



## The City of Ithaca – A Great Place to Live, Learn, Work, and Play\*

Nestled in the beautiful Finger Lakes region of upstate New York, Ithaca’s natural beauty is unmatched — highlighted by its rolling hills, Cayuga Lake, breathtaking gorges, and cascading waterfalls.

A community of artists, writers, performers, along with some of the world’s leading scientists and researchers, Ithaca boasts an environment that values creativity, intellect, achievement, and success. Theater and the arts abound in the region, and local eateries serve up a diversity of ethnic cuisines. Ithaca is a very active and energetic community with outdoor recreation and sport choices for each of the four seasons.

Ithaca’s downtown features a vibrant pedestrian mall, one of only a few left in the country. With an eclectic mix of retail, food and beverage, business, and the arts, it is considered the cultural and political heart of the City.

Home to Cornell University, Ithaca College and Tompkins Cortland Community College, education is a major, but by no means Ithaca’s only, industry. These three internationally known and highly respected institutions of higher learning provide unmatched professional and personal development opportunities.

There is something in Ithaca for everyone.



\*Excerpted from City of Ithaca’s official Website

### Ithaca At A Glance

**Population: 30,014**

**Total Households: 10,594**

**Renter-Occupied Housing: 73.6%**

**Families Below Poverty: 14.1%**

**Families w/Kids Below Poverty: 21.4%**

**Median Age: 22.4**

**Most Livable City by MSN Real Estate**

**Best College Town by AIER College Index**

**Best NY Art Spot by Huffington Post**

**Must-Visit Wine Tour Spot by ABC News**

**Greatest Places to Live by Kiplinger’s Magazine**

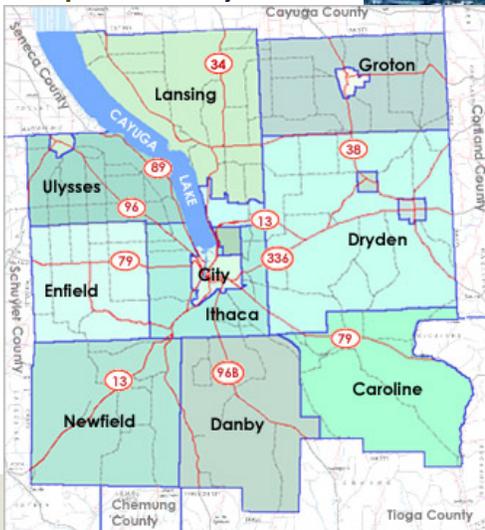
**Smartest City in American by Lumosity**

**Most Secure Place to Live by Farmer’s**

**Best City for Work-Life Balance by NerdWallet.com**

**Top Walk-to-Work City by MSN Real Estate**

**Tompkins County**



Cayuga Lake

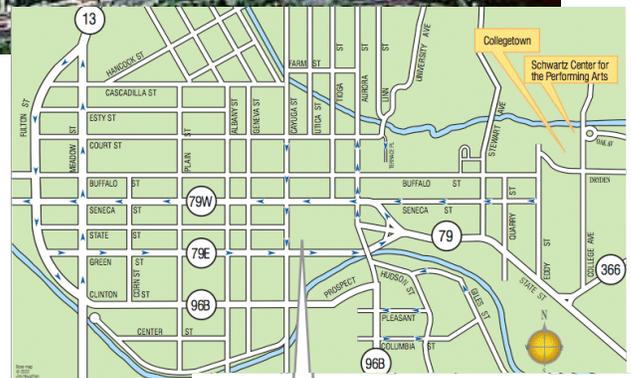
**Ithaca • Tompkins County • New York**  
**Population: 30,014**

The **City of Ithaca** is located in Central New York and is the county seat of Tompkins County, as well as the largest community in Tompkins County. It is named for the Greek island of Ithaca.

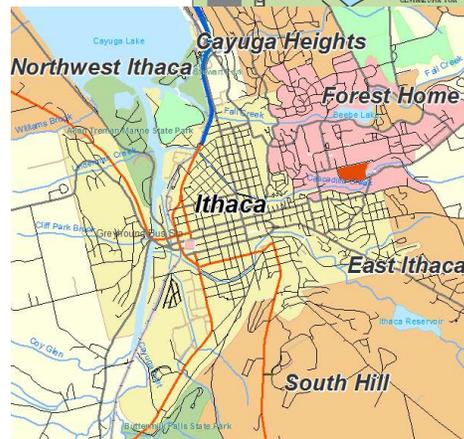
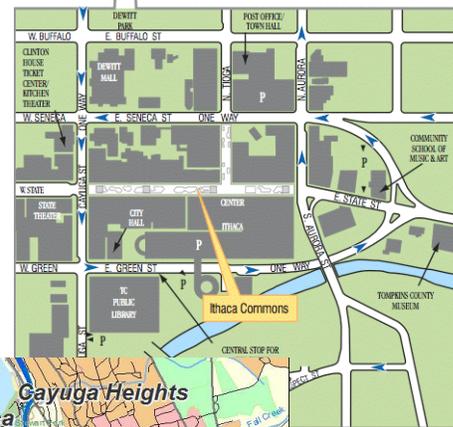
The City of Ithaca is largely defined by its location in a valley at the southern end of Cayuga Lake and by the presence of Cornell University on Ithaca’s East Hill and Ithaca College on its South Hill. Nearby is Tompkins Cortland Community College (TC3). These three colleges influence Ithaca’s seasonal population.

In 2010, the City’s population was 30,014 — the metropolitan area had a population of 101,564. Ithaca is connected regionally by State Highways 13, 79, 89, and 96 to cities such as Syracuse, Rochester, Elmira/Corning, and Binghamton.

Immediately beyond the City of Ithaca is the Town of Ithaca, which encompasses the city as the landscape changes from urban to rural.



City of Ithaca



Ithaca Surrounds



**Student-Impact Alert**  
Take Note While Reading this Report

The City of Ithaca has long been associated with Cornell University and Ithaca College — two major academic institutions that also represent the largest employers in Tompkins County and the region. As a result, Ithaca’s population is more highly educated than state or national averages, a likely factor leading to Ithaca being ranked No. 1 by Lumosity as the “Smartest City in America.”

The current enrollment at these two major institutions totals 27,793, with high levels of student populations residing in Tracts 2, 6, 11, and 13 (Figure 1).

Not surprisingly, a high proportion of Ithaca residents are in the 18-24 year-old age group, and the greatest percent of persons of color (especially Asian-Americans) are connected with the academic institutions.

The overwhelming presence of student populations also tends to unduly impact data related to individual poverty rates. As it will be noted below, poverty rates of individuals are severely inflated because students often report zero income while being financially supported by outside sources such as parents or loans.

It should also be noted that when it comes to housing choice, disproportionate student populations may lead to additional hardships for non-student populations; in particular, families with children and low-income households wanting to live within City limits.

Furthermore, because landlords may have an interest in profiting from a student-based rental market, they may be less eager to participate in Section 8 and other housing subsidy programs.

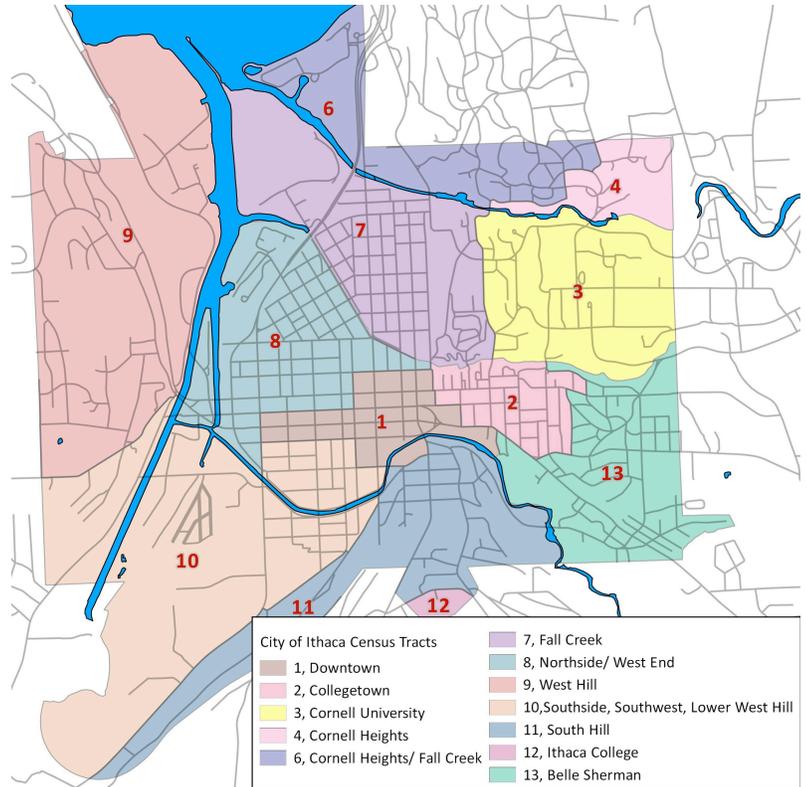


Figure 1. City of Ithaca Census Tract Map

The 2010 Census indicates that the City of Ithaca’s population is primarily Caucasian with a measured presence of Asian, Black, Latino, and multiracial populations. Since the year 2000, however, Caucasian populations of the City of Ithaca, Town of Ithaca, and Tompkins County have all decreased while other populations have grown (Figures 2, 3, and 4).

**Black/African-American.** Despite a population increase of over 10 percent in Tompkins County, the Black population of the City has actually decreased while the surrounding Town of Ithaca experienced a greater than 40 percent increase in its Black population. To wit, the Black population still remains concentrated within the City (6.5 percent) compared to the County’s Black population (4 percent). It is interesting to note that while the City’s Black population hovers around 6.5 percent, Census Tract 10 (Southside, West End, and part of the West Hill neighborhood) is 22 percent Black or African-American.

**Hispanic/Latino.** The Hispanic populations have both increased City and County wide through 2010 in relatively even geographic distributions. Persons of Hispanic Origin are strongly concentrated in Census Tracts 6, 8, and 9, which cover portions of the Fall Creek, West Hill, and Northside neighborhoods.

**Asian.** The greatest proportion of Asian residents is in Census Tracts 2, 6, and 13, all of which are residential neighborhoods

Introduction (con't)

adjacent to Cornell University. Notably, a non-student Asian population resides in the City's Northside neighborhood or Census Tract 8. This population is largely composed of immigrants from Southeast Asia and is socially and economically distinct from the Asian student population.

*College Impact.* Both the topography of the City and the location of Cornell University influence the housing patterns of Ithaca's student population that is more racially diverse than the City as a whole. For example, Cornell University is situated on East Hill, giving the adjacent neighborhoods of Collegetown (Census Tract 2), Cornell Heights (Census Tract 6), and Belle Sherman (Census Tract 13) relatively high Asian populations which reflects the housing patterns of Cornell's international composition of students and professors.

Table 1. City of Ithaca Demographic Populations

RACE	NUMBER
White	21,172
Black	1,971
Asian	4,854
Hispanic	2,057
2+ Races	1,297

Table 2. Tompkins County Demographic Populations

RACE	NUMBER
White	83,941
Black	4,020
Asian	8,737
Hispanic	4,264
2+ Races	3,286

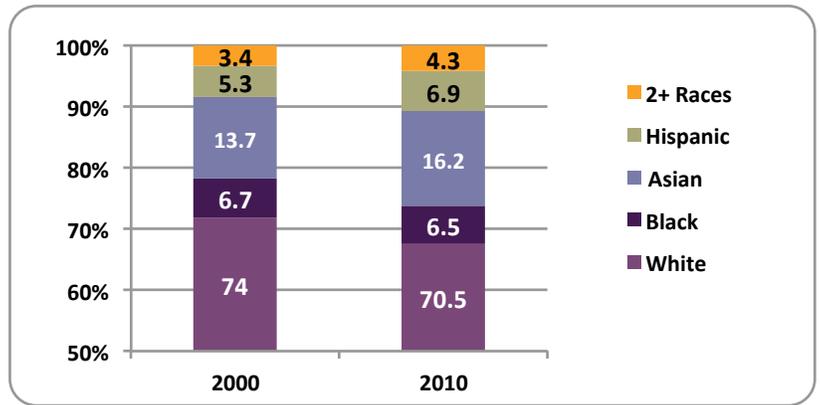


Figure 2. City of Ithaca Demographic Percentages

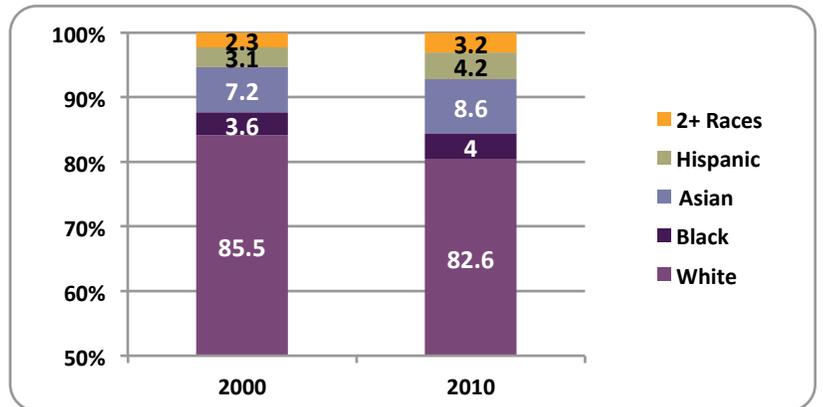


Figure 3. Tompkins County Demographic Percentages

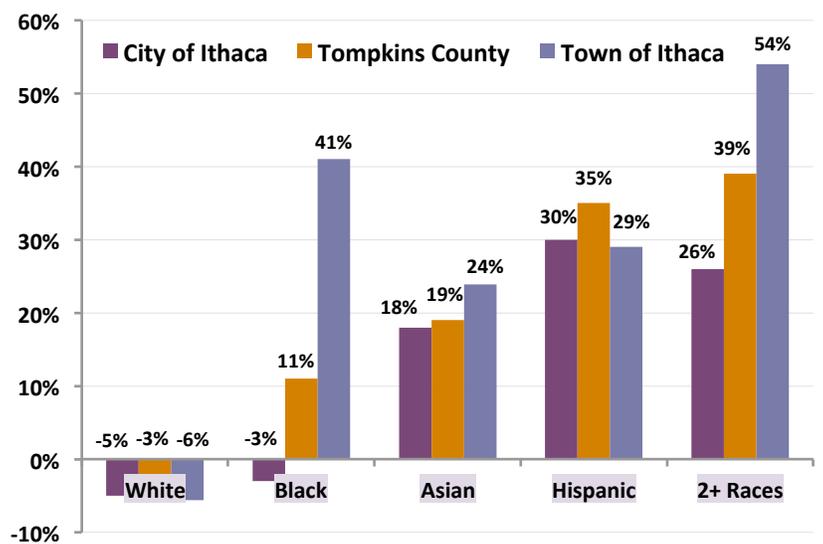


Figure 4. Percent of Change in Population by Race 2000-2010

One of the key components of fair housing analyses is an examination of the concentration of different races and ethnicities within a jurisdiction in order to detect evidence of segregation. In some cases, racial and ethnic concentrations are a reflection of preferences — e.g., people of different races and ethnicities may choose to live where they have access to grocery stores or restaurants that cater to them. In other cases, different race/ethnic populations are intentionally steered away or discouraged from living in certain areas. Housing prices can also heavily influence where populations of color live.

Research methods used to assess segregation patterns include analyzing the most recent census data (2010) and using the most common statistical indices — dissimilarity, interaction, and isolation.

A key index used by HUD to determine racial and ethnic concentrations across a geographic area has been the Index of Dissimilarity (I/D). The I/D measures the relative separation or integration of groups across all neighborhoods of a city or metropolitan area. To wit, if a city's White-Hispanic I/D were 65, that would mean that 65 percent of White people would need to move to another neighborhood to make White and Hispanics evenly distributed across all neighborhoods.

Based on a 2009 Brown University study,\* a higher I/D number indicates a higher degree of segregation, while lower numbers indicate a more even distribution between groups:

Level of Segregation	Index of Dissimilarity
Very High	above 50
Moderate	30%-50%
Low	0% to 30%

For Ithaca, the highest level of residential segregation is between Black populations (which are largely concentrated in the Southside and West Hill neighborhoods) and Asian populations (which are largely concentrated in neighborhoods adjacent to Cornell University and on the City's Northside).

Ithaca's Black-Asian I/D is considered *Moderate* at 40.2, meaning that 40.2 percent of Black people would need to move to another neighborhood to make Blacks and Asians evenly distributed.

In general, Ithaca has comparatively lower levels of residential segregation — with 28 percent of Black people and 29 percent of Asian people needing to move in order to be perfectly integrated with the City's White population. Ithaca's Hispanic population is the most evenly distributed racial group, having an I/D of 15.2, 22.4, and 21.2 with White, Black, and Asian populations, respectively (See Figure 5).

\*Brown University American Communities Project (2010)

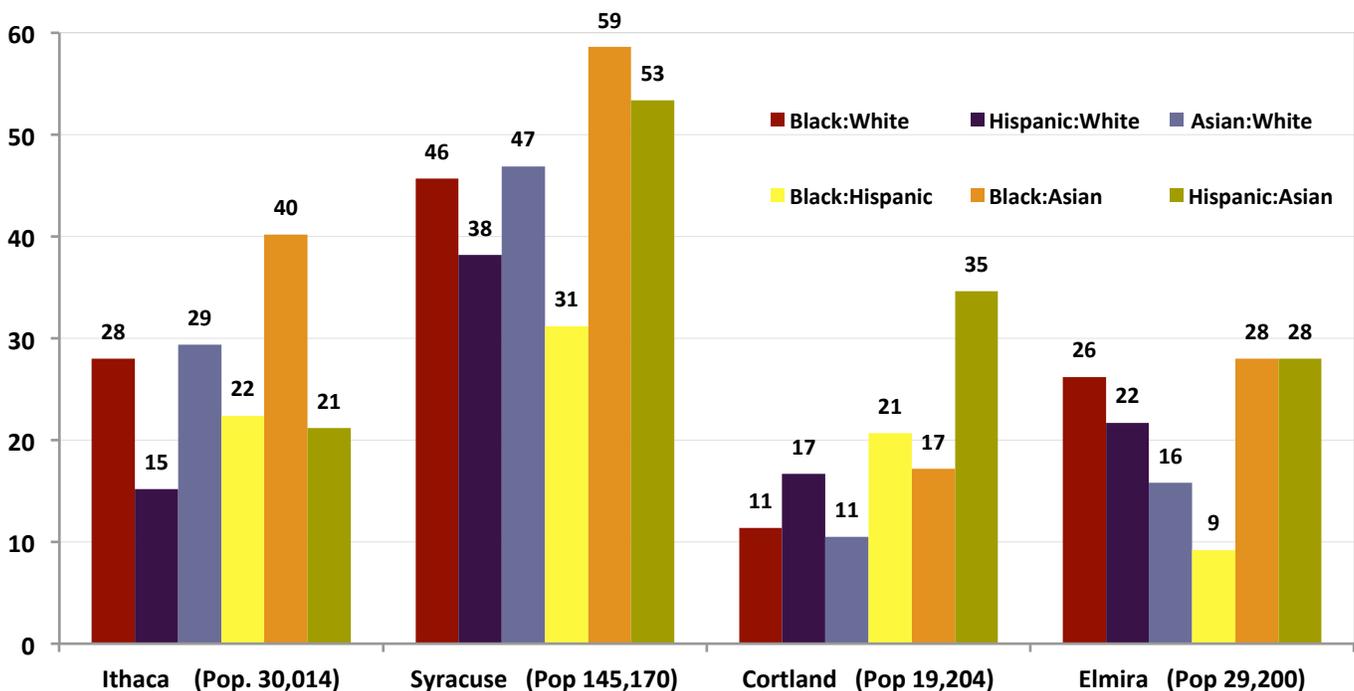


Figure 5. Indices of Dissimilarity/Sister-City Demographic Comparisons

## Populations of Color

**Background.** Forty-seven years ago, the U.S. Congress passed Title VIII of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, on April 10, 1968, just six (6) days after the Reverend Martin Luther King, Jr., was assassinated in Memphis. The Act made it illegal to discriminate in the sale or rental of housing on the grounds of Race, Color, Religion, or National Origin.

The primary purpose for this AI research is to measure how successful the City of Ithaca has been in eliminating those historical barriers to fair housing choice for its residents, all while helping to build a fair housing strategy for the future.

The following figures display the geographic distribution of Ithaca's largest minority groups, highlighting areas of racial and ethnic concentrations.

### ASIAN

Ithaca's largest minority population is Asian, representing 16 percent of City residents. The population is bifurcated and can broadly be defined in two groups — a largely East Asian and South Asian population affiliated with Cornell University and South East Asian refugee populations. Census Tracts 2, 4, 6, and 13 are adjacent to Cornell University (Tract 3) and are home to Ithaca's Chinese, Korean, and Indian residents (Figure 6). Low-income housing (public and private) are located primarily within Census Tracts 8 and 10, which generally house Ithaca's Burmese, Cambodian, Laotian, Thai, and Vietnamese populations.

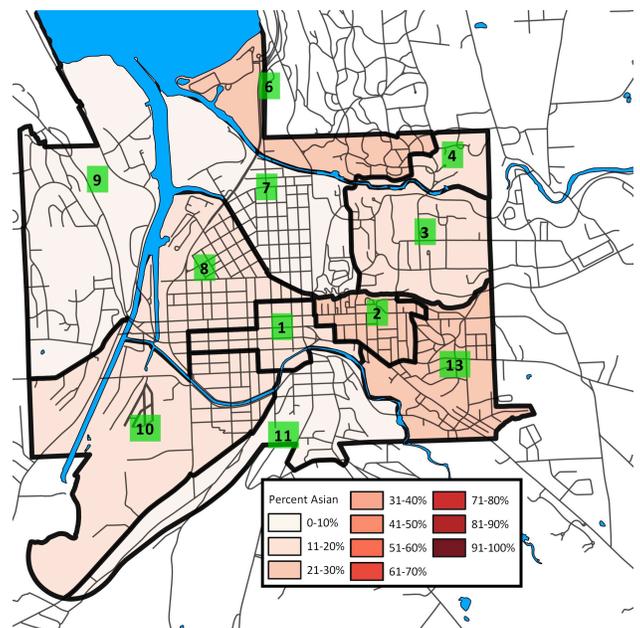


Figure 6. Percent Asian by Census Tract

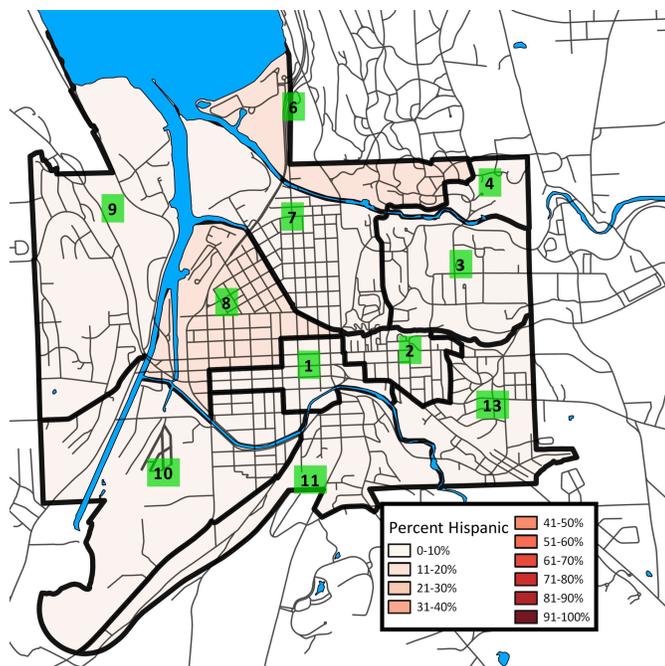


Figure 7. Percent Hispanic by Census Tract

### HISPANIC ORIGIN

Persons of Hispanic Origin represent 7 percent of Ithaca's population. Hispanic groups are slightly concentrated in Census Tract 8, which contains the majority of the City's non-senior public housing units and Census Tract 6, where several multi-family apartment complexes catering to student and low-income mixes of populations are located (Figure 7).

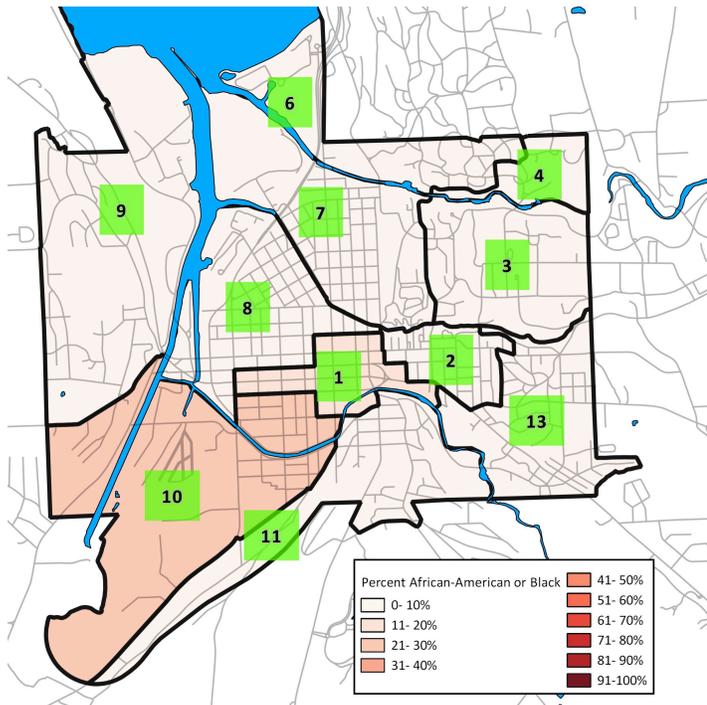


Figure 8. Percent African-American by Census Tract

**AFRICAN-AMERICAN**

The City of Ithaca’s Black or African-American population is 6.5 percent — primarily residing in Census Tract 1 (downtown) and Census Tract 10 (Southside, Southwest, and West Hill) (Figure 8). Despite their lower overall City presence, Census Tract 10 is over 22 percent Black or African-American, rendering it 267 percent more concentrated with Black residents than the City at large.

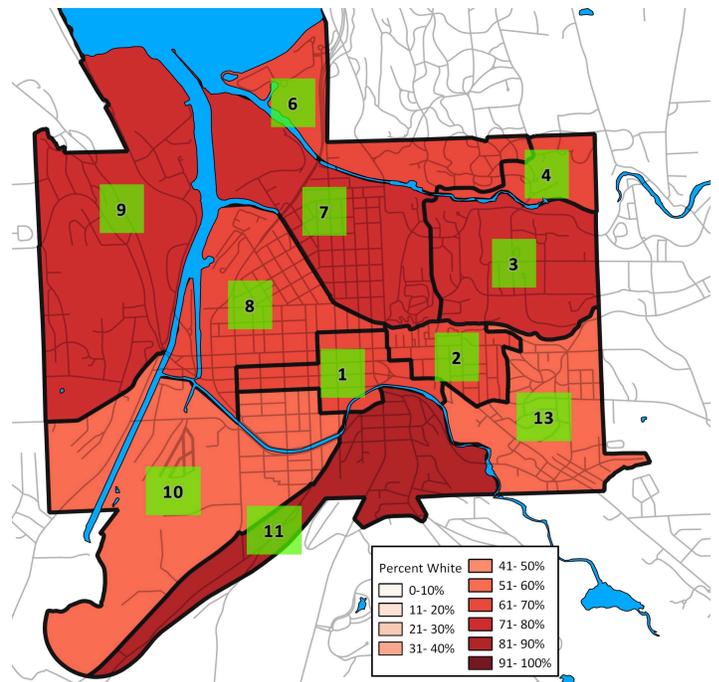


Figure 9. Percent White by Census Tract

**CAUCASIAN**

The City of Ithaca is predominantly white, with a relatively even distribution across census tracts. White residents are least concentrated in Census Tracts 10 (Southside, Southwest, West Hill) and 13 (Belle Sherman), which have a relatively high concentration of African-American and Asian residents, respectively (Figure 9).

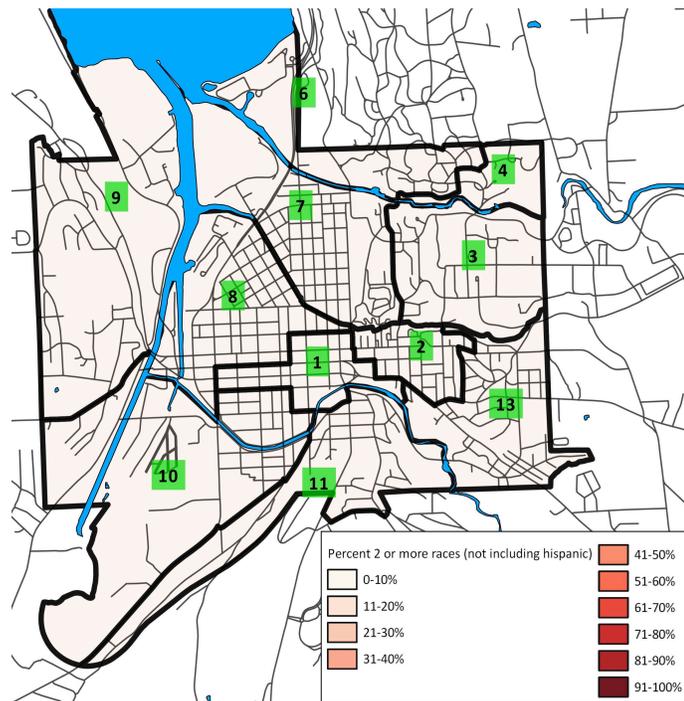


Figure 10. Percent Two or More Races by Census Tract

**TWO OR MORE RACES**

Approximately 3 percent of City residents identify as being two or more races. People who identify as such tend to be represented evenly throughout the City (Figure 10).

Individuals who do not speak English as their primary language and who have a limited ability to read, write, speak, or understand English are limited English proficient or “LEP.” This language barrier can lead to National Origin discrimination, create limitations when it comes to fair housing choice, or otherwise prevent LEP individuals from accessing City services and benefits.

In the City of Ithaca, three pieces of legislation exist that provide the foundation for an LEP Plan: (1) Title VI of the Civil Rights Act of 1964, (2) Executive Order 13166, and (3) Ithaca Common Council Resolution 11.2, dated 3 April 2013.

Title VI of the Civil Rights Act of 1964 is the federal law that protects individuals from discrimination on the basis of their Race, Color, Religion, or National Origin in programs that receive federal financial assistance. Compliance with Title VI requires that recipients of federal dollars provide language assistance to LEP individuals. Otherwise, failure to ensure that LEP persons can effectively participate in, or benefit from, federally-assisted programs may violate Title VI’s prohibition against National Origin discrimination.

As a recipient of federal funds (e.g., HUD, Department of Transportation, Federal Transit Authority, Homeland Security, etc.), the City of Ithaca is mandated to provide LEP individuals who inquire and qualify for its services with free interpretation and translation services.

In 2007, HUD issued guidance to help federal-assistance recipients understand their obligations to serve individuals with LEP. HUD suggests federal-assistance recipients conduct an analysis to determine how to best service LEP individuals; develop a Language Assistance Plan (LAP); and provide appropriate language assistance to LEP individuals. An LAP is a recipient’s developed strategy for how they intend to serve LEP individuals in their communities.

The City of Ithaca approved an LEP Plan in January 2013, the language of which characterizes the foregoing mandates as being applicable solely to the “Commons Repair and Upgrade Project” for which the City received FTA funding in 2013. So, although the City receives a variety of federal funding (including HUD dollars), its LEP Plan suggests that the City’s obligation to provide language assistance to LEP individuals is a project-specific mandate and not a general obligation in terms of other City projects, services, and programs. Further indication of this is manifested in the City’s complaint and tracking forms used to report issues related to LEP-compliance. For example, the complaint form is entitled, “Title VI Commons

TABLE 3. LEP Populations in the City of Ithaca\*

Language Spoken At Home Is Other Than English	Multi-Lingual/English	Speaking English "Less Than Very Well"
16.7%	27.4%	4.3%

Complaint Form” and “Title VI Commons Tracking and Summary Form.”

The City’s LEP Plan does not reasonably address whether an LAP has been developed, nor does it suggest that LEP individuals have an expectation that language interpretation and translation services shall be offered to them free of charge.

In a community, such as Ithaca, comprised of people from diverse cultural and social backgrounds, making outreach to LEP populations should be a priority.

In Tompkins County, languages other than English are spoken in 16 percent of households (Table 3). In the category of those speaking English "less than very well" are the following:

- **Spanish:** 22 percent in category/630pp
- **Asian/Pacific Islander:** 35 percent in category/6,380pp
- **Indo-European:** 12 percent in category/723pp
- **Other Languages:** 21 percent in category/152pp

*Translation Services:* Languages of need in Tompkins County include Burmese, French, Korean, Japanese, Mandarin, Russian, and Spanish. However, no single LEP-spoken language in the City of Ithaca meets the federal threshold of 5 percent of the general population or 1,000 persons. Therefore, the City is not required, in broad terms, to translate “vital documents” into languages that do not meet the above threshold.

*Interpretation Services:* No threshold applies to the federal requirement that the City provide free interpretation services to LEP individuals inquiring or qualifying for City projects, services and programs.

\* LEP Data Sources: (1) American Community Survey, 2009-2011: Data Set, (2) American Community Survey, 2008-2010 Data Set (3) 2010 Census and Ithaca City School District data



**Background.** Twenty years after the passage of the Fair Housing Act, Congress passed the Fair Housing Amendments Act of 1988, a law that significantly expanded the scope of the original legislation and strengthened its enforcement mechanisms. These 1988 Amendments also brought within its protection two additional groups, making it illegal to discriminate against “Families with Children” and against persons with “Physical or Mental Disabilities.”

Under the Act, “Familial Status” means the makeup of a family unit. It may include children under the age of eighteen who are living with their parents or legal custodians, pregnant women, and people who are seeking to secure custody of children under eighteen.

There are a myriad of reasons why families with children may experience discrimination when searching for housing. Often, children are perceived as a disruptive influence on an otherwise “quiet” area or building, or are seen as a bad fit if the property or neighborhood caters to the student population. While a rental agent or landlord may believe they are expressing appropriate concern for a family with children, any action that denies the family an opportunity to obtain housing based on the presence of children may be discriminatory.

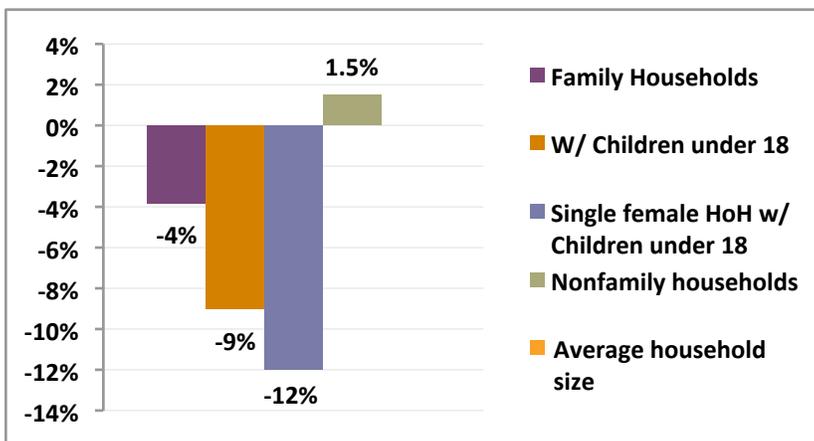


Figure 11. Changes in Family Composition (City of Ithaca) 2000-2010

Since the year 2000, the City of Ithaca and Tompkins County have experienced a decline in the number of family households and a small increase in non-family households (Figure 11). Within the City, families with children under 18 and single female heads of household with children under 18 decreased by 9 percent and 12 percent, respectively. The Town of Ithaca had significant growth in both families with children under 18 and single female heads of household with children under 18 despite having an overall decrease in family households (Figure 12).

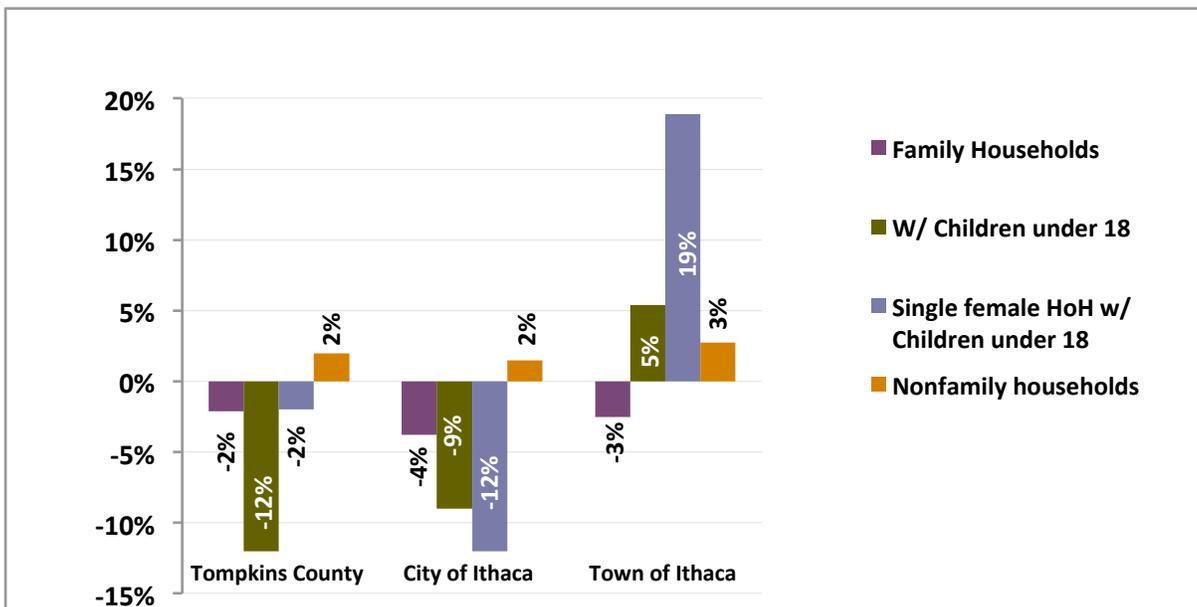


Figure 12. Changes in Family Comparison 2000-2010

Persons with Disabilities

**Background.** With protections based on Disability now included in the Fair Housing Amendments Act of 1988, builders of housing are now required to ensure accessibility in certain units, and landlords and condominium associations must make reasonable accommodations to meet the needs of disabled tenants.

The federal Act defines Disability as “Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.”

Persons with disabilities face many challenges when it comes to obtaining housing. For example, housing built before the advent of accessibility standards is often inaccessible to persons with mobility disabilities. Persons having mental disabilities that make living independently difficult may be perceived as troublesome tenants and be denied the opportunity to secure housing opportunities. While a rental agent or landlord may believe they are expressing concern when they inquire into whether a person with a disability is able to live independently, any action that denies housing based on that concern may be discriminatory.

In Tompkins County, nearly 10 percent of residents identify themselves as being either mentally or physically disabled (Figure 13). Within that group, less than .5 percent of persons under the age of five (5) years are hearing impaired, and nearly 1 percent are vision impaired (Table 4). It can be further calculated that 4 percent of persons in Tompkins County are hearing and/or visually impaired. The remaining 6 percent have other kinds of disabilities.

Table 4. Populations with Sensory Disabilities in Tompkins County\*

	Tompkins County
<b>Total population</b>	<b>100,691</b>
Total % with disabilities	9.8%
Total % with sensory disabilities	4.2%
<b>Persons under 5 years of age</b>	
With hearing difficulty	16 (.4%)
With vision difficulty	33 (.8%)
<b>Persons 5-17 years of age</b>	
With hearing difficulty	101 (.9%)
With vision difficulty	42 (.4%)
<b>Persons 18-64 years of age</b>	
With hearing difficulty	1,082 (1.5%)
With vision difficulty	752 (1.0%)
<b>Persons 64+ years of age</b>	
With hearing difficulty	1,560 (14.5%)
With vision difficulty	626 (5.8%)

\*American Community Survey 2008-2012 Data Set

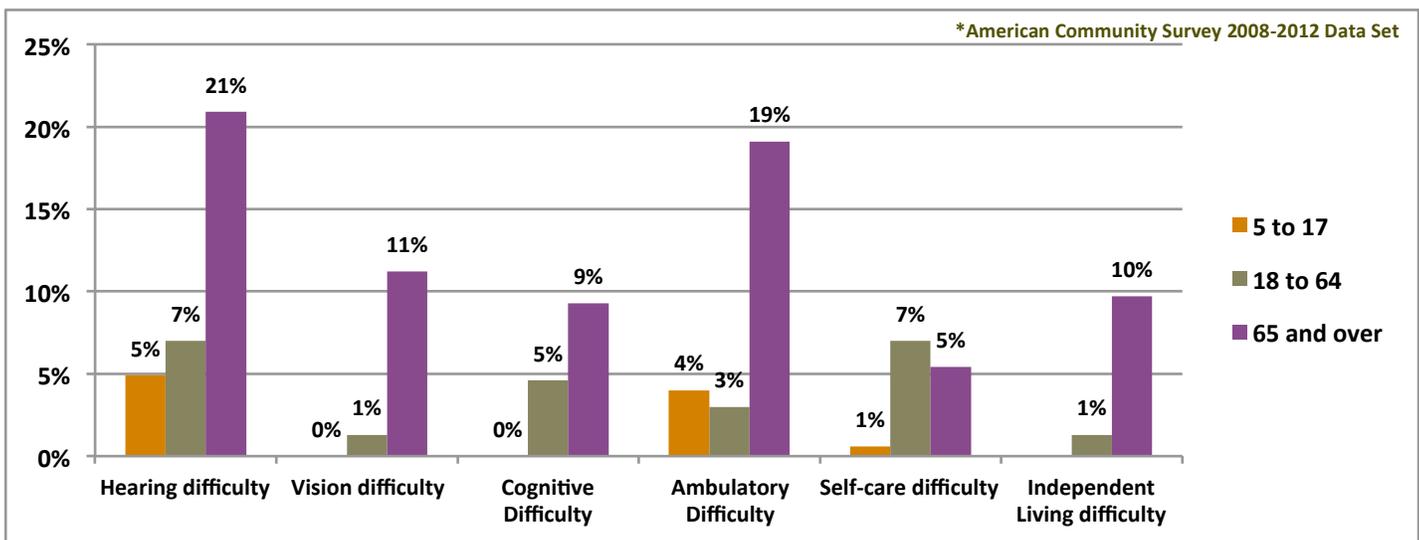


Figure 13. Percent Disabled in Tompkins County by Disability

## 2014 Housing Preferences Survey Report

Conducted by Tompkins County  
Office for the Aging (COFA)

### — Methodology —

This survey was made available on line and through paper copy. Additionally, the survey was distributed widely at a Senior Housing Expo, and jointly sponsored by COFA and the Ithaca College Gerontology Institute in May 2014. There were 331 responses to the survey, with the average age of responders being 67 years. The survey pool was not a random sample, but was rather targeted to seniors in general.

### — Results —

- Nearly 50 percent of respondents plan to move in the next 1-5 years. Another 31 percent plan to move in the next 5-10 years and 20 percent in the next 10-15 years.
- Respondents' top reason for moving is to reduce maintenance and upkeep/downsizing.
- Ninety (90) percent of respondents plan to stay in Tompkins County when they move. Of these, 57 percent plan to move to the City of Ithaca and 19 percent to the Town of Ithaca.
- Respondents were asked into what type of housing they plan to move, and the most frequently cited response was senior housing complex, followed by condominium and apartment.
- The top three factors that respondents considered when thinking about housing were (1) single floor design; (2) affordable cost (with home ownership costing between \$150,000 and \$250,000/rental costs between \$500 and \$1000); and (3) easy access to services and transportation.
- Consistent themes repeated throughout narrative comments included (1) the need for affordable housing options located downtown in the City of Ithaca, close to services and transportation; (2) the lack of housing options for the middle class; and (3) the desire for condominiums.

According to the 2010 Census, there was a 34 percent increase in Tompkins County's 60+ population (from 11,967 people in 2000 to 16,042 people in 2010). This increase is largely attributable to the leading edge of the Baby Boomers reaching the age of 60. A closer look finds that between 2000 and 2010, there was an 89 percent increase in the population ages 60-64.

Based on COFA's 2012 Senior Needs Assessment Survey, 60+ Baby Boomers are actively employed, socially engaged, own their homes, drive themselves, and have relatively few long-term care needs. There is every indication this will change over time.

The 60+ population will continue to increase in the coming decades, peaking at approximately 21,590 people in 2030. The 85+ population will increase 54 percent from 1,252 in 2000 to

Table 5. Tompkins County Population Trends  
2000-2040

Year	0-59	60-64	65-74	75-84	85+
2000	84,534	2,710	4,637	3,368	1,252
2010	<b>85,522</b>	<b>5,113</b>	5,711	3,421	1,797
2020	82,699	4,929	8,452	3,947	1,705
2030	81,303	4,159	<b>9,720</b>	<b>5,756</b>	1,955
2040	80,059	3,838	6,526	5,462	<b>2,721</b>

Source: U.S. Census/Cornell Program on Applied Demographics

2,721 in 2040. The table above is a projection of Tompkins County's population based on age, with the bolded cells highlighting where the peaks in population growth will take place by age cohort (Table 5).

The growth of this demographic has tremendous implications for the future of housing needs in the County. For example, the COFA 2012 Report also indicates that 88 percent of older adults are homeowners; and of these homeowners, one-third stated that their home was in need of a major repair and 38 percent indicated that the cost of that repair was prohibitive. Additionally, 13 percent said that they were planning to move within the next five (5) years, and of those intending to move, 63 percent indicated that they wanted to stay in Tompkins County.

To view COFA's 2012 Senior Needs Assessment, 2014 Housing Preferences Survey, and 2015 Strategic Plan for Aging in their entirety, please visit [www.tompkinscountyny.gov/cofa](http://www.tompkinscountyny.gov/cofa).

## Homeless Populations

The **Homeless Point-in-Time (PIT) Count** is a snap shot of the Tompkins County's Homeless population during a designated overnight period, usually taking place the last week in January. The annual process provides a census of homeless persons in the (1) emergency shelters, (2) transitional housing, and in (3) unsheltered environments (Figure 14).

In fact, a PIT Count is required at a minimum of once a year by HUD for communities receiving funding through the Continuum of Care (CoC) — providing the CoC with (1) the opportunity to take an annual documentation of the number of homeless persons in the winter and (2) an ability to cross check and validate the quality of data maintained in the Homeless Management Information System (HMIS).

A PIT Count also documents the following: (1) number of current homeless persons in the County and the location they are staying; (2) number of homeless individuals and the number of homeless families; and (3) number of homeless persons designated in special populations, e.g. chronically homeless, severely mentally ill, etc.

### HUD PIT Count vs. Community PIT Count

The HUD PIT Count only documents those persons who are “Literally Homeless” which includes (unsheltered + sheltered) populations. The Community PIT Count also includes “Imminently Homeless” and “Unstably Housed” populations.

#### Definitions of Homelessness

**Literally Homeless:** Living in a place not meant for habitation, e.g. car, abandoned building, laundromat, etc.

**Imminently Homeless:** Eviction in fourteen (14) or fewer days.

**Unstably Housed (e.g., couch surfing):** Two or more moves in less than 60 days.

The most recent Tompkins County PIT Count was conducted the evening of January 29, 2015, from 7 p.m. to 7 a.m.

**The Unsheltered.** For the unsheltered, an outreach group of local service providers and community members went to likely places where individuals may be staying to conduct interviews in order to determine their housing status.

### Emergency Sheltered (ES) and Transitionally Housed (TH)

For ES and TH populations, a census chart was sent out requesting names of individuals and families staying at local sites the night of the PIT Count, along with demographic information. Also, surveys went out to various agencies around the County that could be completed within one week of the PIT Count date, so that data could be collected about the “Literally Homeless,” “Imminently Homeless” and the “Unstably Housed.”

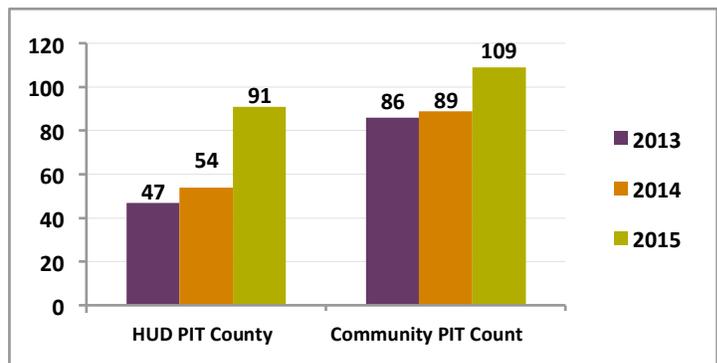
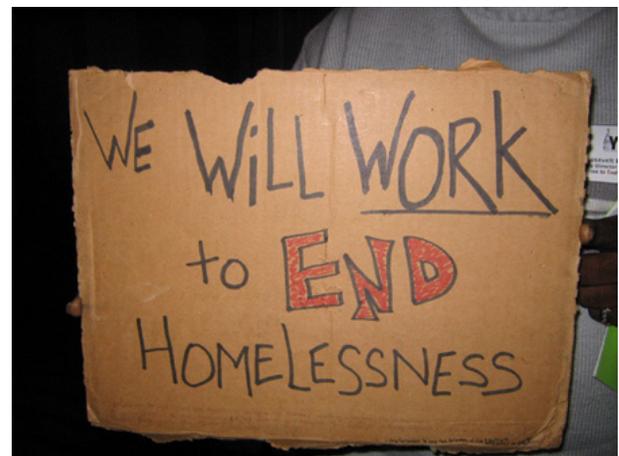


Figure 14. Total Homeless Populations Tompkins County

For the HUD PIT Count, there was an overall increase of 37 homeless persons. This may reflect (1) an increase in Rescue Mission bed capacity; (2) number of homeless families housed by DSS in motels; and (3) number of persons housed by Advocacy Center (Figure 14).

For the Community PIT Count, there was an overall increase of 20 homeless persons, possibly reflecting increases in ES and a decrease in “Imminently Homeless” and “Unstably Housed” populations.



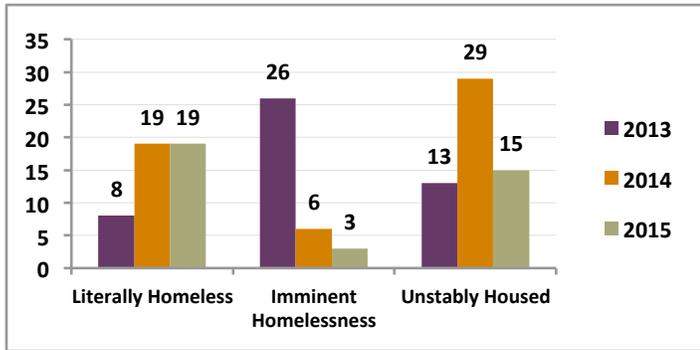


Figure 15. Categories of Homeless Populations

The increase in the number of unsheltered literally homeless (2014 & 2015) may largely be due to improved outreach during the PIT Count process.

The changes in the number of Imminently Homeless and Unstably Housed persons may be due, in part, to prevention efforts in the community and/or variation in sampling methods (Figure 15).

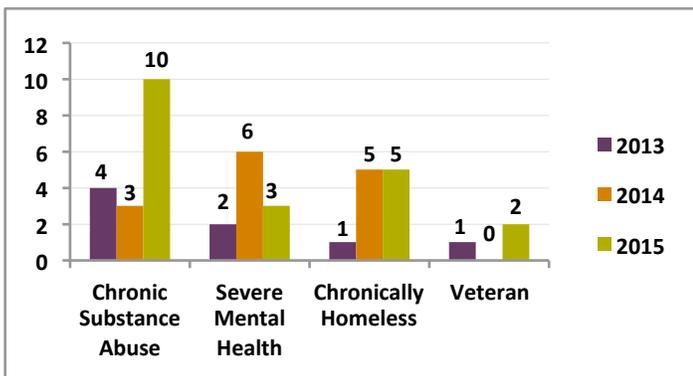


Figure 16. UNSHELTERED Characteristics

In 2015, the number of unsheltered persons with chronic substance abuse problems increased while there was a decrease in the number of persons reporting severe mental health problems (Figure 16).

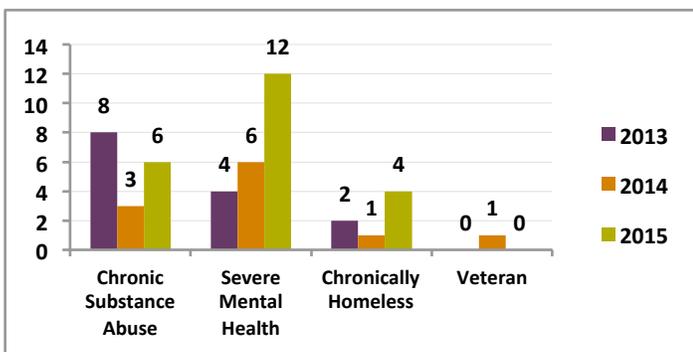


Figure 17. SHELTERED Characteristics

The number of sheltered persons with severe mental health issues increased significantly (Figure 17), with the majority of these persons being housed at the Rescue Mission.

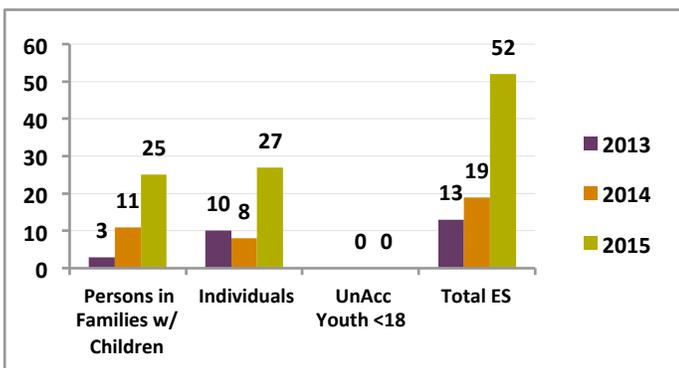
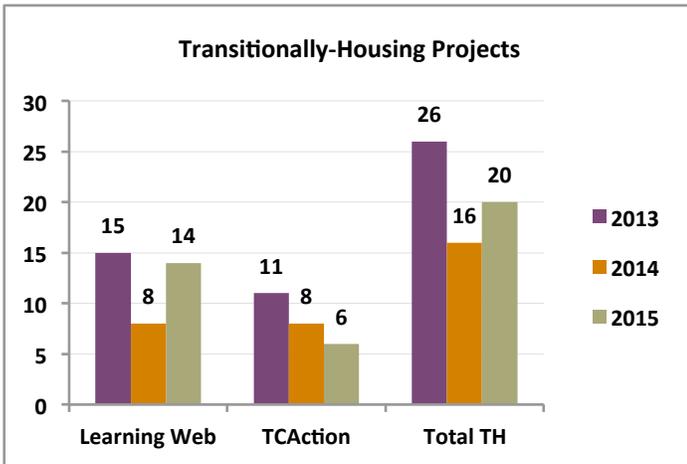


Figure 18. SHELTERED Groups

There was an increase in the number of homeless children, largely reflecting an increase in the number of homeless families (Figure 18).

PIT Count Observations (con't)



The changes in Learning Web Transitional Housing reflect changes in funding over time. As funding increases, so does capacity (Figures 19 and 20).

Figure 19. TRANSITIONALLY-HOUSED Projects

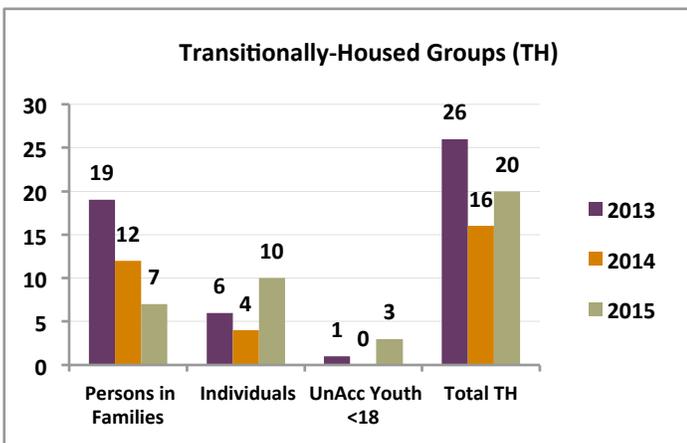


Figure 20. TRANSITIONALLY-HOUSED Groups

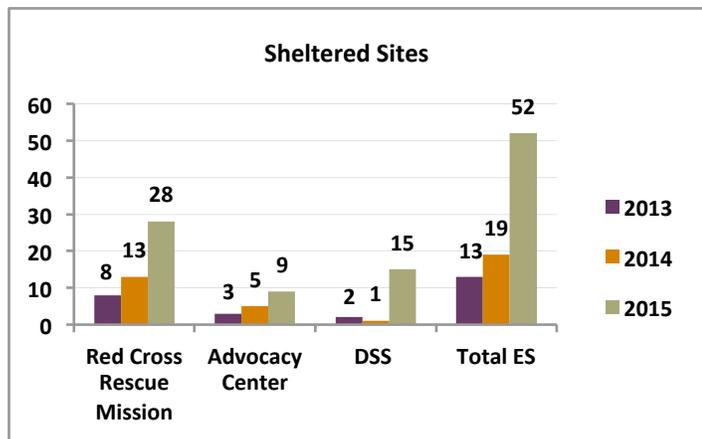


Figure 21. SHELTERED Sites

Across all categories there was an increase in the number of all homeless persons for both the HUD PIT Count and the Community PIT Count, reflecting the increased number of persons requiring emergency shelters (Figure 21).

For more information about the annual PIT Count or about homelessness in Tompkins County/Ithaca in general, please visit the Human Services Coalition website at [www.hsctc.org](http://www.hsctc.org).

“Too many Ithacans are having a hard time making ends meet, and the growth we’ve experienced has left too many behind. A report by the U.S. Conference of Mayor’s points out that, ‘if average income rises at a faster pace than median income, it usually indicates that more and more income is being concentrated among the richer households.’ Economic wealth distribution since 2007 in the Ithaca area has been uneven with a shift in wealth towards upper-income households.

From 2005 to 2012 the mean household income for the Ithaca area (Tompkins County) increased by 37 percent, while the median household income only increased by 15 percent. Ithaca ranks 2nd out of all 363 metropolitan areas in this ratio change, meaning income wealth is being shifted to upper income households at a faster rate in Ithaca than almost anywhere else in the nation. Lower and middle income households are failing to keep up with overall income growth.” (Mayor Svante L. Myrick, 2015 State of the City Address).

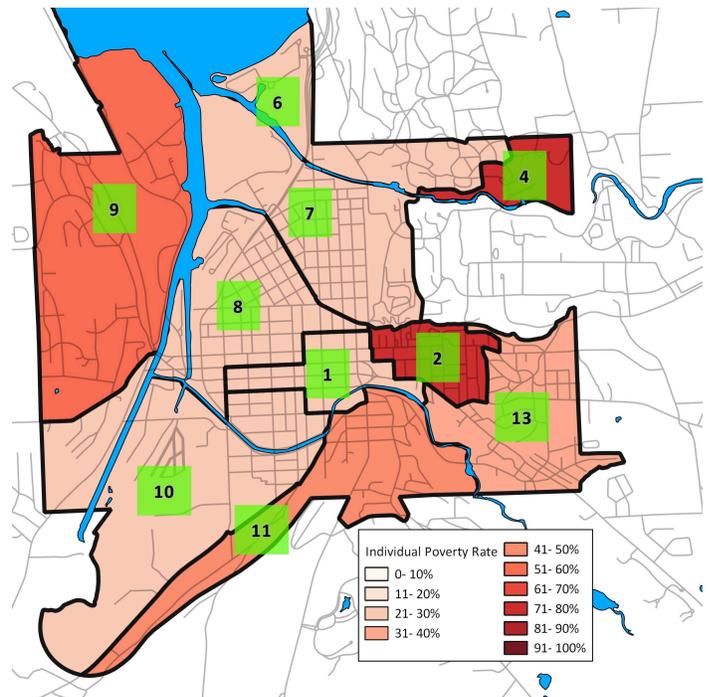


Figure 23. Individual Poverty Rate by Census Tract

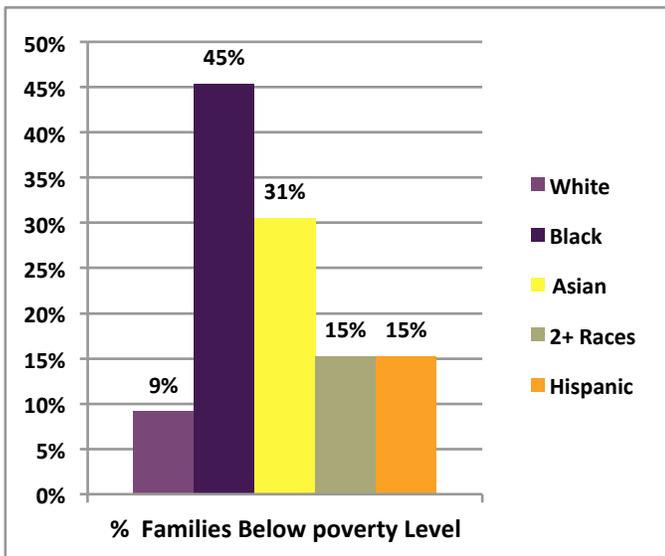


Figure 22. Family Poverty Rates by Race/Ethnicity

Major differences exist between the rate of poverty for individuals and for families, especially within the Black and Asian populations (Table 6).

**Student Impact Alert** — Due to the presence of Cornell University and Ithaca College, a large proportion of City residents are undergraduate students. Accordingly, the highest concentration of individuals below the poverty level is in areas highly populated by Cornell University and Ithaca College students (Figure 22). A more reliable indicator of poverty in the City is the percent of families below the poverty level (Table 6 and Figure 23).

Table 6. Poverty Rates: Individual vs. Family

Race	Individuals below poverty level	Families below poverty level
White	40.6%	9.1%
Black	58.6%	45.3%
Asian	63.0%	30.5%
2+ Races	34.0%	15.2%
Hispanic	49.8%	15.2%

The Ithaca City School District is composed of twelve schools and serves 5,365 students (Figure 24). There are four elementary schools in the City of Ithaca: Beverly J. Martin, Belle Sherman, Fall Creek, and South Hill.

Students at Beverly J. Martin Elementary come from the Northside (Census Tract 8), Downtown (Census Tract 1), West Hill neighborhoods (portion of Census Tract 10), and also a portion of neighborhoods adjacent to Cornell (Census Tract 6).

Students at Fall Creek Elementary primarily come from the Fall Creek neighborhood (Census Tract 7), and South Side neighborhoods (portion of Census Tract 10).

South Hill Elementary students come from the South Hill neighborhood within the City (Census Tract 11), and also from the Town of Ithaca and Danby, two municipalities situated south of the City.

Belle Sherman students come from a portion of the South Side (portion of Census Tract 10), Collegetown (Census Tract 2), Belle Sherman (Census Tract 13), and Forest Home which is located in the Town of Ithaca.

**Open Enrollment Policy**

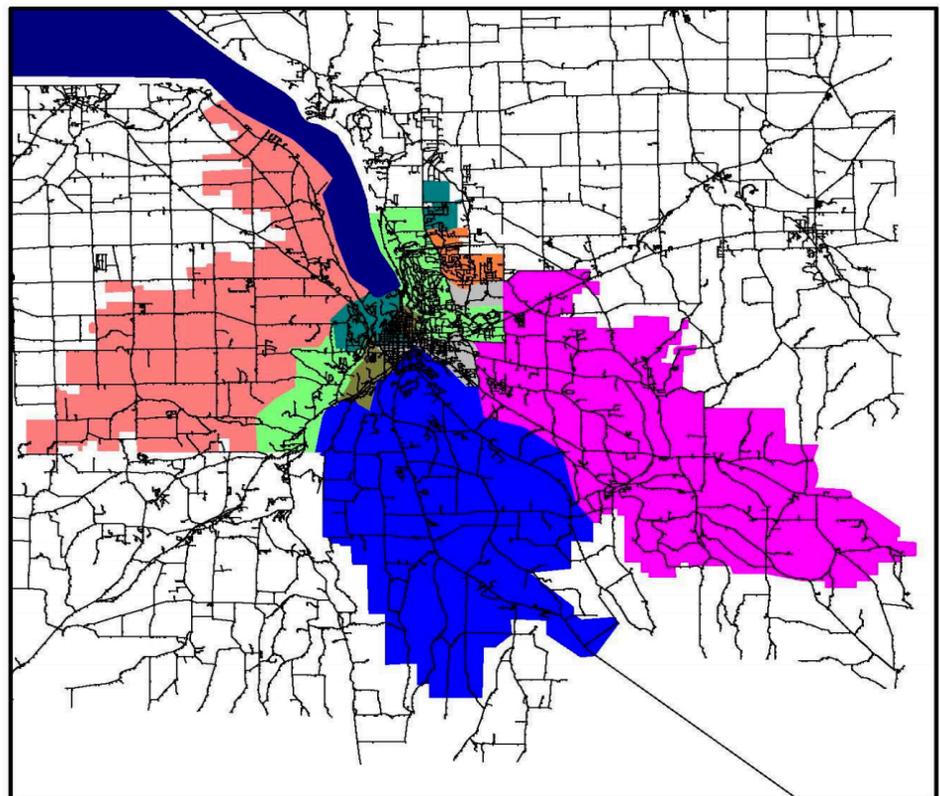
Ithaca City School District offers limited school choice through its Open Enrollment Program, allowing families to apply to enroll their children in a school other than their zoned school.

The granting of Open Enrollment is dependent upon space availability and current and future staffing considerations at the requested building.

Requests are not granted if the requested school does not offer the service programs that are needed by the student (i.e.: ESOL or Special Education); and parents/guardians must provide all transportation to and from their child's open enrolled school.



Figure 24. ICSD Elementary School Boundaries



**KEY:**

Light Grey	Belle Sherman	Orange	Enfield
Teal	Beverly J. Martin	Olive Green	Fall Creek
Magenta	Caroline	Dark Orange	Northeast
Green	Cayuga Heights	Blue	South Hill

Enrollment statistics show a concentration of Black and Hispanic students at Beverly J. Martin (Figure 25). Additionally, Beverly J. Martin has approximately twice as many students eligible for a free lunch as Belle Sherman, Fall Creek, and South Hill.

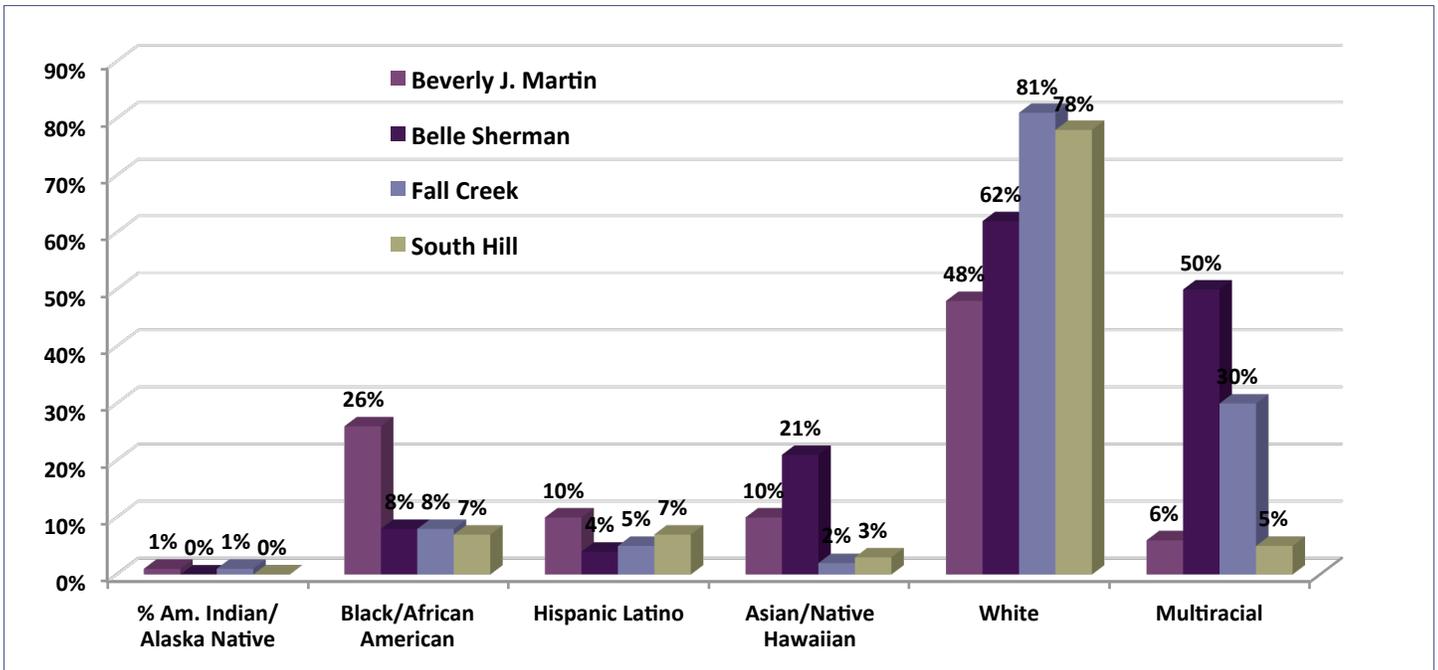


Figure 25. ICSD Elementary School Demographics

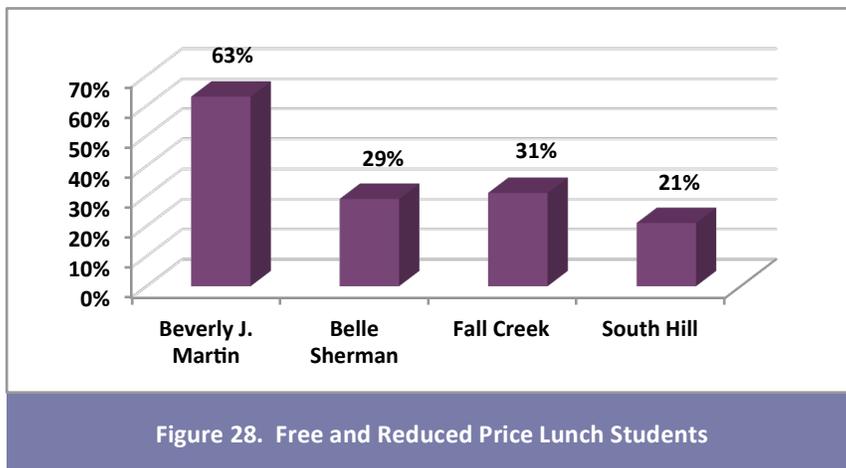
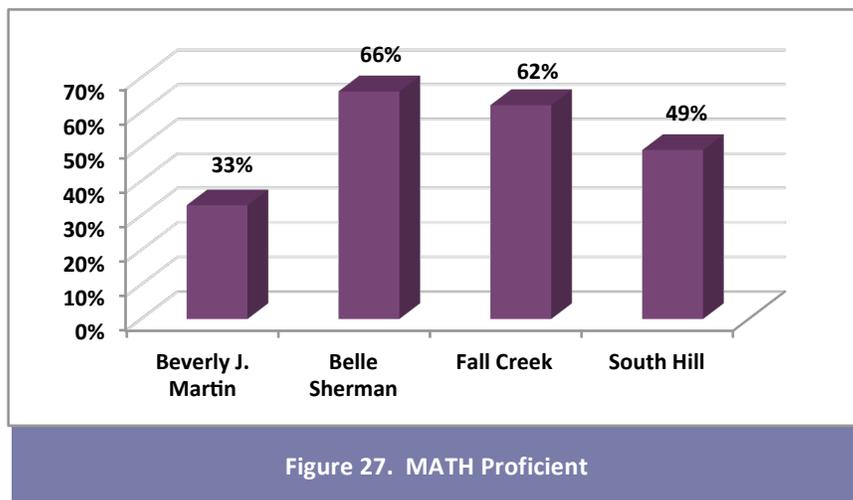
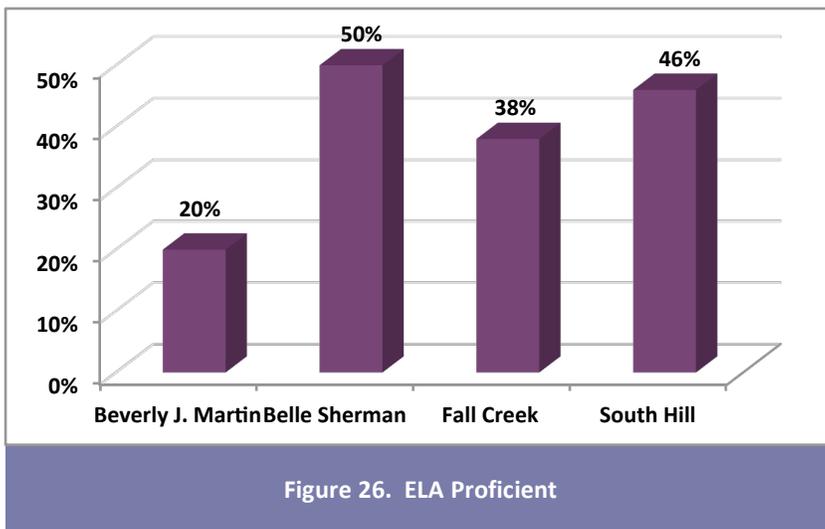
### Academic Performance

The resulting academic performance at elementary schools within the City of Ithaca indicates significant discrepancies between Beverly J. Martin and the three other schools. Relative to their peers at Fall Creek, South Hill, and Belle Sherman, the students at Beverly J. Martin elementary school, located in the Northside neighborhood, score substantially lower on State English Language Arts (ELA) and math tests (Table 7).

Table 7. ICSD Elementary School Scoring

Elementary School	Student/Teacher Ratio	NYS Math Scores	NYS English Scores	GreatSchools.com Ranking
Beverly J. Martin	8:1	0.28	0.13	4
Belle Sherman	11:1	0.79	0.53	9
Fall Creek	11:1	0.54	0.28	9
South Hill	9:1	0.70	0.53	9
Northeast*	11:1	0.86	0.54	10
Cayuga Heights*	13:1	0.77	0.65	9
Caroline*	13:1	0.51	0.38	7
Enfield*	8:1	0.26	0.11	3

\*ICSD Elementary Schools located outside the City



**LEP Populations**

The ICSD designates three elementary schools to receive students with Limited English Proficiency (LEP). Two of those schools, Beverly J. Martin and Belle Sherman are located within the City of Ithaca (Figure 29).

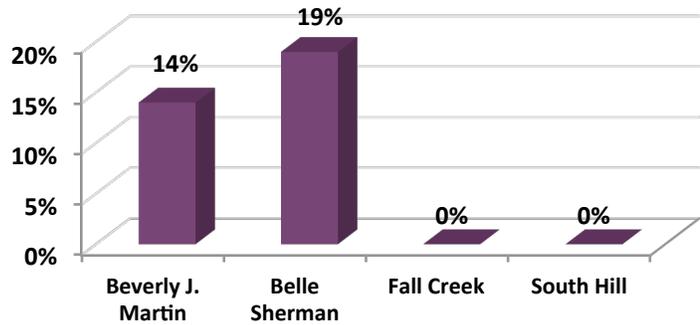


Figure 29. Limited English Proficient (LEP)

**Beverly J. Martin Elementary**

students come from Northside, Downtown, and West Hill Neighborhoods. Approximately 19 percent of students at Beverly J. Martin tested as proficient in their ELA Assessments for the 2013-2014 school year (Figure 30).

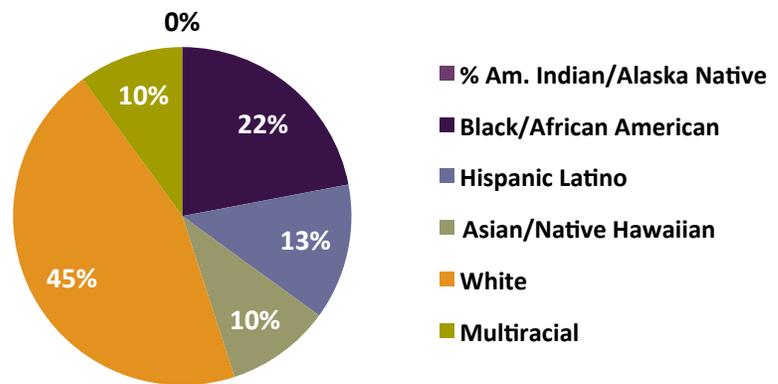


Figure 30. Beverly J. Martin Elementary Demographics

**Belle Sherman Elementary**

students come from three neighborhoods in the City of Ithaca: a very small section of South Side, Collegetown, and Belle Sherman. Fifty percent of students at Belle Sherman tested as proficient in their ELA Assessments for the 2013-2014 school year (Figure 31).

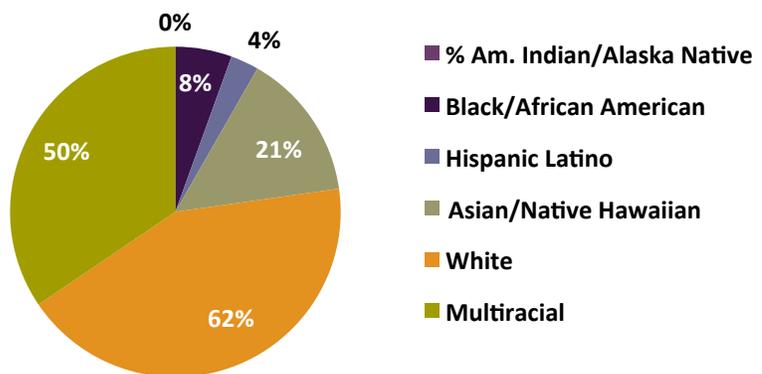


Figure 31. Belle Sherman Elementary Demographics

**Fall Creek Elementary** students come from Fall Creek and South Side neighborhoods. Thirty-eight percent of students at Fall Creek tested as proficient in their ELA Assessments for the 2013-2014 school year (Figure 32).

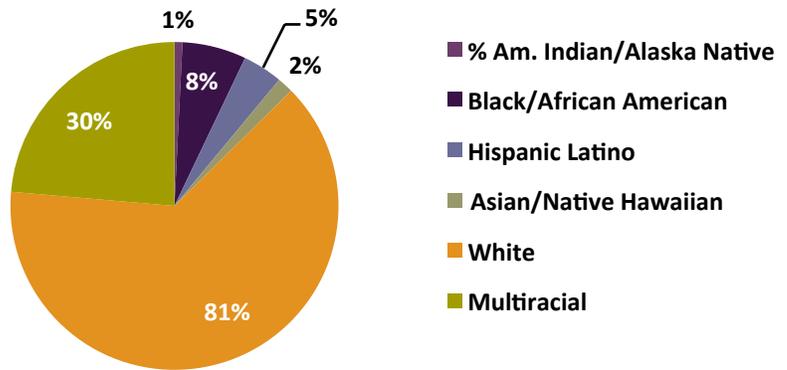


Figure 32. Fall Creek Elementary Demographics

**South Hill Elementary** students come from South Hill and adjacent Ithaca neighborhoods. Forty-six percent of students at South Hill tested as proficient in their ELA Assessments for the 2013-2014 school year (Figure 33).

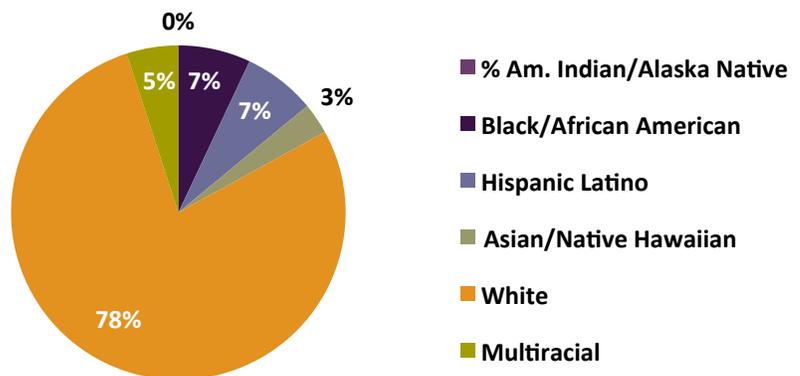


Figure 33. South Hill Elementary Demographics