

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 8/30/2011**

1.0	PHA Information PHA Name: <u>Harrisonburg Redevelopment and Housing Authority</u> PHA Code: <u>VA-014</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01-2016 v.1</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>None</u> Number of HCV units: <u>843</u>				
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. <u>N/A - See Mission Statement attached to 5 Year and Annual Plan 2015-2019 v.1 filed October 24, 2014.</u>				
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: <u>N/A (Above)</u>				
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. <u>N/A (Above)</u>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. <u>Attachment 6.0</u>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <u>Attachment 7.0</u>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <u>N/A</u>				
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. <u>N/A</u>				
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. <u>N/A</u>				
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. <u>N/A</u>				
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. <u>Attachment 9.0</u>				

9.1	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. N/A - HRHA is a Section 8 only and High Performing PHA (See Attachment 9.1 with the 5-Year Plan submitted October 2014.)
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. <ul style="list-style-type: none"> (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. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Attachment 10
11.0	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. <ul style="list-style-type: none"> (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 (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) N/A (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) N/A (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) N/A (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A (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 (g) Challenged Elements N/A (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) N/A (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) N/A

Item 6 (a):

Harrisonburg RHA requested and received HUD's approval to add a preference to its Housing Choice Voucher (HCV) Admissions and Continued Occupancy Policies (ACOP) for persons with Intellectual Delayed and Developmental Delayed disability. This is a time specific preference established in support of the Commonwealth of Virginia's initiative to address the Olmstead ruling and subsequent Justice Department settlement.

HRHA also proposes a 14 day calendar period for waiting list participants to respond to requests for occupancy, reducing its minimum rent for tenants to \$ 50.00 monthly and HCV participants as well as an increase from 30 to 45 days the period of time for settlement of the security deposit for possible damages to the unit.

Item 6(b):

Version 1 of the HRHA Annual PHA Plan for FY 2016 is available for public review and inspection at the main administrative office of HRHA (286 Kelley Street, Harrisonburg, Va 22802) as well as its website, www.harrisonburgrha.com.

Item 7:

Homeownership: An Affordable Housing initiative is in the research and development stage for a launch in July 2016.

Project-based Vouchers: HRHA is in the process of constructing a 30 unit Permanent Supportive Housing project, Commerce Village (CV), for the chronically homeless and medically vulnerable in Harrisonburg. Construction completion and lease-up are anticipated for the end of October, 2015. A minimum of 15 and maximum of 30 units of the CV project will use Project-based Vouchers. HRHA has received the approval of the Richmond Field Office for the Project Basing Proposal for Commerce Village, LLC, a component unit of the Harrisonburg Redevelopment and Housing Authority. The LLC was the only respondent to the Authority's RFP Solicitation. HRHA finalized the Environmental and Subsidy Layering Reviews for the project, with the assistance of the Richmond Field Office, in December 2014.

VASH Project-based Vouchers: HRHA is planning to apply for project-based VASH vouchers to address the needs of homeless veterans within the City of Harrisonburg and Rockingham County. HRHA will apply for 15 vouchers to project-base at Commerce Village.

Item 8 – 8.3: N/A

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 households	% of total households	Annual Turnover
Waiting list total (06/30/2015)	746		76 (7/1/14 to 6/30/15)
Extremely low income <=30% AMI	599	80.29	
Very low income (>30% but <=50% AMI)	115	15.42	
Low income (>50% but <80% AMI)	30	4.02	
Households with children	454	60.86	
Elderly households	51	6.84	
Households with Disabilities	195	26.14	
Race – White	487	65.28	
Race - African American	197	26.41	
Race – Other	62	8.31	
Ethnicity – Hispanic	127	17.02	
Ethnicity – Non-Hispanic	619	82.98	
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)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been opened (# of months)? 7 months (since December 8, 2014)			
Does the PHA expect to close the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input 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, 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.)			

Item 9.1:

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 market through partnerships and collaborations. It will continue its leadership role in the Continuum of Care (VA-513).

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).

Report on Progress:
Goals and Objectives Contained in
FY 2015-2019 Five Year Plan

In addition to serving as the Lead Agent for the Southern Planning Group of the Harrisonburg, Winchester/Western Virginia CoC (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

- Closed on the +\$4M plan in December 2014 for the PSH project, Commerce Village, for chronically homeless and medically vulnerable. The construction phase is under roof and project completion and lease up is anticipated for the end of October 2015.
- Harrisonburg RHA is updating its Housing Study to reflect the current demographics and housing needs within the City of Harrisonburg and Rockingham County. The report will be used for planning purposes and should be available approximately October 2015.
- The Mayor of the City of Harrisonburg recently signed off on the Governor's Challenge to house the homeless veterans in the City. The Authority, as the lead agent has identified 37 veterans within the HMIS system needing housing. The Authority is currently applying for 30 project-based VASH vouchers to assist in housing the identified veterans.

2. Promote Self-Sufficiency for Residents

- Ongoing participation in the HCV Family Self-Sufficiency Program since receiving its first funding award in 1993. More than 100 people who get HRHA subsidized housing are enrolled in the program.
- Partnered with City and other local organizations to jointly sponsor a Hunger and Homelessness symposium in March 2015 for citizens at large, Authority tenants, clients of community shelters and others.
- Effective July 1, 2014, the Authority adopted a smoke-free policy for all of its 249 units of subsidized, affordable housing and its Administrative Office(s).
- In June 2015, HRHA signed a Memorandum of Understanding with the Virginia STEAM (Science, Technology, Engineering, and Applied Mathematics) Academy for youth access into an

annual summer training session. The Board approved sponsorship of three youth annually to attend.

- The Authority repositioned one of its two Family Self Sufficiency staff to focus on the connection between education and affordable housing with a goal to assist all youth residing in Authority-owned housing to achieve a 3rd grade reading level.

3. Revitalization of Communities

- The Harrisonburg Redevelopment and Housing Authority Board of Commissioners approved the development of a neighborhood revitalization program that focuses on creation of a public employee homeownership assistance program as well as an acquisition and renovation of blighted properties program for affordable rental or homeownership within the City of Harrisonburg. Tentative program implementation target is July, 2016

HUD-50075 **Item 10(b)** VA-014 -
Annual Plan for Fiscal Year 2016

A significant amendment and 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.