inspection was conducted on August 23, 2016. IURA staff determined a statistically significant sample to be 20% of the 7 HOME-funded units. Unit #3 was inspected, as well as building exterior, building systems, and common areas. No deficiencies were found.

306-320 FLORAL AVE., CEDAR CREEK (6 UNITS)

Inspection Date: 8/23/16

Inspection Results: No deficiencies were found.

401-403 ADAMS ST. (3 UNITS)

Inspection Date: 8/29/16

Inspection Results: Units 401-A, 401-B, and 403-A all passed inspection. The property as a whole appears to be well maintained and notably improved since the last inspection in 2013.

634-638 SPENCER RD. (4 UNITS)

Inspection Date: 8/29/16

Inspection Results: The properties appeared to have experienced significant decline since the 2013 inspections. 3 units failed to pass inspections for the following deficiencies: 634-B, front window screen missing, and basement utility room being used as a bedroom; 636-B, upstairs bathroom fan not working; 638-A, smoke detectors missing in living room and an upstairs bedroom. In addition, carpeting in some units was filthy and many interior walls needed repainting. Landscaping at the three units was non-existent and property entry was in disrepair. Although these were not safety issues, they were a concern to the IURA, since they may become exacerbated if left unaddressed. The property owner subsequently corrected all aforementioned deficiencies and provided documentary and photographic evidence on 9/30/16. Since the Contracts Monitor determined all the deficiencies to be minor in nature, no re-inspection was conducted.

519 CLINTON ST.

Inspection Date: 9/14/16

Inspection Results: No deficiencies were found.

407 ELM ST.

Inspection Date: 9/14/16

Inspection Results: No deficiencies were found.

100-108 W. SENECA ST., BRECKENRIDGE PLACE (6 UNITS)

Inspection Date: 8/23/16

Inspection Results: No deficiencies were found.

400 SPENCER RD., STONE QUARRY APARTMENTS (6 UNITS)

Inspection Date: 8/23/16

Inspection Results: No deficiencies were found.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b).

On October 22, 2015, the City adopted a HOME Affirmative Marketing Policy, in compliance with the provisions of §92.351 of the 2013 HOME Final Rule, which the City's HOME funding recipients have agreed to employ. The demographics of occupied HOME units include higher percentages of minority populations than the jurisdiction as a whole.

In May 2019, the City produced a Affirmative Fair Housing Marketing Form, which it has started to employ for its housing projects. The form is designed more effectively understand and document the extent to which City funding recipients implement each of the components of the Affirmative Marketing Policy (e.g., non-discrimination and accessibility; fair housing training; marketing and outreach; race and ethnic data collection; compliance assessment).

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

As noted previously, there is an acute shortage of affordable housing in the City of Ithaca. To address this need, the City supports projects that increase the total supply of affordable units of all types, increase the affordability of existing units, and improve the condition of existing affordable units. Progress towards goals in this area is slow due to the enormity of the problem; however, each year additional affordable units are added to the local inventory, the condition of existing units is improved, and access to existing units is increased with the use of City entitlement funds. The City will continue to prioritize its efforts in these areas.

Community Housing Development Fund (CHDF)

Since 2009, the City has annually contributed \$100,000 to the Community Housing Development Fund (CHDF) that awards up to \$600,000 a year for housing projects that increase or preserve affordable housing. Other funders include Cornell University and Tompkins County. To date, 457 housing units have been created, using \$3,823,125 in funding assistance.

Neighborhood Housing Initiative (NHI)

Since 2002, the City has also used bond financing to implement its Neighborhood Housing Initiative (NHI). NHI is a program of the City and IURA to competitively award grants to not-for-profit housing developers undertaking projects to create quality, affordable, owner-occupied housing for households earning $\leq 80\%$ of AMI, in order to expand affordable homeownership opportunities. The City has provided a total of \$820,277.82 in funding assistance for rehabilitation or construction of 16 housing units.