

City of Ithaca/Ithaca Urban Renewal Agency (IURA) 2022 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

CR-05 - Goals and Outcomes

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

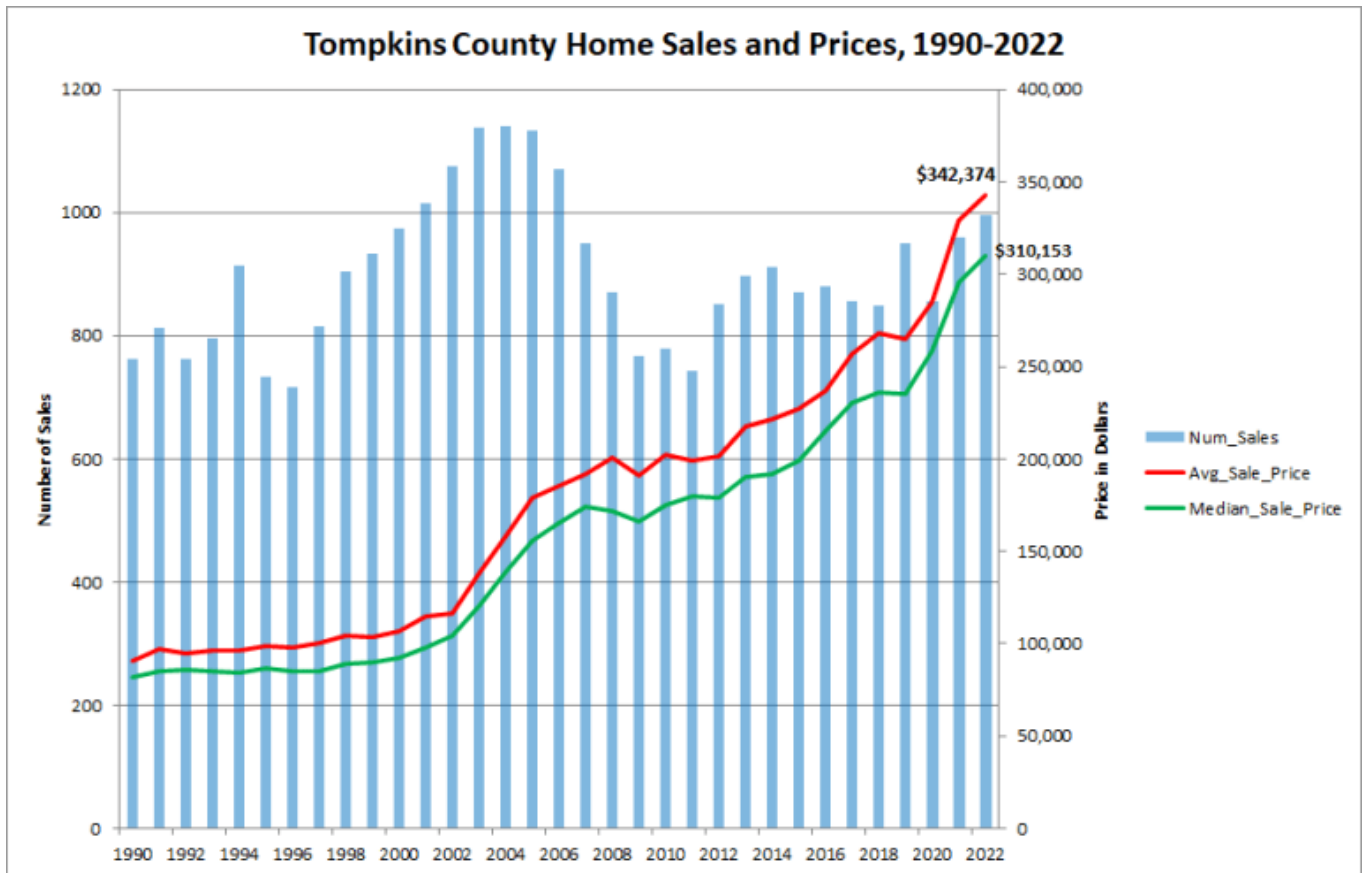
This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This 2022 CAPER encompasses accomplishments for Year 4 of the City of Ithaca's (City) 2019-23 Consolidated Plan. Located in Tompkins County, NY, the City delegates primary responsibility for administration of its U.S. Department of Housing and Urban Developments (HUD) HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) Entitlement Program to the Ithaca Urban Renewal Agency (IURA). This CAPER covers the IURA's 2022 Program Year (PY2022): AUGUST 1ST, 2022–JULY 31ST, 2023. The IURA is required to submit the CAPER annually via HUD's Integrated Disbursement and Information System (IDIS) web-based database. The CAPER's primary purpose is to document the City's annual performance in achieving the goals established in its five-year Consolidated Plan, which lays out the City's strategy for employing HUD funds to meet a variety of community development and housing needs. (Click [here](#) to review the Consolidated Plan.)

The Ithaca area economy had been expanding consistently since 2015, although the COVID-19 pandemic curtailed economic activity to approximately 8% below what would have been expected without the interruption in growth caused by the pandemic. In 2022, the Ithaca unemployment rate was 2.8%. In 2022, local property sales prices continued to climb significantly, according to the Tompkins County Department of Assessment. The median property sale at the time of closing grew from \$295,000 in 2021 to \$310,153 in 2022, an increase of 5.1%. The median sales price in 2020 was \$258,500, and in 2012 it was \$179,250 — a 20.2% gain in two years, and a 73% rise in median price over the past decade: more than double the aggregate inflation rate over that decade, which was a little over 32%. The climbing cost of living, up 7.7% over the prior year for the Northeast Region, and other factors continue to exacerbate the chronic housing affordability crisis for low- and moderate-income households — which has long been the focus of the City's Consolidated Plan and annual Action Plans. (Click [here](#) to review the adopted 2022 Action Plan.)

This pressure on the local housing market continues to make access to quality low- and moderate-income (LMI) housing difficult. For many years, Ithaca has had an extremely low rental vacancy rate, ranging from 0.0% to 2.0%, leading to increased rents and leaving many people unable to find affordable housing. The City's 2017 Assessment of Fair Housing (AFH) found 53% of all City households were cost-burdened (i.e., paying over 30% of their income for housing). More recent data show 56% of Ithaca's renters are cost-burdened and 41% severely cost-burdened (i.e., paying over 50% of their income for housing). (Nationwide, the number of very low-income households paying more than 50% of their income towards rent, living in sub-standard dwellings, or both, increased 41% from 2007-2017¹). According to 2013-17 American Community Survey (ACS) estimates, median gross rent in the City rose by more than 50% since 2000.

¹ "Worst Case Housing Needs: 2017 Report To Congress," U.S. Department of Housing & Urban Development, Office of Policy Development & Research, August 2017



74% of City residents are renters (compared to 31.5% nationally). Rental affordability is defined as a tenant paying no more than 30% of household income for housing and utilities. 55% of Ithaca’s renters spend over 30% of their income on housing (including utilities) — the threshold at which renters are considered cost-burdened. Furthermore, 41% of Ithaca’s cost-burdened renters are *severely* cost-burdened, spending more than 50% of their income on housing. Severe housing cost-burden is the predominant housing problem for renters at 0-50% AMI. Furthermore, several protected-class groups suffer from severe housing cost-burdens at elevated rates, compared to non-Hispanic White households. African American, Hispanic, and Asian renter households face the highest rates of severe housing cost-burden (e.g., 43% of African American renters; 47% of Latinx renters), while only 27% of White renters do. Homeownership in the City of Ithaca is approximately half the 51% New York State average. 18.5% of Ithaca’s homeowners are both low-to-moderate income (LMI) and cost-burdened. 7% are LMI and severely cost-burdened². Cost-burdens affect many homeowners’ ability to bear other household-related costs, like routine maintenance and repairs necessary to prevent larger problems. In PY2019-2020, the local housing affordability crisis has only been exacerbated by the persistent ongoing impact of the COVID-19 pandemic.

The following excerpt from Tompkins County’s “2022 Housing Snapshot” report provides a more detailed summary of 2022 housing trends and conditions in the County as a whole:

Rent levels in Tompkins County greatly exceed those in neighboring counties. The median rent in Tompkins County stood at \$1,234 in 2022, the highest median rent level among neighboring areas for which the statistic is estimated. Rent levels increased by an average of at least 3 percent a year for all unit types from 2012-2023, with the rate of increase accelerating in the second half of the 10-year period.

² HUD Comprehensive Housing Affordability Strategy (CHAS), using data from Census Bureau's 2012-2016 American Community Survey (ACS)

Home prices have increased sharply since 2019. From 2019 to 2022, the median sales price for a home in Tompkins County rose from \$230,000 to \$325,000, a 41.3 percent increase. Heading into 2023, potential homebuyers faced elevated prices, limited inventory, and high financing costs.

Housing affordability remains a serious issue, especially for renters. Over half of renters in Tompkins County are considered housing cost burdened (spending more than 30 percent of income on housing costs). The percentage of renter households that are severely housing cost burdened (spending more than half their income on housing) has risen significantly over the past decade to almost 38 percent of households.

Homelessness has increased dramatically over the last decade. The number of people registered in the local homeless response system rose from 426 persons in 2016 to 699 persons in 2022. In addition, service providers have reported increasing difficulty moving homeless households to permanent destinations, and more people than in the past are cycling in and out of homelessness.

Inflationary pressures and financing costs will challenge housing production and affordability in coming years. Local developers face high construction loan interest rates, labor shortages, and dramatic increases in prices of construction materials. Current and aspiring homeowners face an expensive market with high interest rates. These trends add to longstanding housing affordability challenges in the county and are expected to slow housing production in coming years.

In PY2022, the City continued to address this crisis with funding for: (1) construction of new affordable housing; (2) housing rehabilitation and mini-repair assistance to LMI homeowners to help them remain in their homes; (3) two Tenant-Based Rental Assistance (TBRA) programs; (4) three job-training/skill-building and job-placement programs; and (5) other programs to help meet the basic needs of LMI households. The City continued funding efforts to train and place unemployed/underemployed persons in permanent jobs through its long-standing Hospitality Employment Training Program (HETP), Work Preserve Job Training/Placement Program, and Work Preserve Job Training/Job Readiness Program. Although the City initially approved \$6,750.00 in CDBG funding for the “Latino Multicultural Center” program to No Más Lágrimas to support free weekly food bank distributions at the Latino Multicultural Center, reaching at least 180 unduplicated LMI individuals, the project was subsequently canceled at the request of No Más Lágrimas, due to its lack of organizational capacity to run the program.

2022 Action Plan Projects

The City’s PY2022 Action Plan originally included funding for 18 projects/activities, as well as \$50,000 reserved for its Economic Development Loan Fund to provide business loan(s) resulting in job creation/retention. Similar to what was observed in PY2021 (although to a lesser extent), a significant number of funding recipients continued to experience difficulty in one or more aspects of their program operations as a result of the enduring pandemic. The Hospitality Employment Training Program (HETP), for example, with its primary focus on training and placing LMI adults with employment barriers into hospitality-related positions, was forced to make numerous adjustments to how it operates, like suspending its internship program and developing a hybrid educational model. Many HETP participants also placed their own matriculation on hold. Sponsors of workforce development programs observed that the sudden abundance of front-line and entry-level jobs (a result of workers exiting the labor market due to COVID) along with employers’ response to demand for workers by in the form bonuses or higher wages, people who once would have been prospective participants for employment training programs might go directly to work at any entry-level job. While a seemingly promising development, workforce development specialists reported a paradoxical downside: a “revolving door” effect was seen as new hires quickly exited these entry-level positions whether because of unmet expectations, unsafe conditions, the stressful demands of front-line work during a health emergency, lack of workforce preparation and soft skill development, or other reasons.

Ongoing CDBG-CV Projects

As reported in the 2021 CAPER, on 7/22/20, as part of *The Coronavirus Aid, Relief, & Economic Security Act* (CARES Act), HUD awarded the City \$401,624.00 of additional CDBG funding (“CDBG-CV”) explicitly targeted to prevent, prepare for, and respond to the COVID-19 crisis, of which \$321,299.20 was available to fund projects. The City initially determined it would follow a two-pronged approach to identify recommended uses of CDBG-CV funding: (1) Directed activities to address priority needs for which a capable sponsoring organization could be pre-identified; and (2) Activities selected through an open competitive process. The City subsequently identified the following COVID-19-related priority community needs: (1) renter households whose ability to pay rent was reduced by COVID-19 impacts; (2) COVID-related relief, prevention, or recovery for persons experiencing homelessness; (3) small businesses adversely impacted by public health mandates and guidelines; and (4) anchor non-profits entities with at least 51% earned-income adversely impacted by public health mandates and guidelines. In PY2020, HUD awarded the City another \$367,837.00 in CDBG-CV funding, of which \$294,269.60 was available to fund projects.

CDBG-CV Project #1: Emergency Rental Assistance Program (ERAP)

The first allocation of CDBG-CV funds was awarded to Ithaca Neighborhood Housing Services (INHS) to assist renter households by providing \$190,000 towards the Emergency Rental Assistance Program (ERAP). When ERAP was launched, there were some concerns with the difficulty of reaching people most in need. While it took longer than anticipated to complete the project, the final outcome was highly encouraging, with 39 households benefiting, 72% of whom were at/under 30% Area Median Income (AMI).

Call for CDBG-CV Funding Proposals

After issuing a Call for Funding Proposals for uses of CDBG-CV funds, on May 26, 2020, the City received 17 applications and approved funding for the following 7 projects:

#	Project	Sponsor	CDBG-CV Funding	Brief Project Summary
2	Laundry & Internet Needs During COVID-19	Opportunities, Alternatives, & Resources (OAR) of Tompkins County	\$11,000.00	(1) Funding towards laundry and detergent for “Soap & Suds Laundry Program for the Homeless and Housing Insecure” during COVID-19 pandemic. (2) Funding towards internet for 40 previously incarcerated or court-involved individuals enrolled in higher education, through College Initiative Upstate Student remote-learning program, during COVID-19.
3	Ithaca CARES About Re-Opening Child Care	Child Development Council of Central NY, Inc.	\$10,000.00	Funding for childcare programs in the City of Ithaca that are re-opening after 5/15/20 towards supplies related to operational changes to ensure health and safety of children in their care.
4	Aid for Immigrants During COVID-19	Catholic Charities of Tompkins/Tioga Counties	\$10,879.00	Funding towards salary/benefits to extend current Immigrant Services Program (ISP) program assistant position serving immigrant and refugee families/individuals of all ages, including the disabled, who need help accessing services to in response to adverse economic impacts of COVID-19.
5	DICC Child Care Center Re-Opening Assistance	Downtown Ithaca Children's Center (DICC)	\$25,600.00	Funding for staff wages/salaries to ensure ability to re-open.
6	COVID-19 Emergency Assistance Program	The Salvation Army of Ithaca	\$20,000.00	Funding for mortgage assistance for at least 4 households negatively impacted by COVID-19.

7	COVID-19 Testing for Vulnerable Populations	The REACH Project, Inc.	\$20,000.00	Funding for Registered Nurse and Community Health Worker, over 6 months, to provide regular, rapid, and timely COVID-19 testing for LMI people, people experiencing homelessness, and their front-line service providers.
8	Security Deposits for Safer Housing	Catholic Charities of Tompkins/Tioga Counties	\$25,000.00	Funding towards security deposits for individuals/families, people currently homeless, and others who are losing current housing due to adverse economic impacts from COVID-19. Priority to households accessing Housing Choice Vouchers.

On 6/2/21, the City subsequently approved funding for the following four additional CDBG-CV projects:

#	Project	Sponsor	CDBG-CV Funding	Brief Project Summary
9	On Call Office Subdivision	Advocacy Center of Tompkins County	\$5,720.00	Interior renovation to increase on-site staffing capacity and safe in-person services to domestic/sexual violence victims in compliance with COVID-19 public health guidelines during the pandemic, benefiting at least 800 LMI persons.
10	Health & Wellness: Smoothies, Food Services, & Yoga	Black Hands Universal, Inc.	\$18,001.60	Summer youth employment program providing free nutritious smoothies at 3 locations and outdoor socially distant yoga classes for underserved community members to support their physical/mental health, in response to COVID-19 pandemic.
11	Online Market Discounts for LMI/SNAP Customers	Ithaca Farmers Market	\$19,068.00	60% subsidy to 450 SNAP-eligible LMI City households shopping online for fresh local foods.
12	HVAC Upgrade	St. John's Community Services	\$20,300.00	HVAC system upgrade at Emergency Homeless Shelter to improve safety and air quality, benefiting at least 552 homeless persons.

On 4/7/21, the City approved funding for the following two CDBG-CV projects:

#	Project	Sponsor	CDBG-CV Funding	Brief Project Summary
13	GIAC Youth Programming	Greater Ithaca Activities Center, Inc. (GIAC)	\$175,000.00	Funding for programs, services, and classes to children aged pre-school through teen, and adults including seniors.
14	Community Outreach Worker	City of Ithaca	\$65,000.00	The City of Ithaca will use \$65,000 in CDBG-CV funding to support the Community Outreach Worker activity (implemented by Family and Children's Service of Ithaca). The Community Outreach Worker provides a critical point of contact for homeless residents to receive information, referrals, and navigation through needed services.

On 7/28/22, the City approved a re-allocation of unexpended CDBG-CV funds to the following project:

#	Project	Sponsor	CDBG-CV Funding	Brief Project Summary
15	DICC Childcare Health & Safety	Downtown Ithaca Children's Center (DICC)	\$17,475.00	Funding for staff wages and PPE/sanitation products to ensure (1) continuity of childcare/education for children ages 6 wks.-12 years and (2) workforce stability/safety for essential workers (80% impacted by poverty), as well as maintain reduced exposure points for children/staff.

On 10/27/22, the City approved allocations of unexpended CDBG-CV funds to the following projects:

#	Project	Sponsor	CDBG-CV Funding	Brief Project Summary
16	Aid for Immigrants During COVID-19 (2nd Award)	Catholic Charities of Tompkins/Tioga Counties	\$9,745.68	Funding towards salary/benefits to extend current Immigrant Services Program program assistant position serving immigrant and refugee families/individuals of all ages, including the disabled, who need help accessing services in response to adverse economic impacts of COVID-19.
17	OAR Community Outreach Program	Opportunities, Alternatives, & Resources (OAR) of Tompkins County	\$17,402.44	Funds towards salary and benefits to serve at least 30 formerly incarcerated individuals, homeless individuals, and people suffering from substance-use disorders who have been affected by COVID-19

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

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

NOTE: Since HUD's Integrated Disbursement and Information System (IDIS) only generates outcomes for *completed* HOME activities, numeric outcomes for incomplete HOME activities have been entered manually. Similarly, in many cases IDIS does not capture all "Actual – Strategic Plan" numeric outcomes, so some of those have been entered manually.

(continued on following page)

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year (4 of 5)	Actual — Program Year (4 of 5)	Percent Complete
Affirmatively Further Fair Housing (AFH)	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Note: Community Development Planner and other staff members' time contributes to progress toward AFH Goals. AFH Goals are embedded within some of the other Goals as articulated in the Con. Plan (e.g., "Improve & Expand Affordable Housing"). When this is the case, funds directed to those activities are only counted under <u>one</u> goal, and, in general, this has not been the AFH goal, but rather a broader Con. Plan goal. No funds were directed toward free-standing AFH funded Activities, though again staff members contribute non-CDBG/HOME administrative hours to such activities and projects.	CDBG: \$0 HOME: \$0	Other	Other	1	0	0%	140	0	n/a
AFH Goal #1: Prohibit Discrimination Due to SOI (Source-of-Income)	AFH	In April 2019, New York State amended NYS Human Rights law to prohibit housing discrimination based on lawful sources of income in all communities statewide. This legislative action constitutes attainment of the City of Ithaca's AFH Goal #1.	CDBG: \$0 HOME: \$0	Other	Other	30,000	30,000	100.00%	0	0	n/a
AFH Goal #2: Increase Affordable Housing	Affordable Housing AFH	Several Activities funded in 2020's Annual Action Plan (AAP) furthered AFH Goal #2, although they are captured under "Improve & Expand Affordable Housing Options" to avoid double-counting. Examples include: Northside Apartments; Founders Way For-Sale Townhomes; and Security Deposits (TBRA).	CDBG: \$0 HOME: \$0	Other	Other	1	0	0.00%	0	0	n/a
AFH Goal #3: Establish Fair Housing Enforcement	AFH		CDBG: \$0 HOME: \$0	Other	Other	1	0	0.00%	0	0	n/a

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year (4 of 5)	Actual — Program Year (4 of 5)	Percent Complete
AFH Goal #4: Prevent Displacement from Economic Pressure	AFH	<p>In 2020, Community Development Planner (CPD) continued working with a stakeholder group, known as Team Ithaca of the Anti-Displacement Learning Network (ADLN) and later as the Core Leadership Team for the Ithaca Eviction/Displacement Defense (IEDD) Project, to assess and address drivers of displacement in Ithaca. The CPD and Team Ithaca/Core Team brought together additional partners to apply for and secure private funding to establish a full of spectrum services and programs designed to reduce displacement. Activities at the “Low-Intensity” end of the spectrum include: creation of a tenants’ rights handbook; and a website and support for a newly-formed tenants’ rights hotline. “Medium-Intensity” activities include: providing brief legal advice; training Court Monitors to attend, observe, collect data; an eviction court proceedings outcomes database; increasing the pool of <i>pro bono</i> attorneys available to provide representation in eviction court. “High-Intensity” activities include: providing full-scope representation to residents facing eviction; providing Housing Stability Supplement payments to 48 households; and providing 3 semesters worth of funding to continue Cornell Law School’s Housing Rights class and practicum. Outcomes and analysis will be documented in the 2022 CAPER, which will also provide an update, as additional services and programs are rolled out. A total of \$692,310 in private funding was secured in 2020. . In 2022, Enterprise Community Partners added \$307,690 to its 2020 commitment and Mayors for Guaranteed Income (MGI) provided a match of \$500,000, bringing the total amount of private funds in this project to \$1.5 million, as of this writing.</p>	CDBG: \$0 HOME: \$0	Other	Other	1	3,656	3,656%	0	0	n/a

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year (4 of 5)	Actual — Program Year (4 of 5)	Percent Complete
AFH Goal #5: Create Language Assistance Plan (LAP)	AFH	The City of Ithaca adopted its LAP in November 2017.	CDBG: \$0 HOME: \$0	Other	Other	1	1	100.00%	0	0	<i>n/a</i>
AFH Goal #6: Prevent Displacement from Domestic Violence	AFH	See note at AFH Goal #4. This activity also applies to AFH Goal #6. An index	CDBG: \$0 HOME: \$0	Other	Other	1	0	0.00%	0	0	<i>n/a</i>
AFH Goal #7: Create AFH Action Plan Criteria	AFH		CDBG: \$0 HOME: \$0	Other	Other	1	0	0.00%	0	0	<i>n/a</i>
Develop Economic & Employment Opportunities	Non-Housing Community Development		CDBG: \$0 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	5	<i>n/a</i>	0	5	<i>n/a</i>
Develop Economic & Employment Opportunities	Non-Housing Community Development	<ul style="list-style-type: none"> ● PY2022 Work Preserve Job Training: Job Placements ● PY2022 Hospitality Employment Training Program (HETP) ● PY2022 Finger Lakes ReUse Green Job Opportunities Through Reuse Training ● PY2022 Economic Development Loan Fund: Personal Best Brewing Loan ● PY2022 FLRU Job Retention Loan 	CDBG: \$379,434.65 HOME: \$0	Jobs created/retained	Jobs	32	69	215.62%	22	18	81.81%
Develop Economic & Employment Opportunities	Non-Housing Community Development		CDBG: \$0 HOME: \$0	Businesses assisted	Businesses Assisted	1	29	2,900.00%	0	0	<i>n/a</i>
Improve & Expand Affordable Housing Options	Affordable Housing		CDBG: \$0 HOME: \$0	Rental units constructed	Household Housing Unit	30	8	26.66%	0	0	<i>n/a</i>
Improve & Expand Affordable Housing Options	Affordable Housing		CDBG: \$0 HOME: \$0	Rental units rehabilitated	Household Housing Unit	0	63	<i>n/a</i>	0	0	<i>n/a</i>
Improve & Expand Affordable Housing Options	Affordable Housing	<ul style="list-style-type: none"> ● PY2022 215 Cleveland Ave. ● PY2022 Sears St. Development ● PY2022 Aurora St. & Morris Ave. Revitalization ● PY2021 110 Auburn St. Homeownership Project ● PY2021 511 S. Plain St. For-Sale Duplex 	CDBG: \$0 HOME: 314,989.40	Homeowner Housing Added	Household Housing Unit	5	6	120.00%	5	4	80.0%
Improve & Expand Affordable Housing Options	Affordable Housing	<ul style="list-style-type: none"> ● PY2022 INHS Minor Repair ● PY2022 INHS Homeowner Rehab 	CDBG: \$92,517.50 HOME: \$12,517.50	Homeowner Housing Rehabilitated	Household Housing Unit	200	103	51.50%	47	19	25.53%

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year (4 of 5)	Actual — Program Year (4 of 5)	Percent Complete
Improve & Expand Affordable Housing Options	Affordable Housing	<ul style="list-style-type: none"> ● PY2021 Security Deposit Assistance for Vulnerable Households ● PY2022 Security Deposit Assistance Delivery ● PY2021 Housing Scholarship Program 	CDBG: \$2,500.00 HOME: \$149,600.00	Tenant-Based Rental Assistance/Rapid Rehousing	Households Assisted	300	234	78.00%	73	36	49.31%
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs	<ul style="list-style-type: none"> ● PY2022 Food Distribution at No Más Lágrimas [CANCELED] 	CDBG: \$5,350.00 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,021	2,683	132.75%	180	0	0%
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs		CDBG: \$0 HOME: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	12	n/a	0	0	n/a
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs		CDBG: \$0 HOME: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0	n/a	0	0	n/a
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs		CDBG: \$0 HOME: \$0	Homelessness Prevention	Persons Assisted	51	81	158.82%	0	6	n/a

Goal	Category	Activities	Source/Amount	Indicator	Unit of Measure	Expected — Strategic Plan	Actual — Strategic Plan	Percent Complete	Expected — Program Year (4 of 5)	Actual — Program Year (4 of 5)	Percent Complete
Meet Essential Needs for Food, Shelter, & Safety	Homeless Non-Homeless Special Needs		CDBG: \$0 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	n/a	0	0	0.0%
Remove Barriers to Opportunity	Non-Homeless Special Needs Non-Housing Community Development	● PY2022 GIAC Computer Lab	CDBG: \$10,689.96 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	815	815.00%	80	0	0.0%
Remove Barriers to Opportunity	Non-Homeless Special Needs Non-Housing Community Development	● PY2022 Work Preserve Job Training: Job Readiness ● PY2022 2-1-1 Information & Referral ● PY2022 Immigrant Services Program (ISP) ● PY2022 Hospitality Employment Training Program (HETP) ● PY2022 Pre-Apprentice Program Work Services	CDBG: \$132,000.00 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	6,733	n/a	2,825	2,970	105.13%
Remove Barriers to Opportunity	Non-Homeless Special Needs Non-Housing Community Development		CDBG: \$0 HOME: \$0	Other	Other	100	0	0.00%	0	0	0.0%
Strengthen Neighborhoods	Non-Housing Community Development	● PY2022 Catholic Charities Building ● PY2022 West End Pedestrian Improvements	CDBG: \$121,170.44 HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4,900	443	9.04%	32,670	0	0.0%

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

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

In PY2022, the City allocated funds to projects addressing the following 29 of 33 Priority Needs identified in its 2019-23 Consolidated Plan:

- Assessment of Fair Housing (AFH) Factor: Access to Opportunity
- Assessment of Fair Housing (AFH) Factor: Displacement of Domestic Violence Victims
- Assessment of Fair Housing (AFH) Factor: Lack of Fair Housing Enforcement
- Assessment of Fair Housing (AFH) Factor: Lack of In-Home/Community-Based Services
- Assessment of Fair Housing (AFH) Factor: Resident Displacement - Economic Pressure
- Assessment of Fair Housing (AFH) Factor: Source of Income Discrimination
- Affordable Housing: Accessibility Improvements
- Affordable Housing: Affordable Homeownership
- Affordable Housing: Homeowner Rehab/Repair
- Affordable Housing: Permanent Supportive Housing
- Affordable Housing: Production of New Units
- Affordable Housing: Rental Rehab/Energy Efficiency
- Affordable Housing: Tenant-Based Rental Assistance (TBRA)
- Affordable Housing: Transitional Housing
- Economic Development: Job Creation & Entrepreneurship
- Economic Development: Job Readiness & Placement
- Public Facilities
- Public Infrastructure: Blight Removal
- Public Infrastructure: Public Infrastructure
- Public Services: Code Enforcement
- Public Services: Domestic Violence Services
- Public Services: Homeless Services Day Programming
- Public Services: Immigrant Services
- Public Services: Information & Referral
- Public Services: Landlord/Tenant Counseling
- Public Services: Mental Health & Substance Abuse Services
- Public Services: Senior Services
- Public Services: Transportation Services
- Public Services: Youth Services

CDBG funds continue to be principally allocated to activities offering LMI individuals more opportunities for upward economic mobility (e.g., job and micro-enterprise creation; entrepreneurship training and technical assistance; career-readiness training, job placement, and skill development). Ithaca is a highly educated community with a comparatively low unemployment rate, which produces a very difficult dynamic for any LMI residents without specialized skills or higher levels of educational attainment. To address this need, the City employs CDBG funding to: (1) provide direct loans and technical assistance to businesses to create/retain jobs for LMI persons; (2) support entrepreneurship training and technical assistance; and (3) support initiatives providing career-readiness training, job placement, skill development, and post-placement support. Given both the complexity and magnitude of the problem, exacerbated by limited available funding, progress in this area has been incremental. Nonetheless, progress has been made, and the City will continue to fund the most effective existing programs and innovative new programs to address this need.

Hospitality Employment Training Program (HETP)

In PY2022, the City maintained its support for the Hospitality Employment Training Program (HETP), operated by Greater Ithaca Activities Center (GIAC), a non-profit Community-Based Development Organization (CBDO), with \$50,000.00 in CDBG funds, to train 10 and place 8 LMI adults with employment barriers into permanent unsubsidized hospitality and office/administrative-related positions, giving priority to unemployed and underemployed persons, women, and people of color.

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

Work Preserve Job Training: Job Placements & Job Readiness

In PY2022, the City continued to fund Historic Ithaca's two complementary Work Preserve Job Training programs, using \$67,500.00 in CDBG funds for job-readiness training and job placements of at least 5 LMI youth and young adults in permanent unsubsidized employment positions. The program focuses on teaching skills used in retail and building trades, operating out of Historic Ithaca's architectural salvage and preservation program. Historic Ithaca's Work Preserve Job Training Job Readiness program used \$20,000.00 in CDBG funds to provide at least 10 LMI youth and young adults with personalized job-readiness training, workplace evaluations, and other support to assist them in transitioning to other supportive services or employment.

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

Minor Repair Program

In PY2022, the City maintained its funding commitment for this long-standing Ithaca Neighborhood Housing Services, Inc. (INHS) program (formerly named the Mini-Repair and Small Repair programs), using \$40,000.00 in CDBG funds to undertake maintenance activities benefiting at least 40 LMI homeowners, allowing them to remain in their homes and keep their properties safe and affordable.

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

Immigrant Services Program (ISP)

In PY2022, the City awarded \$30,000.00 in CDBG funds to the Immigrant Services Program (ISP), operated by Catholic Charities of Tompkins/Tioga Counties, Inc. ISP provides comprehensive services suited to the unique needs of at least 100 immigrants and refugees, including referrals, arranging translators, legal advocacy, case management, and mentoring and guidance for program participants through a network of volunteers and other local agencies.

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

2-1-1 Information & Referral Program

In PY2022, the City awarded \$20,000.00 in CDBG funds to the Human Services Coalition's (HSC) 2-1-1 Information and Referral program to fund service calls from at least 2,700 low-to-moderate-income (LMI) Tompkins County residents, who benefit from call center referrals and responses. 2-1-1 provides residents with up-to-date, accurate information on a wide variety of available services in the county, on a 24/7 basis. 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 acts as the gateway to the Solutions to End Homelessness Program (STEHP), which helps people remain in (or obtain) permanent housing and provides supportive services, rapid re-housing services, and housing stabilization for the homeless.

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

Catholic Charities Building

In PY2022, the City awarded \$66,170.44 in CDBG funds to Ithaca Neighborhood Housing Services, Inc. (INHS) complete energy efficiency upgrades, thereby addressing critical inherited maintenance issues and lower energy costs to allow Catholic Charities to continue operations in this location.

HIGH-PRIORITY NEED(S): Public Facilities

West End Pedestrian Improvements

In PY2022, the City awarded \$55,000.00 to the City of Ithaca to construct ADA curb ramps, sidewalks, and cross-walks at Elm St./Chestnut St. to benefit 1,535 LMI residents.

HIGH-PRIORITY NEED(S): Public Infrastructure

GIAC Computer Lab

In PY2022, the City awarded \$10,689.96 in CDBG funds to Greater Ithaca Activities Center, Inc. (GIAC) to update 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).

HIGH-PRIORITY NEED(S): Public Facilities

Pre-Apprentice Program Work Services

In PY2022, the City awarded \$12,000.00 in CDBG funds to Black Hands Universal 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.

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

Green Job Opportunities Through Reuse Training

In PY2022, the City awarded \$61,934.65 in CDBG funds to Finger Lakes ReUse, Inc. (FLRU) for job training for LMI populations and placement of at least 8 LMI adults with employment barriers into permanent unsubsidized positions.

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

215 Cleveland Ave. For-Sale Home

In PY2022, the City awarded \$50,000.00 in HOME funds to Ithaca Neighborhood Housing Services, Inc. (INHS) towards construction of a single-family house to become a permanently affordable for-sale Community Housing Trust home for an LMI household.

HIGH-PRIORITY NEED(S): Affordable Housing — Affordable Homeownership

Sears St. Development

In PY2022, the City awarded \$92,140.40 in HOME funds to Ithaca Neighborhood Housing Services, Inc. (INHS) to rehabilitate 2 homes, creating 2 units of owner-occupied affordable housing for first-time LMI homebuyers.

HIGH-PRIORITY NEED(S): Affordable Housing — Affordable Homeownership

Aurora St. & Morris Ave. Revitalization

In PY2022, the City awarded \$70,000.00 in HOME funds to Habitat for Humanity of Tompkins and Cortland Counties to rehabilitate 2 homes, creating 2 units of owner-occupied affordable housing for first-time LMI homebuyers.

HIGH-PRIORITY NEED(S): Affordable Housing — Affordable Homeownership

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	331	31
Black or African American	70	24
Asian	62	0
American Indian or American Native	4	0
Native Hawaiian or Other Pacific Islander	0	0
Total	467	55
Hispanic	78	4
Not Hispanic	389	51

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

Narrative: As in past years, the number of Asian households assisted with CDBG funds is relatively high compared to the percentage of the local Asian population, since the local Southeast Asian immigrant community is a primary user of services offered by the Immigrant Services Program.

Note: The table above does not capture a small number of assisted families who identify as American Indian/Alaskan Native & White; Asian & White; American Indian/Alaskan Native & Black/African American; and Other Multi-Racial.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public — Federal	\$753,935	\$332,197.36
HOME	Public — Federal	\$330,340	\$39,904.00

Table 3 - Resources Made Available

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Citywide	90%	90%

Table 4 – Identify the geographic distribution and location of investments

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

Leveraging

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

In PY2022, the City's \$633,333.00 CDBG and \$316,825.00 HOME allocations were matched with \$27,503,176 in other public (e.g., Low-Income Housing Tax Credits) and private funding. Based on HUD's FY2022 HOME Match reduction table, per capita income, fiscal distress, and family poverty rate, the City received a 100% HOME match reduction for 2022.

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

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for Federal Fiscal Year FY2022 (10/1/20-10/30/21)								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL:								\$0.00

Table 6 – Match Contribution for the Federal Fiscal Year

Publicly Owned Land/Property Used to Address Priority Needs

Green Street Garage Mixed-Use Urban Renewal Project

- **WESTERN SECTION:** In PY2021, subsequent to the City's 2020 execution of a Disposition and Development Agreement (DDA) with Vecino Group New York, LLC to convey a portion of the property at 120 E. Green St. (Green Street Garage), development of the Urban Renewal Project commenced. Still under construction, upon completion, the project will provide at least 181 housing units affordable to households earning between 40%-80% of Area Median Income (AMI), as well as a 49,000 sq. ft. conference center.
- **EASTERN SECTION:** In PY2021, subsequent to the City's 2020 execution of a DDA with Ithaca Properties, LLC to convey and redevelop the Eastern Section of the Green Street Garage site, development of the Urban Renewal Project commenced. Upon completion, the project will provide 180-200 rental housing units and RECONSTRUCTION of two decks of public parking to be leased to the City. 20% of the housing units will be rented at below market-rate rents affordable to households earning up to 80% of the Area Median Income (AMI) and the project will contribute \$500,000 to the Community Housing Development Fund (CHDF), which funds housing projects that increase or preserve affordable housing. The project was completed in PY2022.

HOME Program Income & MBE/WBE Report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0.00	\$22,312.00	\$22,312.00	\$0.00	\$0.00

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	

Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

	Total	Women Business Enterprises	Male

Contracts			
Number	0	1	0
Dollar Amount	\$0	\$1,140.47	\$0

Sub-Contracts			
Number	0	0	0
Dollar Amount	\$0	\$0	\$0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0	\$0	\$0	\$0	\$0	\$0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	\$0
Businesses Displaced	0	\$0
Nonprofit Organizations Displaced	0	\$0
Households Temporarily Relocated, not Displaced	0	\$0

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0	\$0	\$0	\$0	\$0	\$0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	5	13
Number of Non-Homeless households to be provided affordable housing units	102	66
Number of Special-Needs households to be provided affordable housing units	10	26
Total	117	105

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	65	78
Number of households supported through The Production of New Units	5	8
Number of households supported through Rehab of Existing Units	47	23
Number of households supported through Acquisition of Existing Units	0	0
Total	117	109

Table 12 – Number of Households Supported

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

The City of Ithaca allocates CDBG and HOME funds to specific projects to produce accomplishments in the form of one-year goals — however, many programs/projects funded in PY2022 will not have generated some or all of their outcomes until PY2023. (Likewise, some PY2022 outcomes were produced using funds awarded in prior Program Years.)

Housing construction and rehabilitation projects are particularly prone to unanticipated delays, since they depend on a variety of factors to move towards completion (e.g., permitting, environmental reviews, construction schedules, financing, state and Federal regulatory requirements). Some projects also employ Low-Income Housing Tax Credits (LIHTC), which are especially complex to undertake and finance. Furthermore, beginning in late 2020, the prices of many types of construction materials started to increase significantly, due at least in part to COVID-19-related disruptions in global production and supply chains. The Consumer Price Index (CPI) increased 9.1% in the 12 months ending in June 2022. This is the sharpest rise in prices in 40 years, according to the Bureau of Labor Statistics. The Producer Price Index (PPI) for Inputs to Construction — how much prices paid by the construction industry for goods and services change year over year — was even higher. In 2022, inputs to multi-family residential construction (excluding capital investment, labor, and imports) were up 20.1%. For single-family homes, the increase was 20.4%.

COVID-19: Some organizations funded by the 2022 Annual Action Plan continued to be affected by the persistent global pandemic and associated precautionary measures. In 2022, labor market changes precipitated by the pandemic came to the fore. Several organizations experienced staff turnover, including executive directors and longtime staff. Loss of such institutional knowledge slowed progress towards goals, as positions remained vacant and/or new staff got up to speed.

Discuss how these outcomes will impact future annual action plans.

As described above, the COVID-19 global pandemic necessitated a number of contractual extensions. Organizations providing housing services or Tenant-Based Rental Assistance (TBRA) were particularly affected by the various eviction moratoria established at the Federal and State levels. For example, with fewer people moving, Catholic Charities' security deposits have been disbursed much more slowly than in prior years. Ultimately, the Statewide Eviction Moratorium expired on January 15, 2022. These organizations continue to submit quarterly reports and vouchers in a timely manner. IURA continues to monitor their progress toward goal completion and regulatory compliance.

In terms of future Action Plans, and as initially discussed in the 2020 CAPER, the City observed an anticipated ripple effect of some organizations being delayed in drawing down PY2022 HUD Entitlement Program funds awarded to them, since they still needed to complete PY2021 activities and expend associated funding.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	223	50
Low-income	78	34
Moderate-income	9	0
Total	310	58

Table 13 – Number of Households Served

Narrative Information

(no narrative)

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

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

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

HOUSING SCHOLARSHIP PROGRAM

In PY2022, the Learning Web's long-standing Housing Scholarship Program began expending funds from its \$75,600.00 PY2021 award for HOME Tenant-Based Rental Assistance (TBRA). A rental assistance program for homeless youth, the program also provides one-on-one staff support and life-skills training to help beneficiaries secure and maintain safe/stable housing, as they transition towards self-sufficiency. The program has been highly successful in targeting a sub-population of young homeless Ithacans, who have historically been difficult to reach. Another of the Learning Web's notable activities was its stakeholder involvement in HUD's Youth Homelessness Demonstration Project (YHDP) planning process. Though Entitlement funds were not involved or expended on YHDP planning, the activities that will result from the YHDP plan will bring new and much-needed services aimed at interrupting and preventing youth homelessness in Tompkins County. Amid all of this activity, it also should be noted that the Learning Web was undergoing substantial change itself with a new executive director coming aboard and some longtime staff moving to other positions in the community.

2-1-1 INFORMATION & REFERRAL PROGRAM

In PY2022, the City awarded \$20,000.00 in CDBG funds to the Human Services Coalition (HSC) 2-1-1 Information and Referral program towards service calls from at least 2,700 low-to-moderate-income (LMI) Tompkins County residents, who benefit from call center referrals and responses. HSC also serves as the Continuum of Care (CoC) Committee lead agency for community-wide planning for homeless housing and services. CoC agencies rely on 2-1-1 to connect clients to services. 2-1-1 also acts as the gateway to the Solutions to End Homelessness Program (STEHP), which helps people remain in (or obtain) permanent housing and provides supportive services, rapid re-housing services, and housing stabilization for the homeless. In 2022, funding from the Ithaca Eviction/Displacement Defense (IEDD) project continued to enable 2-1-1 to maintain two Housing Specialists positions, a new role within 2-1-1. The Housing Specialists fielded calls and made referrals on all manner of housing concerns. However, the Housing Specialists did much more: they assisted with enrollment into the Housing Stability Supplement Program (HSSP) and Ithaca Guaranteed Income, they met people at Eviction Court to help them apply on the spot for Emergency Rental Assistance, and much more. These roles, which were *not* funded with Entitlement funds, but which ultimately had their roots in the City's AFH aided hundreds of people during the housing crisis resulting from the pandemic.

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

A PLACE TO STAY: NIGHT/WEEKEND SUPPORT FOR WOMEN IN TRANSITION

In PY2022, Catholic Charities of Tompkins/Tioga Counties completed spending \$15,000.00 in CDBG funds towards case management and other services for a 4-bed transitional housing unit for very low-income women. The program is a multi-year initiative aimed at providing transitional, safe, and stable housing for homeless and imminently homeless women. The program offered vulnerable homeless women a nurturing, safe, and supportive environment, so they could transition to successful independent living arrangements in the community, including rental stewardship classes; financial education and planning services; vocational and job-seeking skills; personal goal-setting workshops; and community-building and civic engagement.

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

SECURITY DEPOSIT ASSISTANCE PROGRAM

In PY2022, the City continued to fund the long-established Security Deposit Assistance Program, operated by Catholic Charities of Tompkins and Tioga Counties, with \$74,000.00 in HOME funds to assist at least 65 income-eligible households in Tompkins County with security deposit assistance, including up to 5 households in the Housing for School Success program, so they can more readily access safe and affordable rental housing. The program has proven instrumental in assisting people to transition out of emergency housing shelters. Typically offered as part of a comprehensive assistance package, this program has helped numerous homeless families gain entry into permanent affordable housing. Being able to afford a security deposit is often the final hurdle preventing individuals and families from being able to live in an apartment they can afford. This is particularly true for people emerging from homeless shelters and persons in re-entry. For the *first time* since the program's inception in 2004, the City agreed to fund up to the *full* security deposit amount for each tenant. Tompkins Community Action, one of two local Public Housing Authorities (PHAs), continued to receive special dispensation from NYS Homes and Community Renewal to implement Small Area Fair Market Rents (SAFMRs), another important tool in preventing homelessness and housing instability.

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.

SECURITY DEPOSIT ASSISTANCE PROGRAM

In PY2022, City allocated funding for Security Deposit Assistance Program to assist up to 5 Housing for School Success (HSS) households with the full amount of their security deposits. HSS is designed to address the high incidence of homelessness at Beverly J. Martin Elementary School (BJM) and its impact on children's educational outcomes. Modeled on an innovative program in Tacoma, Washington, HSS seeks to improve educational outcomes for homeless children by increasing their housing stability and helping their families become more self-sufficient.

HOUSING SCHOLARSHIP PROGRAM

As noted above, in PY2022, the Learning Web's long-standing Housing Scholarship Program began expending funds from its \$75,600.00 PY2021 award for HOME Tenant-Based Rental Assistance (TBRA). A rental assistance program for homeless youth, the program also provides one-on-one staff support and life-skills training to help beneficiaries secure and maintain safe/stable housing, as they transition towards self-sufficiency. The program has been highly successful in targeting a sub-population of young homeless Ithacans, who have historically been difficult to reach.

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

Actions taken to address the needs of public housing.

The City cooperates on an as-needed basis with the Ithaca Housing Authority (IHA) [PHA Code: NY054] in meeting the housing needs of City residents. In addition, as noted in section CR-25, Homeless and Other Special Needs IHA has been continuing to assist in providing public housing and/or Section 8 assistance for the ongoing Housing for School Success Program, a program originally initiated by IURA.

On August 10, 2022, the City executed its contract with the Cayuga Housing Development Corporation (CHDC), a subsidiary of IHA, for the PY2019 award of \$90,877.94 in HOME funding towards the Northside Apartments project to rehabilitate 70 housing units for LMI persons and constructing up to 12 housing units for LMI persons. The Ithaca Housing Authority (IHA) submitted an application to HUD to convert 106 family units to the Rental Assistance Demonstration Program (RAD). On March 31, 2020, the IHA received a commitment from HUD to enter into a Housing Assistance Payment (CHAP). The IHA will be converting three properties to Project Based Rental Assistance (PBRA), which it will sell to CHDC. IHA will remain the Managing Agent. This project, on Ithaca's Northside, is now well underway.

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

The City of Ithaca has consulted with the Ithaca Housing Authority (IHA) and its development consultant. IHA sponsors Tenant Councils for its senior and family sites, as well as a Resident Advisory Board, which serves in an advisory capacity regarding programmatic and policy areas of concern to residents. The Titus Towers Tenant Council and Family Sites Tenant Council both meet monthly. Since 2008, IHA has also offered a Housing Choice Voucher Homeownership Program, which provides current Housing Choice Voucher recipients, who have not previously owned a home, with homeownership counseling and vouchers to assist with their monthly homeownership expenses, in lieu of rental assistance.

As described elsewhere in this report (specifically in regard to Assessment of Fair Housing outcomes), in PY2020 private funding was secured by the Community Development Planner and team of stakeholders, including the Human Services Coalition (lead agency for the Continuum of Care), a member of the City of Ithaca Common Council, and a community member/organizer from Northside United and other local neighborhood groups. Together, this group attracted other partners to design the Ithaca Eviction/Displacement Defense (IEDD) Project, which provides a full spectrum of services to tenants within the City of Ithaca. Public housing residents are eligible for any of these services, which range from basic tenants' rights information to services designed to support housing stability (which could include homeownership).

Since 2019, a tenants rights' hotline has been established with a leadership/advisory committee including attorneys and a program director at Cornell Law School. The newly-formed Ithaca Tenants Union (ITU) supports the hotline and provides volunteer staffing, although there is an administrative "firewall" between the hotline and ITU. ITU serves Ithaca tenants with outreach, organizing, and public policy-focused activities. Both the Tenants Rights Hotline and ITU are available to public housing residents.

Actions taken to provide assistance to troubled PHAs.

Not applicable, since IHA is currently designated as a High Performer.

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

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

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

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

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

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

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

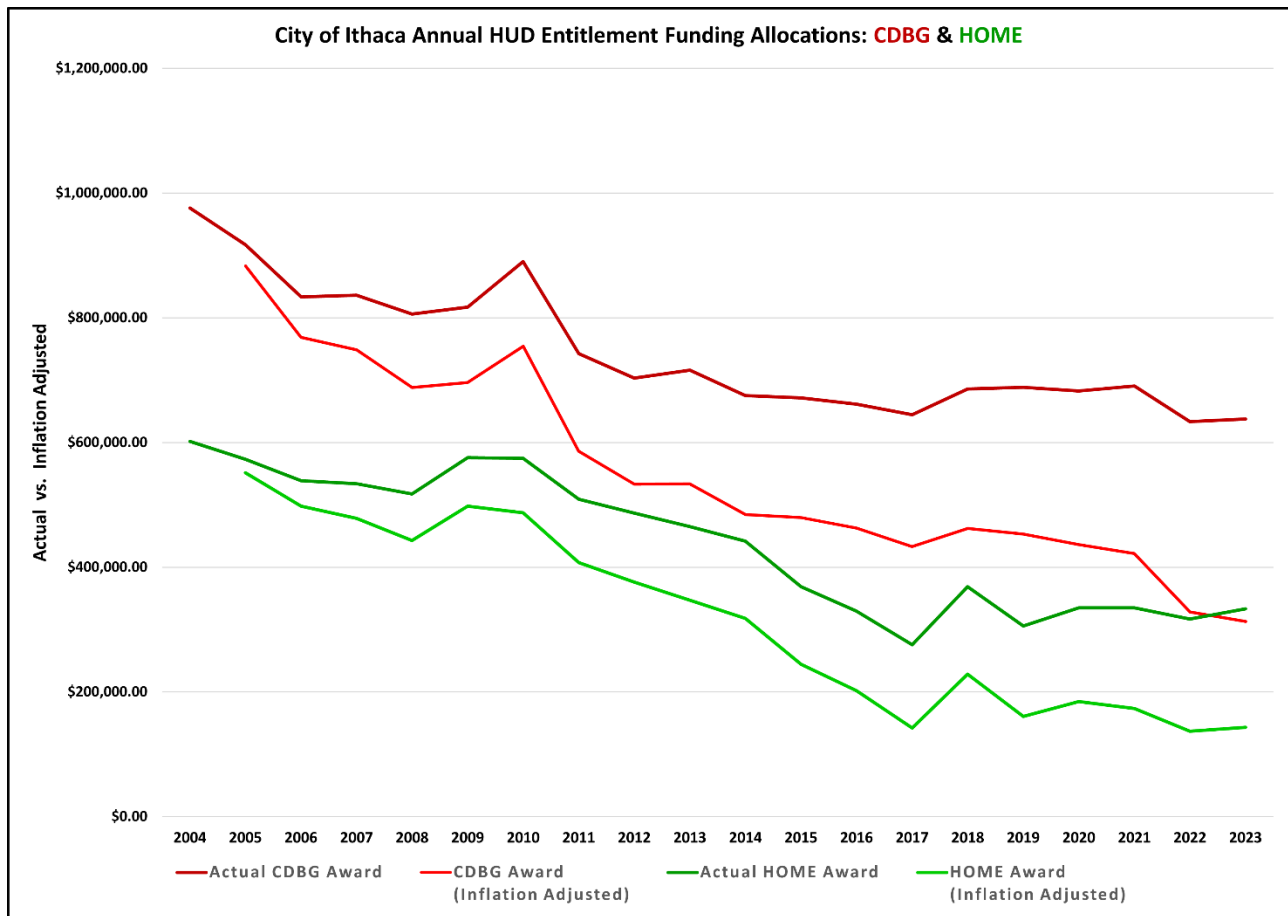
On April 12, 2019, New York State enacted *The Lawful Source of Income Non-Discrimination Act of 2019* to include source-of-income as a "protected class," ensuring landlords and other housing providers in the state cannot discriminate against renters in making housing decisions based on their income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

In PY2022, the IURA Community Development Planner continued to coordinate IEEDD Advisory Board meetings to identify methods to reduce housing barriers to both tenants and potential tenants, and to identify strategies for sustaining IEEDD once current funds are exhausted.

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

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

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



In PY2022, to address obstacles to meeting underserved affordable housing needs, the City funded: Minor Repair Program; and the Security Deposit Assistance Program. The long-standing Minor Repair Program provides much-needed assistance with small repairs to LMI homeowners, allowing households to comply with the City Building Code. This program is especially important to LMI seniors needing repairs and accessibility improvements to stay in their homes.

To address obstacles to meeting the need for increased economic opportunities for adults, in PY2022, the City funded four job-training/job-readiness and placement programs: Hospitality Employment Training Program (HETP); Work Preserve Job Training and Placement Program; Work Preserve Job Readiness Program; and Finger Lakes ReUse's (FLRU) Job Training for Career Pathways Program.

To address obstacles to meeting the need for basic food, shelter, and safety, the City continued to fund the 2-1-1 Information and Referral Service Program and the Immigrant Services Program. As noted elsewhere, 2-1-1 was able to add Housing Specialist positions due to the IEDD Project's private funding. These positions were critical in preventing homelessness and displacement resulting from economic hardship and/or the pandemic.

Ithaca is a community of neighborhoods, each with its own identity and each of which requires adequate physical resources and infrastructure to meet the needs of its residents. As a result, the City has historically employed HUD funding for: physical improvements to streets, parks, recreational facilities, public buildings, and transportation systems to benefit LMI neighborhoods; redevelopment of vacant and abandoned properties; and programs that facilitate and support homeownership. Increasing Ithaca's extremely low homeownership rate is an especially high priority for the City, both because of the wider economic benefits owner-occupancy brings to the community and because of the vital stability it provides homeowners. One downtown neighborhood, the W. State/Martin Luther King, Jr. Street corridor has been particularly distressed during the pandemic. The Mayor convened a stakeholder group to identify issues and explore remedies. This group was staffed by the Community Development Planner. The work of this group has informed City Capital Project funding requests and proposals for the area, including the State's annual Downtown Revitalization Initiative (DRI) application.

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

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

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

To help reduce the number of poverty-level families, in PY2022, the City continued to fund the 2-1-1 Information and Referral Service Program, using \$20,000.00 in CDBG funds to connect people in poverty to local organizations, programs, and services available to assist with a wide variety of basic human needs. The City also funded two TBRA programs to help stabilize people in affordable housing: Security Deposit Assistance Program and Housing Scholarship Program.

In PY2021, the privately-funded Ithaca Eviction/Displacement Defense Project (IEDD) Project launched two programs targeted towards reducing poverty in poverty-level families: (1) the Housing Stability Supplement Program (HSSP); and (2) the Ithaca Guaranteed Income (IGI) Program. HSSP, administered by the Human Services Coalition (HSC) of Tompkins County, identified families vulnerable to housing precarity resulting from systemic harms and provides direct cash assistance of \$300/month for 18 months to 63 individuals in five cohorts. A similar program, Ithaca Guaranteed Income (IGI), identified 110 LMI City residents who were primary caregivers to at least one other person to receive cash payments of \$450/month for 12 months. These direct assistance programs were funded entirely with the support of Enterprise Community Partners and Mayors for Guaranteed Income. No HUD Entitlement Program funds were used. These

programs were designed in response to the City's findings identified in the HUD-mandated Assessment of Fair Housing, in support of AFH Goals #4 and #6.

The City's economic development loans also encourage or require employers (e.g., Ithaca Marriott, Canopy by Hilton™ hotel) to pay employees a Living Wage (regularly indexed by Alternatives Federal Credit Union).

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

Not applicable.

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

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

In the early phase of the pandemic, the CoC convened area organizations providing outreach to unhoused and housing-insecure people, in order to enhance communication and coordinate efforts to provide critical information and identify housing and sheltering resources during the pandemic. The Enhanced Street Outreach Team continued to meet regularly through PY2022 to build on its successes in promoting information exchange and understanding current challenges in service provision.

The IURA's Community Development Planner (CDP) and CoC Director currently meet several times a month to further projects serving people experiencing homelessness and increase the availability of affordable housing. The global COVID-19 pandemic created an immediate need for safe housing and the higher resulting level of communication was maintained in PY2022, as the CoC Director and CDP worked with other stakeholders on the Ithaca Eviction/Displacement Defense (IEDD) Project.

Joint projects included bringing together partners for the Ithaca Eviction/Displacement Defense Project (e.g., LawNY, Cornell Law, 2-1-1), and working on initiatives for people experiencing homelessness and people living in affordable housing. The CoC Director and CDP continue to collaborate to increase the efficacy of emergency funding streams, including HOME-ARP.

As reported in the 2020 CAPER, the IURA Community Development Planner convened a group of five stakeholders with expertise on equity, housing, homelessness, and community engagement to work jointly on developing a proposal to Enterprise Community Partners, Inc. to prevent displacement of residents from the City of Ithaca due to its high housing costs. The Ithaca Eviction/Displacement Defense (IEDD) Project continued in PY2022. A multi-faceted initiative providing a broad spectrum of services, it includes the following facets:

- tenants rights hotline, which will sit within the Ithaca Tenants Union (ITU) structure
- legal advice from Cornell University Law School students

- full legal representation from Cornell University Law School’s housing law practicum (for which the university will be providing matching funds)
- Efforts to increase the number of local *pro bono* eviction court attorneys, through Legal Assistance of Western NY (LawNY)
- Monitoring of eviction court by observer-members of the student chapter of the National Lawyers Guild (a process that has produced more equitable outcomes for people facing eviction)
- A new local database to better understand how many evictions are taking place, which kinds of demographic populations are at-risk of eviction, geographical areas, etc.
- Direct cash payments to housing-unstable households of \$300/mo. over 18 mos. to at least 63 households, including at least 60% being Black, Latinx or other persons of color.

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

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

IURA staff is available for consultation and/or technical assistance with private entities wishing to rehabilitate or develop affordable housing units or increase supply through other means (e.g., promoting Housing Choice Vouchers).

The City supported the innovative Housing for School Success (HSS) program for many years. In 2019, the Ithaca City School District (ICSD) took over 100% of the cost of case management, which was a milestone for sustaining the program and is another example of enhanced partnership. Catholic Charities continues to set aside five full security deposits (TBRA), funded through the City’s HUD Entitlement Program for HSS families, which it has done since the program’s inception. Full security deposits are key to facilitating HSS families’ access to housing in our high-cost market. Catholic Charities’ and the City’s continued commitment, along with that of The Advocacy Center, ICSD, and other partners, demonstrates the critical value of coordination between public/private housing and social services.

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

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

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

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

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

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

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

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

Goal #7: Create an Affirmatively Furthering Fair Housing-directed goal within the 2019-2023 Consolidated Plan.

In PY2022, the City continued: (1) informing grant and loan recipients of its Affirmatively Furthering Fair Housing (AFFH) goals, Analysis of Impediments to Fair Housing Choice, and Fair Housing Action Plan; (2) distributing fair housing information brochures to landlords and real estate agents; and (3) meeting with various stakeholders to address recurring concerns that landlords are increasingly unwilling to accept Housing Choice Vouchers, thereby reducing housing choice for low-income families.

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

In PY2022, the City continued to include a question to its HUD Entitlement Grant Program application form, asking how applicants would address the 14 factors contributing (“Contributing Factors”) to fair housing issues and obstacles in the City. The City also continued employing “Promotion of Fair Housing” as one of its selection criteria listed in its application forms.

In PY2022, the City continued its commitment to the Limited English Proficiency (LEP) Plan it adopted in 2017 to meet the needs of individuals with limited English language skills. Although this has been reported to HUD in the past, it is being reported on in the 2022 CAPER for clarity, since the City completed its AFH and Goal #5 of the AFH before both were formally adopted into the 2019-2023 Consolidated Plan.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

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

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

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

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

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

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

Pursuant to the City's Citizen Participation Plan, this CAPER was made available to the public for review and comment from October 14, 2023-October 30, 2023, following the publication of a legal notice in the local newspaper (*The Ithaca Journal*) on October 14, 2023, with an electronic copy posted to the IURA website and available upon request. The public was invited to submit its comments to the IURA and informed that any public comments would be submitted with the CAPER to HUD. As of the date of this submission, no public comments were received. A scan of the legal notice has been uploaded to the Attachments section of IDIS.

CR-45 - CDBG 91.520(c)

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

There have been no changes to CDBG program objectives, other than those associated with the City's ongoing awards of CDBG-CV funding explicitly for preventing, preparing for, and responding to the COVID-19 pandemic.

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

No.

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

Not applicable.

CR-50 - HOME 91.520(d)

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

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

As has been discussed in previous CAPERs, various barriers have existed in the completion of inspections of HOME-assisted units. To recap: The HOME-assisted units listed further below were originally scheduled for inspection in PY2019 -2020, however, the City had not conducted the inspections by the time the COVID-19 pandemic emerged in March 2020, when it placed the inspections on hold, in compliance with HUD's on-site inspection requirement waivers. Subsequent to the 2019 CAPER submission, the City submitted a formal waiver request ("Notice of Intent to Utilize HUD Mega-Waiver — In-Person HOME-Assisted Rental Housing Inspections," dated February 22, 2022), requesting an extension through September 30, 2022, to allow sufficient time for an inspection schedule to be finalized. The schedule was devised while acknowledging the global pandemic was still in progress, with the coronavirus mutating and causing spikes in COVID-19 cases and deaths, locally and nationwide. Since housing requiring inspection would most certainly include residents with compromised immune systems and/or persons unable (or unwilling) to be vaccinated, precautions to prevent the spread of the coronavirus via inspection visits would be necessary. There were other pandemic-related complications including eviction moratoria, low turn-over of units, and staffing/capacity issues for both the housing providers (property owners) and IURA. (Please refer to full discussion in 2022 CAPER)

The inspection schedule and strategy were reconsidered and revised. As anticipated and discussed in the 2022 CAPER, proved time-consuming. A step forward, albeit small, was made in March 2023 with units belonging to one property owner completed. After these inspections, the Community Development Planner reached out to the local public housing authorities to consult and seek further resources. However, the issue of capacity arose once again, as HUD mandated communities receiving HOME-ARP to submit Allocation Plans by March 31, 2023. Subsequent to approval of this document, Ithaca moved forward on the next step toward implementation, the drafting of the HOME-ARP Policies & Procedures Manual. As of this writing, IURA staff has proposed to engage a specialist with expertise in housing inspections to bring inspections current (pending IURA Board approval). For questions about inspections, please contact Anisa Mendizabal, Community Development Planner, at amendizabal@cityofithaca.org.

356 FLORAL AVE. (1 UNIT)

Inspection Date: 8/23/16

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

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

Inspection Date: 8/23/16

Inspection Results: No deficiencies were found.

401-403 ADAMS ST. (3 UNITS)

Inspection Date: 2/17/2023

Inspection Results: Unit403-A was the unit inspected. . The property as a whole appears to be well maintained.

634-638 SPENCER RD. (4 UNITS)

Inspection Date: 2/17/2023

Inspection Results: The units inspected were 636-B and 638-A. The property owner was on-site for the inspections and deficiencies were communicated to him verbally, with an email follow-up. Of primary concern was a 3 units failed to pass inspections for the following deficiencies: 634-B, front window screen missing, and basement utility room being used as a bedroom; 636-B, upstairs bathroom fan not working; 638-A, smoke detectors missing in living room and an upstairs bedroom. In addition, carpeting in some units was filthy and many interior walls needed repainting. Landscaping at the three units was non-existent. Garbage pick-up is not provided by the property owner; tenants are required to purchase trash tags on their own. Though this arrangement seems to be within the property owner's rights, it may lead to errant or uncollected garbage. Although these were not safety issues, they were a concern to the IURA, since they may become exacerbated if left unaddressed.

519 CLINTON ST.

Inspection Date: 9/14/16

Inspection Results: No deficiencies were found.

407 ELM ST.

Inspection Date: 9/14/16

Inspection Results: No deficiencies were found.

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

Inspection Date: 8/23/16

Inspection Results: No deficiencies were found.

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

Inspection Date: 8/23/16

Inspection Results: No deficiencies were found.

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

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

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

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

In PY2022, the City employed \$22,080.80 in HOME Program Income (Fund Type: PI) for the following projects:

- \$20,000.00 was applied to the 2021 “Northside Apartments” project (IDIS #444) for professional fees (e.g., engineering/architectural), environmental testing, permit fees, market study, Capital Needs Assessment, energy consultant, and legal fees to rehabilitate 70 housing units for LMI persons and constructing up to 12 housing units for LMI persons.
- \$2,080.80 was also applied to the City’s 2021 “Homeowner Rehab #2: 508 Hector St.” project (IDIS #484).

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

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

Community Housing Development Fund (CHDF)

Since 2009, the City has annually contributed \$100,000 to the Community Housing Development Fund (CHDF) that awards up to \$600,000 a year for housing projects that increase or preserve affordable housing. Other funders include Cornell University and Tompkins County. To date, 607 housing units have been created, using \$4,603,125 in funding assistance.

Neighborhood Housing Initiative (NHI)

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

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 1 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 2 – Qualitative Efforts - Number of Activities by Program