

## Draft 2022 Action Plan

### EXECUTIVE SUMMARY

#### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

##### 1. Introduction

The 2022 Annual Action Plan reflects the activities that the City of Ithaca will undertake in this fourth year of our 2019-2023 Consolidated Plan period. Community needs identified by the 2019 Consolidated Planning process remain relevant, and new and urgent needs emerged as a result of the COVID-19 global pandemic. At the time of this 2022 Action Plan's development and submission, the pandemic is still considered ongoing, with the community having weathered the Omicron variant in the fall and winter of 2021 and new subvariants expected to emerge. Strides have been made since the onset of the pandemic two years ago, with development and distribution of vaccines and boosters for adults, teens, and children aged 5-12, as well as new antiviral drugs. Masking requirements, the NYS Governor's Order allowing remote public meetings, and other pandemic-related precautions have been reconsidered, reissued, and/or relaxed. Still, communities are facing challenges and changes that require flexibility and ability to respond in ways that could not have been imagined prior to 2020. The federal government has released funds to individuals and communities including Ithaca to address the pandemic-induced torrent of housing and economic needs. In January of 2022, the NYS Eviction Moratorium ended; eviction cases, including those for non-payment, are now being considered in Ithaca City Court. Court proceedings are monitored and services-- including full-scope representation, information/referral, and applications for the Housing Stability Supplement Program (HSSP)-- being made available by partner-members of the Ithaca Eviction/Displacement Defense (IEDD) Project. IEDD is a collaborative effort involving multiple stakeholders brought together to fulfill the anti-displacement goals articulated in the City's Assessment of Fair Housing (AFH). Selling prices of homes in rose by 14.1% in 2021, according to the Tompkins County Assessor. There has been a 24% gain in median sale price over two years, and a 68% gain since 2011. Disruption to the housing market and economy may ripple for several years. Like many small cities, Ithaca has experienced an influx of new residents-- whether temporary or permanent-- who can work remotely. Limited supply of housing units and competitive bidding create further pressures for local people wishing to remain in high-cost Ithaca. Childcare providers, who rely on regular and stable enrollment in order to remain afloat financially, are among the businesses that have faced a high level of uncertainty as parents and families navigate unknowns around remote school and work schedules, continued remote or partial remote working environments for parents, and so on. The pandemic prompted discussions, consultations, and examples of community resilience. IURA Staff communicates with funded partners to understand needs of program participants, beneficiaries, and other community members. Information, best practices, and lessons learned from these resilience

conversations and activities was incorporated into this Plan and will be carried forward to be applied to future Plans. The City has allocated 2022 entitlement funds to support projects to expand supply and sustain affordable housing in various ways, job training and placement, public facilities, and services-- such as 2-1-1-- for vulnerable community members.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2019-2023 Consolidated Plan outlines goals to be pursued during its timeframe to meet community needs. CDBG and HOME programs advance the following statutory objectives, for the principal benefit of low-and moderate-income (LMI) households

- Provide decent, safe, and affordable housing
- Create suitable living environments (CDBG)
- Expand the supply of decent, safe, sanitary, and affordable housing (HOME)

The City's community-identified goals supporting the statutory objectives above are:

### **Improve and Expand Affordable Housing Options**

An acute shortage of affordable housing exists in Ithaca. The City's 2017 Assessment of Fair Housing (AFH) found 53% of all City households were cost-burdened (paying over 30% of their income for housing). Pandemic-propelled housing market change has increased local home prices by 24% in the past 2 years. The City will support projects to increase the total supply of affordable units of all types and preserve existing units' affordability and condition.

### **Develop Economic and Employment Opportunities**

To expand employment opportunities for LMI community members, the City will provide direct loans and support technical assistance to businesses to create jobs, entrepreneurship training, and initiatives that provide career-readiness, job placement/post-placement support, and skill development.

### **Remove Barriers to Opportunity**

The opportunities of our community should be accessible to all its residents. Where barriers exist, they should be removed. The City will seek to increase transportation options; support residential and public

physical accessibility improvements; support services to early childhood, senior, homeless, and immigrant populations.

### **Strengthen Neighborhoods**

For our City to thrive as a whole, each constituent part must have adequate resources and infrastructure to meet the needs of its residents. The City will support physical improvements to streets, parks and recreational facilities, public buildings, and transportation systems for the benefit of LMI neighborhoods; support repairs and improvements to housing stock; and promote homeownership

### **Meet Essential Needs for Food, Shelter, and Safety**

Ithaca's most vulnerable populations require public services and public facilities to meet basic human needs for food, shelter, and safety. The City will support programs that prevent homelessness; ensure safe living environments; and/or increase awareness and utilization of existing community resources.

### **Affirmatively Further Fair Housing**

The City's 2017 Assessment of Fair Housing (AFH) analyzed data in order to identify local factors that contribute to local fair housing issues and lack of access to opportunity. The AFH identified seven fair housing goals and created timelines and milestones to guide the City in promoting fair housing. Projects include strategies to address displacement caused by gentrification, disparity in opportunity, housing problems (as defined by HUD), enforcement, or otherwise support fair housing.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Annually, the City produces a Consolidated Annual Performance and Evaluation Report (CAPER) to compile outcome data that becomes available once each Program Year (PY) ends. Unfortunately, the previous year's CAPER is never available while the new Action Plan is being written; therefore, we will estimate some outcomes below. Funded activities rarely complete by the PY end date. Project start-up delays may include contract preparation, date of release of funding, and other factors (such as the ripple effects of responding to a pandemic).

The main drivers that lead the City to choosing its goals and projects are stakeholder input about gaps in services and community needs, projects aimed at addressing the City's shortage of affordable housing, and more recently, projects aimed at addressing the effects of the pandemic on the community.

Some of key activities funded in recent years and their progress to date is below. Progress here is being reported in "units," for uniformity, understanding that the Goal Outcome Indicator (GOI) varies by funded activity (GOIs include: individual, household, job, business, etc.):

- Anticipated (2019): 71 units of Rental Housing - New Construction (Immaculate Conception School Redevelopment). Construction is underway. To date: 0 completed.
- Anticipated (2020): 4 units of Homeowner Housing constructed. New construction is an activity that generally has very long timelines. This activity is still in progress. To date: 2 completed.
- Anticipated (2020): 70 units of Rental Units rehabilitated. To date: 52 completed.
- Anticipated: 40 units of Repair/Rehab/Energy Efficiency for Homeowners. To date: 48 completed.
- Anticipated: 208 units of Tenant-Based Rental Assistance provided in the form of Security Deposits and Housing Scholarships (rental assistance). To date: 136 completed. (Note: The NYS Eviction Moratorium instituted in December 2020 slowed demand for Security Deposits until it was lifted in January 2022. Demand is now similar or greater than pre-pandemic levels.)
- Anticipated: 44 units of economic development assistance (jobs retained or created, businesses assisted). To date: 28 completed
- Anticipated (2020 & 2021): 990 units of Public Facility or Infrastructure needs. To date: 897 completed.
- Anticipated: 51 units of Public Services geared toward Homeless prevention. To date: Approximately 44 units completed

#### **4. Summary of Citizen Participation Process and consultation process**

In accordance with the City's approved Citizen Participation Plan, public outreach conducted prior to adoption of the Annual Action Plan on June 1, 2022, included the following events. The IURA began the 2022 Action Planning Process one month earlier than in previous years, issuing its Request for Applications on December 1, 2021. Due to the ongoing coronavirus pandemic, all events were hosted virtually using the Zoom virtual meeting platform. Links to these events were provided on the IURA Website, on meeting agendas at the City of Ithaca's online Agenda Center, in published legal notices, and online postings

organizational meetings: October 28, 2021

public engagement and information sessions: December 1, 2021 , meeting of the Tompkins County Continuum of Care

neighborhood public input meetings: December 7, 9, 17, & 18, 2021. Note: Due to this year's earlier RFA and application deadline, twice as many of these meetings as usual were held, in an effort to spread awareness of the date changes and provide ample opportunity for involvement

public hearing #1 and presentations by applicants: February 24 & March 3, 2022,

30+ day public comment period April 28, 2022 through June 1, 2022 (for written comments) and June 2 for verbal comments at the Common Council Meeting. Comments accepted via email and via Zoom public hearing #2: May 18, 2022, at the Planning & Economic Development Committee (PEDC) of Common Council.

The 3th and 4th Amendments to the City/IURA Citizen Participation Plan were adopted on May 6, 2020 and August 4, 2021, respectively, to allow for virtual public meetings (via Zoom Teleconferencing platform or similar) with opportunity for the public to attend and comment in real time and to make other pandemic or public-health related accommodations. Virtual public meetings were also recorded and posted to the IURA website. All proposals were made available to the public in their entirety on the Ithaca Urban Renewal Agency webpage and their availability for review was announced, along with the schedule of upcoming public hearings, in the newspaper of record (the Ithaca Journal), the HSC Listserv, at Continuum of Care and other public meetings. On March 7, 2022, the City/IURA submitted a letter to HUD indicating intention to utilize HUD's most recent waiver (post-Megawaiver) allowing virtual public process.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments received in 2022 concerned the need for affordable housing across the spectrum including low-barrier housing (housing first model), supportive housing with wrap-around services, rehabilitation of distressed housing, and financial assistance to first-time homebuyers. The importance of job training to prepare workers for potentially well-paying jobs and expanded opportunity in the Green Economy and support of the City's electrification efforts was voiced. The need for better connectivity and transportation options between the City's centralized employment opportunities and outlying neighborhoods and municipalities was cited as an important determinant of both personal self-sufficiency and the economic vibrancy of the community.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments were accepted.

## **7. Summary**

In 2022, the City of Ithaca will continue to direct HUD Entitlement Funding toward meeting the Priority Needs identified in the 2019-2023 Consolidated Plan. The COVID-19 crisis grew quickly in early 2020, and in March 2020, a federal Emergency Declaration was issued for the global pandemic. As discussed in 2021 and elsewhere in this Action Plan, the global pandemic has had and will continue to have grave consequences on the local and national economies, housing markets, and community members. The City is currently collecting stakeholder input, studying needs, and engaging in other planning activities related to eventual deployment of American Rescue Plan HOME-Hybrid funding (ARP-HOME) to benefit our community. The full effects and impacts of the global pandemic are still being understood. It is likely that as with Years 2 and 3, Annual Action Plans for Years 4 and 5 related to the current Consolidated Plan will address those impacts along with the other community development needs.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	Ithaca	
CDBG Administrator	Ithaca	Ithaca Urban Renewal Agency
HOPWA Administrator		
HOME Administrator	Ithaca	Ithaca Urban Renewal Agency
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Ithaca designates the Ithaca Urban Renewal Agency (IURA) as the lead entity in preparing the City's Consolidated and Action Plans. Likewise, IURA administers each HUD Entitlement funding stream.

### Consolidated Plan Public Contact Information

Members of the public are invited to contact Anisa Mendizabal, IURA Community Development Planner at [amendizabal@cityofithaca.org](mailto:amendizabal@cityofithaca.org) with any questions! Email is more reliable than phone calling during this time of remote work due to the global pandemic, however, members of the public may call the IURA's main number at (607) 274-6565 should email not be a viable option.

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Ithaca develops its annual Action Plans through a competitive process. Applications that meet the minimum qualifications of 1) addressing a National Objective and 2) addressing one of the Priority Community Needs identified in the current Consolidated Plan are evaluated on the basis of need, impact, feasibility, organizational capacity, leverage, and coordination/collaboration. Public comment on the submitted applications is invited and is considered when prioritizing projects for funding.

Information concerning the development of the Action Plan was distributed widely via the IURA website; the Human Services Coalition listserv; legal ads in the Ithaca Journal; and by direct mailing to and individual meetings with organizations, individuals, and agencies that were involved with, or expressed interest in, the development of prior-year Action Plans; and at four public information sessions (two more than usual) advertised in accordance with the Citizen Participation Plan. Public hearings for the development of this Year 4 Action Plan were announced at regularly scheduled meetings of the Planning and Economic Development Committee (PEDC) of Common Council, and Common Council itself, the Tompkins County Continuum of Care's Homeless and Housing Task Force, and other regularly scheduled City meetings, in addition to being advertised in accordance with the CP Plan. The City of Ithaca followed HUD's guidance regarding the COVID-19 global pandemic and amended its CP Plan accordingly in 2020. Citizens had the opportunity to make public comment in real time at the virtual public meetings held in order to comply with Executive Orders requiring physical distancing, and as part of the Action Planning process.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The first two objectives of the Ithaca/Tompkins County Continuum of Care Plan prioritize increased collaboration across and between all levels of government and public and private organizations. The local Homeless and Housing Task Force (HHTF) is one concrete manifestation of that collaborative effort. Six times each year, the HHTF brings together housing and service providers from across the county. Meeting attendance has increased in the remote environment and now averages 50 -60 individuals (with a mailing list of more than 300); the January 4, 2022 meeting of the CoC, a discussion on encampments, was attended by about 100 people. Broad support and participation comes from service providers, public housing agencies, school systems and universities, businesses, hospitals, law enforcement, Workforce Development, funders, volunteers, local elected officials, faith-based organizations, homeless and formerly homeless people, and the public.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Human Services Coalition is the lead entity for the Ithaca/Tompkins County Continuum of Care System, the local community planning network for public, private, and non-profit partners committed to ending homelessness in Tompkins County. HSC and other CoC organizations participate in the HHTF meetings described above, and in the HSC Forum, which also meets six times per year. The IURA's Director of Community Development is the current Co-chair of the Continuum of Care and attends all CoC meetings. IURA Staff has a strong working relationship with the Tompkins County CoC's Director meeting weekly since the onset of the pandemic in 2020 and working on joint projects to leverage assistance and efforts to ending homelessness and housing insecurity, prevent displacement, and address COVID-related issues. This Action Plan includes security deposit support for a successful and innovative program initiated by IURA staff and piloted during the previous (2014-2018) Consolidated Plan and aimed at reducing homelessness among families with children. The program is a collaboration between the Ithaca City School District, the Ithaca Housing Authority, and others. During the development of this Year 4 Action Plan, the enhanced street outreach team brought together by the CoC in the early pandemic continued its collaboration, bring to people experiencing homelessness, assessing their needs, and bringing much-needed services to them during the pandemic. The IURA Community Development Planner met with members of this group (among others) for consultation during the development of the 2022 Action Plan. HSC and its 2-1-1 Department continued to be central in helping residents funds to prevent eviction. Funding procured for the Ithaca Eviction/Displacement Defense Project establishing a Housing Specialist(s) position at 2-1-1. The Housing Specialist(s) provide a variety of targeted navigational services, including attending the City's housing court proceedings to provide onsite information and referral and answering calls to help people access local emergency funds, the local housing rights hotline, to the various services of the Ithaca Eviction/Displacement Defense Project, including accepting applications for the Housing Stability Supplement Program (HSSP).

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

As noted above, the IURA's Director of Community Development is the Co-chair of the Continuum of Care and IURA staff were active participants in the development of the current CoC plan. Ithaca does not receive Entitlement ESG funds. When Tompkins County received ESG-CV funds earlier in the pandemic, and IURA Staff worked closely with the CoC to strategize implementation, leverage these with the City's CDBG-CV funds, and maximize resources. Should future opportunities arise to collaborate in this way, we will do so. The CoC plan prioritizes increasing the use of HMIS, compiling research on best practices, and creating a common data standard and uniform performance measures. Efforts in these areas are ongoing on the part of all CoC organizations.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Ithaca Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
2	<b>Agency/Group/Organization</b>	Tompkins Community Action
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.

4	<b>Agency/Group/Organization</b>	GREATER ITHACA ACTIVITIES CENTER, INC.
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy Resilience; needs of seniors/elderly
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
5	<b>Agency/Group/Organization</b>	ADVOCACY CENTER OF TOMPKINS COUNTY
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Anti-poverty Strategy Resilience

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
6	<b>Agency/Group/Organization</b>	The Learning Web
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
7	<b>Agency/Group/Organization</b>	HISTORIC ITHACA
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Historic Preservation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
8	<b>Agency/Group/Organization</b>	Finger Lakes ReUse
	<b>Agency/Group/Organization Type</b>	Services-Employment Reentry
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
9	<b>Agency/Group/Organization</b>	OAR of Tompkins County
	<b>Agency/Group/Organization Type</b>	Service - Reentry
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Anti-poverty Strategy Needs of people in reentry
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.

10	<b>Agency/Group/Organization</b>	Loaves and Fishes of Tompkins County
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Services - Food
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Warming Center, food insecurity; resilience (generators)
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Phone, virtual, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
11	<b>Agency/Group/Organization</b>	The REACH Project
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Health/Medical; resilience (testing and vaccinations)
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.

12	<b>Agency/Group/Organization</b>	Family and Children's Services of Ithaca
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Mental Health
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
13	<b>Agency/Group/Organization</b>	ST. JOHN'S COMMUNITY SERVICES
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Resilience, air filters, social distancing needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
14	<b>Agency/Group/Organization</b>	HUMAN SERVICES COALITION OF TOMPKINS COUNTY, INC.
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Resilience; preventing displacement
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
15	<b>Agency/Group/Organization</b>	Tompkins County Planning & Sustainability Department
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	E-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
16	<b>Agency/Group/Organization</b>	DIOCESE OF ROCHESTER D/B/A CATHOLIC CHARITIES OF TOMPKINS/TIOGA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-homeless Services- Immigrants
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and e-mail consultation, The priority community needs identified during the consultation were considered in the development of this Action Plan.
17	<b>Agency/Group/Organization</b>	ITHACA NEIGHBORHOOD HOUSING SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services - Narrowing the Digital Divide Community Development Financial Institution

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy Lead-based Paint Strategy Resilience, Radon
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
18	<b>Agency/Group/Organization</b>	The Robin Fund
	<b>Agency/Group/Organization Type</b>	Civic Leaders Emergency Fund
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Crisis and emergency funds for individuals
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
19	<b>Agency/Group/Organization</b>	Ithaca Tenants Rights Hotline
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
20	<b>Agency/Group/Organization</b>	Cornell University School of Law
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Education
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
21	<b>Agency/Group/Organization</b>	LawNY
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing Legal services
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Legal, Right to Counsel
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual and and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.

24	<b>Agency/Group/Organization</b>	Black Hands Universal
	<b>Agency/Group/Organization Type</b>	Services-Health Services-Education Services-Employment Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Workforce Development, Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, phone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
25	<b>Agency/Group/Organization</b>	Unbroken Promise Initiative
	<b>Agency/Group/Organization Type</b>	Housing Services-Education Services-Employment Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, phone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.

26	<b>Agency/Group/Organization</b>	COVID-19 Funders Network
	<b>Agency/Group/Organization Type</b>	Business and Civic Leaders Philanthropy Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Philanthropy, emergency needs, resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In person, virtual, and email consultation. The priority community needs identified during the consultation were considered in the development of this year-four Action Plan.
27	<b>Agency/Group/Organization</b>	Mutual Aid Tompkins
	<b>Agency/Group/Organization Type</b>	Services-Health Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was established on a social media platform (Facebook) at the onset of the pandemic and quickly gathered a membership of over 8,000 residents of Tompkins County. The site moderated community conversations about needs observed, services and donations being offered, community/neighborhood efforts and responses to pandemic needs, and coordination (volunteers, projects, communication). This site became an essential source of information about community needs and responses. Not only does it host ongoing discussion of resilience, the Facebook Community itself is an example of resilience.

28	<b>Agency/Group/Organization</b>	City of Ithaca Dept. of Building, Planning, and Economic Development
	<b>Agency/Group/Organization Type</b>	Housing Agency - Managing Flood Prone Areas Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Resilience, flood maps, electrification
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Ithaca has been pursuing a Green New Deal that has multiple aims: reduction of emissions, response to the effects of climate change to promote resilience, promotion of green jobs that center opportunities for communities of color. The Green New Deal aims to involve community members in resilience programs, policies, services, jobs, and efforts.
29	<b>Agency/Group/Organization</b>	Tompkins County Department of Social Services
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Child Welfare Agency Other government - County Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Resilience
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual consultation, primarily via joint attendance at Continuum of Care. Tompkins County Department of Social Services provides assistance to LMI individuals.
30	<b>Agency/Group/Organization</b>	Friends of Stewart Park
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The community needs identified, such as for an inclusive playground, fully accessible by any community member regardless of level of mobility, was considered in this Action Plan.
31	<b>Agency/Group/Organization</b>	BlocPower, LLC
	<b>Agency/Group/Organization Type</b>	Services - Energy
	<b>What section of the Plan was addressed by Consultation?</b>	Resilience, clean energy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The primary community needs identified were considered in this Action Plan.
32	<b>Agency/Group/Organization</b>	Building Department, City of Ithaca
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Lead-based Paint Strategy Code Enforcement
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and email consultation. Community needs identified were considered in this Action Plan.
33	<b>Agency/Group/Organization</b>	Southern Tier AIDS Program
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, telephone, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.

34	<b>Agency/Group/Organization</b>	Mental Health Association of the Southern Tier
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
35	<b>Agency/Group/Organization</b>	Downtown Ithaca Alliance
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Virtual, in-person, and e-mail consultation. The priority community needs identified during the consultation were considered in the development of this Action Plan.
36	<b>Agency/Group/Organization</b>	Habitat for Humanity of Tompkins and Cortland Counties
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency types were specifically or intentionally excluded from consultation.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Coalition of Tompkins County	

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Being in touch with a wide variety of stakeholders -- community organizations, leaders, and individuals-- is very important to developing a relevant action plan. As events of 2020, 2021, and 2022 have shown, much can change in a short amount of time. In the past 24 months, a number of new community organizations developed and became active in the City of Ithaca. Black Hands Universal and Unbroken Promise Initiative are examples of two that quickly became active in identifying and responding to community needs. Both organizations have a focus on equity, justice, and civil rights. The COVID-19 Funders Network was an ad hoc working group of representatives from various foundations and funding agencies that came together to identify and rally efforts toward funding urgent needs related to COVID-19. The group continues to meet, and though urgent needs of the early pandemic have mostly passed, it still monitors how spikes in COVID cases affect the local community, along with discussing a wide variety of non-COVID needs. The Community Development Planner met with this group twice monthly. The Mutual Aid of TC Facebook Page has been a wealth of information. This virtual community likewise responded to needs arising

from COVID-19. This year's AFH-related milestones focused on implementing the Ithaca Eviction/Displacement Defense Project (IEDD) and preparing its final component, Ithaca Guaranteed Income (IGI) for launch. The components of IEDD are aimed at preventing displacement and promoting housing stability through information, education, brief legal advice, full-scope representation, and two components, HSSP and IGI, aimed at increasing the means of LMI people. The Community Development Planner makes efforts to attend community meetings, annual meetings, and open houses of community agencies to stay in touch and informed. During this era of global pandemic, most consultations and community meetings were held online. Organizations continue to show great creativity in hosting online and “outside of the box” events in order to stay connected and involve community members in community building.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Ithaca/IURA Citizen Participation Plan (available at IURA website) guides our process. Meetings were advertised in accordance with the Citizen Participation Plan and its 3rd and 4th Amendments. All proposals received were made available to the public in their entirety on the Ithaca Urban Renewal Agency website and their availability for review was announced, along with the schedule of upcoming public hearings, at meetings of the Common Council and the Common Council's Planning and Economic Development Committee. Legal ads were published in the paper of record, the *Ithaca Journal*, notifying the public of the Request for Applications and public input meetings; public hearings: the availability of the draft Action Plan, and the 30-day public comment period. Verbal comments received during the neighborhood input and public engagement meetings early in the Action Planning process (not official hearings) spoke of the need for affordable housing and homeownership in the City, support for electrification, and need for jobs in the green economy. The 2019-2023 Consolidated Plan identified housing cost burden as a significant problem. High housing costs tend to push renters to the County (region), where there is more affordability; the trade-off problem for these renters, especially those with the highest financial need, is the difficulty of getting back into the City. Public transportation schedules are limited which creates barriers to employment, schooling, childcare, and more. It is outside the scope of this plan to support affordable housing outside the City of Ithaca, though Tompkins County has prioritized supporting affordable housing along primary transportation routes. Relatedly, and in support of the City's Assessment of Fair Housing (AFH) goals, IURA has been working with a group of stakeholders from the City, HSC, the Robin Fund, LawNY, Cornell Law School, National Lawyers Guild CU Student Chapter implement the Ithaca Eviction/Displacement Defense Project (IEDD) to promote the ability of LMI people to remain stably housed within the City. Citizen comments aid the City's Annual Action Planning process by helping raise awareness and direct staff efforts to find individuals or organizations (or both) to consult with, and to solicit efforts from area organizations to address needs identified, whether through submission to the Annual Action Planning process, or through involvement in groups or projects already working on the issue.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Continuum of Care	60 members of the Continuum of Care and public were in attendance at this meeting where this public engagement presentation occurred on December 1, 2021 at 9:30 am.	Comments covered the range of topics often covered in CoC meetings -- how best to address homelessness and housing, what types of applications have been funded in the past, how to apply to the Annual Action Planning process.	All comments were accepted and discussed. Questions were answered, and attendees were offered one on one technical assistance meetings.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-targeted/broad community	A display ad was placed and appeared on December 3, 2021 in the newspaper of record for four Neighborhood Public Input meetings. See summary of attendance and comments below for each of those two meetings.	No comments were received in response to newspaper ad.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Internet Outreach	Area service providers, CoC	Information about the development of the Annual Action Plan was distributed via the Human Services Coalition (HSC) of Tompkins County listserv. Approximately 6,000 people subscribe the to listserv, many of whom are associated with the Continuum of Care and area service-providing organizations.	No comments were received in direct response to the posting, however, it is generally the case that potential applicants to the RFP learn about the opportunity to attend input meetings, hearings, and submit propoosals via the Human Services listserv.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	Four members of the community attended the first neighborhood input meeting on Tuesday, December 7, 2021 at 5:00 pm.	Comments centered on need for affordable housing of many types -- affordable rental and safe housing experiences for youth, housing affordable to first-time homebuyers, affordable ways for LMI homeowners to repair and maintain their homes in a City where property taxes are high, making it hard to afford the other necessities of homeownership.	All comments were accepted and discussed. Questions were answered, and attendees were offered one on one technical assistance meetings.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Public Meeting	Non-targeted/broad community	Nine members of the community attended the second neighborhood input meeting on Thursday, December 9, 2020 at 12 noon.	Comments included need for a public soccer field, need for low-cost, non-fixed route, non-medical transportation (i.e. to places and for needs not served by public transportation), need for a 24-hour drop-in, affordable childcare center for families whose needs aren't served by traditional "business-and-after-school" hours childcare.	All comments were accepted and discussed. Questions were answered, and attendees were offered one on one technical assistance meetings.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Mailing	IURA mailing list of interested people and past/present funded partners	An informational mailing about the RFP for the Action Plan was sent to all on IURA's mailing list.	<p>Questions are generally received via email, and it can be hard to know the source of the question (presentation, ad, internet posting, presentation, word of mouth).</p> <p>Questions usually have to do with applications process. One on one technical assistance is offered.</p>	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
7	Public Meeting	Non-targeted/broad community	<p>Three members of the public attended this neighborhood input session on Friday, December 17, 2021 at noon. Comments included the need for economic development opportunities for BIPOC community members, need for clean energy, and need for jobs in the green economy.</p>	<p>All comments were accepted and discussed. Questions were answered, and attendees were offered one on one technical assistance meetings.</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Virtual Public Meetings - Practice Sessions	Non-targeted/broad community	A virtual public meetings (practice sessions) were held to allow members of the public and applicants who wanted to practice accessing the virtual environment were held. About 7 individuals or groups called in to practice.	Questions centered around how presenters would see how much time remaining they had for presentations, what would happen if they could not connect or a call was dropped, and what the Zoom waiting room was like. The Community Development Planner provided her cell phone number so that participants could text her during the meeting if they encountered technical problems.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Hearing	Non-targeted/broad community	Public Hearing #1 Part 1 and Part 2 was held on Thursday, February 24 and Thursday, March 3 beginning at 8:30 am. Approximately 20 members of the public (including applicants) attended both virtual sessions. Opportunity for verbal public comment was provided in real time.	No verbal comments were offered by the public.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Meeting	Non-targeted/broad community	At the March 24, 2022 Meeting of the Ithaca Urban Renewal Agency via Zoom, the Board adopted the 2022 Draft Action Plan. All meetings for the IURA and its Committees are open to the public. Links to the Zoom meeting are posted on the meeting's agenda and the IURA's website.	No comments were received.	n/a	
12	Notice of Intent to Use New HUD Remote Meeting Waiver	HUD Buffalo	This Notice of Intent to utilize new HUD remote meeting waiver was submitted to Wm. O'Connell, CPD Director, HUD Buffalo. Receipt was acknowledged by HUD Buffalo.	No public comments received.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Newspaper Ad	Non-targeted/broad community	A legal ad informing the public of the availability of the Proposed (Draft) Action Plan, Public Comment Period, and Public Hearing #2 appeared on April 14, 2022.	PENDING	n/a	
14	Pubic Comment Period	Non-targeted/broad community	The Public Comment Period on the proposed (draft) 2022 Action Plan ran April 29-May 30, 2022 at 5pm for written comment; verbal public comment was available until June 1 at the Common Council Meeting.	PENDING.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
15	Internet Outreach	Non-targeted/broad community	Posting to HSC listserve, Tompkins Mutual Aid, HSC listserv and direct emails to applicants and past/current funded partners to inform of public hearing and public comment period.	N/a or pending	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
16	Public Meeting	Non-targeted/broad community	At the June 1, 2022 meeting of the Ithaca Common Council via Zoom, opportunity was given for the public to comment on the 2020 Action Plan. Members of the public were invited to watch and comment in real time, with information on how to do so included in the Common Council meeting agenda and posted on the City's website.	N/A or pending	All comments were accepted.	
18	Public Meeting	Non-targeted/broad community	No member of the public attended this fourth neighborhood input session offered on Saturday, December 18 at noon.	n/a	n/a	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

CDBG and HOME Program funding streams are valuable resources for addressing the City’s critical need for affordable housing and community development. Since becoming an entitlement community in 2004, the City of Ithaca has deployed and leveraged these funds to increase the supply of affordable housing, make needed public facility improvements, develop economic opportunity, and provide much-needed public services.

PENDING: At the time of the publication of this draft 2022 Annual Action Plan, the City has not yet received HUD notification of the City’s 2022 CDBG and HOME allocations. Throughout the planning process and the publication of this Draft Plan, we have used the following estimates:

\$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**

Further, in recommending this Draft Plan to Common Council, the IURA Board adopted a number of contingencies to prepare for any eventuality regarding funding levels (greater or lesser amounts of either stream). In this way, the City is prepared to direct any amount of funding received,

whether greater or lesser than anticipated, to an approved project or activity. That resolution in its entirety will be published with this Draft Plan

Per its 2019-2023 Consolidated Plan, the City anticipates receiving a total of \$4,350,000 in Entitlement funding during the period the Con Plan covers: \$3,000,000 in CDBG funds, and \$1,350,000 in HOME funds.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	668,000	120,000	602	788,602	938,078	\$938,078 (2021 remainder) minus \$668,000 (2022 estimated annual allocation, TO BE UPDATED PENDING OFFICIAL 2022 AWARD LETTER FROM HUD EXPECTED MAY 15, 2022) = 278,079, which is the Expected Amount Available (for the) Remainder of the Con Plan (namely, Year 5)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	330,000	0	13,515	343,515	374,140	44,140.40\$334,715 (2021 remainder) minues \$330,000 2022 estimated annual allocation TO BE UPDATED UPON RECEIPT OF 2022 HUD AWARD LETTER expected May 15, 2022) = \$44,140..40, which is the Expected Amount Available (for the Remainder of the Con Plan (Year 5)

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Typically, every federal dollar the jurisdiction expends leverages two dollars in additional investment from other public and private organizations. This ratio is higher during years when a Low Income Housing Tax Credit project is funded. The City is considered severely fiscally distressed due to a high poverty rate and a low per capita income, so annual HOME match requirements are reduced by 100%. The COVID-19 global pandemic has further stressed the City's financial well-being. Nonetheless, the City has accumulated a local match of over \$900,000.00 that will be leveraged with Entitlement funds. Going forward, annual City contributions of \$200,000 to the County Housing Development Fund for creation of affordable housing projects in the City will further increase the local HOME match.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In June 2021, Ithaca's Common Council supported the efforts of two local housing non-profits, Ithaca Neighborhood Housing Services and Habitat for Humanity, to acquire a total of three homes within the City that were due to be sold at auction. These agencies will rehabilitate the homes as part of the 2022 Action Plan (Habitat's Aurora and Morris Ave. Redevelopment and INHS' 215 Cleveland Ave. Rehab) and offer them for sale to LMI homebuyers. At the time of this writing, the City is in the early stages of exploration of use of vacant public land for uses related to alleviating homelessness.

**Discussion**

FURTHER INFORMATION : As in 2021, Congress had not adopted a federal budget at the time the City's Action Planning process began. Therefore, the City needed to use estimated amounts for its 2022 CDBG and HOME allocations. At the time of this writing, the City anticipates receipt of HUD's official 2022 Award Letter by May 15, 2022 (60 days after adoption of the federal budget). The information entered above for the Draft 2022 Action Plan will be updated accordingly.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve and Expand Affordable Housing Options	2019	2023	Affordable Housing	Citywide	AH - Production of New Units AH - Tenant-Based Rental Assistance (TBRA) AH - Homeowner Rehab/Repair AH - Accessibility Improvements AH - Permanent Supportive Housing AH - Affordable Homeownership AFH Factor: Resident Displacement - Econ. Pressure AFH Factor: Source of Income Discrimination AFH Factor: Access to Opportunity AFH Factor: Displacement of Dom. Violence Victims	CDBG: \$178,623 HOME: \$310,515	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 47 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Develop Economic and Employment Opportunities	2019	2023	Non-Housing Community Development	Citywide	ED - Job Creation & Entrepreneurship ED - Job Readiness & Placement AFH Factor: Access to Opportunity AFH Factor: Lack of In-Home/Comm.-Based Services	CDBG: \$229,435 HOME: \$0	Jobs created/retained: 22 Jobs
3	Remove Barriers to Opportunity	2019	2023	Non-Homeless Special Needs Non-Housing Community Development	Citywide	ED - Job Readiness & Placement PS - Information & Referral PS - Immigrant Services AFH Factor: Resident Displacement - Econ. Pressure AFH Factor: Access to Opportunity AFH Factor: Lack of Fair Housing Enforcement AFH Factor: Lack of In-Home/Comm.-Based Services	CDBG: \$100,450 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Strengthen Neighborhoods	2019	2023	Non-Housing Community Development	Citywide	PF - Public Facilities PI - Public Infrastructure AFH Factor: Access to Opportunity	CDBG: \$144,744 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
5	Meet Essential Needs for Food, Shelter, and Safety	2019	2023	Homeless Non-Homeless Special Needs	Citywide	PS - Youth Services PS - Homeless Services Day Programming PS - Senior Services	CDBG: \$6,750	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 12 Households Assisted

6	Affirmatively Further Fair Housing	2019	2023	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Citywide	AH - Production of New Units AH - Tenant-Based Rental Assistance (TBRA) AH - Homeowner Rehab/Repair AH - Accessibility Improvements AH - Transitional Housing AH - Permanent Supportive Housing AH - Affordable Homeownership AH - Rental Rehab/Energy Efficiency ED - Job Readiness & Placement PI - Blight Removal PI - Public Infrastructure PS - Information & Referral PS - Immigrant Services PS - Transportation Services	CDBG: \$0 HOME: \$0	Other: 140 Other
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						PS - Code Enforcement PS - Landlord/Tenant Counseling PS - Youth Services PS - Homeless Services Day Programming PS - Senior Services PS - Mental Health & Substance Abuse Services PS - Domestic Violence Services AFH Factor: Resident Displacement - Econ. Pressure AFH Factor: Source of Income Discrimination AFH Factor: Access to Opportunity AFH Factor: Lack of Fair Housing Enforcement AFH Factor: Displacement of Dom. Violence Victims AFH Factor: Lack of In-Home/Comm.-Based Services		
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**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Improve and Expand Affordable Housing Options
	<b>Goal Description</b>	<p>There is an acute shortage of affordable housing in the City of Ithaca. The City’s 2017 Assessment of Fair Housing (AFH) found 53% of all City households were cost-burdened. More current data show 56% of Ithaca’s renters are cost burdened (paying over 30% of their income for housing), 41% severely so (paying over 50% of their income for housing). The City has seen home sale prices jump 24% in two years. To address this need, the City will support projects that increase the total supply of affordable units of and that preserve existing units' affordability and condition. There is a particular focus this year on permanently affordable affordable (CHT) homeownership projects.</p> <p>INHS Minor Repair: 40 LMI beneficiaries; <b>CDBG: \$40,000</b></p> <p>INHS Homeowner Rehab: 7 LMI beneficiaries; <b>CDBG:\$136,123.31 + HOME: \$24,375 = \$160,498.31</b></p> <p>215 Cleveland Ave. (Affordable Homebuying), a Community Housing Trust (CHT) Project: 1 LMI beneficiary; <b>HOME: \$50,000. This is a CHDO activity.</b></p> <p>Sears St. Development (New Construction for Sale - Affordable Homebuying), a CHT Project: 2 LMI beneficiaries: <b>HOME: \$92, 140.40. This is a CHDO activity.</b></p> <p>Aurora St. &amp; Morris Ave. Revitalization (Affordable Homebuying), a CHT Project: 2 LMI beneficiaries: <b>HOME: \$70,000</b></p> <p>2021-2022 Security Deposits for Vulnerable Populations, including inspections: 65 LMI beneficiaries; <b>HOME: \$74,000</b></p> <p>2020-2021 Security Deposit delivery: LMI beneficiaries already accounted for; <b>CDBG \$2,500</b></p> <p><b>CDBG Total = \$178,623.31 ; HOME Total \$310,515.40 = Total of both funding streams = \$489,138.71</b></p>

2	<b>Goal Name</b>	Develop Economic and Employment Opportunities
	<b>Goal Description</b>	<p>To expand employment opportunity for LMI community members, the City will provide direct loans and support technical assistance to businesses to create jobs; support entrepreneurship training; and support initiatives that provide career-readiness training, job placement and post-placement support, and skill development.</p> <p>Economic Development Loan Fund: 1 job per \$35k = 1.4 LMI jobs created; <b>CDBG: \$50,000.</b></p> <p>Finger Lakes ReUse Green Job Opportunities through Reuse Training: 8 LMI jobs (placements); <b>CDBG: \$61,934.65.</b></p> <p>GIAC HETP Job Placement (Readiness accounted for under PS): 8 LMI jobs (placements): <b>CDBG: \$50,000.</b></p> <p>Historic Ithaca Work Preserve Job Placement (Readiness accounted for under PS: 5 LMI beneficiaries; <b>CDBG: \$67,500.00</b></p> <p><b>Total CDBG in this section: \$229,434.65</b></p>

3	<b>Goal Name</b>	Remove Barriers to Opportunity
	<b>Goal Description</b>	<p>The opportunities of our community should be accessible to all its residents. Where barriers exist, they should be removed. To address this need, the City will seek to increase transportation options; support residential and public physical accessibility improvements; support early childhood, senior, and homeless programming; and services to immigrants.</p> <p><b>Total LMI Beneficiaries of "Remove Barriers to Opportunity" Strategic Plan Goal: 2,912</b></p> <p>Info &amp; Referral: 2,700 LMI beneficiaries (2-1-1) ; <b>CDBG: \$25,000</b></p> <p>Job Readiness only: 10 (Work Preserve) + 2 (HETP) + 20 (Pre-Apprenticeship Program Work Services) = 32; <b>CDBG: \$20,000 + (n/a - accounted for) + \$12,000 = Total \$32,000</b></p> <p>GIAC Computer Lab enhancements: 80 LMI beneficiaries; <b>CDBG: \$13,450</b></p> <p>Services to Immigrants: 100 beneficiaries; <b>CDBG: \$30,000</b></p> <p><b>TOTAL CDBG: \$100,450</b></p>
4	<b>Goal Name</b>	Strengthen Neighborhoods
	<b>Goal Description</b>	<p>For our City to thrive as a whole, each constituent part must have adequate resources and infrastructure to meet the needs of its residents. To address this need, the City will support physical improvements to streets, parks and rec facilities, public buildings, and transportation systems for the benefit of low- and moderate-income neighborhoods; support repairs and improvements to housing stock; and promote homeownership.</p> <p>Catholic Charities Building: 3,103 LMI beneficiaries ; <b>CDBG: \$89,744</b></p> <p>West End Pedestrian Improvements: 1,535 LMI beneficiarires ; <b>CDBG: \$55,000</b></p> <p><b>Total CDBG: \$144,744</b></p> <p><b>Total estimated LMI Beneficiaries: 4,638</b></p>

5	<b>Goal Name</b>	Meet Essential Needs for Food, Shelter, and Safety
	<b>Goal Description</b>	<p>Ithaca’s most vulnerable populations require public services and public facilities to meet basic human needs for food, shelter, and safety. To address this need, the City will support programs that prevent homelessness; ensure safe living environments; and/or increase awareness and utilization of existing community resources in these areas.</p> <p>Food Distribution at No Mas Lagrimas: 180 LMI beneficiaries; <b>CDBG: \$6,750</b></p>

6	<b>Goal Name</b>	Affirmatively Further Fair Housing
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<p><b>Goal Description</b></p>	<p>The City's 2017 Assessment of Fair Housing (AFH) analyzed data in order to identify local factors that contribute to local fair housing issues and lack of access to opportunity. The AFH identified seven fair housing goals and created timelines and milestones to guide the City in promoting fair housing. Such projects could include strategies to address displacement caused by gentrification, disparity in opportunity, housing problems (as defined by HUD), enforcement, or otherwise support fair housing.</p> <p>Some 2022 Projects meet the City's AFH Goal #2 of increasing affordable housing; those projects are accounted for under the "Affordable Housing" section rather than "AFFH" section. The City of Ithaca actively works toward the seven goals identified in the AFH; this year that work is primarily conducted through the activities of the Community Development Planner, not through activities funded by the Action Plan (except for those relating to expansion of affordable housing). The IURA's Community Development Planner, working together with local stakeholders for the past 27 months, secured \$1.5M in private funding to support the Ithaca Eviction/Displacement Defense Project (IEDD) from 2021 to 2023.</p> <p>This project creates and/or strengthens a series of interwoven safety nets to help tenants remain stably housed. Direct Services include: A tenants rights hotline; a tenants legal handbook; Eviction Court Monitoring and database creation; brief legal advice, and full scope legal representation to prevent eviction. Beyond the direct services described above, the Ithaca Eviction/Displacement Defense Project supports 3 semesters of the Housing Rights Legal Practicum offered by Cornell University's School of Law, sponsors a legal fellow, and aids LawNY's recruitment and training of attorneys offering pro bono representation, thereby expanding resources for full-scope legal representation. The project provides direct cash support to at least 140 households in Ithaca through the Housing Stability Supplement Payment (HSSP) and Ithaca Guaranteed Income (IGI), which is targetted to LMI people with a primary caregiving responsibility. Finally, the City is now piloting a Right to Counsel program to extend to reach of full-scope representation for tenants facing eviction. The Ithaca Eviction/Displacement Defense Project addresses the City's AFH Goals #4 and #6. NOTE: 140 is noted as the GOI under "other". This reflects the HSSP and IGI components of IEDD. More complete data will be available next year regarding the number of individuals and/or households served by IEDD's complete spectrum of services.</p> <p>Update on progress on the City's other AFH Goals: NYS enacted Source of Income Protection to renters through iin 2019, thereby accomplishing Goal #1 of the City's AFH. This Action Plan has funded several activities that support Goal #2 which aims to increase the availability of affordable housing. The City has attained its AFH Goal #5, which is the adoption of a Language Assistance Plan (LAP) for Limited English-Proficient (LEP) individuals. Also this year, The IURA Contracts Manager has gathered additional information and resources for Affirmative Marketing of housing, among other projects.</p>
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# Projects

## AP-35 Projects – 91.220(d)

### Introduction

In 2022, the City received 21 on-time proposals in response to its Request for Applications for HUD Entitlement Program funding. Applications were fairly evening divided between requests for continued support for existing programs and proposals to fund new projects. With requests for support exceeding estimated available resources by more than \$900,000, the City elected to fund the following projects, all of which address high-priority community needs.

### Projects

#	Project Name
1	Repair/Rehab/Energy Efficiency - Homeowner
2	New Construction – Homeowner
3	Tenant Based Rental Assistance
4	Economic Development
5	Public Facilities
6	Public Services – Other
7	2022 CDBG Administration
8	2021 HOME Administration

Table 7 - Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In allocating CDBG and HOME funding, consideration and priority are given to activities that support goals indicated in the Consolidated Plan and Assessment of Fair Housing, meet a priority need, reduce factors contributing to fair housing issues, have community support, have adequate capacity, completion, and match for completion. A major obstacle to addressing underserved needs is funding constraints. Each year, the Public Services category receives many applications from qualified sponsors for activities that cannot be funded due to the mandatory 15% cap on CDBG spending for Public Services. For that reason, the City was especially fortunate to have secured \$1.5 million in private dollars to implement the Ithaca Eviction/Displacement Defense (IEDD) project to further our AFH goals while simultaneously mitigating the economic harm many LMI people experienced as a result of the pandemic.

**FUNDED PROJECTS ONLY**

**IURA Recommended Draft 2022 Action Plan, City of Ithaca, NY**

March 24<sup>th</sup>, 2022 – Revised: May 18<sup>th</sup>, 2022

#	Project	Sponsor	Funding Request	Total Project Cost	FUNDING ALLOCATIONS			Project Summary
					CDBG	HOME	TOTAL	
					\$753,934.96	\$330,340.40	\$1,084,275.36	
<b>HOUSING</b>								
1	215 Cleveland Ave. For-Sale Home*	Ithaca Neighborhood Housing Services	\$ 50,000.00	\$ 280,470.00		\$50,000.00	\$50,000.00	Funding towards construction of single-family house to become a permanently affordable for-sale Community Housing Trust home for LMI household.
2	Homeowner Rehab	Ithaca Neighborhood Housing Services	\$ 195,000.00	\$ 276,846.66	\$136,123.31	\$12,517.50	\$148,640.81	Assist 6 LMI homeowners with maintenance and rehabilitation projects that improve condition, performance, accessibility, and safety of their homes.
3	Minor Repair Program	Ithaca Neighborhood Housing Services	\$ 40,000.00	\$ 233,243.00	\$40,000.00		\$40,000.00	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.
4	Aurora St. & Morris Ave. Revitalization	Habitat for Humanity	\$ 70,000.00	\$ 270,000.00		\$70,000.00	\$70,000.00	Funding to rehabilitate 2 homes, creating 2 units of owner-occupied affordable housing for first-time LMI homebuyers.
5	Sears St. Development*	Ithaca Neighborhood Housing Services	\$ 200,000.00	\$ 1,700,000.00		\$92,140.40	\$92,140.40	Funding to construct 2 new permanently affordable for-sale Community Housing Trust homes.
6	Security Deposit Assistance for Vulnerable Households	Catholic Charities of Tompkins/Tioga Counties	\$ 74,000.00	\$ 101,106.00		\$74,000.00	\$74,000.00	Funding towards security deposits for 65 LMI households (incl. elderly, disabled, single parents) at risk of homelessness to access safe/stable housing and avoid/end homelessness, including 5 deposits for Housing for School Success program homeless families/children.
6a	Security Deposit Assistance Delivery	Catholic Charities of Tompkins/Tioga Counties	\$ 2,500.00	\$ 2,500.00	\$2,500.00		\$2,500.00	Project-delivery for security deposit assistance program.
<b>HOUSING SUBTOTAL:</b>			<b>\$ 631,500.00</b>	<b>\$ 2,864,165.66</b>	<b>\$178,623.31</b>	<b>\$298,657.90</b>	<b>\$477,281.21</b>	
<b>ECONOMIC DEVELOPMENT</b>								
7	Green Job Opportunities Through Reuse Training	Finger Lakes ReUse, Inc.	\$ 61,934.65	\$ 164,365.52	\$61,934.65		\$61,934.65	Funding towards job training for LMI populations and placement of at least 8 LMI adults with employment barriers into permanent unsubsidized positions.
8	Work Preserve Job Training: Job Placements	Historic Ithaca, Inc.	\$ 67,500.00	\$ 202,817.00	\$67,500.00		\$67,500.00	Funding for staff salaries and participant stipends leading to job placements of 5 LMI individuals (e.g., youth, adults, homeless, formerly incarcerated, people with disabilities/mental illness/barriers to employment, new entrants to workforce), following job-readiness training.
9	Hospitality Employment Training Program (HETP)	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 100,000.00	\$ 142,000.00	\$50,000.00		\$50,000.00	Staff, supplies, stipends, and professional fees to train 10 and place 8 LMI adults with employment barriers (e.g., people with disabilities, formerly incarcerated, homeless, recovering addicts, immigrants, single parents) into hospitality and office/administrative positions.
[#]	Economic Development Loan Fund	IURA	\$ 120,000.00	\$ 300,000.00	\$50,000.00		\$50,000.00	Capitalize loan fund for business loans resulting in job creation (including underwriting and delivery).
<b>ECONOMIC DEVELOPMENT SUBTOTAL:</b>			<b>\$349,434.65</b>	<b>\$809,182.52</b>	<b>\$229,434.65</b>	<b>\$0.00</b>	<b>\$229,434.65</b>	
<b>PUBLIC FACILITIES/INFRASTRUCTURE</b>								
10	Catholic Charities Building	Ithaca Neighborhood Housing Services	\$ 93,744.00	\$ 221,344.00	\$66,170.44		\$66,170.44	Funding to complete energy efficiency upgrades, thereby addressing critical inherited maintenance issues and lower energy costs to allow Catholic Charities to continue operations in this location.
11	West End Pedestrian Improvements	City of Ithaca	\$ 205,000.00	\$ 370,000.00	\$55,000.00		\$55,000.00	Funding to construct ADA curb ramps, sidewalks, and cross-walks at Elm St./Chestnut St. to benefit 1,535 LMI residents.
<b>PUBLIC FACILITIES SUBTOTAL:</b>			<b>\$ 298,744.00</b>	<b>\$ 591,344.00</b>	<b>\$121,170.44</b>	<b>\$0.00</b>	<b>\$121,170.44</b>	
<b>PUBLIC SERVICES</b> <span style="float: right;">Public Services Funding Cap = 15% of Anticipated CDBG Award: \$94,999.95</span>								
12	2-1-1 Information & Referral	Human Services Coalition of Tompkins County, Inc. (HSC)	\$ 25,000.00	\$ 460,836.00	\$20,000.00		\$20,000.00	Staff salaries to provide sufficient contact center coverage to meet community needs, benefiting at least 2,700 LMI persons.
13	Work Preserve Job Training: Job Readiness	Historic Ithaca, Inc.	\$ 20,000.00	(same as #10 above)	\$20,000.00		\$20,000.00	Funding for staff salaries to provide 10 LMI youth and adults with job-readiness training, workplace evaluations, and support in transitioning to other services or employment.
14	Immigrant Services Program (ISP)	Catholic Charities of Tompkins/Tioga Counties	\$ 30,000.00	\$ 77,500.00	\$30,000.00		\$30,000.00	Staffing to provide 100 refugees and immigrants with direct services and referrals so they can better integrate into the community.
15	GIAC Computer Lab	Greater Ithaca Activities Center, Inc. (GIAC)	\$ 22,750.00	\$ 33,550.00	\$10,689.96		\$10,689.96	Partial funding to support updating a technology lab with 5-6 new computer stations, scanner/printer, overhead projector, and updated software, which will bridge the achievement and accessibility gap for 80 LMI individuals (schoolchildren and job-seekers).
16	Pre-Apprentice Program Work Services	Black Hands Universal	\$ 31,300.00	\$ 165,000.00	\$12,000.00		\$12,000.00	Funding to 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 15 reaching placement.
17	Latino Multicultural Center	No Más Lágrimas	\$ 33,240.00	\$ 33,240.00	\$5,350.00		\$5,350.00	Partial funding to support weekly food bank (free food distributions) at the Latino Multicultural Center reaching at least 140 unduplicated LMI individuals.
<b>PUBLIC SERVICES SUBTOTAL:</b>			<b>\$ 162,290.00</b>	<b>\$ 770,126.00</b>	<b>\$98,039.96</b>	<b>\$0.00</b>	<b>\$98,039.96</b>	
<b>ADMINISTRATION</b>								
18	CDBG Administration (20%)	IURA	\$ 126,666.60	\$ 126,666.60	\$126,666.60		\$126,666.60	Planning, administration, and monitoring for CDBG program.
19	HOME Administration (10%)	IURA	\$ 31,682.50	\$ 31,682.50		\$31,682.50	\$31,682.50	Planning, administration, and monitoring for HOME program.
<b>ADMINISTRATION SUBTOTAL:</b>			<b>\$ 158,349.10</b>	<b>\$ 158,349.10</b>	<b>\$126,666.60</b>	<b>\$31,682.50</b>	<b>\$158,349.10</b>	
<b>TOTALS:</b>			<b>\$ 1,600,317.75</b>	<b>\$5,193,167.28</b>	<b>\$753,934.96</b>	<b>\$330,340.40</b>	<b>\$1,084,275.36</b>	<b>ACRONYMS:</b> R/U = Recaptured/Unallocated (from prior years)   LMI = Low & Moderate Income (80% or less of AMI)   AMI = Area Median Income (Tompkins County)   FTE = Full-Time Equivalent   PI = Program Income

Minimum Required Set-Aside of HOME Funds for CHDO Activities (15%): \$47,523.75

\*CHDO Set-Aside Eligible Projects: 2

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Repair/Rehab/Energy Efficiency - Homeowner
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve and Expand Affordable Housing Options
	<b>Needs Addressed</b>	AH - Homeowner Rehab/Repair AH - Accessibility Improvements AH - Affordable Homeownership
	<b>Funding</b>	CDBG: \$176,123 HOME: \$144,375
	<b>Description</b>	Make extensively rehabbed existing single-family homes available for sale to three (3) LMI homebuyers (Cleveland Ave., Morris Ave., Aurora Street). The Cleveland Ave. project is a CHDO project. Aid 7 LMI homeowners with medium-sized rehabilitations to preserve and stabilize their homes. Provide 40 LMI homeowners with maintenance and repairs focused on health/safety issues, accessibility, and providing links to other programs and services. 50 Total LMI Homeowners. (Note: In the GOI section below, the entry "3" at #9 refers to the three homeowner units that are being added back to the community after being offline for the years in which they needed rehab to allow for habitability. These units represent "no net loss" AND are being rehabbed. Due to the rehab component, we have chosen to note them under the Project Title "Repair/Rehab/Energy Efficiency - Homeowner.")
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 LMI households will benefit from these projects.
	<b>Location Description</b>	Cleveland Ave., Morris Ave., Aurora St., and various sites Citywide.
	<b>Planned Activities</b>	There are three extensive rehab projects planned which will result in three affordable homebuyer opportunities. There are 7 mid-sized residential rehabilitation projects planned to assist LMI homeowners. There are 40 minor repair projects planned which focus on health and safety improvements. Some of the rehabs and smaller repairs are likely to remove architectural barriers.
2	<b>Project Name</b>	New Construction - Homeowner
	<b>Target Area</b>	

	<b>Goals Supported</b>	Improve and Expand Affordable Housing Options
	<b>Needs Addressed</b>	AH - Production of New Units AH - Affordable Homeownership
	<b>Funding</b>	HOME: \$92,140
	<b>Description</b>	INHS will build a two homebuyer units on Sears St. Each unit will be offered for sale to an LMI homebuyer. INHS offers a homebuyer education class for prospective buyers. INHS will manage the application process for homeowners applying to purchase these homes, vet applicant incomes, and oversee the lending process. This is a CHDO Project.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 LMI households
	<b>Location Description</b>	Sears St., Ithaca, NY
	<b>Planned Activities</b>	Two new, permanently affordable (Community Housing Trust) single-family housing units will be constructed on Sears St.
<b>3</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve and Expand Affordable Housing Options
	<b>Needs Addressed</b>	AH - Tenant-Based Rental Assistance (TBRA)
	<b>Funding</b>	CDBG: \$2,500 HOME: \$74,000
	<b>Description</b>	Security deposit assistance for 65 households (including 5 homeless families enrolled in Housing for School Success and 10 households in Reentry).Project delivery for security deposits.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	65 LMI households
	<b>Location Description</b>	Citywide

	<b>Planned Activities</b>	Security Deposits for LMI households
4	<b>Project Name</b>	Economic Development
	<b>Target Area</b>	
	<b>Goals Supported</b>	Develop Economic and Employment Opportunities
	<b>Needs Addressed</b>	ED - Job Creation & Entrepreneurship ED - Job Readiness & Placement AFH Factor: Access to Opportunity
	<b>Funding</b>	CDBG: \$229,434
	<b>Description</b>	Green Job Opportunities Through Reuse Training (\$61,934.65 CDBG) Work Preserve Job Placements (\$67,500 CDBG) Hospitality Employment Training Program (HETP) (\$50,000 CDBG) Economic Development Loan Fund (\$50,000 CDBG) TOTAL CDBG: 426,168.60
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These activities will result in 22.5 job placements and/or jobs created for LMI individuals. Readiness units will be captured under public services.
	<b>Location Description</b>	These activities will occur at various sites Citywide.
	<b>Planned Activities</b>	There are four job placement or job creation activities funded here-- this entry focuses on job placement and job creation (job readiness as a funded activity is captured elsewhere in his plan). Three funded activities focus on job training and placement. One of the programs specialized Green Jobs sector, one specializes in the hospitality sector, one focuses on customer service for entry-level workers. All three programs work with people with barriers to employment. The fourth funded activity here is the ED Loan Fund, which creates or retains one full-time job for an LMI person with each \$35,000 funded. At \$50,000 of funding, that means 1.4 jobs created or retained.
5	<b>Project Name</b>	Public Facilities
	<b>Target Area</b>	
	<b>Goals Supported</b>	Strengthen Neighborhoods
	<b>Needs Addressed</b>	PF - Public Facilities PI - Public Infrastructure
	<b>Funding</b>	CDBG: \$144,744

	<b>Description</b>	Improve public facilities and infrastructure.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,102 LMI individuals/households are expected to benefit from Catholic Charities Building upgrade (also, the lowered carbon footprint will benefit the community). 1,535 LMI residents are expected to benefit from West End Pedestrian Improvements.
	<b>Location Description</b>	W. Buffalo St and West Hill (Elm St./Chestnut St.)
	<b>Planned Activities</b>	The Catholic Charities Building, now owned by INHS, serves thousands of LMI people yearly and is great need of repairs that will improve energy efficiency. ADA curb ramps, sidewalks, and crosswalks will enhance safety and improve pedestrian connectivity for the West Hill neighborhood and nearby Lehman Alternative Community School.
<b>6</b>	<b>Project Name</b>	Public Services - Other
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Meet Essential Needs for Food, Shelter, and Safety Affirmatively Further Fair Housing
	<b>Needs Addressed</b>	ED - Job Readiness & Placement PS - Information & Referral PS - Immigrant Services PS - Youth Services PS - Homeless Services Day Programming PS - Senior Services AFH Factor: Access to Opportunity
	<b>Funding</b>	CDBG: \$102,200
	<b>Description</b>	Public services not related to homelessness prevention or LMI housing benefit.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2-1-1; 2,700 LMI individuals; <b>\$20,000 CDBG</b> Work Preserve Job Readiness: 10 LMI individuals; <b>\$20,000 CDBG</b> Immigrant Services Program; 90 (of 100 beneficiaries) LMI; <b>\$30,000 CDBG</b> GIAC Computer Lab; ~75 LMI individuals; <b>\$13,450 CDBG</b> Pre-Apprentice Program Work Services; 15 LMI individuals; <b>\$12,000 CDBG</b> No Mas Lagrimas food distribution support; 180 LMI individuals/households; <b>\$6,750 CDBG</b>

	<b>Location Description</b>	Various locations throughout the City
	<b>Planned Activities</b>	These funded activities provide an array of important services from information and referral to all manner of area services to job readiness, services for immigrants, increased access to technology for youth, and food distribution.
<b>7</b>	<b>Project Name</b>	2022 CDBG Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	<p>Improve and Expand Affordable Housing Options</p> <p>Develop Economic and Employment Opportunities</p> <p>Remove Barriers to Opportunity</p> <p>Strengthen Neighborhoods</p> <p>Meet Essential Needs for Food, Shelter, and Safety</p> <p>Affirmatively Further Fair Housing</p>
	<b>Needs Addressed</b>	<p>AH - Tenant-Based Rental Assistance (TBRA)</p> <p>AH - Homeowner Rehab/Repair</p> <p>AH - Accessibility Improvements</p> <p>AH - Transitional Housing</p> <p>AH - Permanent Supportive Housing</p> <p>AH - Affordable Homeownership</p> <p>AH - Rental Rehab/Energy Efficiency</p> <p>ED, AH, PF - Childcare Centers</p> <p>ED - Job Creation &amp; Entrepreneurship</p> <p>ED - Job Readiness &amp; Placement</p> <p>PF - Public Facilities</p> <p>PF - Emergency Shelter</p> <p>PF - Domestic Violence Shelter</p> <p>PF - Health Facilities</p> <p>PI - Blight Removal</p> <p>PI - Public Infrastructure</p> <p>PS - Information &amp; Referral</p> <p>PS - Immigrant Services</p> <p>PS - Transportation Services</p> <p>PS - Landlord/Tenant Counseling</p> <p>PS - Youth Services</p> <p>PS - Homeless Services Day Programming</p> <p>PS - Senior Services</p> <p>PS - Mental Health &amp; Substance Abuse Services</p> <p>PS - Domestic Violence Services</p>

	<b>Funding</b>	CDBG: \$66,800
	<b>Description</b>	Planning, implementation, administration, accounting, contracts monitoring, and other activities related to oversight of CDBG funds. REMINDER: As of this writing, HUD has not yet provided communities with their official award letters. The amount below is based on our estimated funding level and will be updated once the City receives the HUD Award letter (My 15 is anticipated receipt date). Whatever the award amount, the CDBG Admin amount will be 20% of that.
	<b>Target Date</b>	12/31/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Admin funding supports all of the activities of the CDBG program. The number of LMI individuals/families/households benefitting from current funded programs have already been accounted for in this plan, so we will not count them again. The argument could be made that all citizens of the City of Ithaca benefit from the admin work that supports these activities.
	<b>Location Description</b>	Citywide projects, but most admin work happens at IURA offices at 108 W. State Street and remotely.
	<b>Planned Activities</b>	Planning, implementation, administration, accounting, contracts monitoring, and other activities related to oversight of CDBG funds.
<b>8</b>	<b>Project Name</b>	2021 HOME Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Improve and Expand Affordable Housing Options Develop Economic and Employment Opportunities Remove Barriers to Opportunity Strengthen Neighborhoods Meet Essential Needs for Food, Shelter, and Safety Affirmatively Further Fair Housing
	<b>Needs Addressed</b>	AH - Production of New Units AH - Tenant-Based Rental Assistance (TBRA) AH - Homeowner Rehab/Repair AH - Accessibility Improvements AH - Affordable Homeownership
	<b>Funding</b>	HOME: \$330,000
	<b>Description</b>	Description Planning, implementation, administration, accounting, contracts monitoring, and other activities related to oversight of HOME funds.

<b>Target Date</b>	12/31/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All of the beneficiaries of the HOME-funded activities discussed elsewhere in this place also benefit from Admin activities (to ensure their programs are funded, monitored, compliant, etc.). These beneficiaries have already been accounted for in those activities and won't be double-counted.
<b>Location Description</b>	Sears St., Morris Ave., Aurora St., Cleveland Ave., and other sites Citywide.
<b>Planned Activities</b>	Planning, implementation, administration, accounting, contracts monitoring, and other activities related to oversight of HOME funds.

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City will not prioritize the allocation of funding geographically, other than to the extent that CDBG funds will be utilized only within the defined Urban Renewal Area (citywide). Only in the case of HOME-funded security deposits (a form of Tenant-Based Rental Assistance - TBRA) may funds be utilized outside of the City of Ithaca ("Participating Jurisdiction" or "PJ"). High housing costs within the City make it difficult for households to find affordable housing appropriate to their needs within the City. Lower cost housing in a variety of sizes tends to be available outside of the City (within Tompkins County). The City will allow security deposit recipients to utilize their security deposits outside of the City but within Tompkins County, if that is the applicant's request.

### Geographic Distribution

Target Area	Percentage of Funds
Citywide	90

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The most pressing community needs identified in the Consolidated Plan market analysis and needs assessment, as well as in the Assessment of Fair Housing, are not restricted to particular geographic areas and could potentially be addressed by activities located anywhere within the city limits. In order to attain AFH Goals #4 and #6, which aim to prevent displacement of residents due to economic pressures and lack of available units, the City may consider neighborhood-specific activities, but these neighborhoods could differ from year to year. That said, to date, the City has not taken that route, instead working to identify individuals in need of housing stability support (HSSP) through our partner agencies and designating LMI people with primary caregiving responsibilities as eligible for Ithaca Guaranteed Income (IGI). Both IGI and HSSP are components of the Ithaca Eviction/Displacement Defense (IEDD) project.

On a related note, renters within the City encounter difficulty finding suitable affordable housing. Housing costs are lower in the County. Should an applicant for Catholic Charities' Security Deposits wish to use their security deposit outside the City (within the County), the City generally allows

this.

## **Discussion**

To further the City's attainment of the goals articulated in its 2017 Assessment of Fair Housing, the IURA Community Development Planner responded in late 2019 to an RFP to participate in the Anti-Displacement Learning Network (ADLN) sponsored by Enterprise Community Partners. As part of this effort, she gathered a team of six stakeholders (including herself) to participate, along with teams from nine other NYS communities, in this learning network. Team Ithaca has worked together through 2020, 2021, and 2022 to craft and implement Ithaca-specific strategies to ensure that City residents, particularly renters who make up 74% of the population, have access to information, services, and legal resources to prevent their displacement from the City due to high cost, non-payment eviction, or housing instability/insecurity. This project, called the Ithaca Eviction/Displacement Defense (IEDD) project, was awarded a total of \$1,000,000.00 from Enterprise Community Partners, which was matched by \$500,000 from Mayors for Guaranteed Income (MGI). HSC was named the Lead Agency for implementation of this multi-partner project, which rolled out in early 2022. Though these anti-displacement efforts are not supported via Entitlement Funding, they are discussed here because these projects are designed to affirmatively further fair housing and came about specifically as a result of the AFH.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

A primary goal of the 2019 Consolidated Plan is to Improve and Expand Affordable Housing options. As with previous years, need for affordable, decent housing of all types was cited as a critical need, this year with particular concern from community members about eviction prevention, housing stability, housing for currently homeless people and prevention of homelessness for those precariously housed, and what the housing market would look like and whether/how Ithacans would be able to afford it post-pandemic. As a result, we continue efforts to increase affordable housing of all types in this Year 4 Action Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	5
Non-Homeless	102
Special-Needs	10
Total	117

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	65
The Production of New Units	5
Rehab of Existing Units	47
Acquisition of Existing Units	0
Total	117

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

#### Homeless Households:

Security Deposits - estimated for people exiting homelessness: **5 households** Security Deposits - estimated for people with special needs (people in Reentry): **10 households** We expect that people with special needs will be assisted by INHS Small Repair, and more than the estimated number of homeless/special needs could be assisted by CCTT Security Deposits, however, do not have firm numbers as these are open to all LMI HH.= **13 total homeless households**; 10 total special needs households (**23 total, combining the two categories**)

#### Non-Homeless Households:

Rental Assistance: Security Deposit Assistance for Vulnerable Households (includes 5 for homeless families in HSS and up to 10 for people in reentry, a special need. People in reentry may or may not be homeless but are not being counted as such for the purposes of this calculation) = 65 (65 - 5 homeless= **55 non-homeless, non-special needs households**)

Rehab of Existing Units: Small Repair Program: 40

households + Homeowner Rehab: 6 households + 110 Auburn Rehab: 1 household (40 + 6 + 1 = **47 total non-homeless households**)= 102 **total non-homeless households** (Please note: Security Deposit Assistance may include non-homeless and homeless households. For the purposes of this question, only the 5 HSS households are being included in the homeless estimate.)**Special Needs Households:** CCTT Security Deposits = **10 households** (at least 10 will be used by households in reentry, a special need)State Street Apartments will set aside **6 units for DV survivors, a special need= 16 total special needs households****Production of New Units:** State Street Apartments = **57 units** (this includes the 6 set-asides noted above)N. Plain Street Duplex = **2 units= 59 units of new production**

**Rehab of Existing Units:**Small Repair: **40 units**Homeowner Rehab: **6 units**110 Auburn Rehab for Sale to Homebuyer: **1 unit= 47 existing units rehabbed**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Two public housing authorities provide services to residents of the City of Ithaca: Ithaca Housing Authority (IHA) and Tompkins Community Action (TCA or TCAction). IHA has been in the planning process to rehabilitate and/or reconstruct 70 units of its housing; that project will likely begin in Summer 2022. As with all large-scale projects, we anticipate this project will take a good deal of time. IHA has met or communicated with IURA's Community Development Director and Community Development Planner for Technical Assistance at various points. TCAction is an active partner in the Tompkins County Continuum of Care, as is IURA. TCAction has partnered with Vecino Group, which developed and opened Arthaus Ithaca, 124 units of affordable housing. Forty of the units are set aside for youth ages 19-26 who are exiting foster care or homelessness. TCAction provides ESSHI-funded supportive services to youth. The Continuum of Care received a Youth Homelessness Demonstration Project (YHDP) grant from HUD, which has brought together youth leaders with lived experience, TCAction and other organizations serving unhoused youth to envision ways to increase housing and services for youth. TCAction administers STEHP vouchers and has been an active participant in the community's Street Outreach. TCAction continues to explore other avenues for addressing community needs.

IHA has a large reconstruction project planned at Northside Apartments. These aging units will be demolished and reconstructed to meet current standards for resilience, accessibility, and materials. IHA continues to partner with the Ithaca City School District (ICSD) and Catholic Charities of Tompkins-Tioga (CCTT) in an IURA-initiated program called "Housing for School Success" (HSS) which helps five families with elementary-school aged children who are existing homelessness with provision of wrap-around services (1:1 school social worker support, full security deposit, prioritization for HCV) to promote housing stability and thereby promote/improve eventual high school graduation rates among children who have experienced homelessness. IHA's homeownership program, instituted in the early 2000's has helped 40 HCV households to date become homeowners (converting HCV subsidy from rent to mortgage).

### **Actions planned during the next year to address the needs to public housing**

Ithaca Housing Authority received a 2020 Action Plan award to rehab/reconstruct 70 units and possibly build 12 new units (IHA is using 10 as best-guess estimate) on the same site, to maximize opportunity. This will substantially improve accessibility, resilience, and other conditions at this housing site. Since 2016, IHA has been a key partner in an IURA-initiated program called "Housing for School Success." This program, modeled on one in Tacoma, WA aids families exiting homelessness whose children are enrolled at Beverly J. Martin Elementary School with the goal of promoting high school graduation rates among children that have experienced homelessness. Studies show that children who experience homelessness in their elementary years are less likely to graduate from high school than their peers. For this reason, the program strives to establish secure housing and support services for children and parents. Program households are prioritized by IHA for a Housing Choice Voucher; they

receive a full-security deposit from Catholic Charities of Tompkins-Tioga, and the school provides wrap-around counseling/social work services.

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

Ithaca Housing Authority's voluntary Three Pillars Program/home ownership program has assisted 35 HCV households to become homeowners since 2004-2005. This program provides current Housing Choice Voucher recipients who have not previously owned a home with homeownership counseling and vouchers to assist with their monthly homeownership expense in lieu of rental assistance. The City recognizes this as a tremendous success in our high-cost market. Area affordable housing provider Ithaca Neighborhood Housing Services (INHS) works closely IHA's prospective homeowners. The IURA actively supports provision of affordable housing and affordable homebuying/owning opportunities. In this high-cost market that is dominated by rental housing, every affordable homeownership opportunity is significant. IURA remains in touch with IHA about its ongoing activities. One of the City's AFH-identified goals was establishing Source of Income (SOI) Protection to increase the chances of HSV-holders to get their "foot in the door" of the application process at area apartments. NYS passed comprehensive SOI protections in 2019, just before the pandemic, which meets (and supercedes) this stated goal. Due to the global pandemic, the new SOI Protections have not been tested in court, but the City/IURA continues to monitor developments. The Ithaca Housing Authority sponsors a Tenant Council for its senior site, which meets monthly, and has attempted recruiting members for Tenant Councils for its family sites. The Ithaca Housing Authority also sponsors an overall Resident Advisory Board. The Resident Advisory Board serves in an advisory capacity to the Housing Authority on programmatic and policy areas of concern to residents; the size of the Resident Advisory Board is variable.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

**Discussion**

n/a

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Tompkins County Continuum of Care (CoC) has a robust and engaged membership. The CoC meets six times a year, as does its Homeless and Housing Task Force (HHTF). All major area service providers, including Tompkins County Department of Social Services (DSS), the local emergency shelter, street outreach workers, veterans' service providers, organizations serving people in reentry, affordable housing providers, and more participate in the CoC and/or HHTF. Many of these providers also are part of the Coordinated Entry Team (formerly called "Coordinated Access Team"). The IURA's Community Development Director is Chair of the CoC's Board of Directors. The IURA's Community Development Planner attends HHTF meetings and CoC meetings. The Community Development Planner and Coordinator of the CoC work closely on joint projects, such as the Enterprise Anti-Displacement Network (ADLN) and the resulting Ithaca Eviction/Displacement Defense Project (IEDD), and during times of crisis such as the global pandemic to leverage CDBG-CV and other emergency funds flowing to the community. The Community Development Planner engaged the HHTF at the outset of the 2022 Action Planning process to hear about needs and answer questions about how Action Plan funding may be deployed to address homelessness. The CoC and HHTF are a critical conduit of information among those serving people who are homeless and marginally housed, and as such, the City through the IURA will continue to be actively engaged in 2022-2023. The City of Ithaca's HUD Entitlement Program will/has received an allocation of "HOME Hybrid" funds from the American Rescue Plan (ARP). The City of Ithaca/IURA has conferred with Tompkins County, the CoC, and the Uses & Spaces 24/7 Task Force, among others, to understand, research, discuss, and consult with the community about most efficient ways to leverage funds to benefit unhoused members of the community.

HUD Entitlement Funds continue to support people who have special needs (are homeless or formerly homeless, in reentry, are living with HIV/AIDS, survivors of violence, people with disabilities, or are frail elderly) through funding awards to 2-1-1, CCTT's Security Deposits, INHS Mini-Repair and Homeowner Rehab, and investment in housing developments that include set-aside units for these special groups. Tompkins/Cortland 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. 2-1-1 has been a key partner in IEDD; its Housing Specialists have been especially involved in HSSP and IGI components of this multi-faceted anti-displacement effort.

The IURA Community Development Planner participates in Aging Services Network meetings, Long Term Care Meetings, and offerings through the Tompkins County Office of the Aging to understand the needs of people living with disabilities, older adults (including frail elderly), and others learn about

developments in these fields, identify local needs, and potential applicants to the AAP.

**Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including:**

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

The Housing Stability Supplement Payment (HSSP) Program, a component of the Ithaca Eviction/Displacement Defense Project (IEDD) is designed to reach people who have risk factors that have shown to increase a person's housing instability; past experience of homelessness is one of these risk factors. HSSP aims to reach people who are currently housed but are in a situation of precarity. Any LMI resident (0-80% AMI) of Ithaca who is the primary caregiver to another person could apply to Ithaca Guaranteed Income (IGI), a privately-funded initiative that is also part of IEDD. IGI is not limited to people who are housing insecure or unhoused, however, one of the research domains of the project aims to understand if and how this program is beneficial in promoting housing stability.

REACH Medical was funded in 2021's AAP to provide mobile COVID-19 testing, reaching out to people where they gathered or lived; this activity is ongoing at the time of this writing. The City supports the position of Community Outreach Worker, who provides street outreach and facilitates access to services to community members, specifically people living outside. The Community Outreach Worker is a member of the Street Outreach Team, whose inter-agency members work together to reach out to and assess the individual needs of people experiencing homelessness, create individualized options for unhoused community members, and aid interested people through the Coordinated Entry System.

The 2022 Action Plan includes funding for three workforce development programs, all of which have experience in working with people who have experienced homelessness. The 2022 Action Plan funds upgrades to a public facility that hosts services for very low income people, some of whom may be without housing. In 2022, two organizations receiving CDBG funds for the first time include a program aimed at helping local LMI enter the trades and a program distributing fresh foods. People with lived experience may be among the beneficiaries of these programs.

With its ARP funds, the City and the CoC co-funded a needs assessment to better understand the needs of unhoused people in our community and begin the planning process. The author of the needs assessment spoke to a number of local people experiencing homelessness as part of her work. The Alderpeople representing the ward in which a homeless encampment is situated convened a working group of residents, service providers, and area businesses to discuss needs and host community volunteer days. People living in the encampment were among those who participated in the volunteer days. A task force convened by the Mayor heard from various providers of services for unhoused people. Task Force Members desired to appoint a person with lived experience to the task force. The Community Development Planner reached out to various service providers for assistance in spreading the word about the opportunity to join the Task Force. However, the offer of uncompensated

participation in a task force is not necessarily the most inclusive and equity-based way to garner input from those who have experienced homelessness, and, in fact, no candidate wishing to participate came forward. A more inclusive and impactful way to reach people experiencing homelessness could be a community-led survey or focus group opportunities; this will be recommended.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City is in the planning stages of deploying its HOME-ARP funds. HUD has called these funds “once in a generation” funding to make an impact on homelessness. As discussed last year, a local shelter provider submitted a preliminary plan to expand its services but withdrew the plan realizing programmatic details remained to be developed. Housing for School Success, a program based on a Gates Foundation-funded model in Tacoma, Washington, will be in its sixth year in operation in Ithaca. Through a collaboration between a local elementary school that serves families staying in homeless and domestic violence emergency shelters, Ithaca Housing Authority, and Catholic Charities of Tompkins Tioga (CCTT), five homeless families receive supportive services from the school's social worker and are eligible for full security deposits administered by CCTT’s Entitlement-funded program. The goal of this program is to promote the stability of formerly homeless families with children in elementary school which, according to research, results in higher rates of high school graduation among children who have experienced homelessness. This year, three local organizations partnered to establish “Sunflower Houses,” affordable transitional housing for people in reentry. No Entitlement funds were used in the creation of Sunflower Houses. As stated above, the City is in preliminary stages for the deployment of its allocation of "HOME Hybrid" funds from the American Rescue Plan. The City is communicating with the CoC of Tompkins County to investigate possible ways to partner to end homelessness locally.

### **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**

In the 2022, CCTT has applied for funding for full security deposits for the 5 homeless families BJM/HSS expect to support. The Community Development Planner will continue to look for opportunities to direct assistance to unhoused individuals. Ithaca will receive American Rescue Plan (ARP) and is working to understand and investigate best uses for upcoming ARP Act funds.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City has allocated 2022 funding to support the Security Deposit program, providing tenants with deposit assistance so that they may access safe, affordable rental housing. Though not a requirement of participation, the majority of households utilizing this program receive assistance from a public agency. The CoC has been engaged in a planning process for the Youth Homelessness Demonstration Project (YHDP) during 2021 and has just submitted its proposal to HUD at the time of this writing. The City of Ithaca, in accordance with its "Reimagining Public Safety" aims, is in the midst of a comprehensive restructuring of the Ithaca City Police Department into a civilian-headed Community Justice Center. This transition is currently underway and is expected to transform the way community members experience interventions related to harmful incidents and violence/potential violence.

Through the Ithaca Eviction/Displacement Defense (IEDD) Project, which was prompted by the 2017 Assessment of Fair Housing, the City/IURA has been working closely the Human Services Coalition, the Advocacy Center and other stakeholders to identify people at risk for displacement to provide housing stability supplements in order to prevent, divert, and/or diminish housing instability among LMI City residents. These City residents include people with primary caregiving responsibilities, people in danger of eviction due to non-payment, people with HIV/AIDS, the frail elderly, formerly homeless persons/households, people in reentry, youth, first-time renters, and others.

## **Discussion**

n/a

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

As discussed in the 2019-2023 Consolidated Plan, the City is an expensive place to rent or to own housing. Fifty-six percent of renters are cost-burdened, 41% severely so. Source of Income Protections enacted at the State-level in 2019 may aid renters in finding suitable, affordable housing within City limits, however, the newness of this legislation coupled with the onset of the COVID-19 global pandemic have made it difficult to assess the impact to date on renters' ability to secure new housing options. The City traditionally has a very low vacancy rate, making it difficult for renters to easily move when needed. Again, the global pandemic affected occupancy rates, though good data is not available. Information in 2020 indicated that 1 in 5 people nationwide moved either temporarily or permanently due to the pandemic. In NYS, eviction moratoria of one kind or another was in place from late 2020 until January 2022. The State of New York offered an emergency rental assistance program in 2021; 2-1-1 helped connect people and assisted with applications. In 2020 and 2021, The City offered a CDBG-CV-funded emergency rental assistance program. A small, CDBG-CV-funded emergency homeowner assistance program is still active at this writing and has struggled to reach homeowners in need. The AFH-inspired anti-displacement initiatives funded through IEDD strengthen safety nets for tenants offering low- to high-touch interventions across a spectrum. One of the benefits of the Ithaca Guaranteed Income (IGI) program is the evaluation component headed up by the University of Pennsylvania. The evaluation will help Ithaca understand whether direct cash payments had impact on housing stability. To assist renters, CDBG-CV funds expanded access to security deposits (which are still available) for people who have a COVID-impact, and 2022 Action Plan funds have also been added to the Security Deposit program.

The New York State Court system does not compile or release data related to the annual number of people evicted from housing in each jurisdiction. Local analysis of 2018 City Court of Ithaca data showed that a majority of people experiencing eviction were people of color, often a female-headed household with children, and that renters in eviction proceedings were rarely represented by legal counsel while landlords/property managers often had legal representation. The Enterprise-funded Ithaca Eviction/Displacement Defense Project has program features designed to address this disparity directly, specifically: court monitoring, full-scope legal representation, and supplemental income payments aimed at improving housing stability (HSSP). Homeowners who are LMI are challenged by the City's property tax rate and older housing stock that requires frequent repair. In the 2022 Action Plan, a Small Repair Program aimed at assisting 40 LMI homeowners has been funded, as has Homeowner Rehab for 7 LMI homeowners. It also funds two CHDO projects for the benefit of three LMI homebuyers, one that will extensively rehab a single family home and one that will build two new units. Two other homebuyer opportunities will be made available via funding to the local Habitat for Humanity's rehabilitation of existing but deteriorated homes.

**Actions it planned 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**

In recent years, the City has introduced policies that have served to increase density, and continues to explore potential new policies that could stimulate the development of affordable units. The City has been working steadily on its Green New Deal, with an updated building code (Ithaca Energy Supplement) adopted by Common Council in May 2021. In November 2022, the Common Council became the first in the US to commit to decarbonizing all the buildings in the City (6,000) by switching to electricity by 2030. The City is re-opening exploration of policies related to short-term rental units and to accessory dwelling units (ADUs) that was stalled earlier in the pandemic. The City supports the Continuum of Care's coordinated approach to identifying and providing housing to chronically homeless individuals. The City continues to work toward the goals and milestones articulated in its 2017 Assessment of Fair Housing (AFH). The IURA Community Development Planner and a group of local stakeholders have been working together since 2020 to devise and implement strategies to prevent residential displacement due to reasons of cost, policy, [andemic, or other pressures to ensure that everyone has equitable access to housing opportunities within the City. Team Ithaca secured \$1.5M in funding to implement a broad-spectrum approach to preventing involuntary displacement from the City. This project has been described elsewhere in this plan. The City is piloting a Right to Counsel program to aid tenants that otherwise would be unrepresented in an eviction proceeding.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The Ithaca Eviction/Displacement Defense (IEDD) was created to address gaps and create safety nets across the housing spectrum with a spectrum of low- to high-touch services, including: creation of a tenants' rights handbook, support for an existing but newly established housing rights hotline, brief legal advice, full-scope representation of non-payment eviction cases, enactment of a Right-to-Counsel pilot program sponsored by the City, and two forms of cash assistance for LMI people in Ithaca, one specifically to address housing instability of people most vulnerable for becoming homeless (the Housing Stability Supplement Payment) and a guaranteed income program for LMI Ithaca residents who are the primary caregiver to another person. A program designed to address housing instability contributing to a high rate of student turn-over and poor test performance at one of our local elementary schools was initiated in the 2015 Action Plan and addressed in the 2016 - 2020 Action Plans via the Housing for School Success program. Support for this effort is continuing in the 2022 Action Plan with full security deposits for Housing for School Success families. Similarly, people in reentry have a great need for housing but often are without the financial resources to secure decent, safe, affordable housing. Three local organizations have worked together to open Sunflower Houses, providing affordable housing to those in reentry, and effort funded without Entitlement support. The City's Assessment of Fair Housing was approved in 2018. The goals developed from the analysis of HUD-provided data and maps are incorporated into the 2019 Consolidated Plan. Each year, the City accomplishes milestones associated with the goals. In 2020-2021, much work centered on Goals #4 and #6, which relate to residential displacement. As described elsewhere in this plan, \$1.5 million in philanthropic funds have been secured to implement a multi-faceted plan that brings together multiple partners to provide a low- to high-touch range of services for LMI tenants.

#### **Actions planned to foster and maintain affordable housing**

This year, the City has allocated a significant portion of its entitlement funds to increasing the availability of affordable, for-sale housing: five units will be supported. Programs benefiting LMI homeowners will also be funded, with a total of 47 beneficiaries expected. Security Deposits are another way to lower the cost of housing for people earning low- to moderate-incomes.

#### **Actions planned to reduce lead-based paint hazards**

To reduce LBP hazards and increase access to housing without LBP hazards in 2021, the City will focus on continued support for the rehabilitation of older affordable units. In addition, all TBRA beneficiaries are

screened for lead-impacted family members and are advised about the risks of lead paint.

### **Actions planned to reduce the number of poverty-level families**

The City has adopted the following strategies to reduce the number of families living in poverty. In 2022, the City will fund programs in five of these strategic areas: 1) supporting five units of affordable for-sale housing for LMI homebuyers, 3) continued implementation of a continuum of services aimed at reducing displacement (non-Entitlement funds) linking LMI residents with programs and services that are available to assist with basic needs, 4) funding full security deposits to families of children enrolled in a program that aims to increase high school graduation rate of LMI residents (HSS), 5) providing job training and placement to very-low income residents; and 6) reducing language or other barriers that limit access by LMI refugees and immigrants to existing programs and projects.

### **Actions planned to develop institutional structure**

The City will continue to fund the 2-1-1 Information and Referral Service, which serves as a critical link in the local service delivery structure.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to be an active participant in IEDD's anti-displacement efforts, the local Continuum of Care, the Homeless and Housing Task Force, the Human Services Coalition Forum, the weekly Economic Development meeting, and the monthly Economic Development Collaborative meeting.

### **Discussion:**

### **Actions planned to promote fair housing activities:**

The City's AFH articulates goals, metrics and milestones for promoting fair housing within Ithaca. AFH 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" will be allocated funding through the 2022 Action Plan (HOME and CDBG funding). We have been fortunate to secure private funding that will support attainment of milestones for Goals #4, and #6. Because Public Service spending is limited to 15% of the total annual CDBG award it is extremely difficult to meet many of our AFH goals with Entitlement funds. Goal #7 provides space for a proposal for an activity to promote fair housing to emerge from the community, and may also be eligible for funding by the HUD Entitlement

Program in future Action Plans. Due to constraints in funding, the City of Ithaca will continue to strive to identify alternate funding sources for pursuit of these goals, as it did in 2021 and 2022 in order to fund IEDD.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City became a HUD Entitlement Community in 2004, and has received both CDBG and HOME allocations since that time, which have been deployed in numerous ways to the benefit of the residents of our community, especially LMI residents.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	120,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>120,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Please see attached Resale/Recapture Policy, which was updated in 2020.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

In order to ensure the affordability of units acquired with HOME funds, the City of Ithaca includes in all its HOME-funded contracts specific language and requirements about affordability requirements and duration.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The current policy of the City is that HOME funds cannot be used to refinance existing debt on single-family or multi-family housing to be rehabilitated with HOME funds.

An assessment of existing debt financing of affordable multi-family housing in the community does not indicate excessive interest rates or short loan terms, therefore there is not a strong need to use HOME funds to refinance existing loans. Rehabilitation of single family housing with HOME funds is typically delivered via forgivable loans.

Note: During the housing crisis of 2008-2011, Ithaca had one of the lowest loan default rates in the State.

We estimated that our CDBG Program Income (PI) will be \$160,000 for PY2021.

HOME Program Income (PI) results one of two ways: 1) from interest-only loan payments from Low Income Housing Tax Credit (LIHTC) projects which is subject to cash flow for those projects or is received at the end of the 30-year loan agreement period. 2) from recapture of HOME funds due to sale of a HOME-funded project before its affordability period ends. For these reasons, it is difficult to project or anticipate during the development and input into IDIS of each AAP whether or not the City will receive HOME PI in a particular year, unless it is the final year of a 30-year loan.

**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, now, therefore, be it

WHEREAS, as of March 15, 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
<u>\$ 13,515.40</u>	HOME recaptured/unallocated funds
<b>\$1,132,117.36</b>	<b>Total, and</b>

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 | Project #19: GIAC Computer Lab, Greater Ithaca Activities Center, Inc. (GIAC) — \$1,896.00/station;

now, therefore, be it

**RESOLVED**, the IURA hereby adopts the attached summary table titled "IURA Recommended Draft 2022 Action Plan, City of Ithaca, NY," dated March 24<sup>th</sup>, 2022, and forwards it to the City of Ithaca Common Council for review, and recommends its approval for allocating the 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.

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I, Nels Bohn, Director of Community Development of the Ithaca Urban Renewal Agency, do hereby certify that the foregoing resolution is a true and exact copy of a resolution duly adopted by the Ithaca Urban Renewal Agency at a meeting held on March 24, 2022, and that the same is a complete copy of the whole of such resolution.

IN WITNESS WHEREOF, I have hereunto set my hand and the Corporate Seal of the Ithaca Urban Renewal Agency, this 24<sup>th</sup> day of March 2022.



A handwritten signature in blue ink, which appears to read "Nels Bohn". The signature is written in a cursive style and is positioned above a horizontal line.

Nels Bohn  
Director of Community Development  
Ithaca Urban Renewal Agency (IURA)