

2014-2018 CITY OF ITHACA CONSOLIDATED PLAN



Prepared by the Ithaca Urban Renewal Agency
Adopted by the City of Ithaca Common Council
August 6, 2014

2014-2018 Condoliated Plan
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Executive Summary

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

1. Introduction

This document represents the third generation of Consolidated Plans for the City of Ithaca. The second five-year Consolidated Plan, which describes program goals for federal Community Development Block Grant (CDBG) and HOME investment Partnership Programs (HOME) funds, expires this year and now is a time of looking back, evaluating changing community needs, reviewing past successes and identifying new opportunities. This document is prepared as an update to the 2009-2013 Consolidated Plan. Our aim is to review existing conditions in the areas of housing, economic development, public facilities and public services, to consider trends and factors impacting these areas of community development, to assess the impact of past CDBG and HOME activities funded through the HUD entitlement program, and to identify new programmatic goals.

CDBG funds and, more recently, HOME funds, have been awarded to the City for many years. From 1975 until 2004 the City of Ithaca received Community Development Block Grant (CDBG) funds from the United States Department of Housing and Urban Development (HUD) through an annual competitive process. The City was highly successful in these competitive grant rounds, securing over \$22.6 million. Awarded funds have been used to support a variety of programs benefiting low- and moderate-income (LMI) persons, and have ranged from housing programs to job creation. The investment of the CDBG funds has multiplied many times in the community as programs expand and loan funds are repaid and reinvested.

An administrative rule change qualified the City for a new level of HUD programming. Designation as an 'Entitlement Community' allowed the City to become eligible for annual funding through a formula grant for the first time in the fall of 2003. Since then, the City has received an annual grant from HUD through the Community Development Block Grant Program and the HOME program. In 2004 this funding totaled nearly \$1.6 million. That total has slowly declined to the 2013 award of just under \$1.2 million.

This annual funding comes with new opportunities as well as new responsibilities. A distinct and valuable implication of these 'entitlement' funds is that they provide both the City and agencies seeking funding the chance to do some long-term planning. The City can now set local goals and priorities instead of responding to periodic notices of funding availability.

In order to formalize this long-term planning, HUD requires that local jurisdictions prepare and adopt a Consolidated Plan before funds are disbursed. The Plan is expected to assess the community

development needs and priorities of the City and to provide a strategy for addressing those needs. This current Consolidated Plan will guide the funding decisions and action strategies of the community, as they relate to the CDBG and HOME Programs, for the next five years.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Consolidated Plan outlines goals that will be pursued over the next five years to address identified community needs. The purpose of the CDBG and HOME programs is to advance the following statutory objectives, for the principal benefit of low- and moderate-income households:

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

In support of these program purposes and in light of identified needs in the local community, the City has established the following goals for this Consolidated Plan period:

Improve and Expand Affordable Housing Options

There is an acute shortage of affordable housing in the City of Ithaca. In 2010, 56% of all renter households were cost burdened, with 35% severely cost burdened, while 21% of Ithaca's homeowners were cost burdened, and 10% severely so. To address this need, the City will support projects that increase the total supply of affordable units of all types and the affordability of existing units, and that improve the condition of existing affordable units.

Expand Economic and Employment Opportunities

Ithaca is a highly educated community with a low unemployment rate. This creates a very difficult dynamic for low- and moderate-income community members who do not have specialized skills or a high educational attainment. To address this need, the City will provide direct loans and support technical assistance to businesses to create jobs; support entrepreneurship training and technical assistance; and support initiatives that provide career readiness training, job placement, skill development, and on-going post-placement support.

Strengthen Neighborhoods

Ithaca is a community of neighborhoods, each with their own strong identity. For our City to thrive as a whole, each of these constituent parts must have the adequate physical resources and infrastructure to meet the needs of its residents and support their aspirations. To address this need, the City will support physical improvements to streets, parks, recreational facilities, public buildings, and transportation

systems, for the benefit of low- and moderate-income neighborhoods; the redevelopment of vacant and abandoned properties; and programs that facilitate and support homeownership.

Increase Access to Resources Leading to Physical and Economic Mobility

Our community should be accessible to all its residents, regardless of their particular physical, or socio-economic, characteristics. Where barriers to that access exist, they should be removed. To address this need, the City will undertake a Fair Housing Choice Survey resulting in an Analysis of Impediments to Fair Housing, and will support residential and public physical accessibility improvements, job creation and micro-enterprise, job readiness and support, internships and other employment skill development opportunities, early childhood programming, and services to immigrants.

Meet Essential Needs for Food, Shelter, and Safety

Ithaca’s most fragile, at-risk populations require the provision of public services that will meet the most basic human needs for food, shelter, and safety. To address this need, the City will support programs that prevent homelessness, assist immigrants and youth, improve access to affordable health care, increase food security, and/or increase awareness and utilization of existing community resources in these areas.

3. Evaluation of past performance

The 2009-2013 Consolidated Plan included fifteen specific objectives intended to address community needs that had been identified during the planning process. These objectives and their associated anticipated outcomes appear in the Table 1 below. The final column in this table shows actual outcomes for each objective.

Five years later, it is evident that some of the projects that were anticipated in the last Plan did not materialize, and that areas of emphasis that emerged within some of the broader objective areas differed from projections. For the most part, however, the number of units produced or persons assisted equaled or exceeded anticipated outcomes, indicating high levels of continued need in these areas. Only in the area of Public Facilities and Infrastructure were actual outcomes uniformly equal to, lower than, anticipated. This was due in part to the failure of anticipated municipal street and sidewalk projects to move forward and reflects the sporadic nature of need in this particular area.

Specific Objectives	Performance Measure	Expected Units	Actual Units
Affordable Housing Objectives			
Owner occupied housing	Assisted households	92	318
First-time homebuyers	Assisted households	5	12
Rental housing	Assisted units	100	430
Supportive housing	Assisted units	6	0
Homeless housing	Assisted beds	12	34
Economic Development Objectives			
Job Creation	New jobs	30	93.5
Job training & placement	Persons assisted	36	83
Public Facilities & Infrastructure Objectives			
Enhance existing community centers	Projects	3	3
Ensure availability and desirability of LMI neighborhood facilities; enhance pedestrian safety	Projects	4	1
Mitigate impact of public improvement projects on LMI residents	Projects	2	0
Remove or rehabilitate infrastructure or public facilities that create a blighting influence on LMI neighborhoods	As needed	-	0
Public Services Objectives			
Improve marketing, outreach and utilization of existing public services	Persons assisted	300	8,584
Expand existing public services or create new programs for focus populations	Programs assisted	15	6 programs
Retain existing public service programs addressing a documented need of LMI people	Programs assisted	5	5

Table 1 - Past Performance

4. Summary of citizen participation process and consultation process

The IURA conducted significant outreach and consultation with citizens, neighborhood groups, non-profits, and governmental agencies to determine community needs and establish Plan priorities. In accordance with the City's approved *Citizen Participation Plan*, outreach consisted of both meetings with neighborhood residents and consultations with professionals and practitioners in fields related to community development.

The list of agencies and organizations consulted appears in Section PR-10 of this Plan. Neighborhood Public Input meetings were held as follows:

12/18/13, 5:00 pm, Common Council Chambers, City Hall, 108 E. Green Street
1/2/14, 5:00 pm, Greater Ithaca Activities Center, 301 W. Court Street
1/15/14, 3:00 pm, Common Council Chambers, City Hall, 108 E. Green Street
1/31/14, 6:00 pm, Greater Ithaca Activities Center, 301 W. Court Street

Criteria for selecting meeting places included convenience and accessibility to the neighborhoods served by the IURA. Meetings were advertised in accordance with the Citizen Participation Plan.

5. Summary of public comments

Public comments received during the citizen participation and consultation process centered primarily on the following high-priority community needs:

- Increased supply of affordable housing units of all types
- Increased tenant-based rental assistance
- Utility and security deposit assistance
- Improved transportation options
- Increased supply of transitional housing units
- Affordable childcare, pre-school, and after-school options
- Living wage jobs
- Financial and technical support to local businesses
- Micro-enterprise development and post-start-up assistance
- Job readiness training, with a particular focus on youth
- Specialized job training with placement and post-placement support
- Increased collaboration among service agencies and between agencies and schools
- Improvements to the Southside Community Center
- Accessibility improvements to several public buildings and areas
- Need for a formal public gathering space on West Hill
- Physical improvements to several recreational facilities
- Homeowner repair and accessibility improvement assistance
- Increased number of small and accessible or adaptable housing units
- OT/RN services for home visits to keep people in their homes longer
- Early childhood development programming
- Food security

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

All comments were accepted and considered in the preparation of this Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 2 – Responsible Agencies

Narrative

The City of Ithaca has delegated primary responsibility for administration of the HOME Investment Partnership and Community Development Block Grant Entitlement Programs to the Ithaca Urban Renewal Agency (IURA). The IURA Executive Director is the City’s Director of Planning and Development. The IURA is operated through a five-member board appointed by the Mayor and approved by the Common Council. It currently has a staff of four people directly responsible for program development, monitoring and implementation.

Technical assistance is provided by IURA staff to help individuals and organizations develop activities for potential entitlement funding. Assistance is also available for writing project proposals and for preparing related materials necessary for evaluating and selecting programs for inclusion in the annual *Action Plan*.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

The IURA conducted significant outreach and consultation with citizens, neighborhood groups, non-profits, and governmental agencies to determine community needs and establish Plan priorities. In accordance with the City's approved *Citizen Participation Plan*, outreach consisted of both meetings with neighborhood residents and consultations with professionals and practitioners in fields related to housing and community development.

The list of agencies and organizations consulted appears in Table 3 below. Neighborhood Public Input meetings were held as follows:

12/18/13, 5:00 pm, Common Council Chambers, City Hall, 108 E. Green Street
1/2/14, 5:00 pm, Greater Ithaca Activities Center, 301 W. Court Street
1/15/14, 3:00 pm, Common Council Chambers, City Hall, 108 E. Green Street
1/31/14, 6:00 pm, Greater Ithaca Activities Center, 301 W. Court Street

Criteria for selecting meeting places included convenience and accessibility to the neighborhoods served by the IURA. Meetings were advertised in accordance with the *Citizen Participation Plan*.

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

The first two objectives of the Ithaca/Tompkins County Continuum of Care Plan prioritize increased collaboration across and between all levels of government and public and private organizations. The Homeless and Housing Task Force (HHTF) is one concrete manifestation of that collaborative effort. Six times each year, the HHTF brings together housing and service providers from across the county to discuss topics that educate and update members on emergency shelter, supplemental food programs, affordable housing, transportation, and other emerging basic needs of homeless individuals or persons at-risk of homelessness.

Meeting attendance at HHTF meetings ranges from 35 to 50 individuals (with a mailing list of more than 300). Broad support and participation comes from service providers, public housing agencies, school systems and universities, businesses, hospitals, law enforcement, Workforce Development, funders, volunteers, local elected officials, faith-based organizations, homeless and formerly homeless people, and the public.

On December 13, 2013, preparation of the Consolidated Plan was the focus of the HHTF meeting. All major stakeholders were represented at this meeting, including affordable/special needs housing providers, fair housing advocates, homeless assistance providers, and health and human service

agencies. Attendees were randomly assigned to small focus groups, each of which was provided with a series of questions designed to help identify and prioritize housing and services needs in the community. Each focus group worked collectively to prepare a response to these questions, and each groups' response was then reported out to the larger group. Areas of commonality among focus group responses were then identified. This exercise provided an experience of coordinated problem-solving between practitioners in the housing and services fields and an excellent opportunity for meaningful interaction.

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

The Human Services Coalition (HSC) serves as the lead entity for the Ithaca/Tompkins County Continuum of Care System, the local community planning network of public, private, and non-profit partners committed to ending homelessness in Tompkins County. HSC and other CoC organizations participated in the 12/13/2013 Homeless and Housing Task Force meeting described above.

IURA's Director of Community Development is the current Co-chair of the Continuum of Care and attends all CoC meetings. Additional IURA staff members attend CoC meetings that are related to project development. IURA staff were active participants in the development of the current CoC plan, which includes among its objectives providing and promoting collaborative leadership at all levels of government and across all sectors to inspire commitment to preventing and ending homelessness, and strengthening the capacity of public and private organizations by increasing knowledge about collaboration, homelessness, and successful interventions to prevent and end homelessness.

These objectives, and the strategies developed to further them, have informed our Consolidated and Action Plan processes.

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

As noted above, the IURA Director is the current Co-chair of the Continuum of Care and IURA staff members were active participants in the development of the current CoC plan. Ithaca does not receive ESG funds, however the CoC plan does prioritize increasing the use of HMIS, compiling research on best practices, and creating a common data standard and uniform performance measures. Efforts in these areas are ongoing on the part of all CoC organizations.

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

1	Agency/Group/Organization	ADVOCACY CENTER OF TOMPKINS COUNTY
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
2	Agency/Group/Organization	CATHOLIC CHARITIES OF TOMPKINS/TIOGA
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the focus group sessions held with the Human Services Coalition on December 10, 2013, and/or the Homeless and Housing Task Force on December 4, 2013. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan.
3	Agency/Group/Organization	City of Ithaca Planning & Economic Development Committee
	Agency/Group/Organization Type	Other government - Local Planning organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
4	Agency/Group/Organization	City of Ithaca Dept of Public Works
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Transportation and accessibility
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
5	Agency/Group/Organization	City of Ithaca Dept. of Human Resources
	Agency/Group/Organization Type	Other government - Local Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
6	Agency/Group/Organization	DAY CARE AND CHILD DEVELOPMENT COUNCIL OF TOMPKINS COUNTY, INC.
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the focus group sessions held with the Human Services Coalition on December 10, 2013, and/or the Homeless and Housing Task Force on December 4, 2013. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan.
7	Agency/Group/Organization	Downtown Ithaca Alliance
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
8	Agency/Group/Organization	FINGER LAKES INDEPENDENCE CENTER, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
9	Agency/Group/Organization	GREATER ITHACA ACTIVITIES CENTER, INC
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
10	Agency/Group/Organization	HUMAN SERVICES COALITION OF TOMPKINS COUNTY INC
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the focus group sessions held with the Human Services Coalition on December 10, 2013, and/or the Homeless and Housing Task Force on December 4, 2013. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan.
11	Agency/Group/Organization	ITHACA HEALTH ALLIANCE, INC.
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the focus group sessions held with the Human Services Coalition on December 10, 2013, and/or the Homeless and Housing Task Force on December 4, 2013. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan.
12	Agency/Group/Organization	Ithaca Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
13	Agency/Group/Organization	ITHACA NEIGHBORHOOD HOUSING SERVICES
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
14	Agency/Group/Organization	Mult-Cultural Resource Center
	Agency/Group/Organization Type	Civic Leaders human service agency
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.

15	Agency/Group/Organization	SOUTHSIDE COMMUNITY CENTER
	Agency/Group/Organization Type	Civic Leaders community center Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
16	Agency/Group/Organization	TOMPKINS COUNTY
	Agency/Group/Organization Type	Service-Fair Housing Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the focus group sessions held with the Human Services Coalition on December 10, 2013, and/or the Homeless and Housing Task Force on December 4, 2013. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan.
17	Agency/Group/Organization	Tompkins County DSS
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Health Child Welfare Agency Publicly Funded Institution/System of Care Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Organization participated in the focus group sessions held with the Human Services Coalition on December 10, 2013, and/or the Homeless and Housing Task Force on December 4, 2013. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan.
18	Agency/Group/Organization	Tompkins County Office for the Aging
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.
19	Agency/Group/Organization	TOMPKINS COMMUNITY ACTION, INC.
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Face-to-face interview. Comments received have informed the development of priorities in this Consolidated Plan and the year one Action Plan. The IURA Community Development Planner will maintain on-going contact to facilitate improved coordination of activities.

Table 3 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No agency types were intentionally omitted from consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Human Services Coalition	End chronic homelessness, set a path to ending all types of homelessness
draft comprehensive plan	City of Ithaca	Preserve and enhance neighborhoods, create and promote a strong economy that provides opportunities and economic security for all residents, enhance connectivity and mobility by all modes of travel for people of all abilities, improve universal accessibility and livability, expand housing options to all income levels and life stages, invest wisely in the maintenance and improvement of infrastructure to foster community growth and development
Downtown Ithaca 2020 Strategic Plan	Downtown Ithaca Alliance	Increase housing supply in the greater downtown area, address the presence of vacant and deteriorating buildings in the West State Street corridor, support downtown economic development
draft transportation plan	City of Ithaca	Achieve a transportation system that appropriately accommodates all modes of travel, with a priority on pedestrians, bicyclists, and transit. Ensure system contributes to a high quality-of-life in residential neighborhoods and enhances the vitality of commercial districts.
ITCTC 2030 Long Range Transportation Plan	Ithaca Tompkins County Transportation Council	Achieve "sustainable accessibility" the ability to get to a destination or complete a task in an efficient, convenient, and reliable way, while using technologies and services that minimize environmental impacts, promote economic vitality, and ensure equity in the provision of transportation to the community.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

IURA staff members participate in a weekly Economic Development meeting that brings together City staff and elected officials, members of the Business Improvement District, and Tompkins County staff

and elected officials. At these meetings both physical development and policy approaches aimed at fostering appropriate economic development in the city are discussed.

IURA staff members also participate in the monthly Economic Development Collaborative meeting which brings together the staff and elected officials from the Town of Ithaca, the City, and Tompkins County, along with Tompkins County Area Development, and the Tompkins County Industrial Development Agency to discuss issues of economic development and planning coordination.

The Community Housing Affordability Program 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 that help communities and organizations throughout Tompkins County respond to the diverse affordable housing needs of its residents. Projects must include units of affordable housing for low and moderate income households.

State funds from Homes and Community Renewal have recently been utilized for the development of two Low Income Housing Tax Credit projects in downtown Ithaca. These projects also received funding from the IURA.

PR-15 Citizen Participation

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

The first step in preparing the Consolidated Plan is consideration of the community's involvement in the process. This includes the creation of a clear statement encouraging public participation, and development of a road map for the planning process which identifies the points in time where the public has an opportunity to get involved. The document describing this roadmap is the Citizen Participation Plan (CP Plan).

The CP Plan identifies how the IURA will seek public input, advertise meetings and public hearings, and reach out to neighborhood residents and professionals involved in community development. It also describes how the annual Action Plan is developed, how a Consolidated Plan or Action Plan amendment is undertaken, and how the IURA will address complaints made by the public. A copy of the CP Plan is available to members of the public upon request.

Public outreach for the development of the Consolidated Plan and first year Action Plan was conducted in accordance with the current CP Plan. The CP Plan outlines a two-phase public input strategy: in the first phase, the IURA staff holds meetings with neighborhood residents to get input on the top priority needs in the city, while the second phase involves a series of direct consultations where IURA staff members solicit input from professionals and practitioners in fields related to community development.

Neighborhood public input meetings were held for the Consolidated Plan as indicated in the following table. Public Hearings were held on the draft first year Action Plan on March 20, 2014 (this meeting was continued to March 27, 2014), and May 14, 2014. Input received from the community, including comments from individual citizens as well as agencies, informed the creation of the housing and community development goals reflected in both the Consolidated and Action Plans.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Attendance	Summary of comments received
Public Meeting	Non-targeted/broad community	1	Food security and food justice are priority needs
Public Meeting	Non-targeted/broad community	0	NA
Public Meeting	Non-targeted/broad community	1	High unmet need for opportunities for youth and young adults to gain job readiness skills and on-the-job training. Need for alternatives for youth who congregate downtown.

Mode of Outreach	Target of Outreach	Attendance	Summary of comments received
Public Meeting	Non-targeted/broad community	0	NA
Focus Group	Homeless & Housing Task Force	55	Increase supply of full range of affordable permanent housing (from SRO through family units); increase supply of Section 8 vouchers; increase availability of public transit; increase availability of supportive services (particularly mental health/ substance abuse services and life skills training); provide a wet shelter or wet transitional housing; better address the needs of youth; increase availability of affordable childcare.
Focus Group	Human Services Coalition	25	Need for living wage jobs; improve public transit system; increase availability of job training programs and life skills training; increase supply of affordable housing; increase mentoring programs for youth and hard-to-employ; increase availability of affordable childcare and eldercare; increase adult vocational training; increase collaboration between service agencies and between agencies and schools; increase availability of free pre-school and of before- and after-school programs

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Housing

Ithaca's most significant housing problem by far is cost burden. In 2010, 73% of all households in the city were renters. Of those renting households, 56% were cost burdened, and 35% severely so. As of July 2013, the median sale price for a home in the City of Ithaca was \$189,500. Nationwide, only the District of Columbia has a lower rate of homeownership than New York State; at 27%, Ithaca's rate of homeownership is approximately half the State average. In 2010, 21% of Ithaca's homeowner households were cost burdened and 10% severely so.

Disproportionally Greater Need

Disproportionally greater need was identified among every racial or ethnic group at some point along the income spectrum, with the exception of Black/African American households; however, it must be noted that 77% of Ithaca's total poverty population is college students. The presence of such a large number of students, who are predominantly Caucasian and who have high housing costs and low personal incomes (though potentially high family wealth), may greatly skew the analysis of disproportionately greater need.

Public Housing

The condition of the Ithaca Housing Authority's units is generally good, though outdated. The restoration and revitalization needs of these units are limited primarily to accessibility improvements to better accommodate the elderly: IHA is the largest provider of affordable senior housing in the city. Long waiting lists exist for both public housing units and for housing choice vouchers.

Homeless

Data provided by the Human Services Coalition indicate that 399 individuals experienced homelessness during the period between October 2012 and October 2013. Thirty-one percent of these persons were individuals in families; 69% were single individuals. There has been a marked decrease in unsheltered homeless due to concerted community efforts to locate suitable housing for residents of a long-time homeless encampment area in the city.

Non-Homeless Special Needs Populations

Unmet needs among these populations include additional home health aides; convenient, affordable transportation; an increasing number of small, barrier-free housing units; an Assisted Living Program/Enhanced Assisted Living option; a variety of safe, affordable supportive housing options; additional respite beds; public and residential accessibility improvements; job training and placement opportunities for people with disabilities; and rent/mortgage and utility assistance.

Non-Housing Community Development Needs

Identified needs in these areas include the following. Public Facilities: renovations/improvements to community centers, parks, and recreational facilities. Public Improvements: street improvements, sidewalks and bicycle facilities, flood drainage improvement, and blight removal/prevention. Public Services: accessibility services, youth services, immigrant services, homelessness prevention services, transportation services, employment training, childcare services, and information and referral services. A particularly high level of need exists for public services to help address the economic disparities that exist within the city and which contribute to the problem of high housing cost burden. A realistic path to living wage employment is urgently needed for a large number of LMI individuals.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Renting households with incomes under 30% of HUD Average Median Family Income (HAMFI) were the most likely to experience one or more of the HUD identified housing problems:

- housing cost burden – over 30% of income expended on housing related costs;
- severe housing cost burden – over 50% of income expended on housing related costs;
- substandard housing – housing unit lacking either a complete kitchen or plumbing facilities;
- overcrowding – unit occupied by 1.01 to 1.5 people per room;
- severe overcrowding – unit occupied by more than 1.5 people per room; and
- zero/negative income – any housing costs would be calculated at 100% of income

Severe housing cost burden of over 50% was by far the predominant housing problem for renters at 30% HAMFI. As incomes increase, cost burden of over 30% becomes the predominant problem. This is true for all renting households with incomes below 100% HAMFI.

Homeowners were much less likely to experience any of the four housing problems. Cost burden was the sole identified housing problem, with the exception of four households (.14% of total owner households) with zero/negative income. Unlike renters, the total number of cost-burdened homeowners (with housing costs of 30% or more) was greatest for households with incomes between 50% and 80% HAMFI (255 households).

The tables that follow provide a snapshot of the housing issues experienced by Ithaca’s low and moderate income (LMI) households.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	29,287	29,774	2%
Households	10,236	10,713	5%
Median Income	\$21,441.00	\$30,919.00	44%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,390	1,660	1,970	1,035	2,660
Small Family Households *	275	205	340	435	1,150
Large Family Households *	45	0	70	50	110

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	175	135	105	80	250
Household contains at least one person age 75 or older	120	140	150	25	80
Households with one or more children 6 years old or younger *	140	70	105	110	225
* the highest income category for these family types is >80% HAMFI					

Table 7 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	120	75	40	0	235	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	0	0	0	25	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	50	10	75	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	2,285	345	65	0	2,695	100	95	80	10	285
Housing cost burden greater than 30% of income (and none of the above problems)	150	740	600	150	1,640	10	60	175	95	340

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	335	0	0	0	335	4	0	0	0	4

Table 8 – Housing Problems Table

Data 2006-2010 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,430	435	155	10	3,030	100	95	80	10	285
Having none of four housing problems	500	950	1,400	645	3,495	20	180	335	370	905
Household has negative income, but none of the other housing problems	335	0	0	0	335	4	0	0	0	4

Table 9 – Housing Problems 2

Data 2006-2010 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	210	80	50	340	35	25	130	190
Large Related	0	0	15	15	0	0	0	0
Elderly	90	69	20	179	45	45	55	145
Other	2,245	995	590	3,830	25	85	60	170

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	2,545	1,144	675	4,364	105	155	245	505

Table 10 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	210	50	0	260	35	15	50	100
Large Related	0	0	0	0	0	0	0	0
Elderly	50	4	0	54	35	10	0	45
Other	2,110	300	65	2,475	25	70	25	120
Total need by income	2,370	354	65	2,789	95	95	75	265

Table 11 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	0	40	10	70	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	10	15	10	0	35	0	0	0	0	0
Total need by income	30	15	50	10	105	0	0	0	0	0

Table 12 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

Ithaca’s population includes an unusually high percentage of single person households due in large part to the presence of a very large number of college and graduate school students. According to the American Community Survey, the median age in Ithaca is just over 22 years, and 17,143, or over 57%, of the City’s total population of 30,016 is between the ages of 15 and 24. 2010 Census data indicates that there are 4,473 one-person households in the city (43% of total households), while there are 7,521 non-family households (72.3% of total households). The category “non-family households” includes both people living alone and households composed of unrelated members.

It is difficult to generalize about the housing needs of Ithaca’s single-person households, since the housing needs of a college student who anticipates living in the community for a relatively brief period of time may be quite different from the housing needs of a similarly-aged individual who will live in the community long-term and who is either already part of the local workforce, or trying to enter that workforce. However, across the board, the CHAS data make clear that cost burden is the single largest problem for both renter and owner households alike in the City of Ithaca. During consultation for the preparation of this Plan, local housing providers and service agencies also commented repeatedly on the mismatch between Ithaca’s existing housing stock and the type of unit that is now most in demand. Much of Ithaca’s existing housing consists of relatively large, detached, single-family homes, or very large formerly single-family homes that have been converted to multi-unit residences. A need for townhouse developments and/or small condominiums, and for one-bedroom apartments, was repeatedly mentioned by local housing and service agencies.

A November 2011 analysis of the downtown housing market identified a need in that core area over the next five years for 200-220 for-purchase units priced below \$250,000 and approximately 600 affordable rental units. Echoing the observations of local housing and service agencies, the report noted that “there is virtually no inventory of condominiums in the Ithaca market”, and further observed that “it is unlikely that either the affordable condominium or rental product can be developed in the immediate downtown area without some public assistance because of land and development costs associated with such development. There may, however, be land on the periphery suited for such development”. (Downtown Housing Market Study, Danter Company, LLC, November 2011).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There are 297 disabled households on the waiting lists for either public housing or Section 8 Housing Choice Vouchers. This represents 18.66% of the total population who are wait-listed for housing assistance. The number of victims of domestic violence, dating violence, sexual assault, and/or stalking are not known with precision. According to the Advocacy Center, there has been an increase in safe house usage over the past five to six years such that its beds are nearing 100% utilization at all times. In-city transitional housing is critically needed to support victims as they move from the safe house into unsupported permanent housing situations.

What are the most common housing problems?

The most common housing problem in Ithaca is cost burden. In an April 14, 2014, article in the New York Times identifying the 20 housing markets nationwide where median rent is highest relative to median income, Ithaca was listed eleventh (*"In Many Cities, Rent is Rising Out of Reach of Middle Class"*, NYT, April 14, 2014.). Clearly, this situation involves two components: high housing cost and relatively low median income. However when one considers that between 2013 and 2014 the cost of rental housing in Ithaca increased by 13% and that Ithaca's current vacancy rate is less than 1%, it becomes apparent that lack of supply is a primary barrier to affordability. Perhaps not surprisingly, this mismatch between housing cost and income has created a housing market where, according to the 2010 CHAS data, 56.1% of all renters and 21% of all owners in the city are cost burdened.

Anecdotal evidence and comments provided by a local housing and service provider also suggest that apartments at the lower end of the cost spectrum in Ithaca often suffer from a lack of upkeep and appropriate investment on the part of landlords. No hard data is currently available that would demonstrate the extent of this perceived problem.

Are any populations/household types more affected than others by these problems?

Renters and extremely low income households are much more likely to have housing problems than homeowners and higher income groups. CHAS data indicated that 91.4% of the households experiencing severe housing problems were renters, as were 89.6% of all households experiencing cost burden.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

As part of the Solutions to End Homelessness Program (STEHP), rental assistance and case management services are provided by Tompkins Community Action, a local housing and supportive services non-profit, to families who have received notices of pending eviction, and rapid re-housing assistance is provided by the Tompkins County Department of Social Services to formerly homeless families and individuals.

According to Tompkins Community Action, families and individuals who are at imminent risk of homelessness most often lack stable living wage employment, suitable housing that is affordable, affordable day care, and adequate, affordable transportation. The needs of these families therefore include:

- job training and placement assistance to improve access to stable, living wage employment
- an increased supply of affordable rental units, as well as subsidies or vouchers to improve access to stable and affordable housing
- affordable and accessible childcare
- improved public transportation

According to the Tompkins County Department of Social Services, the primary needs of households receiving rapid re-housing assistance include:

- a longer subsidy period to allow more time for the household's condition to stabilize
- basic life skills training
- job training and placement assistance to improve access to stable, living wage employment

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Ithaca does not provide estimates of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Ithaca's extremely low vacancy rate and high housing cost is the primary housing characteristic contributing to an increased risk of homelessness locally. Accordingly, the current Continuum of Care Plan prioritizes both increasing access to stable and affordable housing, and increasing economic security.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines disproportionately greater need as the presence of a housing problem among any racial or ethnic group at a rate at least 10% greater than among the income group as a whole. The data below summarizes the percentages of each racial and ethnic group experiencing any of the four housing problems.

Income classifications are defined as extremely low income (30% HAMFI or below), low income (30%-50% HAMFI), moderate income (50%-80% HAMFI) and middle income (80%-100% HAMFI).

Disproportionately greater need was identified among:

- extremely low income American Indian/Alaskan Natives,
- low income Hispanics, and
- moderate income Asians and American Indian/Alaskan Natives

In the case of American Indian/Alaskan Natives, though the total number of households is extremely small, it is perhaps notable that 100% of households at all income levels are identified as experiencing one or more of the four housing problems. Also notable is that 100% of low income Hispanic households, though again a very small total number of households, are identified as experiencing one or more of the four housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,105	230	285
White	2,310	130	110
Black / African American	114	25	15
Asian	340	0	160
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	280	20	0

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,305	325	0
White	800	240	0
Black / African American	45	45	0
Asian	255	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	95	0	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	920	905	0
White	655	560	0
Black / African American	30	100	0
Asian	160	80	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	65	165	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	165	720	0
White	155	425	0
Black / African American	0	110	0
Asian	10	110	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The distinction between the previous section, “housing problem”, and this section, “severe housing problem”, is the level of cost burden and overcrowding. The presence of a cost burden of over 30% would constitute a housing problem, while a cost burden of over 50% would constitute a severe housing problem. Similarly, overcrowding of 1.1-1.5 persons per room would constitute a housing problem, while overcrowding of more than 1.5 persons per room would constitute a severe housing problem.

Income classifications are, again, defined as extremely low income (30% HAMFI or below), low income (30%-50% HAMFI), moderate income (50%-80% HAMFI) and middle income (80%-100% HAMFI).

Disproportionally greater need was identified among:

- extremely low income Whites, American Indian/Alaskan Natives, and Hispanics, and
- low income Asians

Again, in the case of American Indian/Alaskan Natives it should be noted that though 100% of the identified households is shown as experiencing a severe housing problem, the total number of households (4) included in this category is extremely small.

It should also be noted that Ithaca's large student population, which is predominantly white, may be skewing the data for need related to housing cost burden. According to CPD maps, nearly 73% of the residents of the upper East Hill area, which has an extremely high concentration of student renters, are cost burdened.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,945	390	285
White	2,150	290	110
Black / African American	114	25	15
Asian	340	0	160
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	280	20	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	550	1,080	0
White	405	635	0
Black / African American	0	90	0
Asian	130	160	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	80	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	365	1,465	0
White	290	925	0
Black / African American	10	120	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	65	180	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	0	230	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4	880	0
White	4	570	0
Black / African American	0	110	0
Asian	0	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	45	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

This section isolates housing cost burden from the three other housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, and overcrowding).

The data below summarizes the number of households in the jurisdiction as a whole, and by racial and ethnic category, at each level of housing cost burden: no cost burden (30% or less of income is required to cover housing costs), cost burdened (between 30% and 50% of income is required to cover housing costs) and severely cost burdened (more than 50% of income is required to cover housing costs). If a no/negative income household has housing costs, those costs would represent a 100% cost burden.

Disproportionally greater need was identified among:

- low income American Indian/Alaskan Natives, and
- no/negative income Asians

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	4,740	1,880	3,695	295
White	3,510	1,250	2,790	110
Black / African American	350	100	79	15
Asian	350	255	460	175
American Indian, Alaska Native	0	10	4	0
Pacific Islander	0	0	0	0
Hispanic	320	155	300	0

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to CHAS data, 100% of all Native American/Alaskan Native households in Ithaca are experiencing one of the four housing problems. Though the number of Native American/Alaskan Native households included in the CHAS data is extremely small (14 households, representing .14% of Ithaca's total population), this is nevertheless a notable finding. 71.4% of these households experienced a cost burden of 30%-50%, which represents a disproportionate need in that category, and the remaining 28.6% (which is not disproportionate with the jurisdiction as a whole) experienced severe cost burden of over 50%.

Among Hispanics, 100% of low income households (with incomes between 30% and 50% HAMFI) experienced one or more housing problem and 93% of extremely low income households (with income below 30% HAMFI) experienced one or more of the severe housing problems. Again, though a small total number (95 households, representing .32% of Ithaca's total population), this appears to be a notable finding.

Among Asian households, 67% of moderate income households (earning 50%-80% HAMFI) experienced one or more housing problems, with 44.8% of low income households experiencing one or more severe housing problem. Asian households with no or negative income were also disproportionately affected by housing cost burden.

Finally, 91.5% of extremely low income White households experienced one or more of the severe housing problems.

Great caution must be exercised, however, in interpreting this analysis of disproportionate need because of Ithaca's unique demographics. According to the 2008-2012 American Community Survey, the city's total population age three years and older is 21,925, with 9,975 of those persons being at or below the poverty level. However, 6,142 of those poverty persons are undergraduate students, and another 1,505 are enrolled in graduate or professional school, so that college students account for 7,647, or 77%, of the total poverty population. The presence of such a large number of students, who are predominantly white, and who have high housing costs and low personal incomes (though potentially high family wealth), may greatly skew the analysis of disproportionately greater need.

If they have needs not identified above, what are those needs?

Disproportionally greater need was identified among every racial or ethnic group at some point along the income spectrum, with the exception of Black/African American households; however, as noted previously, the presence of a large number of poverty-level students (who are predominantly white and

may have high family wealth, though low personal income and high housing costs) may greatly skew the analysis of disproportionately greater need.

In addition to more affordable housing, Ithaca's non-student LMI population needs a realistic pathway to living wage employment. This will entail both the creation of more living wage jobs, and the development of programs and initiatives that increase the ability of LMI persons to access those living wage jobs.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

None of the racial or ethnic groups for which disproportionate need was identified are concentrated in a specific area or neighborhood.

NA-35 Public Housing – 91.205(b)

Introduction

The needs of public housing residents were identified through interviews with the Executive Director of the Ithaca Housing Authority (IHA). IHA owns and manages 235 units of public housing for seniors in two buildings, and 106 family housing units scattered throughout the city. IHA is the largest provider of affordable senior housing in Ithaca. Decent, safe, affordable housing is the primary need of all IHA residents; many senior residents would also benefit from units with modified bathrooms that include grab bars, raised toilet seats, and walk-in showers.

In addition to their public housing portfolio, IHA administers 992 Section 8 Housing Choice Vouchers, which are used throughout Tompkins County. The number of vouchers that are actually in use varies weekly; as of May 1, 2014, 906 vouchers were in use.

There are currently 215 households on IHA’s wait list for public housing, and 452 households on the wait list for Section 8 vouchers. This represents an approximately 3-6 month wait for senior housing units, a 1-3 year wait for family units, and a 1-3 year wait for Section 8 vouchers.

Individuals who identify as Black/African American are over-represented in both public housing and among holders of housing choice vouchers: 21.5% of public housing residents and 19% of voucher holders are Black/African American, whereas citywide, 6.5% of the total population is Black/African American.

Conversely, individuals who identify as Asian are under-represented in both public housing and among voucher holders: 4.5% of public housing residents and 4% of voucher holders are Asian, while citywide 16% of the total population is Asian.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	331	884	0	829	0	46	0

Table 23 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	15,449	12,401	0	12,380	0	10,232
Average length of stay	0	0	5	5	0	5	0	0
Average Household size	0	0	1	2	0	2	0	2
# Homeless at admission	0	0	0	2	0	1	0	1
# of Elderly Program Participants (>62)	0	0	162	153	0	152	0	0
# of Disabled Families	0	0	65	316	0	312	0	3
# of Families requesting accessibility features	0	0	331	884	0	829	0	46
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	242	667	0	624	0	39	0
Black/African American	0	0	71	171	0	161	0	6	0
Asian	0	0	15	34	0	33	0	0	0
American Indian/Alaska Native	0	0	3	7	0	6	0	1	0
Pacific Islander	0	0	0	5	0	5	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	24	51	0	49	0	2	0
Not Hispanic	0	0	307	833	0	780	0	44	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

As of May, 2014, there are 215 households on IHA's waiting list for public housing, including 30 elderly and 34 disabled. Though not all of these households would require a fully accessible unit, many of IHA's residents, particularly the elderly, would benefit from basic modifications to bathrooms, including grab bars, raised toilet seats, and walk-in showers. IHA's public housing developments are older, dating primarily from the 1970s; 165 of their 235 senior units are located in a building that opened in 1971. None of these bathrooms were originally designed to incorporate the safety and convenience features that would now be installed as a matter of course in a senior housing development. The housing authority has made accessibility improvements to units as funds permit and intends to continue to do so, but they are financially unable to undertake a major renovation that would modernize all of their existing units.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

There are currently 215 households on IHA's wait list for public housing, 452 households on the wait list for IHA's Section 8 vouchers, and 942 households on the wait list for Section 8 vouchers administered by Tompkins Community Action.

Of the households waiting for public housing, 15.81% are disabled, 13.95% elderly, and 44.65% are families. 87% of these households are extremely low income, 11% are very low income, and 2% are low income. Of the households waiting for IHA Section 8 vouchers, 19.69% are disabled, 7.3% elderly, and 47.35% are families. 90% of these households are extremely low income, 8% are very low income, and 2% are low income. Of the households waiting for TCAction vouchers, 21% are disabled, 7.68% are elderly, and 48.92% are families.

The most immediate needs of all of these households are for more affordable housing in the jurisdiction. The largest percentage of households on the waiting lists are families, indicating a high level of need for affordable units that are suitable for families with children.

How do these needs compare to the housing needs of the population at large

There are a large number of families on waiting lists for both public housing and housing choice vouchers. During the consultation process, only one housing provider commented on the need for family units, while other input received focused on the need for smaller units. This would seem to suggest that although there is a high level of need for small units in the general population (including the LMI and special needs populations) there is also a high need in the LMI population for large family units.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Data provided by the Human Services Coalition and Tompkins County indicate that 399 individuals experienced homelessness during the period between October 2012 and October 2013. Thirty-one percent of these persons were individuals in families; 69% were single individuals. The most recent point-in-time count was held on January 25, 2013. That count identified eight homeless persons living in a place not meant for habitation; 6 individuals in emergency shelters; 24 individuals in families and 10 single individuals in transitional housing; and 16 individuals in families plus 34 single individuals in permanent supportive housing. In addition, 26 imminently homeless persons (eviction pending in 14 days or less), and 13 unstably housed persons (two or more moves in less than 60 days) were identified during the 2013 point-in-time count.

Again, during the 2013 point-in-time count, sheltered homeless persons included ten victims of domestic violence, seven individuals with chronic substance abuse, four individuals with severe mental health issues, and two chronically homeless individuals (defined as a person with a disability who has been literally homeless for one year or more, or who has experienced four or more episodes of homelessness in the past three years). No sheltered homeless veterans were identified. Unsheltered homeless individuals included two victims of domestic violence, four individuals with chronic substance abuse, two individuals with severe mental health issues, one chronically homeless person, and one veteran.

In an effort to more precisely establish the number of homeless youth, age information was gathered for literally homeless sheltered persons during the point-in-time count. Eleven homeless youth aged 18 and under (including children in families), and twenty-three youth between the ages of 18 and 25, were identified. The unaccompanied youth population is much more likely, however, to be unstably housed than literally homeless. The 2011 Independent Living Survey, undertaken for the Tompkins County Continuum of Care and the Human Services Coalition, estimates that there are over 600 unaccompanied youth residing in Tompkins County, 225 of whom responded to the survey. Twenty-eight percent of survey respondents were currently staying in more than one location, with 83% having stayed in multiple locations over the course of the previous year.

The figures in the table below are drawn from AHAR data provided by Tompkins County for the period October 2012-October 2013.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	22	101	94	94	69
Persons in Households with Only Children	0	0	1	1	1	4
Persons in Households with Only Adults	6	13	214	203	203	32
Chronically Homeless Individuals	0	0	2	1	2	180
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	1	1	1	17
Unaccompanied Child	0	0	1	1	1	4
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source

Comments:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Tompkins County's AHAR reports for the past three years reflect a relatively stable total homeless population, with minor annual fluctuations. Total 2013 counts were somewhat higher than 2012, while total 2012 counts were somewhat lower than 2011. Service providers have indicated that the length of stay in shelter and transitional facilities is generally driven by the lack of available affordable permanent housing options. Estimates for the number of people becoming and exiting homelessness each year are based upon the total number of homeless persons in each listed category and the average length of stay in emergency or transitional housing for each of these populations, as reported in AHAR. Information about HIV status is not recorded as a subset of the disabled category in the AHAR demographic data, therefore, no estimate has been provided above for persons with HIV.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were no families of veterans identified in the homeless population in 2013. Approximately 100 individuals in families with children were homeless over the course of the year, with 22 such individuals being homeless on any given night. Demographic data reported in AHAR indicate that over 70% of these individuals were adult female heads of household, with the majority of adults being between the ages of 18 and 30 and the majority of children being between the ages of 1 and 5. This demographic is consistent with poverty data for the County, which shows an extraordinarily high poverty rate for female heads of household with young children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Demographic data provided by Tompkins County indicates that the majority of all sheltered homeless persons are white, non-Hispanic persons. However, the percentage of Black/African American sheltered homeless persons is disproportionate to the percentage of Black/African American residents of the jurisdiction as a whole. The percentage of Ithaca's population that identifies as Black/African American is 6.5%. The percentage of Black/African American sheltered homeless persons during the period October 2012-October 2013 is as follows:

- persons in families in emergency shelter: 35%
- persons in families in transitional housing: 28%
- Persons in families in permanent supportive housing: 43%
- Individuals in emergency shelters: 22%
- Individuals in transitional housing: 45%

- Individuals in permanent supportive housing: 13%

No Asian, American Indian/Alaskan Native, or Pacific Islander persons utilized emergency shelter, transitional housing, or permanent supportive housing during the period.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Between 2012 and 2013 there was a decrease in the number of unsheltered homeless persons, due in large part to efforts within the community to find suitable housing for residents of “the Jungle”, a perennial homeless encampment site in the city. The number of persons utilizing emergency shelters during the point-in-time count was low and stable over the preceding year; however, operation of the shelter has recently transferred to another entity and an increase in shelter utilization has been observed. While the point-in-time count found 6 individuals and no families in emergency shelter (the same number as the previous PIT count), the March 2014 statistics show 51 primary clients with 5 dependents in emergency shelter. The change in shelter usage rates appears to be related largely to the entrance requirements of the shelter operator, rather than to a large increase in the homeless population.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section includes an assessment of the housing and service needs of persons who are not homeless but who may require supportive housing. These populations include:

- Elderly, age 65 and over
- Frail elderly, requiring assistance with three or more activities of daily living, such as bathing, walking, and performing light housework
- Persons with mental, physical, and/or developmental disabilities
- Person with alcohol or other drug addictions
- Persons with HIV/AIDS and their families, and
- Victims of domestic violence, dating violence, sexual assault, and stalking.

Describe the characteristics of special needs populations in your community:

Elderly

Of Ithaca's total population of 30,014, just under 6%, or 1,769 individuals, are aged 65 or over. This segment of the population is expected to increase dramatically as members of the baby boom generation enter this age group. According to the Tompkins County Office for the Aging, the initial impact of this trend has already been noted, resulting in an 88.7% increase countywide in the number of individuals aged 60-64 between the years 2000 and 2010.

Mentally disabled

According to the New York State Department of Health, Tompkins County's age-adjusted rate per 100,000 adults for individuals with poor mental health was 8.3, below the NYS 2017 Objective rate of 10.1. The age-adjusted suicide death rate, however, was 11.2, well above the 2017 Objective rate of 5.9, putting Tompkins County in the highest quartile in the state for this category. In a 2012 County Department of Youth Services survey, 18% of middle school students and 24% of high school students felt that "sometimes I think life isn't worth it", while 26% of middle school students and 30% of high school students reported feeling "sad or depressed most days".

Physically disabled

According to the 2010-2012 ACS 3 year estimates, there are 2,729 individuals in the city with a physical disability, representing approximately 9.5% of the total population. Over half the city's elderly population is estimated to be affected by disability; only 7.5% of the population aged 18-64 are thought to be so affected.

Developmentally disabled

According to the 2010-2012 ACS 3 year estimates, there are 1,541 individuals in the city with cognitive difficulty, representing approximately 5% of the total population. The vast majority of this population (80%) is estimated to be between the ages of 18 and 64 years.

Alcohol and drug addiction

According to the Tompkins County Health Department's Community Health Assessment 2013-2017, the age-adjusted rate in Tompkins County for heavy drinking among adults is 7.7% (higher than the Upstate median rate of 6.9%), the rate for drug-related hospitalizations was 13.6 (lower than the Upstate median of 19.0), and the rate of alcohol-related motor vehicle injuries and deaths was 51.6 per 100,000 (slightly lower than the Upstate median rate of 54.6). The drug-related hospitalization rate has risen each year since 2004, nearly doubling over the course of that period, while the rate of alcohol-related vehicle injuries and deaths has fallen by nearly 25% in that same period.

HIV/AIDS

According to information available from the New York State Department of Health, twelve cases of HIV were reported in Tompkins County over the three year period from 2009-2011. This represents a three-year averaged rate of 3.9 cases per 100,000 population, putting Tompkins County in the lowest quartile distribution for the state and well below the 2017 Objective rate of 14.7 per 100,000. Tompkins County's three-year average rate has trended down since 2007.

Domestic and sexual violence victims

According to the New York State Division of Criminal Justice Services, there were 92 cases of domestic violence reported to the City of Ithaca police department in 2013. In 67 of those cases, the victim was a female intimate partner, in 10 cases the victim was a male intimate partner, and in the remaining 15 cases the victim was a family member other than the intimate partner.

What are the housing and supportive service needs of these populations and how are these needs determined?

The Tompkins County Office for the Aging maintains a list of "unmet needs", which are requests for services that are currently in short supply or unavailable in Tompkins County. In 2014, the priority needs on this list include: home health aides and certified nurse aides; local certification training opportunities for home health aides; transportation resources that are convenient and affordable for individuals traveling to regional medical centers; transportation services on evenings and weekends; funding for furnace repair/replacement; and an Assisted Living Program/Enhanced Assisted Living option, including dementia unit, for low and moderate income individuals.

The Office for the Aging's 2014 Housing Preferences Survey found that nearly 50% of all respondents were planning to move within the next 1-5 years, and nearly half of those households were planning to stay in the area while downsizing to a smaller unit to reduce maintenance and upkeep requirements. As

the percentage of the population that is elderly increases with the aging of the Baby Boom generation, the demand for smaller units, already high, will increase significantly.

The Tompkins County Mental Health Services draft 2015 Local Services Plan for Mental Hygiene Services describes the priority needs of individuals across the mental hygiene system, including the three disability areas of mental health, chemical dependency, and developmental disability. Those priority needs include: safe, affordable housing opportunities; a Halfway House where drugs and alcohol are not available to accommodate individuals recently released from in-patient care; suitable supportive housing opportunities for individuals with co-occurring disorders; supported independent living situations for individuals with developmental disabilities; transition services for youth affected by mental illness and/or development disability as they move into the adult services system; and increased employment opportunities across the mental hygiene system, including supported or competitive employment.

The Finger Lakes Independence Center (FLIC) provides services to individuals affected by disability. FLIC staff have identified the following priority needs for members of the disabled community: funding for homeowner accessibility improvements; increased supply of accessible and adaptable housing; expanded transportation options; and increased job training and placement opportunities for young people with disabilities .

The Southern Tier AIDS Program (STAP), identifies case management, medical advocacy, treatment literacy, housing placement assistance, rent/mortgage and utility assistance, and the provision of social events to reduce feelings of isolation as priorities needs within the HIV/AIDS community.

Victims of domestic and sexual violence have a particularly acute need for in-city affordable transitional and permanent housing, due to the unique safety concerns of this population. Access to health and counseling services, locations with a quick public safety response time, and locations that will not return victims to an environment where violence and trafficking may occur are critical to ensuring a successful transition to unsupported permanent housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Public facilities for which a high level of need exist include community centers and parks and recreational facilities. Investments of CDBG funds between 2004 and 2013 have resulted in notable improvements to public facilities that serve LMI residents; however, input received during the consultation period revealed the need for additional improvements. The following specific high-priority needs have been identified: renovation of the Southside Community Center, accessibility improvements at several public buildings, and physical improvements/renovations/upgrades at several parks and recreational areas.

How were these needs determined?

Public facilities needs were determined based on input received from individuals who attended community meetings, and consultations with stakeholder agencies, organizations, and municipal departments.

Describe the jurisdiction’s need for Public Improvements:

Public improvements for which a high level of need exist include street improvements, sidewalks and bicycle facilities, flood drainage improvement, and blight removal/prevention. The following specific high-priority needs have been identified: pedestrian crossing improvements in several locations, removal of sediment from creeks running through LMI neighborhoods to reduce flooding potential, and removal of unsafe buildings

How were these needs determined?

Public improvement needs were determined based on input received from individuals who attended community meetings, and consultations with stakeholder agencies, organizations, and municipal departments.

Describe the jurisdiction’s need for Public Services:

There is a critical need in Ithaca for a variety of public services to help improve the economic status of LMI persons. Unfortunately, the statutory limit on the percentage of CDBG funding that may be used for public services prevents the City from supporting many local initiatives that could help address the economic disparities that contribute to the lack of affordability in our housing market.

Public services for which a high level of need exists include accessibility services, youth services, immigrant services, homelessness prevention services, transportation services, employment training, childcare services, and information and referral services. The following specific high-priority needs have

been identified: targeted job training, particularly when linked with specific job placement; improvements to the public transportation system that would extend area coverage, extend service hours, and increase service frequency; affordable, drop-in childcare services; financial literacy and life skills training; services to support youth in the 16-25 age bracket; services to help keep the elderly and/or disabled in their own homes; and utility and security deposit assistance.

How were these needs determined?

Public services needs were determined based on input received from individuals who attended community meetings, and consultations with stakeholder agencies, organizations, and municipal departments.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

There is a critical shortage of affordable housing in the city across the full range of low- and moderate-income levels for all household types. Salient features of the local housing market include the following:

- According to the 2008-2012 ACS 5-year estimates, there are 11,077 housing units in Ithaca. Over 60% of total housing units are in properties with two or more units. Forty-six percent are in properties with 2-9 units.
- Ithaca's homeownership rate is a mere 27%. This is approximately half the New York State homeownership rate. Nationwide, only the District of Columbia has a lower rate of homeownership than does New York State.
- Again according to the 2008-2012 ACS 5-year estimates, Ithaca's homeowner vacancy rate is 2.4%, while the rental vacancy rate is 1.1%. Such low vacancy rates are indicative of a market where supply struggles to meet demand across the board. For households at the lower end of the income spectrum, demand significantly exceeds the supply of affordable units for both rental and ownership opportunities.
- There are 341 units of public housing in Ithaca, owned and managed by the Ithaca Housing Authority. There are currently 215 households on IHA's wait list for public housing, with an approximately 3-6 month wait for IHA's 235 senior housing units, and a 1-3 year wait for their 106 family units.
- The vast majority (88%) of Ithaca's housing stock was constructed prior to the passage of the Americans with Disabilities Act in 1990; as a result, there is a significant shortage of accessible units.
- There is one emergency shelter and one domestic violence safe house in Ithaca, containing a total of 18 beds. In addition, there are 66 transitional beds/slots and 59 permanent supportive housing beds/slots in Tompkins County. Operators report that stay times in emergency shelter are lengthened by the lack of available affordable transitional or permanent housing options.
- According to the National Low Income Housing Coalition, the "housing wage" in Ithaca (which is the amount an individual would need to earn per hour in order to afford an apartment at FMR without experiencing a cost burden) is \$14.79 for a studio apartment. That rate rises to \$18.13 for a one-bedroom, \$21.73 for a two-bedroom, and \$30.10 for a three bedroom. Looked at another way, an individual earning minimum wage would need to work 74 hours per week to be able to afford a studio, 91 hours per week for a one-bedroom, 109 hours per week for a two-bedroom, and 150 hours per week for a three-bedroom.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

There is relatively little undeveloped land within the City of Ithaca that is suitable for development. While some opportunities for infill construction do exist, much of the City’s future growth will require redevelopment with an increase in density. The City’s draft comprehensive plan identifies the Collegetown neighborhood, the West State Street and Route 13 Corridors, the Southwest Area, and the Waterfront Area along the Cayuga Inlet, as the primary areas in the city where intensive new development and redevelopment should occur. All of these areas, with the probable exception of the Collegetown neighborhood, which overwhelmingly serves a student population, would be suitable for either affordable rental or homeownership units in a mixed-use type of development.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	3,010	26%
1-unit, attached structure	310	3%
2-4 units	3,611	31%
5-19 units	2,564	22%
20 or more units	1,900	16%
Mobile Home, boat, RV, van, etc	175	2%
Total	11,570	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	987	13%
1 bedroom	94	3%	2,477	32%
2 bedrooms	815	28%	1,996	26%
3 or more bedrooms	2,019	69%	2,325	30%
Total	2,928	100%	7,785	101%

Table 29 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Currently, there are 33 projects in Tompkins County with a total of 3,662 units/beds/slots that are assisted by federal, state, and local programs. Thirteen of these projects, with 1,846 units/beds/slots,

are located within the City of Ithaca. In these thirteen projects, six units are in a HUD SRO project targeted to the chronically homeless; 6 provide permanent supportive housing for homeless pregnant or parenting families using project-based Section 8 vouchers; 12 provide permanent supportive housing for homeless disabled men in recovery using project-based Section 8 vouchers; another 14 provide permanent supportive housing to homeless disabled women, with or with a child, in recovery using project-based Section 8 vouchers; 50 units received New York State HCR funding and federal Low Income Housing Tax Credits and serve low- and moderate-income individuals and small families; 28 units received HCR funding without federal tax credits and serve low- and moderate-income families; 422 units are in HUD 236 mortgage projects and serve LMI elderly and disabled; 341 units are in public housing; and 923 are tenant based Section 8 vouchers.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

One HUD 236 project in the City and one just outside the City, with a combined total of 187 units, reached the end of their regulatory periods within the past two years. The in-City project, with 105 units, has maintained its affordability levels and is expected to continue to do so for the foreseeable future. The 82-unit project outside the City recently received an infusion of Section 8 vouchers to assist in the transition of that location to unsubsidized housing. One five-unit scattered site project outside the city limits will reach the end of its regulatory period in 2017. This project is operated by a local housing non-profit and is expected to remain affordable.

Does the availability of housing units meet the needs of the population?

No, there is a critical lack of affordable units in Ithaca across the full spectrum of low- and moderate-income levels for all household types.

Describe the need for specific types of housing:

Demand is high for all types and sizes of affordable rental and homeowner housing in the city. There is a critical need for SRO units. The demand for small and accessible units, both rental and for-purchase, is already high and will continue to increase as Ithaca's population ages. There is a high level of need for affordable family units. Only five affordable developments in the city include large family units: three of these developments, with 106 units, are public housing, for which there is a multi-year waiting list.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The housing affordability problem described by the statistics below is acute, and becoming more so. According to the 2008-2012 American Community Survey 5-year estimates, median rent is now \$926, which is an 79% increase since the year 2000, while median home value is now \$184,400 representing a 91.5% increase over the same period.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	96,300	171,400	78%
Median Contract Rent	515	743	44%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,258	16.2%
\$500-999	4,294	55.2%
\$1,000-1,499	1,275	16.4%
\$1,500-1,999	787	10.1%
\$2,000 or more	171	2.2%
Total	7,785	100.0%

Table 31 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	655	No Data
50% HAMFI	2,110	175
80% HAMFI	4,985	665
100% HAMFI	No Data	1,145
Total	7,750	1,985

Table 32 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	682	836	1,001	1,387	1,392
High HOME Rent	682	836	1,001	1,274	1,392
Low HOME Rent	677	726	871	1,006	1,122

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is not.

According to 2006-2010 CHAS data, there are 3,390 households in the city who earn between 0 and 30% HAMFI, while there are only 655 units in the city that are affordable at the 30% HAMFI income level (the top of the income range). The 1,660 households in the 30-50% HAMFI range appear to fair somewhat better, with an additional 2,110 rental units and 175 owner units in the city being affordable to those earning 50% HAMFI (again, the top of that income range). However, given the deficit in units available to the large number of households in the 0-30% HAMFI range, there remains a total deficit of affordable units for the combined 0-50% HAMFI population of 2,110 units. Only for households earning 80% HAMFI and above does a sufficient supply of units appear to be available to meet the existing need.

How is affordability of housing likely to change considering changes to home values and/or rents?

Home values and rents continue to increase at a rapid rate due to a critical lack of supply and the continued desirability of the area. With vacancy rates below 1% for rentals and below 2.5% for ownership options, housing will remain unaffordable, especially for those at the lowest end of the income spectrum, and may become more so.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair market rents are lower than median rents for all unit types, yet FMR rates are well beyond the affordability range for households at the lower end of the income spectrum. FMR/Home rents are shown in the table above; median rents, according to HUD 2014 datasets, are \$829 for a studio unit, \$1017 for a one-bedroom, \$1218 for a two-bedroom, \$1687 for a three bedroom, and \$1693 for a four bedroom apartment.

According to the National Low Income Housing Coalition, the “housing wage” in Ithaca is \$14.79 for a studio apartment. Full-time employment at this hourly rate would translate into an annual salary of \$30,763. The annual salary required to afford a one-bedroom apartment without cost burden is \$37,710; for a two-bedroom, \$45,198, and for a three bedroom, \$62,608. Yet, according to the 2008-2010 ACS 5-year estimates, over 45% of Ithaca’s households have an annual income of less than \$25,000, making even a studio apartment at FMR unaffordable. Ithaca’s strategy to improve housing affordability must therefore include not only an increase in the total number of affordable units, but an increase in the availability of living wage employment, as well as increased capacity among Ithaca’s low-wage earners to access those employment opportunities.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Definitions

The City uses the following definitions for the Consolidated Plan:

Substandard condition – a unit that does not meet HUD’s Section 8 housing quality standards.

Substandard condition but suitable for rehabilitation – a unit that does not meet HUD’s Section 8 housing quality standards, but could be made to meet those standards with an investment not in excess of 50% of the value of the unit after rehabilitation.

It is important to remember that the Condition of Units data below includes cost burden and severe cost burden as a “selected condition”. Removing cost burden from the list of selected conditions would result in a table that showed 100% of owner occupied units and 96% of renter occupied units having no selected conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	848	29%	4,508	58%
With two selected Conditions	0	0%	199	3%
With three selected Conditions	0	0%	32	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	2,080	71%	3,046	39%
Total	2,928	100%	7,785	100%

Table 34 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	59	2%	402	5%
1980-1999	128	4%	938	12%
1950-1979	546	19%	2,190	28%
Before 1950	2,195	75%	4,255	55%
Total	2,928	100%	7,785	100%

Table 35 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	2,741	94%	6,445	83%
Housing Units build before 1980 with children present	65	2%	600	8%

Table 36 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Abandoned Vacant Units	9	6	15
Abandoned REO Properties	2	1	3

Table 37 - Vacant Units

Alternate Data Source Name:

City of Ithaca Vacant Structures

Data Source Comments:

Need for Owner and Rental Rehabilitation

The vast majority of Ithaca’s housing stock is over 30 years old, and the high cost of housing combined with the high tax rate in the city make it difficult for many lower income homeowners to afford routine maintenance and repair projects. Public subsidy of owner-occupied rehabilitation and repair is important to keeping these households in their homes. Anecdotal evidence from housing providers also indicates that rental units, particularly those at the lower end of the affordability spectrum, suffer from a lack of appropriate investment on the part of landlords. This situation may be related as much to the supply and demand dynamic as to the financial ability of owners to afford appropriate maintenance and repair.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The vast majority of all housing units in the city were built before 1980; an unknown number of these units have undergone abatement or encapsulation, rendering them free of LBP hazards. Low income households that are not living in subsidized housing often live in older units that are less likely to have been abated, or where deferred maintenance may be an issue. These households are more likely to be exposed to LBP hazards. According to the Risk of Lead Based Paint data above, approximately 665 households with children are at risk of LBP exposure.

MA-25 Public and Assisted Housing – 91.210(b)

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			340	923			0	0	0
# of accessible units			1						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Ithaca Housing Authority owns and manages 235 units of public housing for seniors in two buildings, and 106 family housing units scattered throughout the city.

IHA's public housing developments are older, dating primarily from the 1970s. Though their physical condition is acceptable, the units are dated and aging systems and infrastructure are a concern. The housing authority has recently had to tap capital fund reserves to help cover operating costs, decreasing their ability to undertake capital projects; their last major infusion of capital came in 2008 when a number of energy upgrades and water conservation measures were undertaken at all of their developments, along with several roof replacements and systems upgrades.

Public Housing Condition

Public Housing Development	Average Inspection Score
Titus Towers	76
Family Sites	67

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The most pressing revitalization need at IHA's public housing units is upgrades to improve accessibility and safety for their elderly residents. IHA is the largest provider of affordable senior housing in the County, yet because their elderly units were all constructed in the 1970s and early 1980s, none of the unit bathrooms incorporated the safety and convenience features that would now be installed as a matter of course in a senior housing development. IHA's elderly residents would benefit from the rehabilitation of these units to include such features as walk-in showers, full grab bars, and raised toilet seats.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

IHA makes upgrades to units whenever possible in an effort to meet the needs of their tenants. Accessibility improvements are undertaken as funds permit, however the housing authority is financially unable to undertake a major renovation that would modernize all of their existing units.

The Maintenance Department of the Ithaca Housing Authority is responsible for managing the maintenance function at IHA properties in the most cost effective manner possible while maximizing the useful life of the properties and providing the best service to IHA's residents. The Maintenance Supervisor is responsible for developing a property-specific long-range plan that includes: 1) a property maintenance standard; 2) an estimate of the work required to bring the property to the maintenance standard; 3) an estimate of the work required to keep the property at the maintenance standard including routine and preventive maintenance workloads, vacant unit turn-around, inspection requirements and resident on-demand work; 4) an estimate of the on-going cost of operating the property at the maintenance standard; 5) a market analysis of the property to determine if there are any capital improvements needed to make the property more competitive; 6) a cost estimate to provide the specified capital improvements; and 7) a revised work plan and cost estimate of maintaining the property at the improved standard.

Long range maintenance plans allow the housing authority to anticipate its staff, equipment, and materials needs, as well as the need for contracting out particular services. These plans are provided to IHA's Board of Commissioners annually.

MA-30 Homeless Facilities and Services – 91.210(c)

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	9	0	31	22	0
Households with Only Adults	10	0	9	30	0
Chronically Homeless Households	0	0	0	6	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	14	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Numerous mainstream services exist locally that are available, but not specifically targeted, to homeless persons. The Human Services Coalition of Tompkins County operates the 211 Information and Referral Service, facilitating access to these services for the entire community. Primary mainstream providers of health and mental health services include Cayuga Medical Center and Convenient Care, the Ithaca Health Alliance Free Clinic, Family & Children’s Services, the Franziska Racker Centers, Mental Health Association of Tompkins County, Planned Parenthood of the Southern Tier, Tompkins County, and the Southern Tier AIDS Program. Primary mainstream providers of employment services include Challenge, the Learning Web, Tompkins Workforce New York, and the Ithaca Youth Bureau's Youth Employment Services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

The Advocacy Center: domestic violence safe house
Area Congregations Together, Kitchen Cupboard: food pantry
Catholic Charities Samaritan Center: free clothing and personal care items

Lakeview Mental Health Services: SRO units for chronically mentally ill

The Learning Web: unaccompanied youth services including supported housing

Loaves and Fishes: hot meals

The Rescue Mission: emergency shelter, daytime drop-in center, SRO units for chronically homeless, permanent supportive housing

The Salvation Army: hot meals

Tompkins Community Action: transitional and permanent supportive housing, food pantry, imminently homeless services

Tompkins County Dept. of Social Services: Rapid Rehousing

Tompkins County Food Distribution Network: countywide food pantry system

OAR: post-incarceration services and assistance

MA-35 Special Needs Facilities and Services – 91.210(d)

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There is an acute need for affordable housing across the board in Ithaca, including housing targeted toward special needs populations.

There are lengthy waiting lists to access existing affordable senior housing options and the need for additional units is expected to increase rapidly. The Tompkins County Office for the Aging has also identified an existing need for an Assisted Living Program/Enhanced Assisted Living option, including dementia unit, for low and moderate income individuals. There is also a high level of need for homeowner maintenance/repair and accessibility improvements assistance, to help seniors stay in their own homes.

Tompkins County Mental Health has identified an existing need for several different types of facility, including a Halfway House to serve individuals recently released from in-patient care, suitable housing opportunities with appropriate treatment interventions for individuals with co-occurring disorders, and supported independent living situations for individuals with developmental disabilities.

The Advocacy Center has identified an urgent existing need for supported SRO units within the city, to assist with the transition from emergency shelter to permanent housing for victims of domestic and sexual violence.

No existing need for additional supportive housing options to serve the HIV/AIDS population in Ithaca was identified by the Southern Tier AIDS program.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are no supportive housing programs in Ithaca targeted specifically toward persons returning from mental and physical health institutions; however, services are available to these populations through the Tompkins County Mental Health Department, and, for residents of public housing, the Ithaca Housing Authority (IHA).

IHA has established a Nurse Case Manager position to assist their elderly residents in understanding and complying with discharge instructions after a hospital stay. Currently, the housing authority funds a part-time RN to perform this function, but they hope to secure funding to expand this service. IHA had observed a notable decline in hospital readmissions since establishing the program.

The Tompkins County Mental Health Department provides Continuing Day Treatment and Intensive Day Treatment services to assist individuals being discharged from a mental health institution. Continuing Day Treatment is an outpatient mental health program for adults (18 and older) licensed by NYS Office for Mental Health. To be eligible for services, a person must have diagnosable mental illness and a dysfunction due to mental illness. Specific services include: assessment and treatment planning, medication therapy and education, case management, health screening and referral, rehabilitative readiness development, psychiatric rehabilitative readiness determination and referral, symptom management, supportive skills training, activity and verbal therapy, crisis intervention, clinical support services, and discharge planning.

The Intensive Day Treatment Program is a highly structured program in which people participate three days per week, five hours per day. The Program provides services for those who have problems which might likely lead to in-patient admission, and people being discharged from in-patient treatment who need an intensive outpatient program. Candidates for IDPT typically need more structure and support than the Mental Health Clinic can provide and need to start services quickly (two to three days or less), and are not good candidates for traditional Continuing Day Treatment (their problems are severe and acute, with major periods of low functioning mixed with periods of higher functioning and higher potential for restoration of function in a time span of eight -sixteen weeks).

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City's Year 1 Action Plan includes funding for the Homeowner Mini-repair Program, supporting small emergency repairs for 50 low income homeowners. Although not restricted to a particular population, over 90% of the beneficiaries of this program have historically been elderly and/or people with disabilities.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies in the City do not appear to limit the development of affordable housing, nor are they intended to. The limited supply of housing, limited number of developable sites, and high demand for housing, control the market. The City has supported the development and rehabilitation of both affordable rental and owner occupied housing in the downtown neighborhoods. There are no impact fees assessed for housing construction. Property taxes in the City are notoriously high, with many homeowners paying as much, or more, in taxes every month as their mortgage payment. This is due to the limited amount of taxable land within the City limits: over 60% of the Ithaca's property is tax-exempt, with over 80% of that exempt property being owned by Cornell University. This, unfortunately, places the majority of the tax burden on a small percentage of tax payers.

The City has recently rezoned several areas to allow greater density. By encouraging additional compact development, the City hopes both to increase the supply and reduce the environmental impact of housing. Also under consideration at this time is a floating Planned Unit Development zone, which would allow appropriate residential uses in industrial zones, potentially increasing the amount of land within the city that is available for residential use.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	47	30	1	0	-1
Arts, Entertainment, Accommodations	1,051	2,611	12	18	6
Construction	132	273	1	2	1
Education and Health Care Services	4,848	4,672	54	33	-21
Finance, Insurance, and Real Estate	314	824	3	6	3
Information	131	303	1	2	1
Manufacturing	424	719	5	5	0
Other Services	300	740	3	5	2
Professional, Scientific, Management Services	547	1,026	6	7	1
Public Administration	36	3	0	0	0
Retail Trade	900	2,417	10	17	7
Transportation and Warehousing	134	336	1	2	1
Wholesale Trade	165	187	2	1	-1
Total	9,029	14,141	--	--	--

Table 41 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	15,510
Civilian Employed Population 16 years and over	14,863
Unemployment Rate	4.17
Unemployment Rate for Ages 16-24	7.94
Unemployment Rate for Ages 25-65	2.53

Table 42 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	4,669
Farming, fisheries and forestry occupations	852
Service	1,056
Sales and office	2,202
Construction, extraction, maintenance and repair	725
Production, transportation and material moving	150

Table 43 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,801	88%
30-59 Minutes	1,428	11%
60 or More Minutes	189	1%
Total	13,418	100%

Table 44 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	512	38	301
High school graduate (includes equivalency)	698	35	399
Some college or Associate's degree	1,122	24	300
Bachelor's degree or higher	5,478	164	1,244

Table 45 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	11	84	68	154	164

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
9th to 12th grade, no diploma	71	130	179	236	175
High school graduate, GED, or alternative	2,566	317	283	532	393
Some college, no degree	9,886	381	245	460	191
Associate's degree	253	57	136	167	82
Bachelor's degree	2,592	1,959	485	590	154
Graduate or professional degree	138	1,776	855	1,221	228

Table 46 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	11,667
High school graduate (includes equivalency)	21,366
Some college or Associate's degree	26,542
Bachelor's degree	29,038
Graduate or professional degree	39,542

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Education and Health Care services provide 32% of the employment opportunities in the city, with education presumably constituting the majority within that category since Cornell University is the largest employer in Tompkins County. Arts, Entertainment, and Accommodations is the next largest employment sectors at 18%, followed by Retail at 16%. Although Education and Health Care is the largest employment sector, it is not an area where a significant number of jobs are being added at the present time, though there are generally positions available due to normal turn-over. Accommodations and Retail appear to be the chief areas where expansion opportunity does exist. Unfortunately, both of those sectors are relatively low-wage, particularly when compared with Education and Health Care.

Describe the workforce and infrastructure needs of the business community:

The Tompkins Workforce Investment Board has identified a high need for workers in the hospitality industry. Approximately 200 lodging positions and 230 related construction jobs are anticipated to be added to the local economy related to an increase in hotel construction in and around Ithaca. The WIB also foresees growth in the areas of health care, education, and finance.

In consultation with the Economic Development Committee, a potential future need was identified for infrastructure to support small, high-tech businesses in the downtown core; however, technical assistance to help small, start-up businesses survive and become successful was identified as a much more pressing existing need. The continuation of basic loan programs, particularly in the form of bridge and low-interest mezzanine loans, was also emphasized as critical to the local business community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Cornell University is an active participant in START-UP NY, Governor Andrew Cuomo's initiative to encourage collaborations between universities and businesses. Under this program, businesses that align with the University's academic mission are allowed to operate state- and local-tax free for a period of ten years. Eligible businesses must create new jobs, either by starting up or relocating into the area, or by expanding existing local operations. The first business to partner with Cornell is a local print manufacturing company that will be expanding their operations into a new area of print technology. It is unclear at this time how the START-UP NY program may affect the local business environment, but the City will certainly consider providing assistance as needed, whether that be in the area of workforce training or physical infrastructure support.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Ithaca is a highly educated community with a low unemployment rate. This creates a very difficult dynamic for low and moderate income community members who do not have specialized skills or a high educational attainment. There is a need for specific job training initiatives to prepare and place people into jobs in fields that provide a living wage or opportunities for advancement to a level that would pay a living wage. At this time such opportunities appear to exist in the hospitality industry.

The Tompkins Workforce Investment Board has also identified workforce demand for the following areas: Computer Support Specialist, Electrical Engineering Technicians, Agricultural and Food Science Technicians, Social and Human Service Assistants, Registered Nurses, Respiratory Therapists, Medical and clinical Lab Technicians, Dental Hygienists, Pharmacy Technicians, Licensed Practical Nurses, Home Health Aides, Nursing Aids and Orderlies, Physical Therapy Assistants, Dental Assistants, Medical Assistants, Home Care Aides, Bookkeepers and Accounting Clerks, Tellers, Medical Secretaries, Carpenters, Electricians, Plumbers and Pipefitters, Electrical Repairers, Automotive Technicians and Mechanics, Mobile Heavy Equipment Mechanics, HVAC Mechanics and Installers, General Maintenance and Repair Workers, CNC Machine Tool Operators, Machinists, Welders, and Truck Drivers. The majority of these jobs would require specific vocational training or post-secondary education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Tompkins Local Workforce Investment Board works with area training providers to develop training programs related to identified demand sectors. However, many of these training programs are located well outside of the City of Ithaca, making access difficult for individuals who have limited transportation options. The WIB also partners with area colleges, universities, and employers to present the annual Upstate NY TechCareer Connection Event. Again, this is a regional event (held most recently in Syracuse, NY), and as such is not always accessible to Ithaca's LMI residents.

Recognizing the need for more targeted, in-city, job training and placement assistance to LMI individuals, the City has recently used CDBG funds to support two small-scale job training programs run by area non-profits: one focused on the hospitality industry and one on employment at the local medical center. These two programs are in their first year of operations but, if successful, would be candidates for continued funding and might serve as models for additional targeted job training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City is an active participant in the Southern Tier Regional Economic Development Council.

Tompkins County was awarded \$7 million in very competitive Empire State Development grants for ten economic development projects in 2012, including funds to support the master planning for redevelopment of the former Emerson Power Transmission site. The Emerson redevelopment is in the preliminary planning stages and it is as yet unclear what role the City might play in that project. There is, however, the potential for the creation of light industrial space as well as a significant number of housing units at this large site. The City will continue to monitor the project as it develops and could potentially provide financial support at some future date.

The City also received 2012 ESD funding for the redevelopment of the Commons, our primary downtown retail and entertainment destination. The continued vitality of the Commons is critical to the success of the City's downtown businesses. Infrastructure replacement is now underway, with completion anticipated in 2015.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?

There are not. The most significant housing problem in the jurisdiction, cost burden, is pervasive.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

African American households comprise approximately 22% of all resident households in the area of the city that includes the lower West Hill and Southside neighborhoods. These areas are among the six within the city (three of which have high concentrations of student renters) with the lowest Median Household Income.

What are the characteristics of the market in these areas/neighborhoods?

Both of these neighborhoods have a high concentration of voucher holders; on lower West Hill, many of these households live in two large apartment complexes. Historically, and currently, these two neighborhoods have been among the City's most affordable; however, as with all other areas of the City in recent years, rents have increased notably and continue to rise.

Are there any community assets in these areas/neighborhoods?

McDaniels Park is located in the lower West Hill neighborhood. During the consultation process, the need for improved recreational equipment/facilities in the park was noted. A new police satellite station is proposed for the lower West Hill area, to be located in a mixed-use building that is currently undergoing rehabilitation.

The Cherry Street Industrial Park is also located in this area, on the east side of the Flood Control Channel. The City is currently considering adoption of a floating Planned Unit Development zone, which would allow appropriate residential development in areas zoned industrial. If adopted, the PUD has some potential for creative use at Cherry Street that could benefit the neighborhood.

The Southside Community Center (SSCC) is located at the heart of the Southside neighborhood. Improvements to the SSCC have been made using CDBG funds in recent years, and there is a continued need for such investment going forward. The SSCC serves as a focal point for special events and community gatherings throughout the year and a variety of special programs are available there, including after school and summer camp, a computer lab, and recreational opportunities.

Are there other strategic opportunities in any of these areas?

There have been ongoing community conversations about the need for organized recreational opportunities/settings for youth and children in the lower West Hill neighborhood. The Lehman Alternative Community School is located in this area and has been an active participant in these discussions. At this time, no conclusions have been reached about the most effective way to meet this identified need.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Geographic Priorities

The City will not focus the expenditure of entitlement funds on any particular geographic area of the jurisdiction due to the pervasive nature of our housing affordability problem and the relatively small size of our community.

Priority Needs

The City has identified seventeen high priority community needs and another twelve lower priority community needs. During the period of this five-year plan, we would anticipate funding activities designed to address the identified high priority needs. Lower priority community needs are those which appear either to have other funding options available to them at this time, or for which the existing need appears to be met at present, but for which there may be an emerging need in the near-term future.

Anticipated Resources

The City anticipates receiving \$5,875,052 in entitlement funding over the next five years: \$3,875,302 in CDBG funds, and \$1,999,750 in HOME funds. CDBG funds may be used to provide affordable housing, create suitable living environments, and expand economic opportunities; HOME funds may only be used to expand the supply of affordable housing.

Institutional Delivery Structure

Ithaca is fortunate to be home to an extensive network of agencies and organizations who are dedicated to improving the quality of life for all our community members, including those who are most disadvantaged and at greatest risk. The City will continue to actively collaborate with these organizations in the identification of priorities and the development of programming to address the most critical needs within our community.

Goals

Over the next five years, the City will utilize entitlement funds to support:

- the construction of 35 new affordable rental units and 10 affordable homeowner units;
- the repair or rehabilitation of 250 LMI homeowner units;
- the provision of direct financial assistance to 5 LMI first-time homebuyers;
- the provision of tenant-based rental assistance to 250 households;
- the addition of 25 new transitional housing beds;
- the creation or retention of 40 jobs;
- assistance to 3 micro-enterprise businesses;

- improvements to public facilities that will benefit 5,026 persons;
- the provision of job readiness and/or job training with placement to 250 persons; and
- public services that will help meet essential needs for food, shelter, and safety of 2,925 persons.

The City's overarching strategy to achieve these goals and address the priority needs identified in this Plan will be to allocate entitlement funds in a manner that will result in their being used as efficiently and effectively as possible, maximizing the return on the public investment to the greatest extent possible.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City will not prioritize specific geographic areas for the allocation of funding. Our jurisdiction is relatively small and the most critical problems identified in our market analysis and needs assessment are not limited to any particular geographic area within the City. In practice, however, it is most likely that funded activities will 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 likely to be suitable for the development of new affordable housing, job training programs, or the creation of new jobs that would benefit Ithaca's LMI population.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	AH - production of new units
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Production of new rental and/or for-purchase units.
	Basis for Relative Priority	Increase in the total number of affordable units to address the critical shortage for both renters and homeowners.
2	Priority Need Name	AH - TBRA
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Unaccompanied Youth
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Funding for utility and security deposits, and for other tenant-based rental assistance where special needs have been identified, or where such support is a critical component of a larger initiative receiving City funds, such as homelessness prevention.
	Basis for Relative Priority	Financial assistance to address high cost burden borne by renters.
3	Priority Need Name	AH - Homeowner rehab/repair
	Priority Level	High

	Population	Extremely Low Low Moderate
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Assistance to homeowners with maintenance and mini-repair projects.
	Basis for Relative Priority	Reduce costs of homeownership and maintain housing condition to address homeowner cost burden.
4	Priority Need Name	AH - Homeowner purchase assistance
	Priority Level	High
	Population	Low Moderate
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Downpayment assistance to first time home buyers.
	Basis for Relative Priority	Improve access to, and reduce costs of, homeownership to address high cost burden.
5	Priority Need Name	AH - accessibility improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Elderly Frail Elderly Persons with Physical Disabilities
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Conversion of existing residential units to be visitable, construction of fully accessible or adaptable units, and homeowner accessibility upgrades.

	Basis for Relative Priority	Increase supply of affordable units suitable for occupancy by the elderly and/or disabled to address identified existing need and projected increasing need as the population ages.
6	Priority Need Name	AH - Transitional housing
	Priority Level	High
	Population	Extremely Low Low Moderate Individuals Families with Children veterans Victims of Domestic Violence Unaccompanied Youth
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Production of new transitional housing units to assist homeless populations in moving toward housing permanency.
	Basis for Relative Priority	Transitional units were identified during the consultation process has a high priority community need.
7	Priority Need Name	AH - permanent supportive housing
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with Mental Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Production of new supportive housing units to meet the needs of specific special needs populations.

	Basis for Relative Priority	During the consultation process, service providers identified additional permanent supportive housing units for particular special needs populations as a high-priority need.
8	Priority Need Name	ED - Job creation & entrepreneurship
	Priority Level	High
	Population	Low Moderate Non-housing Community Development
	Associated Goals	Expand Economic and Employment Opportunities
	Description	Direct loans and technical assistance to new and existing businesses that will create jobs, with an emphasis on living wage jobs; and to start-up micro-enterprise initiatives.
	Basis for Relative Priority	Increased economic opportunities for LMI persons, particularly living wage work, is needed to reduce the economic disparities that exist within the jurisdiction.
9	Priority Need Name	ED - Job readiness and placement
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Associated Goals	Increase Physical and Economic Mobility
	Description	Job readiness and skill development with supported employment experience; targeted job training and placement with post-placement support.
	Basis for Relative Priority	Increased ability among LMI persons to access new and existing economic opportunities, particularly living wage work, is needed to reduce the economic disparities that exist within the jurisdiction.
10	Priority Need Name	Public Facilities
	Priority Level	High

	Population	Extremely Low Low Persons with Physical Disabilities Non-housing Community Development
	Associated Goals	Strengthen Neighborhoods
	Description	Physical plant improvements, including accessibility improvements, to community centers, parks, recreational facilities, public buildings, and other public spaces, for the benefit of LMI persons.
	Basis for Relative Priority	During the consultation process, a high need was identified for several specific projects that would improve the condition, usefulness, and accessibility of the Southside Community Center, several public buildings, parks, and recreational facilities that serve LMI neighborhoods.
11	Priority Need Name	PI - Blight Removal
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Associated Goals	Strengthen Neighborhoods
	Description	Removal and redevelopment of abandoned properties, environmental remediation, and brownfields redevelopment.
	Basis for Relative Priority	During the consultation process a high need was identified to address the relatively small number of blighted properties in the City, making those sites available for redevelopment.
12	Priority Need Name	PI - Public Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Associated Goals	Strengthen Neighborhoods

	Description	Targeted capital improvements to the public infrastructure system, including but not limited to streets, sidewalks, and drainage/flood control facilities, for the benefit of LMI neighborhoods.
	Basis for Relative Priority	There is an identified need for targeted public infrastructure projects that would facilitate the expansion of affordable housing and/or economic development opportunities, and/or would improve the safety and quality of life in LMI neighborhoods.
13	Priority Need Name	PS - Youth services
	Priority Level	High
	Population	Extremely Low Low Families with Children Unaccompanied Youth Non-housing Community Development
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety Increase Physical and Economic Mobility
	Description	Youth services including, but not limited to, employment training, housing assistance, support in transitioning from youth to adult service systems, mentoring, after-school programs and pre-k programs.
	Basis for Relative Priority	During the consultation process, youth populations, both homeless and non-homeless, were specifically identified as having a high level of unmet need for services to improve life outcomes.
14	Priority Need Name	PS - Information & referral
	Priority Level	High
	Population	Extremely Low Low Moderate
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Initiatives to increase awareness, effectiveness, and utilization of existing community resources that are available to LMI persons.

	Basis for Relative Priority	During the consultation process the need to maximize the effectiveness and utilization of existing community resources was identified. The Continuum of Care Plan also prioritizes coordination and communication between service agencies to improve the effectiveness and utilization of existing community resources.
15	Priority Need Name	PS - Immigrant services
	Priority Level	High
	Population	Extremely Low Low Non-housing Community Development
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Assistance to immigrant populations, including but not limited to, legal assistance, language acquisition, navigating public support systems, and meeting basic material needs.
	Basis for Relative Priority	A long-term local program exists to address the basic needs of immigrant populations in the jurisdiction. The program has grown substantially over the years, both in terms of numbers served and services offered, indicating a continued significant need in this area.
16	Priority Need Name	PS - Transportation Services
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Associated Goals	Increase Physical and Economic Mobility
	Description	Initiatives that will increase the variety, availability, and effectiveness of affordable transportation options.
	Basis for Relative Priority	Improved affordable transportation options for LMI persons who do not own automobiles was one of the most critical needs cited during the consultation process. The need extends to a variety of subpopulations, including but not limited to the elderly, disabled, and youth, as well as the general LMI population who simply cannot afford housing that is located within walking distance of essential services and employment opportunities.

17	Priority Need Name	Planning - AFFH
	Priority Level	High
	Population	Extremely Low Low Moderate Middle
	Associated Goals	Increase Physical and Economic Mobility
	Description	The City will contract with the Tompkins County Office of Human Rights to conduct a Fair Housing Choice Survey resulting in an Analysis of Impediments to Fair Housing. This is an Affirmatively Furthering Fair Housing activity.
	Basis for Relative Priority	As an entitlement community, the City is required to certify that it is Affirmatively Furthering Fair Housing; an Analysis of Impediments to Fair Housing is a necessary component of this action.
18	Priority Need Name	AH - Rental rehab/energy efficiency
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Associated Goals	Improve and Expand Affordable Housing Options
	Description	Support for rental rehabilitation programs, including programs that improve energy efficiency in rental properties.
	Basis for Relative Priority	Improving the condition and energy efficiency of rental properties is a priority community need; however, there are other financial resources available to fund efforts in these areas and it does not appear that the use of entitlement funds is warranted at this time. The City remains open to the possibility of such funding in the future where a clear need and LMI benefit can be demonstrated.
19	Priority Need Name	AH - Emergency shelter
	Priority Level	Low
	Population	Individuals Families with Children

	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Creation of new emergency shelter beds.
	Basis for Relative Priority	At this time, the supply of emergency shelter beds in the community appears to be adequate. However, shelter operations have recently transitioned to a new service provider and it is possible a greater need exists in this area than was previously evident. Should this prove to be the case, the City remains open to considering a funding request to address the demonstrated need.
20	Priority Need Name	PF - Childcare centers
	Priority Level	Low
	Population	Extremely Low Low Moderate Large Families Families with Children
	Associated Goals	Increase Physical and Economic Mobility
	Description	Support for the creation of new, or expansion of existing, child care facilities.
	Basis for Relative Priority	Affordable child care is a priority community need; however, there are other financial resources available to support such efforts and it does not appear that the use of entitlement funds is warranted at this time. The City remains open to the possibility of such funding in the future where a clear need and LMI benefit can be demonstrated.
	21	Priority Need Name
Priority Level		Low
Population		Victims of Domestic Violence
Associated Goals		Meet Essential Needs for Food, Shelter & Safety
Description		Support for expansion of the existing domestic violence safe house or creation of a shelter.

	Basis for Relative Priority	A safe house and/or shelter serving victims of domestic or sexual violence is a priority community need. At this time, it appears this need is adequately addressed by existing facilities; however, should this situation change, the City remains open to the possibility of using entitlement funds to address emerging needs in this area.
22	Priority Need Name	PF - Health facilities
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Support for the creation of new, or expansion of existing, health facilities serving the LMI population
	Basis for Relative Priority	Although affordable health care is a need within the community, it appears that sufficient financial resources other than entitlement funds exist to support these efforts at the present time.
23	Priority Need Name	PF - Police substations
	Priority Level	Low
	Population	Extremely Low Low Moderate
	Associated Goals	Strengthen Neighborhoods
	Description	Support for establishing new police substations to serve LMI neighborhoods.
	Basis for Relative Priority	A new police substation serving the lower West Hill neighborhood has been prioritized by the City; however, other financial resources exist to support this effort and it is not apparent that entitlement funds will play a role in the project.
24	Priority Need Name	PF - Community gardens
	Priority Level	Low

	Population	Extremely Low Low Moderate
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Support for the creation of new, or expansion of existing, community gardens.
	Basis for Relative Priority	Successful community gardens exist within the community, but the extent to which they are utilized by LMI populations to meet basic food needs is unclear. The City will remain open to the possibility of using entitlement funds in support to these efforts where a clear LMI benefit can be demonstrated.
25	Priority Need Name	PS - Homeless services day programming
	Priority Level	Low
	Population	Chronic Homelessness Individuals Families with Children veterans Unaccompanied Youth
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Support for daytime drop-in center facilities and programming.
	Basis for Relative Priority	Daytime programming for the homeless is a priority need in the community. At this time, the existing daytime drop-in center, which is funded through sources other than entitlement funds, appears sufficient to meet this need.
26	Priority Need Name	PS - Senior services
	Priority Level	Low
	Population	Extremely Low Low Moderate Elderly Frail Elderly
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety Increase Physical and Economic Mobility
	Description	Services to assist the elderly.

	Basis for Relative Priority	At this time, it appears as though existing programming to address the needs of the elderly is either adequate to meet the need, or is sufficiently supported through sources other than entitlement funds. However, with the aging of the population, this is an area where need is expected to increase over time and the City will remain open to funding these activities where a clear need and LMI benefit is demonstrated.
27	Priority Need Name	PS - Mental health and substance abuse services
	Priority Level	Low
	Population	Persons with Mental Disabilities Persons with Alcohol or Other Addictions
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Services to persons with substance abuse and/or mental health issues.
	Basis for Relative Priority	Services to those affected by substance abuse and/or mental health issues are a priority need within the community; however, it appears that sufficient financial resources, other than entitlement funds, exist to support efforts in these areas at the present time.
28	Priority Need Name	PS - Domestic violence services
	Priority Level	Low
	Population	Victims of Domestic Violence
	Associated Goals	Meet Essential Needs for Food, Shelter & Safety
	Description	Support services to victims of domestic and sexual violence.
	Basis for Relative Priority	Although support services to victims of domestic and sexual violence are a priority need within the community, it appears that sufficient financial resources, other than entitlement funds, exist to support these efforts at this time.
29	Priority Need Name	PS - Crime awareness/prevention
	Priority Level	Low
	Population	Extremely Low Low Moderate

Associated Goals	Meet Essential Needs for Food, Shelter & Safety
Description	Support to educational, outreach, or other programs that are intended to reduce the incidence of crime in LMI neighborhoods.
Basis for Relative Priority	There has been some discussion within the community of the need to develop programming in the areas of crime awareness and prevention, but it is not clear at this time whether the City will play a role in funding such activities.

Table 48 – Priority Needs Summary

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The data in Section NA-10 indicate that cost burden is by far the major problem facing renters in the city of Ithaca. In 2010, 73% of all households in the City were renters. Of those renting households, 56% were cost burdened, and 35% severely so. Severe housing cost burden of over 50% was by far the predominant housing problem for renters at 30% HAMFI. As incomes increase, cost burden of over 30% becomes the predominant problem. This is true for all renting households with incomes below 100% HAMFI.</p> <p>Tenant-based rental assistance is available through the Ithaca Housing Authority and Tompkins Community Action. The City will consider funding such assistance where special needs have been identified, or where such support is a critical component of a larger initiative receiving City funds. The City has provided funding for security and utility deposits and these programs have been instrumental in getting low-income people into permanent housing they could otherwise not afford.</p>
TBRA for Non-Homeless Special Needs	There was no identified need for tenant-based rental assistance that would be specific to a particular non-homeless special needs population
New Unit Production	In addition to the 56% of all renters who are cost burdened, in 2010, 21% of Ithaca’s homeowner households were cost burdened and 10% severely so. The acute need for affordable housing in the city cannot be addressed in the absence of the production of new units. Accordingly, the City will support new construction of affordable rental and for-purchase units, as well as related programs, such homeowner purchase assistance.
Rehabilitation	The vast majority of Ithaca’s housing stock is over 30 years old, and the high cost of housing combined with the high tax rate in the city make it difficult for many lower income homeowners to afford routine maintenance and repair projects. Public subsidy of owner-occupied rehabilitation and repair is important to keeping these households in their homes and is a critical component of the City’s affordable housing strategy.
Acquisition, including preservation	The regulatory period for 82 units of HUD 236 housing located just outside City limits recently expired; however, the Ithaca Housing Authority was able to provide tenant based rental assistance to those residents. No additional subsidized units are expected to be lost in the near future and acquisition has not been identified as an effective use of funds to address Ithaca’s shortage of affordable units.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	701,820	140,000	0	841,820	3,033,482	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	441,994	0	0	441,994	1,557,756	
LIHTC	public - federal	Multifamily rental new construction	0	0	0	0	10,000,000	
Tax Exempt Bond Proceeds	public - local	New construction for ownership	454,127	0	0	454,127	125,873	

Table 49 - Anticipated Resources

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

Typically, every federal dollar the jurisdiction expends leverages two dollars in additional investment from other public and private organizations. This ratio is higher during years when a Low Income Housing Tax Credit project is funded. The City's HOME match will be satisfied in Year 1 by Neighborhood Investment Fund Bond funds, an IURA-issued bond that is guaranteed by the City. These funds will also be available in year 2. In subsequent years, the City will utilize proceeds from a closed-out HODAG project as our HOME match.

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

Subject to availability, properties acquired through foreclosure may be utilized; however, no specific sites have been identified at the current time.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ADVOCACY CENTER OF TOMPKINS COUNTY	Non-profit organizations	public services	Jurisdiction
CATHOLIC CHARITIES OF TOMPKINS/TIOGA	Community/Faith-based organization	Homelessness public services	Region
Cayuga Medical Center	Private Industry	Non-homeless special needs public services	Region
CHALLENGE INDUSTRIES, INC.	Non-profit organizations	Non-homeless special needs	Region
City of Ithaca Dept of Public Works	Government	neighborhood improvements public facilities	Jurisdiction
CORNELL COOPERATIVE EXTENSION - TOMPKINS COUNTY	Public institution	neighborhood improvements public services	Region
Family & Children's Service	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Finger Lakes ReUse	Non-profit organizations	Economic Development public services	Jurisdiction
FINGER LAKES INDEPENDENCE CENTER, INC.	Non-profit organizations	Non-homeless special needs	Jurisdiction
Franziska Racker Centers	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
GREATER ITHACA ACTIVITIES CENTER, INC.	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
HUMAN SERVICES COALITION OF TOMPKINS COUNTY INC	Continuum of care	Homelessness Planning public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
ITHACA HEALTH ALLIANCE, INC.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Ithaca Housing Authority	PHA	Public Housing Rental	Jurisdiction
ITHACA NEIGHBORHOOD HOUSING SERVICES, INC.	CHDO	Ownership Rental	Region
Lakeview Mental Health	Non-profit organizations	Homelessness Non-homeless special needs	Region
The Learning Web	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Loaves and Fishes of Tompkins County	Community/Faith-based organization	Homelessness public services	Jurisdiction
OAR	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
The Rescue Mission Alliance of Syracuse	Community/Faith-based organization	Homelessness public services	Region
The Salvation Army	Community/Faith-based organization	Homelessness public services	Nation
Significant Elements	Non-profit organizations	public services	Jurisdiction
Southern Tier AIDS Program	Non-profit organizations	Non-homeless special needs	Region
TOMPKINS COMMUNITY ACTION, INC.	Non-profit organizations	Homelessness Rental public services	Jurisdiction
Tompkins County DSS	Government	Homelessness Non-homeless special needs Planning public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Tompkins County Mental Health Department	Government	Homelessness Non-homeless special needs Planning	Jurisdiction
Tompkins County Office for the Aging	Government	Non-homeless special needs Planning	Jurisdiction
Tompkins Workforce New York	Government	Economic Development public services	Region
Youth Employment Service - Youth Bureau	Government	Planning public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Ithaca has delegated primary responsibility for administration of the HOME Investment Partnership and Community Development Block Grant Entitlement Programs to the Ithaca Urban Renewal Agency (IURA). The IURA Executive Director is the City’s Director of Planning and Development. The IURA is operated through a five-member board appointed by the Mayor and approved by the Common Council. It currently has a staff of four people directly responsible for program development, monitoring and implementation. Technical assistance is provided by IURA staff to help individuals and organizations develop activities for potential entitlement funding. Assistance is also available for writing project proposals and for preparing related materials necessary for evaluating and selecting programs for inclusion in the annual *Action Plan*.

Ithaca is fortunate, as a small community, to have a great wealth of service agencies and organizations dedicated to improving the quality of life for all our community members, including those who are most disadvantaged and at greatest risk. Unfortunately, the high cost of housing in the jurisdiction has created a somewhat overwhelming level of need at a time when public resources to address the issue are declining. Without decent, stable, affordable housing, many of our community members are subjected to a host of stressors and risk factors that impact every aspect of their lives, from their physical and mental health to the ability of their children to derive the greatest benefit from their education. Ithaca's challenge is primarily a lack of sufficient resources to address housing affordability, rather than gaps in the institutional delivery system itself.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	X
Transportation	X		
Other			

Table 51 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

Although not all of the resources available in the community are specifically targeted to the homeless and persons with HIV/AIDS, all resources are available to these populations and significant outreach is conducted by a number of local organizations to connect these groups with those resources. Since the recent change in management at our emergency shelter, a larger number of households have been able

to connect with services through this point of entry into the continuum of care; the shelter operator also has plans to create a mobile outreach unit. The Southern Tier AIDS Program (STAP) conducts outreach to persons with HIV/AIDS and provides access to both mainstream and targeted services through their local office. Unaccompanied youth are a primary focus group for the Learning Web's programming, including their Youth Outreach Program. Tompkins Community Action provides an array of services to families with children, and has early contact with at-risk families through their homelessness prevention program. Finally, the long-term unsheltered homeless have been the recent focus of a significant community-wide effort to connect to these residents of "The Jungle" homeless encampment with stable, appropriate housing and services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Numerous local agencies are dedicated to addressing the needs of the homeless and/or of special needs populations in the jurisdiction, including the elderly; physically, mentally, or developmentally disabled; persons suffering from substance abuse; and those living with HIV/AIDS. These agencies include the Finger Lakes Independence Center, Franziska Racker Centers, Lakeview Mental Health, Tompkins County Mental Health, DSS, and Office for the Aging; the Southern Tier AIDS Program; Family & Children's Service; Challenge; Tompkins Community Action; the Rescue Mission, and others. Again, the challenge for Ithaca is more a lack of financial resources than of an effective system for delivering those services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Agencies exist within the jurisdiction that could address each of the Priority Needs identified in this Plan if given sufficient resources with which to work. The City's strategy to address those needs will therefore be to allocate funds in a manner that will result in their being used as efficiently and effectively as possible, maximizing the return on the public investment to the greatest extent possible.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Goal Outcome Indicator
1	Improve and Expand Affordable Housing Options	2014	2018	Affordable Housing	AH - production of new units AH - TBRA AH - Homeowner rehab/repair AH - Homeowner purchase assistance AH - accessibility improvements AH - Transitional housing AH - permanent supportive housing AH - Rental rehab/energy efficiency	Rental units constructed: 35 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 250 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Goal Outcome Indicator
2	Expand Economic and Employment Opportunities	2014	2018	Non-Housing Community Development	ED - Job creation & entrepreneurship	Jobs created/retained: 40 Jobs Businesses assisted: 3 Businesses Assisted
3	Strengthen Neighborhoods	2014	2018	Non-Housing Community Development	Public Facilities PI - Blight Removal PI - Public Infrastructure PF - Police substations	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5026 Persons Assisted
4	Increase Physical and Economic Mobility	2014	2018	Non-Homeless Special Needs Non-Housing Community Development	ED - Job readiness and placement PS - Youth services PS - Transportation Services Planning - AFFH PF - Childcare centers PS - Senior services	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Goal Outcome Indicator
5	Meet Essential Needs for Food, Shelter & Safety	2014	2018	Homeless Non-Homeless Special Needs Non-Housing Community Development	PS - Youth services PS - Information & referral PS - Immigrant services AH - Emergency shelter PF - Domestic violence shelter PF - Health facilities PF - Community gardens PS - Homeless services day programming PS - Senior services PS - Mental health and substance abuse services PS - Domestic violence services PS - Crime awareness/prevention	Public service activities other than Low/Moderate Income Housing Benefit: 2925 Persons Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Improve and Expand Affordable Housing Options
	Goal Description	Increase total supply of affordable rental and homeowner units; support tenant-based rental assistance, security deposit assistance, and homeowner purchase assistance to increase the affordability of existing units; support homeowner rehab and mini-repair; support residential accessibility improvements; and support the addition of new transitional and supportive housing units.

2	Goal Name	Expand Economic and Employment Opportunities
	Goal Description	Provide direct loans and support technical assistance to businesses to create jobs; and support micro-enterprise entrepreneurship training and technical assistance.
3	Goal Name	Strengthen Neighborhoods
	Goal Description	Provide support for physical improvements, including, but not limited to, accessibility and/or safety improvements to streets, parks, recreational facilities, public buildings, flood control/drainage systems, community centers, and transportation systems, for the benefit of LMI neighborhoods; and support redevelopment of vacant and abandoned properties.
4	Goal Name	Increase Physical and Economic Mobility
	Goal Description	Increase access to resources that will lead to improved physical and economic mobility for LMI persons, including, but not limited to job readiness programs, job training and placement programs, affordable childcare initiatives, and transportation access initiatives.
5	Goal Name	Meet Essential Needs for Food, Shelter & Safety
	Goal Description	Support for public service programs, included, but limited to, those that assist immigrants and youth, prevent homelessness, improve access to affordable health care, increase food security, and/or increase awareness and utilization of existing community resources.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that it will utilize HOME funds to provide affordable housing to 340 extremely low-income, low-income, and moderate-income families over the course of the next five years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable

Activities to Increase Resident Involvement

The Ithaca Housing Authority sponsors Tenant Councils for their senior and family sites, and an overall Resident Advisory Board. The four-member Resident Advisory Board, which meets periodically, serves in an advisory capacity to the Housing Authority on programmatic and policy areas of concern to residents. Both the Titus Towers Tenant Council and the Family Sites Tenant Council meet monthly.

IHA also offers a Housing Choice Voucher Homeownership Program. This program provides current Housing Choice Voucher recipients who have not previously owned a home with homeownership counseling and vouchers to assist with their monthly home-ownership expense in lieu of rental assistance. The first homeownership voucher was issued on February 1, 2008 and as of May 2014, sixteen participants have utilized the program; four additional families have closings pending.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Policy Barriers to Affordable Housing

Public policies in the City do not appear to limit the development of affordable housing, nor are they intended to. The limited supply of housing, limited number of developable sites, and high demand for housing, control the market. The City has supported the development and rehabilitation of both affordable rental and owner occupied housing in the downtown neighborhoods. There are no impact fees assessed for housing construction. Property taxes in the City are notoriously high, with many homeowners paying as much, or more, in taxes every month as their mortgage payment. This is due to the limited amount of taxable land within the City limits: over 60% of the Ithaca's property is tax-exempt, with over 80% of that exempt property being owned by Cornell University. This, unfortunately, places the majority of the tax burden on a small percentage of tax payers.

The City has recently rezoned several areas to allow greater density. By encouraging additional compact development, the City hopes both to increase the supply and reduce the environmental impact of housing. Also under consideration at this time is a floating Planned Unit Development zone, which would allow appropriate residential uses in industrial zones, potentially increasing the amount of land within the city that is available for residential use.

Strategy to Remove or Ameliorate Policy Barriers to Affordable Housing

The City will continue to support the development and rehabilitation of both affordable rental and affordable owner occupied housing. The City will also continue to consider zoning changes that may be beneficial to increasing affordability.

SP-60 Homelessness Strategy – 91.215(d)

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

A number of community organizations conduct homeless outreach activities. Particular attention has focused recently on the unsheltered homeless who had historically occupied the homeless encampment known as The Jungle. This encampment has been cleared, with suitable housing situations having been located for all residents. Monitoring of known encampment sites and outreach by organizations that serve the homeless will be ongoing. The Homeless and Housing Task Force, in which the City is an active participant, will continue to meet regularly to share information regarding current activities, emergent needs, best practices, and innovative initiatives aimed at implementing the Continuum of Care Plan's primary goal of ending and preventing homelessness.

Addressing the emergency and transitional housing needs of homeless persons

The City of Ithaca supports the implementation of priorities established through the Continuum of Care plan to ensure that a full range of emergency and transitional housing resources are available throughout the jurisdiction. Based on consultations conducted for this Consolidated Plan, there is a higher need at the present time for transitional housing and SRO units than for additional emergency shelter beds; however, the City will prioritize funding for such projects based on demonstrated need as those needs continue to evolve.

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.

The City currently supports a local Housing First initiative, aimed at housing the chronically homeless, and a Housing Scholarship Program for homeless unaccompanied youth. The City will consider funding similar new initiatives as appropriate. As part of the Solutions to End Homelessness Program (STEHP), Rapid Re-housing assistance is provided by the Tompkins County Department of Social Services to formerly homeless families and individuals.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

As part of the Solutions to End Homelessness Program (STEHP), rental assistance and case management services are provided by Tompkins Community Action, a local housing and supportive services non-profit, to families who have received notices of pending eviction. The need for in-city transitional housing options for victims of domestic violence and individuals being discharged from treatment facilities has been identified by the Advocacy Center and the Tompkins County Department of Mental Health, respectively. Alternatives to incarceration and options for accommodating the housing needs of ex-offenders upon discharge have been the subject of extensive community discussion recently. The City may consider providing support to initiatives in any or all of these areas, as appropriate.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Education about the hazards associated with lead-based paint is conducted locally by the Tompkins County Department of Health and Cornell Cooperative Extension. The Environmental Health Division of the Health Department tests homes and apartments for lead upon request and both entities provide information about lead-safe work practices. To address LBP hazards and increase access to housing without LBP hazards, the City will focus on continued support for the development of new affordable units and the removal and redevelopment of substandard and blighted properties.

How are the actions listed above related to the extent of lead poisoning and hazards?

The vast majority of all housing units in Ithaca were built before 1980; an unknown number of these units have undergone abatement or encapsulation, rendering them free of LBP hazards. However, according to the Risk of Lead Based Paint data provided in section MA-20, approximately 665 households with children in Ithaca remain at risk of LBP exposure. No information is available about the extent of lead poisoning. Broad community education efforts concerning the effects of lead exposure and resources available to identify and remove LBP hazards is an appropriate approach, given the widespread presence of lead-based paint in residential units of all types throughout the city.

How are the actions listed above integrated into housing policies and procedures?

The disclosure of information about lead-based paint hazards is mandatory upon the sale of an owner occupied housing unit and in a lease from a landlord to a renter. Local housing agencies partnering with the City in implementing HUD-funded projects have been trained in the assessment and handling of lead. HUD-funded projects are monitored for compliance with lead paint regulations and all Tenant-Based Rental Assistance beneficiaries are screened for a lead-impacted family member and advised about the risks of lead paint.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Poverty statistics in Ithaca are greatly skewed by the presence of a large number of college students, with fully 77% of the total poverty population being undergraduate, graduate school, or professional school students. Focusing on the number of families in poverty, rather than total households, yields a more accurate picture of poverty within the jurisdiction.

According to the 2008-2012 ACS data, 14.1% of all families in Ithaca were living in poverty. For families with children under the age of 18, that figure rises to 21.4%, and for families with all children under the age of five, the figure is 31.2%. Families with a female head of household, no husband present, experienced poverty at much higher rates. Again according to ACS data, 54.5% of these families with children under the age of 18 were living in poverty.

The City of Ithaca has adopted six primary strategies to reduce the number of families living in poverty:

- Link those in poverty with existing programs and services that are available to assist with basic needs.
- Fund programs that stabilize people in affordable housing. It may be obvious that once a household has secured decent affordable housing it can then focus on other pressing needs like education and employment but that makes it no less essential.
- Fund programs that increase the high school graduation rate of low- and moderate-income residents.
- Fund job training activities that benefit very low-income residents, with special emphasis on jobs which pay a living wage.
- Prioritize economic development activities which create jobs paying at least a living wage.
- Focus on reducing cultural barriers limiting access by LMI people of color and immigrants to programs and projects, including social services, housing, and economic development and job training programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Our Strategic Plan and Annual Action Plan focus on reducing the cost of housing, increasing economic opportunities for LMI persons, and increasing the earnings potential of LMI persons, all of which are core anti-poverty strategies. Four of the five goals contained within our Strategic Plan derive directly from the anti-poverty strategies enumerated above, specifically: Improve and Expand Affordable Housing Options, Expand Economic and Employment Opportunities, Increase Physical and Economic Mobility, and Meet Basic Needs for Food, Shelter, and Safety.

SP-80 Monitoring – 91.230

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

The City has a monitoring program in place which is administered by the Ithaca Urban Renewal Agency (IURA). One employee is primarily focused on ensuring that all HUD-assisted programs are in compliance with federal regulations. The IURA enters into contract agreements with sub-grantees (those community-based organizations or loan-recipients implementing activities using CDBG funds) for the implementation of activities that it does not carry out itself.

Grant and Loan agreements for project implementation typically contain: a synopsis of the work to be done; a budget; record keeping and reporting requirements; a statement of consequences for non-performance: applicable federal regulations, and administrative and other requirements.

The performance of sub-grantees is monitored through the review of periodic reports and financial statements and through informal contacts and site visits. The frequency of monitoring contacts depends on the complexity of the project or performance of the sub-grantee. Monitoring for compliance with HUD regulations, as well as local areas of interest including outreach practices, program guidelines and results in delivering projects which are inclusive and reaching all populations, particularly the City's Focus Populations, is ongoing. IURA staff may offer assistance or training to improve program performance or compliance.

IURA staff will report to the IURA board on the progress of on-going projects to receive review and comments. Monitoring reports will be made available for public review in compliance with the Citizen Participation Plan.

