

**Streamlined Annual  
PHA Plan  
(HCV Only PHAs)**

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

OMB No. 2577-0226  
Expires 02/29/2016

**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-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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 and 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>Harrisonburg Redevelopment &amp; Housing Authority</u> PHA Code: <u>VA-014</u>            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01-2018</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Housing Choice Vouchers (HCVs) <u>836</u>            PHA Plan Submission Type: <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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <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	Lead HA:																													
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<b>B. Annual Plan.</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 Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.  <input type="checkbox"/> <input type="checkbox"/> Rent Determination.  <input type="checkbox"/> <input type="checkbox"/> Operation and Management.  <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.  <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.  <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.  <input type="checkbox"/> <input checked="" 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):  <b>See attached below.</b></p>
<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? Y N Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.  <b>See attached below.</b></p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.4</b>	<p><b>Civil Rights Certification</b>  Form HUD-50077 <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations.</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b>  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.</p>
<b>B.6</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.  <b>See attached below.</b></p>
<b>B.7</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" 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>

**B.1 Housing Needs and Strategies to address Housing Needs.**

No significant deviations from the last year's submission. The Harrisonburg Redevelopment and Housing Authority (HRHA) has identified through its independent market analysis a need for increase homeownership and housing for the special needs population(homeless, elderly, persons with disabilities). These will continue to be the priority activities for the coming year.

In partnership with the City of Harrisonburg, and other community stakeholders, HRHA is currently in the process of developing a homeownership program which will target the low/moderately low income individuals. Currently, this plan focuses on working with larger organization stakeholders, such as James Madison University and local governments, to cultivate employer assisted homeownership programs within their organization, as well as coordinating with representatives from the City and County governments to identify blighted properties, designated for low-moderate income rental or homeownership. In pursuit of these homeownership initiatives, HRHA will continue its preference for intellectual disabled and developmental delayed disabled consistent with its HUD approval in 2015.

HRHA is a collaborative partner with the City of Harrisonburg in submitting its joint 5 Year Affirmative Furthering Fair Housing Plan. This will modify some of the Authority's strategies to addressing housing needs including prioritizing a homeownership program for the low/moderately-low income, housing for the special needs (homeless, elderly, persons with disabilities), and increase fair housing outreach activities.

HRHA continues to serve families and individuals in the low to extremely low income range through the Authority's Section 8 Housing Choice Voucher (HCV) program, which currently provides 836 housing assistance vouchers. For further information, view the waitlist statistics chart (Housing Needs of Families on the Waiting List) below.

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of households	% of total households	Annual Turnover
Waiting list total (06/30/2015)	761		97 (7/1/16 to 6/30/17)
Extremely low income <=30% AMI	652	85.68	
Very low income (>30% but <=50% AMI)	80	10.51	
Low income (>50% but <80% AMI)	26	3.42	
Households with children	409	53.75	
Elderly households	107	14.06	
Households with Disabilities	200	26.28	
Race – White	497	65.31	
Race - African American	203	26.68	
Race – Other	61	8.02	
Ethnicity – Hispanic	143	18.80	
Ethnicity – Non-Hispanic	611	80.29	

Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list opened (select one)?  No  Yes

If yes:

How long has it been opened (# of months)? 14 months (since June, 2016)

Does the PHA expect to close the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  Yes (Only for Family Unification Program households, referred by the Department of Social Services, and Non-Elderly Disabled Program households, referred by the Community Services Board or Valley Associates for Independent Living, transitioning from institutions into the community.)

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Annual Plan for Fiscal Year: 2018

5 Year Plan: 2014-2019

## **B.2 New Activities**

To address the housing for the families and individuals in the low to moderate income bracket, HRHA will work with the City of Harrisonburg and Rockingham County government representatives to identify and obtain blighted properties within HRHA's jurisdiction. Any properties considered will be evaluated against the Agency's AFH Plan and their location, seeking places located in designated opportunity neighborhoods. These properties will either be used for affordable homeownership or rental housing.

As part of HRHA's commitment to community development, the Agency will work with large companies and organizations with the area to create employer assisted homeownership programs. This initiative will serve both the Harrisonburg/Rockingham County community, by boosting homeownership and community in opportunity neighborhoods, and the organizations, through stronger employee retention. HRHA is currently in discussion with a few key organizations to create a workable model for interested parties in our area and will continue developing this project in the coming year.

HRHA is partnering with other community organizations to host a fair Housing training and outreach event. This event is tentatively scheduled for the fall of 2017.

## **B.3 Most Recent Fiscal Year Audit**

No audit findings were identified in the 2016 audit.

## **B.6 Progress Report**

In addition to serving as the Lead Agent for the Southern Planning Group of the Harrisonburg, Winchester/Western Virginia Continuum of Care (VA-513), Lead Agent for the CoC's HMIS grant, as well as the Lead Agent for the CoC's VHSP grant from Virginia DHCD, the following:

### **1. Promote Adequate and Affordable Housing**

- HRHA, in collaboration with local governments and organizations, has embarked on cultivating homeownership assistance programs for low to moderate income families and individuals in the Agency's jurisdiction. Following an initial meeting of stakeholders on July 28, the Agency will lead the process in developing a final plan for the employer assisted homeownership and acquisition of blighted properties, for rental and homeownership, initiatives and work to begin implementation on July 1, 2018.
- Received certificate of occupancy in January 2016 and full lease up of the units in May 2016 of Commerce Village, a 30 unit permanent supportive housing project for chronically homeless individuals. Commerce Village received the Governor's Housing Conference award for Best Affordable Housing Project in November 2015.
- Harrisonburg RHA and the Martinsburg Veterans Administration Medical Center continue its partnership of coordination of housing and services for 15 veterans at Commerce Village. This partnership continues to be very successful with high utilization and lease up of the VASH vouchers. The property manager related of a very high success rate with all the veterans successfully transitioning into the housing. HRHA is continuing its MOU with the Harrisonburg Rockingham Community Services Board to provide peer support services for all residents at Commerce Village.

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Annual Plan for Fiscal Year: 2018

5 Year Plan: 2014-2019

- As the lead agency for the Western Virginia Continuum of Care, the Authority led the 2017-2018 grant application process which resulted in a Virginia Homeless Solutions grant award of \$1.2 million dollars for prevention, rapid rehousing, shelter, HOPWA, Centralized Intake, and planning activities. As the lead agent for the Western Virginia Continuum of Care Homeless Management Information System, HRHA was awarded \$84, 072 in 2016 Continuum of Care grant application process. Significant leadership transition within the CoC has resulted in the need to look at capacity building, development of a new systems model which addresses sustainability and alignment of activities to address new performance and community indicators.

## **2. Promote Self-Sufficiency for Residents**

- Since 1993, the Authority has operated a Housing Choice Voucher Family Self-Sufficiency Program and a Franklin Heights program (project base housing) since its establishment in 2007. HRHA supports the operations for the Family Self-Sufficiency Program through funds from the Housing Choice Voucher program and the Franklin Heights operating income. Program outcomes from January 1, 2017 to August 2017:
  - 29 participants in the Housing Choice Voucher program and 64 participants in the Franklin Heights program;
  - 14 participants (9 Franklin Heights and 5 Housing Choice Voucher) successfully graduated and earned escrow,
  - 5 (2 Franklin Heights and 3 Housing Choice Voucher) participants become homeowners;
  - 83 (57 in Franklin Heights and 26 in Housing Choice Voucher) became employed or increased their earning wage,
  - 3 (2 Franklin Heights and 1 Housing Choice Voucher) participants earned their GED, and
  - 2 (1 Franklin Heights and 1 Housing Choice Voucher) participants earned their Associates Degree or LPN.
- HRHA's FSS staff conducted meetings with JC Penny Management to work on creating a Back to School Drive initiative to support families in the Franklin Heights program in obtaining school supplies for their children.
- HRHA's FSS staff presented a presentation about the program to the Ladies Group of Light House in Luray in July 2016. Following the presentation, the Ladies Group of Light House agreed to be a sponsor during the Christmas Present Drive in December, to collect presents for children in the Franklin Heights program.
- The Authority continues its focus on the connection between education and affordable housing with a goal to assist all youth residing in Authority-owned housing to achieve a 3<sup>rd</sup> grade reading level.
- HRHA received an HUD Service coordinator award of \$65, 122 for the JR Polly Lineweaver and Lineweaver residents (120 units' elderly and persons with disabilities housing). The funds are used to pay for a fulltime service coordinator from the Valley Association of Independent Living and half time position service coordinator from the Valley Program for Aging.

## **3. Revitalization of Communities**

- In December 2016, HRHA and the City of Harrisonburg received HUD's approval of its jointly submitted 5 year Affirmatively Furthering Fair Housing plan. The Authority and the City will continue to partner to address the goals established within the plan.

- In July 2017, HRHA initiated renovation activities for the leasing of space within the Bridgeport building for the Harrisonburg Rockingham Social Services department. Scheduled completion is targeted for January 2018.