

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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>PHA Name: <u>Ithaca Housing Authority (IHA)</u> PHA Code: <u>NY054</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>341</u> (The IHA is currently in the process of converting 36 units to RAD PBV and 70 units will be demolished through Section 18. The project closing is projected for 06/16/2022). Number of Housing Choice Vouchers (HCVs) includes 920 regular Housing Choice Vouchers (HCVs); 113 Family Unification Program (FUP); 15 Emergency Housing Vouchers (EHVs) and 47 Tenant Protection Vouchers (TPVs) = 1,095 HCVs. Total Combined <u>1,436</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. All IHA information including policies is listed on the IHA website and available in the office for review upon request.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>1. Financial Resources was checked yes as the IHA received 15 Emergency Housing Vouchers (EHVs) on 07/01/21 and funding resources increased based on the award. There were no other revisions to the PHA Plan Elements since the previous FY 2021 PHA Annual Plan submission to HUD.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. The IHA will submit to the Field office for review the Deconcentration Plan as applicable.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. (This box is checked no, as the IHA will not be utilizing PBV at the Northside development until after the demolition/rebuild which will not occur prior to 2023/2024. We will however be utilizing RAD PBV assistance at the Southview Gardens and Overlook Terrace developments immediately following closing of the RAD conversion anticipated to take place on 6/16/22).</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <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>Three (3) boxes are checked yes to include the following:</p> <p>(1) Demolition and/or Disposition: Conversion of Southview Gardens and Overlook Terrace Public Housing developments to Project-Based Vouchers (PBV) under RAD, as well as the Northside Development undergoing Section 18 demolition/disposition and rebuild. The Northside Development received 70 Tenant Protection Vouchers (TPV) and the IHA intends to provide 12 Project-Based Vouchers (PBVs) so that the entire development is affordable to low-income families.</p> <p>(2) Conversion of Public Housing to Project-Based Assistance under RAD: The IHA will be converting two (2) properties known as Southview Gardens and Overlook Terrace to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32, REV-2; Joint Notice H-2014-09/PIH-2014-17 and any successor Notices. The IHA received an amended CHAP (NY054000002) HUD Commitment Letter dated 12/21/2021. The initial CHAP was awarded 03/31/2020.</p> <p>(3) Units with Approved Vacancies for Modernization: The IHA will continue to seek approval of vacant units from HUD for the purpose of modernization, infestation, and other building emergencies. The IHA will replace flooring in HUD approved offline units. During 2021-2022 two units were offline (vacant with HUD approval) due to fire and several were offline with HUD approval due to severe infestation issues requiring months of remediation.</p> <p>(4) Mixed Finance Development was not checked as a "new activity" as the conversion has been approved, and is pending closing in FY 2021 (June 2022).</p>

B.3

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

The Executive Director has demonstrated a continued commitment to maintain the IHA's high performing status as an effective, operational PHA. Through the maximization of resources, the IHA is continuing to demonstrate significant progress in meeting the mission and goals identified in the FY 2020-2024 Five-Year Plan, and FY 2021 Annual Plan. All strategies in FY 2022 are consistent with the FY 2020-2024 Five-Year Plan as they are a continuation of efforts and identified objectives.

- More specifically, all activities in FY 2022 will be directed towards continued effective implementation of all management systems, procedures, and the administrative structure of the IHA.
- The IHA will continue to strive toward addressing the needs of the residents through promoted participation, continued involvement and operating in an environment of transparency.

Other specific activities and initiatives slated for FY 2022 include:

- Promote and enhance the image of IHA in our community in order to support HUD-assisted housing opportunities.
- Continue to apply for additional rental vouchers when available.
- Provide voucher mobility counseling.
- For AMP 1, the IHA will continue to substantially reduce its public housing vacancies and will maintain that status.
- For AMP 2, the IHA will continue to purposefully increase its public housing vacancies for tenant relocation purposes under RAD and Section 18.
- Substantially reduced its unit turnaround time and will maintain that status.
- Continue to increase collection efforts and reduce 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 its partnership with the City of Ithaca's Urban Renewal Agency (IURA) and Beverly J. Martin elementary school to extend the Housing for School Success Program which is designed to reduce the high incidence of homelessness among families with children enrolled at BJM Elementary.
- 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.
- Proceed with converting AMP 2 properties known as Southview Gardens and Overlook Terrace to Project-Based Voucher (PBV) under RAD.
- Proceed with converting AMP 2 property known as Northside to Section 18 Demo/Dispo/Rebuild.
- Seek to provide Project-Based Vouchers (PBV) to redeveloped units at Northside that are not covered by Tenant Protection Vouchers (TBV).
- Provide existing Northside tenants with relocation assistance utilizing AMP 2 operating funds and/or AMP 2 operating fund reserves, and/or capital funds.
- 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 Fair Housing and Equal Opportunity (FHEO) and conduct Affirmatively Furthering Fair Housing activities including an analysis of impediments as applicable.
- To support education opportunities to their fullest through publicity of our successful programs.
- To continue to implore a variety of media to increase public awareness including attending future events as a vendor at the annual Senior Living Exposition. The event in FY 2021 and FY 2022 was cancelled due to COVID-19.
- 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.

	<ul style="list-style-type: none"> • 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 through the following initiatives: <ul style="list-style-type: none"> ✓ 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. ✓ Continue to promote increased homeownership opportunities for HCV participants. ✓ 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>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recent HUD Form 50075.2 (5-Year Action Plan) 2021-2025 for FY 20 was approved by HUD in EPIC on October 28, 2021. Activities were included for FY 2022 in the Five Year Action Plan for FY 2021-2025 and will be discussed at the IHA public hearing scheduled for Friday, June 17, 2022.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? The IHA did not have any audit findings in the most recent Audit Report.</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N The IHA will include this information after the RAB meeting scheduled for Thursday, May 12, 2022 <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Will be included before submission of the Plan to HUD</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan. Will be included before submission of the Plan to HUD. The Board Meeting for approval of the FY 2022 Annual Plan is scheduled for Tuesday, June 21, 2022.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>The IHA is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals living in the City of Ithaca. This commitment extends to all housing programs managed or owned by the IHA and to all grant-funded programs provided by the IHA. It is the policy of the IHA to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familial status, or physical/mental disability. The IHA will acknowledge those barriers to fair housing choice identified in the City of Ithaca 2019-2023 Consolidated Plan to include as stated on page 2 of the document, <i>“the opportunities of our community should be accessible to all its residents. Where barriers exist, they should be removed.”</i></p> <p>The IHA recognizes the promotion and exercise of fair housing requires freedom from the impediments of all discriminatory rental, sales, lending and insurance practices, exclusionary zoning, and land use practices, and other forms of barriers to housing choice. The IHA will seek to remediate discrimination in housing through education, training, and outreach. Furthermore, as a reflection of its core values, the IHA is dedicated to providing excellence in housing services that manifests the highest standards of professional integrity and public accountability.</p> <p>Through collaboration with other public and nonprofit agencies and organizations, the IHA will continue to foster residential responsibility and self-sufficiency in the full spirit of all civil rights to affirmatively further fair housing.</p> <p>Fair Housing Goal: To promote fair housing, the IHA will continue to undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or disability.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>To achieve the identified goal, the IHA will:</p> <ul style="list-style-type: none"> • At HUD’s directive, conduct Affirmatively Furthering Fair Housing activities including an analysis of impediments as applicable. • Document the actions taken to address the impediments and maintain records to reflect the actions and the analysis. • Take the necessary and appropriate actions to overcome the effects of those identified impediments. • Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. Improve access to services for persons with limited English proficiency. • Review data analysis to ensure that the waitlist is maintained in a manner that is consistent with the regulations and the approved policies of the IHA.