

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
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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	PHA Name: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
<p>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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint 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
	Lead HA:				

B. Annual Plan.	
B.1	<p>Revision of PHA Plan Elements.</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 type="checkbox"/> 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"/> 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 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>
B.2	<p>New Activities</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.</p> <p><input 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.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>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.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(a) 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 launched a home buyer assistance program which will target the low-and-moderate (LMI) income individuals, beginning July 1, 2018. Through a CDBG grant and HRHA funds, this HBA program will provide down payment and closing cost assistance to LMI individuals and households purchasing a home in the City of Harrisonburg. Along with providing financial assistance, the HBA program will offer assistance on improving income and credit, connect clients to VHDA's homeownership class, and support a website dedicated to providing homeownership and housing information for area individuals and families. 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 LMI individuals and families, housing for the special needs (homeless, elderly, persons with disabilities), and increase fair housing outreach activities. HRHA staff participate in fair housing trainings annually, to stay up to date with new information and requirements.

HRHA is also in the pre-development phase of constructing 3 additional units to address the needs of homeless individuals seeking housing. In 2016, HRHA constructed 30 units in the Commerce Village complex for individuals struggling with chronic homelessness, but with a 17% increase in homelessness from the 2017 to 2018 Point-in-Time count, it is clear that additional housing opportunities for those struggling with homelessness in the Harrisonburg Community is needed.

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 843 housing assistance vouchers. This past year, in reviewing the waitlist numbers (starting at 1,400 at the close of the application period and coming down to 600 following a series of purge letter responses), it became clear that the demand for housing assistance is high in the Harrisonburg-Rockingham County area. In anticipation of opening the waitlist later this year, and recognizing the high interests from members of the community to receive housing assistance, HRHA submitted an application to increase the number of Mainstream Vouchers up to 125 additional vouchers. Currently the review process for this voucher application is still underway. 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 (06/30/2018)	703		165 (7/1/17 to 6/30/18)
Extremely low income <=30% AMI	565	80.37	
Very low income (>30% but <=50% AMI)	92	13.09	
Low income (>50% but <80% AMI)	35	4.98	
Households with children	390	55.48	
Elderly households	41	5.83	
Households with Disabilities	189	26.88	
Race – White	470	66.86	
Race - African American	178	25.32	
Race – Other	55	7.82	
Ethnicity – Hispanic	151	21.48	
Ethnicity – Non-Hispanic	545	77.52	

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)? (Closed on January 2018)

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.)**

HUD-50075 HCV VA-014

Annual Plan for Fiscal Year: 2019

5 Year Plan: 2014-2019

B.2 New Activities

To address the housing issues for the families and individuals facing homelessness and/or are eligible for the Family Unification Program (FUP) voucher, HRHA will construct three, project-based units on Gay Street in Harrisonburg. Pre-development discussions are currently underway and HRHA plans to select a contractor and design by the end of 2018, to begin construction in early 2019. HRHA projects these three units will be available for residents by fall of 2019.

As part of HRHA's commitment to community development, the Agency is partnering with the City of Harrisonburg to provide a homebuyer assistance program. This initiative will serve the City of Harrisonburg community, by boosting homeownership and community in neighborhoods throughout the city, as well as providing resources on homeownership. The program official launched on July 1, 2018.

Following the results from the annual Point-in-Time count and looking at the data over the past few years, HRHA updated the HCV Administrative Plan in August 2016 to include administrative preference for those individuals and families who are homeless or housed in substandard living conditions. HRHA also updated its project-based voucher program to comply with the rental assistance guidelines for HOPWA recipients.

B.3 Most Recent Fiscal Year Audit

No audit findings were identified in the 2017 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, 2017, the Agency launched its Home Buyer Assistance Program, to provide down-payment and closing cost assistance to eligible LMI households for homes purchased in the City of Harrisonburg, on July 1, 2018.
- HRHA will construct three, project based units for households facing homelessness and/or are eligible for the FUP program. Pre-development began in late spring of 2018 with plans to begin construction in late 2018. HRHA plans to complete construction and place residents in the units by mid-2019.
- 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.
- HRHA 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.

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Annual Plan for Fiscal Year: 2019

5 Year Plan: 2014-2019

HRHA is continuing its MOU with the Harrisonburg Rockingham Community Services Board to provide peer support services for all residents at Commerce Village.

- As the lead agency for the Western Virginia Continuum of Care, the Authority led the 2018-2019 grant application process which resulted in a Virginia Homeless Solutions grant award of \$1 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, 2018 to June 30, 2018:
 - 30 participants in the Housing Choice Voucher program and 67 participants in the Franklin Heights program;
 - 1 Housing Choice Voucher successfully graduated and earned escrow,
 - 75 (55 in Franklin Heights and 20 in Housing Choice Voucher) became employed or increased their earning wage,
 - 2 high school students in FSS households received Virginia Association of Housing and Community Development Officials (VAHCDO) scholarships for college this fall,
 - 1 Housing Choice Voucher participants earned their GED, and
 - 16 (3 Franklin Heights and 13 Housing Choice Voucher) participants are enrolled in or completed ESL classes.
- 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 for the fall of 2017. Due to the outpouring of backpack donations, the FSS program received an additional 80 backpacks to distribute to eligible families for the 2018-2019 school year.
- 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 3rd grade reading level.
- HRHA received an HUD Service coordinator award of \$66, 107.18 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. This project was completed in January 2018.