

B.	<p>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).</p>
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities. (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 <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input 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>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
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.</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe:</p>
<p>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.</p>	
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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) 2025-2029 that included the 2026 Capital Fund Program (CFP) was approved by HUD in EPIC on 12/05/2025. This referenced Plan is the most current HUD-approved document.		
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.		
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (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. The IHA will attach the Resident Advisory Board (RAB) comments when received at the scheduled meeting to be held on June 16, 2026. Attending the RAB meeting will be the Executive Director, Operations Manager and five (5) resident representatives.		
C.2	Certification by State or Local Officials. <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>		
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>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</i>		
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. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/> If yes, include Challenged Elements. The IHA will hold a public hearing on June 17, 2026. Any comments received will be noted.		
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. <table border="1" data-bbox="162 1606 1534 2020"> <tr> <td data-bbox="162 1606 1534 1680"> Fair Housing Goal: The IHA will undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability. </td> </tr> <tr> <td data-bbox="162 1680 1534 2020"> <u>Describe fair housing strategies and actions to achieve the goal</u> 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. 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 </td> </tr> </table>	Fair Housing Goal: The IHA will undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status or disability.	<u>Describe fair housing strategies and actions to achieve the goal</u> 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. 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
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commitment extends to all housing programs managed and/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, sexual orientation, or physical/mental disability or limitation. The IHA will acknowledge those barriers to fair housing choice identified in the City of Ithaca 2024-2028 Consolidated Plan to include as stated on page 2 and 3 of the document, “the opportunities of our community should be accessible to all its residents. Where barriers exist, they should be removed.” The IHA FY 2025-2029 Five Year Plan was reviewed for ascertaining the activities the IHA will utilize to promote Fair Housing Initiatives. 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.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: NY054-Ithaca Housing Authority Form HUD-50075-SM (Form ID - 4537) printed by Brenda Westfall in HUD Secure Systems/Public Housing Portal at 04/20/2026 04:11PM EST