

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 type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01-2015 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 checked="" type="checkbox"/> 5-Year and Annual Plan <input 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
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
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>Attachment 5.1</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>Attachment 5.2</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. Attachment 9.1
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. (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

HUD-50075 Item 5.1 and 5.2

**5 Year Goals
Harrisonburg Redevelopment and Housing Authority
2015-2019**

Mission Statement:

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community.

Goals and Objectives:

1. Promote Adequate and Affordable Housing

- a. Create and expand access to decent, safe and affordable rental housing including partnership with the City of Harrisonburg to establish a Home-Ownership Center with access to appropriate training opportunities
- b. Improve the management, accountability and physical quality of subsidized housing programs
- c. Improve housing opportunities for the elderly, persons with disabilities and the homeless
- d. Provide a leadership role in the Harrisonburg, Winchester/Western Virginia Continuum of Care (VA-513) and work with participating agencies to address gaps or needs in the local housing continuum
- e. Expand use of technology to improve quality of services and increase efficiencies
- f. Partner with City of Harrisonburg on Fair Housing programs and activities

2. Promote Self-Sufficiency for Residents

- a. Continue programs that foster economic growth
- b. Promote initiatives that encourage healthy living and lifestyles and access to medical care
- c. Pursue additional partnerships and resources that assist residents in achieving self-sufficiency including partnership with the City to provide a temporary ramp program to enable persons with disabilities and the elderly to have accessible housing
- d. Develop and implement youth programs to encourage success in schools and self-sufficiency

3. Revitalization of Communities

- a. In Partnership with the City of Harrisonburg, identify and develop solutions to specific redevelopment initiatives that address blight and blighted conditions or promote economic opportunities for its residents
- b. Improve neighborhoods through renovation initiatives with residential developments

- c. Develop mixed income and mixed use communities that incorporate transportation centers
- d. Identify and obtain additional resources to assist in community revitalization
- e. Participate in the development of a designated Non-Profit Center for neighborhood and community support of non-profits to maintain tenants in adequate and affordable housing
- f. Promote and encourage the use of EarthCraft and LEED building techniques

Item 6 (a):

HRHA has updated its Admissions and Continued Occupancy Plan(s) in accordance with the enhanced protections found in VAWA 2013, for the Smoke-Free Policy which went into effect July 1, 2014, and changes to the Franklin Heights, LLC Lease agreement for the Late Rent Charge and addendums for the Smoke-Free Policy and VAWA protections (relevant sections attached).

Item 6(b):

Version 1 of the HRHA 5-Year and Annual PHA Plan for FY 2015 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:

Project-based Vouchers: HRHA is in the process of beginning construction of a 30 unit Permanent Supportive Housing project, Commerce Village (CV), for the chronically homeless and medically vulnerable in Harrisonburg. 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 is in the process of finalizing the Subsidy Layering Review for the project with the assistance of the Richmond Field Office.

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 (06/30/2014)	115		41 (7/1/13 to 6/30/14)
Extremely low income <=30% AMI	80	77.67	
Very low income (>30% but <=50% AMI)	21	20.39	
Low income (>50% but <80% AMI)	2	1.94	
Households with children	75	72.82	
Elderly households	5	4.85	
Households with Disabilities	2	1.94	
Race – White	66	64.08	
Race - African American	34	33.01	
Race – Other	3	2.91	
Ethnicity – Hispanic	23	22.33	
Ethnicity – Non-Hispanic	80	77.67	
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)? 17 Months (Since February 2013)			
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, 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 2010-2014 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) and Lead Agent for the CoC's HMIS grant, the following:

1. Promote Adequate and Affordable Housing

- Purchased, rezoned and leased a home in 2010 to be used as a boarding house to provide affordable housing to aid the homeless. This program was designed and run by two nonprofit groups in the community.
- Completed \$9M renovation of 32 Units of 2, 3 and 4-bedroom duplexes (Franklin Heights) which ended the citywide initiative to renovate 100 low-income rental units owned by the Authority. In November 2010, this project was awarded the "Best Housing Development" certificate at the Governor's Housing Conference in Richmond.
- Completed \$2.4M purchase and restoration in 2012 of 25 units of 3 and 4 bedroom affordable housing (Forkovitch Properties).
- Completed a \$1M renovation to its J.R. "Polly" Lineweaver Apartments in 2012 including the upgrade of all heating and air conditioning units.
- Installed solar panels (\$92,000) at its Lineweaver Apartments to save on electricity costs for the Authority as well as tenants. At the time of installation in 2013, it was believed to be the first solar photovoltaic system at a public housing project in the state.
- Partnered with City and other local organizations to jointly sponsor annual fair housing training workshops for Realtors, contractors, tenants, landlords, housing professionals, City staff and others. The most recent fair housing training event was held in May 2014.
- Ongoing development of +\$3M plan for the PSH project, Commerce Village, for chronically homeless and medically vulnerable. In the process of going to closing in 2014 for the construction phase.
- Upgraded the Authority's tenant management software in 2014 and purchased tablets for use by maintenance staff so that management of tenant work orders can be more efficient.

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.
- Served as Lead Agency in the development of the Harrisonburg-Rockingham County Ten Year Plan to End Homelessness in 2010. The Plan aims to end and prevent homelessness, promote self-sufficiency and encourage personal responsibility.
- Assisted the Harrisonburg Community Health Center in building a \$3.5M facility in 2010 which tripled its available space from 4,000 to 12,000 square feet.
- Partnered with City and other local organizations to jointly sponsor annual job fairs in 2013 and 2014 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).

3. Revitalization of Communities

- In 2010, HRHA approved a 20 – year lease of a building acquired by the Authority in 2005 as a children’s museum in downtown Harrisonburg. Under the lease agreement, the City was to pay the annual debt service on the outstanding loan for renovation costs. A possible benefit of the collaboration between the Authority, the City and the Museum was as an economic revitalization tool.
- Transferred the Lucy F. Simms Continuing Education Center to the Harrisonburg Parks and Recreation Department in 2010. HRHA had completed the \$5.5M renovations of the historic Simms Center in 2005 but managed the property through a component LLC to fulfill the requirements of the LIHTC program.
- \$2.09M renovation of a 60 year-old-building in downtown Harrisonburg before turning it over to the Harrisonburg Public School System for its administrative offices in 2011.
- Participated in a 2013 community event, “Remembering Newtown,” on the place and history of the Newtown neighborhood of Harrisonburg and the revitalization project during the 1950s and 1960s. This project was presented by James Madison University Libraries and co-sponsored by Harrisonburg Downtown Renaissance, JMU Office for Diversity, the Northeast Neighborhood Association and Harrisonburg Redevelopment and Housing Authority.
- All Authority projects have used EarthCraft building techniques.

HUD-50075 Item 10(b) VA-014 -

Five Year Plan for Fiscal Years: 2015-2019 and Annual Plan for FY 2015

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.

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PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 06/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the XXX 5-Year and Annual PHA Plan for the PHA fiscal year beginning January 1, 2015, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change. **N.A. Inasmuch as HRHA has no Public Housing. It is a Project-Based program.**
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

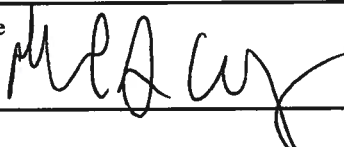
Harrisonburg Redevelopment and Housing Authority

VA-014

PHA Name PHA Number/HA Code

Five Year and Annual PHA Plan for Period 2015-2019 and Fiscal Year Beginning January 1, 2015

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official - Michael G. Wong	Title Executive Director
Signature 	Date 10/9/2014

Civil Rights Certification

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011**

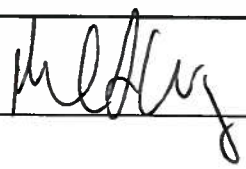
Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Harrisonburg Redevelopment and Housing Authority VA-014
PHA Name PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Michael G. Wong	Title Executive Director
Signature 	Date 10/9/2014

