



U.S. Department of Housing and Urban Development
Buffalo Office
465 Main Street
Buffalo, New York 14203-1780
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2/8/2022

Ms. JoAnn Cornish, Director
Planning and Development Department
City of Ithaca
City Hall – 3rd Floor
108 E. Greene Street
Ithaca, NY 14850

Dear Ms. Cornish:

SUBJECT: Program Year 2020 Annual Community Assessment (ACA)
Reporting Period: August 1, 2020 to July 31, 2021
Community Development Block Grant (CDBG) Program
Home Investment Partnerships Program (HOME) Program

Enclosed please find HUD's Annual Community Assessment (ACA) reviewing the implementation and performance of the City of Ithaca's CDBG and HOME Programs. While continuing efforts are taken into consideration, this assessment primarily focuses on the 2020 program year, which covered the period August 1, 2020 to July 31, 2021.

The HUD Buffalo Office is providing you a 30-day comment opportunity prior to issuing the Program Year Review Letter to the Mayor. The Mayor will be asked to make the document available to the public as established in your citizen participation plan. In addition, HUD will make it available to citizens upon request.

If you have any questions about this report, would like to discuss the comments, or require further assistance in the administration of your community development programs, please contact Tremeeka Norman CPD Representative, at 716-646-7077 or via e-mail at Tremeeka.L.Norman@hud.gov

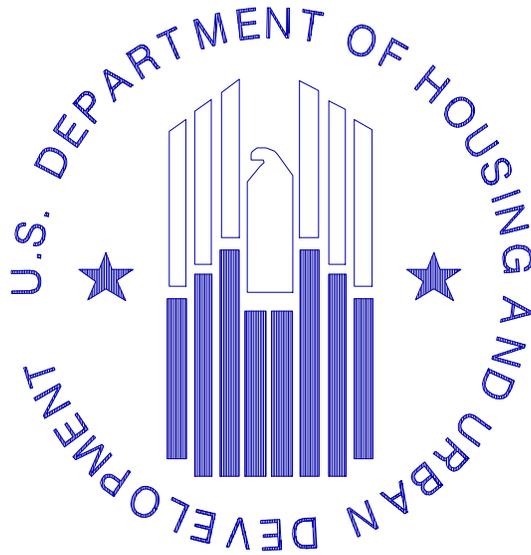
Sincerely,

A handwritten signature in black ink, appearing to read "William T. O'Connell".

William T. O'Connell
Director
Community Planning and
Development Division

Enclosure

**U.S. Department of Housing & Urban Development
Buffalo, New York Office**



Annual Community Assessment (ACA) Report

for

City of Ithaca, New York

Covering the Program Year of:

August 1, 2020 – July 31, 2021

INTRODUCTION

As a recipient of HUD Entitlement funds, the City of Ithaca is required to annually report on the progress made in carrying out the goals and priorities of the Consolidated Plan. The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to be a tool to report the activities undertaken during the previous year and shared with HUD as well as the local community stakeholders and residents.

The HUD Office is required to conduct an annual assessment of the City's performance to determine whether the planning, activities, and reporting were carried out in accordance with applicable requirements. The City is invited to provide any updates or comments to the HUD Office within the next 30 days. Following the 30-day period, the report will be finalized and sent to the Chief Elected Officer of your community. The report will be available to the public as requested.

Assessment Period: August 1, 2020 – July 31, 2021
2nd Year of a 5-year Consolidated Plan

The City applied for and received funding for the following programs:

Community Development Block Grant (CDBG)	\$ 682,620
Community Development Block Grant (CDBG-CV)	\$ 769,461
Home Investment Partnerships (HOME)	<u>\$ 335,099</u>
Total Funding Awarded:	\$ 1,787,180

Total funding expended during the reporting period: \$807,004.00 (includes funds from prior years)

The total CDBG-CV funding expended during the reporting period: \$351,002.00

PART I: Summary of Grantee Performance

CPD Programs

The City submitted the 2020 Annual Performance and Evaluation Report (CAPER) which summarized performance during the reporting period. The report revealed that activities were implemented consistent with the goals and objectives set forth in the City's Consolidated Plan and Annual Action Plan. Any exceptions are noted for additional information or clarification.

Highlights include:

- Citizen participation was conducted during the program year that exceeds HUD requirements.
- The City was compliant with Admin. caps for CDBG and HOME.
- The City was compliant and exceeded expectations with the CDBG Low-Mod Income beneficiary threshold in 2020 by expending 100% of CDBG resources in low-moderate income communities.
- Ithaca satisfied the CDBG timeliness test as of 6/2/21 at 1.34
- Ithaca met the HOME commitment and expenditure deadlines during the reporting period.

- Ithaca’s Single Audit Report is current through 12/31/19 and is in need of updated submission for 2020.
- Through actionable relationship building the City and its partners created the Ithaca Eviction/Displacement Defense (IEDD) Project, which provides a full spectrum of services to tenants from basic tenants’ rights information to services designed to support housing stability including homeownership services for Ithaca tenants.
- During the pandemic, Ithaca increased their level of collaboration not only at the on sought of an extremely challenging programming year but remained consistent with a heightened level of collaboration and communication with partners and community stakeholders necessary for successful program implementation to prevent, prepare, and respond to the coronavirus.

Areas for follow up or clarification:

- Ithaca was very communicative throughout the review process and satisfactorily made adjustments and updates when necessary. The City provided timely explanations during the CAPER review process and all items of question were addressed thoroughly.

Compliance Summary and Updates:

- Ithaca has no open monitoring findings.

Other HUD Programs

Fair Housing and Equal Opportunity:

FY-2020

The 2020 Ithaca CAPER was evaluated by Region 2 Office of Fair Housing and Equal Opportunity (FEHO) on December 15, 2021. A copy of the full FHEO CAPER review will be sent in a separate attachment. Any FHEO questions and concerns regarding this 2020 FHEO CAPER review should be addressed to Jennifer Liebman, Equal Opportunity Specialist at jennifer.m.liebman@hud.gov

Ithaca continues to incorporate goals and action steps identified from their 2017 Assessment of Fair Housing report, which addresses barriers and actions necessary to remove them, which is commendable.

PART II: HUD Evaluation and Conclusions

The following determinations have been made relative to the City’s capacity to carry out CDBG funded activities:

1. The City has carried out its program substantially as described in its Consolidated Plan submission.
2. The Consolidated Plan submission as implemented complies with the requirements of the Housing and Community Development Act of 1974, and other applicable laws and regulations.

3. The City has the continuing capacity to carry out the approved program in a timely manner.

If you have any questions or would like to discuss the Assessment Report, please feel free to contact Tremeeka L. Norman, Community Planning and Development Representative on behalf of Rashika Hall, Community Planning and Development Representative, at 716-646-7077 or Tremeeka.L.Norman@hud.gov. If you disagree with this assessment, please respond via email to: William.T.OConnell@hud.gov. Your response should identify any areas of disagreement and corrections or any additional comments you would like HUD to consider.