**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-SM is to be completed annuallyby **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only 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***- APHA 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 PHAthat 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.

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| **A.**  | **PHA Information.** |
| **A.1** | **PHA Name: Ithaca Housing Authority** **PHA Code: NY 054** **PHA Type:** [x]  Small **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): **10/2024** **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units 235. The IHA converted 36 units to RAD PBV, and 70 units will be demolished through Section 18. The project closing was completed on 06/16/2022. The number of Housing Choice Vouchers (HCVs) is 1152 for a combined total of 1387.** **PHA Plan Submission Type:** [x]  Annual Submission [ ] Revised Annual Submission **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 with a copy of their PHA Plans. **The IHA posted the Annual Plan on the website on Friday, May 17, 2024, and it was available at the Main Office located at 800 South Plain Street, Itaca, NY 14850. The public was notified of the availability as a notice was placed in the newspapers of circulation on May 11, 2024. The Resident Advisory Board (RAB) will receive a copy of the Plan prior to the discussion on June 13, 2024.** [ ]  **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)  |
| **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: |  |  |  |  |  |
| **B.** | **Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).  |
| **B.1** | **Revision of Existing PHA Plan Elements. . (NOT DUE AS THE IHA IS A SMALL PHA AND IS NOT SUBMITTING A FIVE-YEAR PLAN).**(a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?Y N [ ]  [ ]  Statement of Housing Needs and Strategy for Addressing Housing Needs. [ ]  [ ]  Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. [ ]  [ ]  Financial Resources. [ ]  [ ]  Rent Determination. [ ]  [ ]  Homeownership Programs. [ ]  [ ]  Substantial Deviation. [ ]  [ ]  Significant Amendment/Modification(b) If the PHA answered yes for any element, describe the revisions for each element(s):(c) The PHA must submit its Deconcentration Policy for Field Office Review. |
| **B.2** | **New Activities*.*****. (NOT DUE AS THE IHA IS A SMALL PHA AND IS NOT SUBMITTING A FIVE-YEAR PLAN).** (a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?  Y N [ ]  [ ]  Hope VI or Choice Neighborhoods. [ ]  [ ]  Mixed Finance Modernization or Development. [ ]  [ ]  Demolition and/or Disposition. [ ]  [ ]  Conversion of Public Housing to Tenant Based Assistance. [ ]  [ ]  Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. [ ]  [ ]  Project Based Vouchers.[ ]  [ ]  Units with Approved Vacancies for Modernization.[ ]  [ ]  Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).(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. |
| **B.3** | **Progress Report.** **. (NOT DUE AS THE IHA IS A SMALL PHA AND IS NOT SUBMITTING A FIVE-YEAR PLAN).** Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan. |
| **B.4** | **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.**. (NOT DUE AS THE IHA IS A SMALL PHA AND IS NOT SUBMITTING A FIVE-YEAR PLAN).**  |
| **B.5** | **Most Recent Fiscal Year Audit**. **. (NOT DUE AS THE IHA IS A SMALL PHA AND IS NOT SUBMITTING A FIVE-YEAR PLAN).** 1. Were there any findings in the most recent FY Audit?

Y N [ ]  [ ]  1. If yes, please describe:
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|  | **Plan Elements Submitted All Other Years (Years 1-4).** Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.  |
| **B.1**  | **New Activities**(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?  Y N [ ]  [x]  Hope VI or Choice Neighborhoods. [ ]  [x]  Mixed Finance Modernization or Development. [ ]  [x]  Demolition and/or Disposition. [ ]  [x]  Conversion of Public Housing to Tenant-Based Assistance. [ ]  [x]  Conversion of Public Housing to Project-Based Assistance under RAD. [x]  [ ]  Project-Based Vouchers.[x]  [ ]  Units with Approved Vacancies for Modernization.[ ]  [x]  Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).(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.**Two (2) boxes are checked yes to include the following:** 1. **Project Based Vouchers. The IHA will be utilizing PBV at the Northside development as buildings open, which began in 2024 and continue until 2025.**
2. **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. Several other units (HUD-approved) are offline due to severe infestation issues requiring months of remediation.**

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. **As a part of the IHA’s Section 18 Demolition/Disposition/Rebuild approval which closed on June 16, 2022, the IHA is providing assistance to 82 Project Based Units located at the Northside Apartments. The Northside apartments are located at 510-530 Madison Street, 503-621 Hancock Street, 118-130 Morris Ave, 216-312 Third Street, 202-311 Fourth Street and 107-141 Fifth Street in the City of Ithaca. By Project- basing these units, the IHA can guarantee that the units will remain affordable and available to the neediest population of families at or below 60% AMI which is consistent with the PHA Plan.**1. The PHA must submit its Deconcentration Policy for Field Office Review. The IHA does have a deconcentration policy but is exempt from this requirement based on the following**.  Subpart( § 903.2) with respect to admissions, states what a PHA must do to deconcentrate poverty in its developments, does not apply to the following public housing developments:  ii) Public housing developments operated by a PHA which house only elderly persons or persons with disabilities, or both. The IHA only has one (1) AMP, two (2) buildings that are designated elderly/disabled and therefore is exempt from this requirement.**
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| **B.2** | **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) 2023-2027 that included FY 2023 CFP was approved by HUD in EPIC on 05/01/2023. If the Five-Year Plan (2024-2028) is approved before the PHA submission date of the Annual Plan in July 2024, the date of that Five Year Plan will be provided as it will be the most current. This information was available for review and discussion at the public hearing. The IHA publicized the public hearing that will be held on Tuesday July 2, 2024, as required.**  |
| **C** | **Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years. |
| **C.2** | **Certification by State or Local Officials.** [Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *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.**See Attachment C.2 will be signed prior to submission by Anisa D. Mendizabal, Community Development Planner.**  |
| **C.3** | **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. **See Attachment C.3 will be signed by the Executive Director and Board Chair after the FY 2024 Annual Plan is approved at the Tuesday, July 16, 2024, Board of Commissioners Meeting.**  |  |
| **C.4** | **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.1. Did the public challenge any elements of the Plan?

Y N [ ]  [ ]    If yes, include Challenged Elements. |  |
| **D.** | **Affirmatively Furthering Fair Housing (AFFH).**  |  |
| **D.1** | **Affirmatively Furthering Fair Housing.****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**.**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, “*the opportunities of our community should be accessible to all its residents. Where barriers exist, they should be removed.”*** **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. 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.**

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| 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. |
| *Describe fair housing strategies and actions to achieve the goal* To achieve the identified goal, the IHA will: * According to 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.
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