

Proposed Annual Plan-public comment open until 10/5/11
 send comments to wongway@harrisonburgrha.com

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| PHA 5-Year and Annual Plan | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 4/30/2011 |
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| 1.0 | PHA Information PHA Name: Harrisonburg Redevelopment and Housing Authority (HRHA) PHA Code: VA 014 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2012 | | | | |
| 2.0 | Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: None Number of HCV units: 843 | | | | |
| 3.0 | Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only | | | | |
| 4.0 | PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) | | | | |
| | Participating PHAs | PHA Code | Program(s) Included in the Consortia | Programs Not in the Consortia | No. of Units in Each Program |
| | PHA 1: | | | | PH HCV |
| | PHA 2: | | | | |
| | PHA 3: | | | | |
| 5.0 | 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. This form is the report for Year 3 of the 5-Year period. | | | | |
| 5.1 | Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: N/A. This form is the report for Year 3 of the 5-Year period. See Mission Statement attached to 5 Year and Annual Plan 2010-2014, versions 1 and 2 filed 10/14/09 and 6/30/10, respectively. | | | | |
| 5.2 | Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. N/A. This form is the report for Year 3 of the 5-Year period. See Goals and Objectives attached to 5 Year and Annual Plan 2010-2014, versions 1 and 2 filed 10/14/09 and 6/30/10, respectively. | | | | |
| 6.0 | PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: HRHA has revised its Administrative Plan for the Housing Choice Voucher Program, the Admissions and Continued Occupancy Policies for Franklin Heights, LLC, as well as J.R. "Polly" Lineweaver and the Lineweaver Annex. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The HRHA Annual PHA Plan is available for public review and inspection at the main administrative/business and development management offices of HRHA (286 Kelley Street, Harrisonburg) as well as its website, www.harrisonburgrha.com. | | | | |
| 7.0 | Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Project Based Vouchers: HRHA purchased 25 units of 3 and 4 bedroom housing and submitted a proposal to project-base 25 of its HCVs for the units known as The Forkovitch Properties. These properties are distributed through 9 buildings located on scattered sites in the northwest section of Harrisonburg in close proximity to HRHAs recently renovated 104 units of project-based housing known as Franklin Heights LLC. | | | | |
| 8.0 | Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A | | | | |
| 8.1 | Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A | | | | |

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| 8.2 | Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A |
| 8.3 | Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A |
| 9.0 | Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (See Attachment 9) |

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| 9.1 | <p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>To address local housing needs, HRHA will continue to seek additional resources, maintain and create new partnerships and proactively address gaps in the local housing continuum through partnerships and collaborations. A new housing market study has been ordered to address the data needs for current rental market and trends data. Initiatives include: 1) Partner with community organizations to research and plan for a Permanent Supportive Housing project (30-60 units) to serve families and chronically homeless individuals in Harrisonburg-Rockingham County, Virginia; 2) Apply to HUD for authorization to become a Moving to Work organization which will allow it the flexibility to align with the Work Force Investment Board; and 3) Revise and update its Affirmative Fair Housing Marketing Plan including developing a Fair Housing training event with the City of Harrisonburg. Upon designation as a Moving to Work organization, everyone except the elderly and/or disabled will be required to participate in self-sufficiency activities.</p> <p>HRHA will continue its partnership with the City of Harrisonburg on projects which specifically address blight or provide economic benefits to residents. HRHA will continue its emphasis on housing for the elderly, persons with disabilities and the homeless and look at the possible development of housing specific projects (senior and single room occupancy). In 2012 HRHA will collaborate with Rockingham County to initiate the Indoor Plumbing Rehabilitation Program.</p> |
| 10.0 | <p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Activities in 2011 have addressed on-going concerns with decreasing federal funding, managing the Housing Choice Voucher Program within its funding allocation, and work on the Forkovitch Property renovation (to be completed by November 2011). Renovations and improvements will improve the appearance of the neighborhoods as well as discourage vandalism and unlawful gatherings, improve energy performance and lower utility costs for residents, fit out the buildings for a 20-year maintenance cycle, and increase the stock of units accessible to the disabled and elderly.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>A significant amendment of substantial deviation/modification to the 5 year or annual plan will involve either a policy change which affects the admission or continued occupancy of participants to housing programs or a fiscal change which is greater than \$100,000.00.</p> |
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| <p>11.0</p> | <p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attached</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) N/A</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) N/A</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) N/A</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. N/A HRHA does not have any Public Housing Units. It is a Project-Based Voucher Program.</p> <p>(g) Challenged Elements N/A</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) N/A</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) N/A</p> |
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HUD-50075 Item 9.0 Housing Needs (HCV)

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> Section 8 tenant-based assistance | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/sub-jurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total (08/03/2011) | 223 | | 168 |
| Extremely low income <=30% AMI | 153 | 68% | |
| Very low income (>30% but <=50% AMI) | 66 | 30% | |
| Low income (>50% but <80% AMI) | 4 | 2% | |
| Families with children | 179 | 80% | |
| Elderly families | 4 | 2% | |
| Families with Disabilities | 3 | 1% | |
| Race - White | 175 | 79% | |
| Race - African American | 39 | 18% | |
| Race - Other | 9 | 4% | |
| Ethnicity - Hispanic | 57 | 26% | |
| Ethnicity - Non-Hispanic | 166 | 74% | |
| | | | |
| 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 closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| If yes: | | | |
| HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 10 MONTHS (SINCE OCTOBER 2010) | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? | | | |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Only for Family Unification Program households and Non-Elderly Disabled Program households transitioning from institutions into the community.) | | | |