

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> <u>Ithaca Housing Authority</u> <span style="float: right;"><b>PHA Code:</b> <u>NY054</u></span>  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2019</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>341</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1033</u>  <b>Total Combined</b> <u>1374</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission         </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <b>The PHA Plan, PHA Plan Elements and all information relevant to the public hearing and proposed PHA Plan are available at the Ithaca Housing Authority central office located at 800 S. Plain Street, Ithaca, NY 14850. The public may obtain additional information of the PHA policies contained in the Annual Plan by contacting the Ithaca Housing Authority main office at 800 S. Plain St., Ithaca, NY and placing their request in writing.</b> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)         </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Annual Plan Elements</b>																														
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <table border="0"> <tr> <td><b>Y</b></td> <td><b>N</b></td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>	<b>Y</b>	<b>N</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <table border="0"> <tr> <td><b>Y</b></td> <td><b>N</b></td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Tenant Based Assistance.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Project Based Vouchers.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>Conversion of Public Housing to Project-Based Assistance under RAD.</b> The IHA will continue to research this model and determine whether or not it is in the best interests of the IHA to pursue it.</p> <p><b>Units with Approved Vacancies for Modernization.</b> On occasion the IHA shall take units offline with approval from HUD to make extensive repairs or for extermination purposes.</p>	<b>Y</b>	<b>N</b>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mixed Finance Modernization or Development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant Based Assistance.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Based Vouchers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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**B.3 Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Promote and enhance the image of IHA in our community in order to support HUD assisted housing opportunities by the following objectives:

- IHA continues to apply for additional rental vouchers when available.
- Provide voucher mobility counseling.
- IHA has substantially reduced its public housing vacancies and will maintain that status.
- Substantially reduced its unit turnaround time and will maintain that status.
- Collection efforts have increased and there has been a dramatic reduction in outstanding rents due.
- The IHA will strive to maintain its Public Housing Assessment System (PHAS) High Performer status.
- Continue to maintain a 100% Section Eight Management Assessment Program (SEMAP) score.
- Renovate or modernize public housing units as needed.
- Continue to look for ways to maximize energy efficiency.
- Continue to add security improvements by installing exterior lighting and/or cameras. Apply for safety/security grants as they become available.
- Maintain its partnership with the City of Ithaca's Urban Renewal Agency (IURA) and Beverly J. Martin elementary school to continue the Housing for School Success Program which is designed to reduce the high incidence of homelessness among families with children enrolled at BJM Elementary. In Years 2 and 3 of the 3-year program, the IHA provided rental assistance through IHA's HCV Section 8 or Public Housing Programs. As of March 2019, there are 15 families participating in the program who receive or are in the process of receiving either Section 8 HCV or Public Housing assistance through the IHA. The IHA extended the valuable program for another 2 years and the ACOP and Section 8 Administrative Plan were revised accordingly. Consequently, the extension will cover the 2019/2020 and 2020/2021 academic school years.
- To deter crime at the Overlook Terrace property on Hector Street, with HUD's approval, an apartment continues to be rented to a police officer at a fixed rent.
- Continue partnering with local agencies to provide programming for our resident children, including but not limited to Cornell Cooperative's 4-H program, the Big Brother/Big Sister Program, and the local school district to offer a summer feeding program.
- Continue to place a high priority on employee and resident safety by implementing risk control measures.
- Explore the possibility of converting public housing to a Moving to Work (MTW) program.
- Continue exploring the possibility of converting public housing to Project-Based Assistance under RAD.
- Continue to enforce the Smoke-Free Housing Policy that took effect May 1, 2018 prohibiting all forms of smoking on ALL public housing properties (except in designated smoking areas) and the Scattered Site program. Continue to offer various educational sessions and material to residents on the benefits of Smoke Free Housing in Public Housing.
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, or disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- At HUD's directive, promote FHEO & AFFHO objectives and conduct Affirmatively Furthering Fair Housing activities including an analysis of impediments by partnering with the City of Ithaca, the Tompkins County Human Rights Commission and other local organizations.
- To support education opportunities to their fullest through publicity of our successful programs.
- To implore a variety of media to increase public awareness including attending as a vendor at annual Senior Living Expo.
- Leverage private or other funds to create additional housing opportunities.
- Partner with our non-profit organization to acquire and/or develop additional housing to expand current housing opportunities.
- The IHA continues to comply with the new flat rent rate requirements as indicated in the 2014 Appropriations Act.
- Increase Marketing initiatives for Public Housing and Section 8 Programs:
  - Brochures were created for both programs and have been distributed throughout the community
  - To achieve proper curb appeal for IHA developments by improving landscaping, keeping grass cut, making properties litter-free and any other actions that will improve the quality of life.
  - Continue to increase IHA influence within the community.
  - Maintain a Housing Counseling Program to promote increased homeownership opportunities for the residents of both Public Housing and Housing Choice Voucher Programs.
  - Promote resident credit worthiness, savings and financial literacy with a goal to move from public or assisted housing to a self-sufficient lifestyle and to increase the number of residents able to purchase homes in the area

B.4.	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>										
<p><b>Other Document and/or Certification Requirements.</b></p>											
C.1	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p> <table border="0" data-bbox="233 596 1088 716"> <tr> <td>Employee Handbook</td> <td>Section 8 Administrative Plan</td> </tr> <tr> <td>Union Maintenance Contract</td> <td>Sexual Harassment Policy &amp; Other Types of Harassment</td> </tr> <tr> <td>Safety &amp; Health Manual</td> <td>Public Housing Admissions &amp; Continued Occupancy Plan</td> </tr> <tr> <td>Blood Borne Diseases Policy</td> <td>Hazardous Materials Policy</td> </tr> <tr> <td>Procurement Policy</td> <td></td> </tr> </table>	Employee Handbook	Section 8 Administrative Plan	Union Maintenance Contract	Sexual Harassment Policy & Other Types of Harassment	Safety & Health Manual	Public Housing Admissions & Continued Occupancy Plan	Blood Borne Diseases Policy	Hazardous Materials Policy	Procurement Policy	
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C.2	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>										
C.3	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> <b>RAB meeting will be held April 23 @ 11:00 a.m.</b></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>										
C.4	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>										
<p><b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>											
D.1	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The most recent HUD Form 50075.2 (5-Year Action Plan) was approved by HUD on August 14, 2018 under the Capital Fund Program</p>										

**Ithaca Housing Authority**  
**2019 Annual Plan**  
**Challenged Elements**

No elements of the Annual Plan were challenged.

**Pursuant to form HUD-50075-HP (12/2014), item B.1(b) on page 2 of 5, below is the Ithaca Housing Authority's Deconcentration Policy**

**Ithaca Housing Authority**

**Deconcentration Policy**

The Ithaca Housing Authority has committed to the economic uplift of its current and future residents for its primary deconcentration policy. The policy will be conducted at all the family housing complexes and will consist of numerous and frequent contacts utilizing housing managers and Family Resources Coordinators, offering opportunities and incentives to encourage residents to increase their incomes, find new more rewarding positions, gain greater educational and vocational skills, and otherwise take advantage of existing programs to attain upward mobility.

Certain of the policies which will encourage these goals and will be used by the Authority to advance its deconcentration policy are computer training and miscellaneous social services provided by the Authority and other partners and the Family Self Sufficiency Program that encompasses the Three Pillar Foundation which emphasizes financial education and a revolving loan fund for activities for existing Authority residents.

The Ithaca Housing Authority is dealing with concentrations of poverty in an active manner aiding the residents of the family properties to achieve greater income and thereby individually break the cycle of poverty.

## Resident Advisory Board Meeting Notes

Date of Meeting: April 23, 2019 @ 11:00 a.m.

### Members:

Valerie Wilson (Southview)  
Dennis Lewis (Southview)

David McElrath (Titus Towers)  
Joyce Kelly (Titus Towers)

The Resident Advisory Board (RAB) met on April 23, 2019 to discuss the 2019 Annual Plan.

Members present: David McElrath and Joyce Kelly

Also present: Brenda Westfall, IHA Executive Director, Doreen Osterman, IHA Executive Secretary.

D. Osterman explained that IHA applies to HUD via their Annual Plan to obtain capital fund monies to make capital fund improvements. The RAB's role is to assist and make recommendations regarding the development of the Annual Plan, including capital improvements. B. Westfall stated that we try to do a lot with the amount that we are given.

### Titus Towers (comments by David McElrath)

1. Expressed his concern about a speedy evacuation of Titus Towers with the mobility impaired residents and suggested blow-up slides to get residents down the multiple flights of stairs. Analysis/Decision: B. Westfall replied that the fire department would supply that type of equipment.
2. He suggested that carbon monoxide detectors be installed in all apartments. Analysis/Decision: B. Westfall replied that she will discuss this with the Head Building Maintenance Mechanic.

### Titus Towers (comments by Joyce Kelley)

1. Suggested that a sidewalk extend to the raised garden beds. D. McElrath asked if we need more raised beds, and B. Westfall replied that she will consult with the Case Manager for Elderly/Disabled. Analysis/Decision: B. Westfall determined that it is feasible to install a sidewalk.

### Overlook Terrace

There is no RAB member from this development.

### Northside

There is no RAB member from this development.

### Southview

The RAB member from this development did not attend meeting.

## Public Hearing Meeting Notes

Date of Hearing: May 30, 2019 @ 1:00 p.m.

Attendees: Brenda Westfall (Executive Director) and Doreen Osterman (Executive Secretary). They waited 30 minutes for other guests, but none arrived.

## **ITHACA HOUSING AUTHORITY**

### **Significant Amendment or Modification**

**Definition.** The IHA's definition of a Significant Amendment is discretionary changes in the plans or policies of the IHA that fundamentally change the mission, goals, objectives, or plans of the Agency and which require formal approval of the Board of Commissioners.

Some changes that are considered a significant amendment are proposed demolition, disposition, homeownership, RAD conversion, capital fund financing, development, or mixed finance proposal. With respect to using Capital Funds for Operating Fund purposes, it is not considered a significant amendment to use a lesser amount than what is allowed by HUD for this line item. With respect to the smoke-free public housing regulation, it is not considered a significant amendment.

There are no other significant amendments including but not limited to, demolition, disposition, homeownership, capital fund financing, development, and mixed finance.



## **ITHACA HOUSING AUTHORITY**

### **Violence Against Women Act (VAWA) Goals**

#### **NOTIFICATION TO APPLICANTS**

The Ithaca Housing Authority will provide all applicants with notification of their protections and rights under VAWA at the time they request an application for housing assistance. The notice will explain the protections afforded under the law, inform each applicant of Ithaca Housing Authority confidentiality requirements, and provide contact information for local victim advocacy groups or service providers.

The Ithaca Housing Authority will also include in all notices of denial a statement explaining the protection against denial provided by VAWA.

#### **NOTIFICATION TO TENANTS [Pub.L. 109-162]**

The Ithaca Housing Authority will provide all tenants with notification of their protections and rights under VAWA at the time of admission. The VAWA notice and all applicable forms will also be posted on the IHA website at all times. The notice will explain the protections afforded under the law, inform the tenant of Ithaca Housing Authority confidentiality requirements, and provide contact information for local victim advocacy groups or service providers. The Ithaca Housing Authority will also include in all lease termination notices a statement explaining the protection against termination or eviction provided by VAWA.

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or 2019 Annual PHA Plan for the PHA fiscal year beginning 10/1/2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Ithaca Housing Authority

NY054

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 19

5-Year PHA Plan for Fiscal Years 20      - 20     

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official <i>Valerie Wilson</i>	Title Board Chairperson
Signature <i>Valerie Wilson</i>	Date <i>6/25/2019</i>

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Nels Bohn, the Director of Community Development  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Ithaca Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Ithaca, NY. The Annual Plan of IHA is also consistent with the City of Ithaca's 2017  
Assessment of Fair Housing (AFH) Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
Consolidated Plan and the AI.

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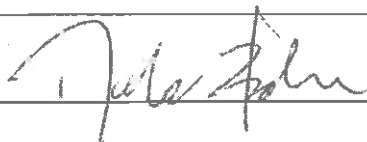
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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Nels Bohn

Signature



Title

Director of Community Development

Date

May 24, 2019

<b>Part I: Summary</b>		FFY of Grant: 2019		
PHA Name: Ithaca	Grant Type and Number Capital Fund Program Grant No: NY06P05450119	FFY of Grant Approval: 2019		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: <input type="checkbox"/> Performance by Development Account <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	147,449.00	Obligated	Expended
3	1408 Management Improvements	20,000.00		
4	1410 Administration (may not exceed 10% of line 21)	73,724.50		
5	1480 General Capital Activity	496,071.50		
	TOTAL	737,245.00		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2019		
PHA Name: Ithaca		Capital Fund Program Grant No: NY06P05450119				
Development Number/Name	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised <sup>1</sup>	
				Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Agency Wide	MANAGEMENT IMPROVEMENTS Software/computer upgrade	1408	1	20,000.00		
Agency Wide	OPERATIONS	1406	1	147,449.00		
Agency Wide	ADMINISTRATION - COCC	1410	1	73,724.50		
Titus - NY054000001	A/E fee	1480	1	20,000.00		
Titus - NY054000001	Stoves/refrigerators	1480	1	21,000.00		
Titus - NY054000001	Landscaping /tree removal/trim/purchase	1480	1	15,000.00		
Titus - NY054000001	Sidewalk/concrete / asphalt	1480	1	27,716.00		
Titus - NY054000001	Energy conservation measures	1480	1	5,000.00		
Titus - NY054000001	Ext./Int. lighting/cameras/security	1480	1	30,000.00		
Titus - NY054000001	Gas House building repairs	1480	1	30,000.00		
Titus - NY054000001	HVAC repairs/upgrades	1480	1	20,000.00		
Titus - NY054000001	Kitchen/bath cabinets/faucet/range hoods	1480	1	30,000.00		
Titus - NY054000001	Elevator upgrade	1480	1	88,355.50		
Titus - NY054000001	Storm water control	1480	1	30,000.00		
Titus - NY054000001	Carpet replacement - apartments	1480	1	36,500.00		
Titus - NY054000001	A/C compressor	1480	1	6,000.00		
Titus - NY054000001	Outdoor benches for seating	1480	1	3,500.00		
NY054000002	Siding/trim/concrete patio/masonry (Overlook)	1480	1	20,000.00		
Family-NY054000002	HVAC repairs/upgrades	1480	1	10,000.00		
Family-NY054000002	Kitchen/bath cabinets/faucet/range hoods	1480	1	10,000.00		
Family-NY054000002	Ext./Int. lighting/cameras/security	1480	1	20,000.00		
Family-NY054000002	Energy conservation measures	1480	1	5,000.00		
Family-NY054000002	Storm water control	1480	1	5,000.00		
Family-NY054000002	Sidewalk/concrete / asphalt	1480	1	15,000.00		
Family-NY054000002	Landscaping /tree removal/trim/purchase	1480	1	10,000.00		
Family-NY054000002	A/E fee	1480	1	5,000.00		
Family-NY054000002	Stoves/refrigerators	1480	1	3,000.00		
Family-NY054000002	Screen/door replacement	1480	1	20,000.00		
Family-NY054000002	Playground maintenance	1480	1	5,000.00		
Family-NY054000002	Northside Comm. Ctr. Ext. door replace	1480	1	5,000.00		
	<b>TOTAL</b>		<b>TOTAL</b>	<b>737,245.00</b>		

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

<b>Part I: Summary</b>						
PHA Name/Number ITHACA NY054		Locality (City/County & State) Ithaca, Tompkins, NY			Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY 2019	Work Statement for Year 2 FFY 2020	Work Statement for Year 3 FFY 2021	Work Statement for Year 4 FFY 2022	Work Statement for Year 5 FFY 2023
B.	Physical Improvements Subtotal		496,071.50	486,071.50	496,071.50	496,071.50
C.	Management Improvements		20,000.00	30,000.00	20,000.00	20,000.00
D.	Administration		73,724.50	73,724.50	73,724.50	73,724.50
E.	Operations		147,449.00	147,449.00	147,449.00	147,449.00
F.	Total		737,245.00	737,245.00	737,245.00	737,245.00





