

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <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 on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <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		PH	HCV	Lead PHA:																							
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B.	5-Year Plan. Required for all PHAs completing this form.
B.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.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

B.1 Mission.

Harrisonburg Redevelopment and Housing Authority's (HRHA) mission will continue to focus on serving the extremely low and very low income families within the City of Harrisonburg and Rockingham County jurisdiction. The mission includes: "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".

B.2 Goals and Objectives.

A. Become a Move to Work Agency (MTW)

1. In 2019, the HRHA Board of Commissioners approved submission of an application to become a Move to Work agency under the HUD PIH notice 2019-3. The Authority has interest in developing policies to improve program efficiency and effectiveness, increase participant's self-sufficiency outcomes through implementation of rent reform strategies, and increase landlord participation to improve housing access and opportunities through development of a landlord incentive program. On July 20, 2019, HUD sent notice of the Authority's eligibility and inclusion into the MTW lottery. Tentative Completion: **Fall 2019**
2. Upon HUD notification of selection into the MTW program, HRHA will develop a project team of key HRHA staff, community stakeholders, residents, rental assistance program participants and board of commissioner members to develop the MTW goals and objectives, create a project schedule, identify work activities, and determine responsibilities consistent with the HUD 2019-3 notice. * **Spring 2020**
3. Development of and implementation of a communication plan and conduct the community outreach and public comment process. **Late Spring/Summer 2020**
4. Incorporate public input, draft policies and procedures, finalize system and data evaluation plan and implementation schedule for HUD, Board of Commissioners, and Community approval. **Fall/Winter 2020**
5. Sign off on memorandums of understanding and implementation of new policies, strategies, evaluation plan, and activities to implement the program efficiencies, effectiveness, landlord outreach and retention, self-sufficiency, and rent reform strategies. **Spring/Summer 2021**
6. Program evaluation and initial outcome report. **Spring/Summer 2022-on-going**

** If HRHA does not receive MTW designation, the Authority will work within the regulatory process to maximize program efficiency and effectiveness, improve participant's self-sufficiency, and increase landlord participation and retention. HRHA will modify its 5 year plan consistent with its significant amendment or modification criteria.*

B. Increase Housing Opportunities

1. Expand housing opportunities for very low and extremely low income families by increasing permanent supportive housing options by projecting basing the maximum allowed/available vouchers for chronically homeless highly vulnerable individuals and families. **Fall 2024**
 - a. Develop 60 units of permanent supportive housing to address the needs of chronically homeless, veterans, and non-elderly persons with disabilities returning to the community from institutions.
 - b. Explore and establish private/public partnerships to address the supportive services needs and expand housing in high opportunity areas
 - c. Actively seek diversification of HRHA owned properties outside the Northeast neighborhood

2. Apply for additional Housing Choice Vouchers to expand VASH, Mainstream Non-Elderly Disabled, and Family Unification Program with the expansion goal of at least 120 additional vouchers within the next 5 years. When available, apply in partnership with community stakeholders (Community Services Board, Social Services, Valley Association of Independent Living, Western Virginia Continuum of Care, etc.) to address the special needs population within the local jurisdiction. **Annually grant application: Completion Fall 2024**
 - a. Continue high performer status to maintain eligibility status for grant awards
 - b. Identify and implement technology that improves program efficiency and customer service, and supports outreach to persons with disabilities.

3. Partner with City of Harrisonburg and other community based organizations to expand and affirmatively affirmed Fair Housing. **Completion Fall 2024**
 - a. Conduct annual training, outreach to landlords and educational events to promote Fair Housing.
 - b. Commissioner and Staff receive annually fair housing training.

4. Continued dialogue and participate in training when available and in partnership with local community organizations such as NENA, Faith in Action to address social justice and racial reconciliation issues as it relates to housing and neighborhood revitalization. **On-going, annually**

- a. Staff participates in trainings to understand the impacts of social justice, evasive racism, and trauma informed care on the individuals and families served.
 - b. Board of Commissioners and staff annually review administrative and admissions and continued occupancy policies and plans and modify as necessary to address barriers associated with social justice, evasive racism, and trauma in relation to the Authority's policies and procedures for admissions, continued occupancy, and terminations.

- 5. Implementation of a communication plan that promotes housing for very low and extremely low income families and facilitates community support to address the needs of the most vulnerable within our community. **On-going, annually**
 - a. Development of campaign which routinely and regularly addresses local perceptions of "not in my back yard concerns", increases neighborhoods acceptance of "yes in my backyard", and decreases the negative labeling of very low and extremely low income families.
 - b. Update website quarterly, send newsletters monthly, blog and use of Facebook weekly and complete events and activities annually and semiannually to provide on-going education of the value of inclusion, diversity, mixed income and the needs of the very low and extremely low income families in our community.

- 6. **Address homelessness**
 - a. Continue leadership role in planning, coordinating and implementing evidenced based practices that reduce or end homelessness within the Western Virginia Continuum of Care. Work with the localities within the CoC to create a Western Virginia Continuum of Care Homelessness Advisory Council. **Annually**
 - b. Actively seek resources that support addressing homelessness and partner with community stakeholders for collaborative funding applications. **Annually**
 - c. Develop untraditional housing options with community based partners for individuals experiencing homeless to possibly include respite and hospice care along with group housing options for youth experiencing homelessness. **Annually**
 - d. Collaborate with the City and County local elected officials and community stakeholders to implement the Ten Year Plan to End Homelessness. **Annually**

B.3 Progress Report

From 2014-2019, the Authority successfully met or exceeded its 5 year and annual goals. Accomplishments include the following:

1. Promote Adequate and Affordable Housing

- Provided subsidized housing for very low and extremely low families through 129 units of project based at Franklin Heights, 60 units of elderly and disabled at JR Polly Lineweaver, 60 units for elderly disabled at Lineweaver Annex and 30 unit permanent supportive housing at Commerce Village
 - 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).
 - 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 has a MOU with the Harrisonburg Rockingham Community Services Board to provide peer support services for all residents at Commerce Village with turnover and eviction rates averaging less than 3% annually.
 - In 2017, HRHA revised its VAWA policies and transfer plan to reflect the new regulations with the VAWA reauthorization.
- Provide rental assistance for very low and extremely low income families through program administration of 883 housing choice vouchers.
 - 2015, Harrisonburg RHA was awarded 15 VASH project based vouchers for Commerce Village establishing a partnership between the Authority and the Martinsburg Veterans Administration Medical Center. The MVAMC has hired a social worker to provide supportive services to the 15 chronically homeless veterans that are housed at Commerce Village.
 - 2018, HRHA was awarded 25 Mainstream Non-elderly Disabled vouchers for chronically homeless, and individuals returning from institutions.
 - Implementation of a landlord portal for electronic payment for rent, conducted Landlord outreach events in 2016, 2018 and 2019. In 2019, developed landlord outreach brochure, FAQ, and restructured landlord training.
 - 2017 and 2018 implemented HOTMA regulations to allow increase flexibility to project base vouchers, change to a bi annual inspection, and tri annual recertifications to reduce administrative burden.
- In 2015, HRHA updated its area market Housing Study and presented the finding to the Harrisonburg City Council in March 2016. The study identified the need for additional affordable housing, homeownership, and housing for the special needs population.
 - In July 2018 HRHA, in collaboration with local governments and organizations, began a homeownership assistance programs for low to moderate income families and individuals in the Agency's jurisdiction. This program provides down-payment and closing cost assistance to eligible LMI households for homes purchased in the City of Harrisonburg. One participant has become a homeowner.
- In June 2015, the Mayor of the City of Harrisonburg signed off on the Governor's Challenge to house the homeless veterans in the City. The Authority, as the lead agent and in partnership with community

HUD-50075 HCV VA-014

Annual Plan for Fiscal Year: 2020

5 Year Plan: 2020-2025

nonprofits, identified 37 veterans within the HMIS system needing housing. As of November 2015, all identified veterans were successfully housed.

- As the collaborative applicant/lead agency for the Western Virginia Continuum of Care, the Authority led the grant application process for the Virginia Homeless Solutions grant in 2014, 2016, and 2018, which resulted in two-year awards of \$1.2 million dollars plus for prevention, rapid rehousing, shelter, HOPWA, Centralized Intake, and planning activities.
- As the program administrator for the Western Virginia Continuum of Care Homeless Management Information System, HRHA was awarded \$84, 072 annually from 2014-2019 during the Continuum of Care grant application process.
- In 2019, HRHA became the collaborative applicant/lead agency for both the Federal and State Continuum of Care grant application and will be responsible for CoC planning activities, coordinating training and system changes, and facilitating the multi-grant application process.

2. Promote Self-Sufficiency for Residents

- Family Self Sufficiency: 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 receives a HUD Family Self Sufficiency grant of \$28, 016 for the Housing Choice Voucher program with the Franklin Heights program being funded from Franklin Heights operating income. Program outcomes from January 1, 2019 to August 2019:
 - 30 participants in the Housing Choice Voucher program and 62 participants in the Franklin Heights program.
 - 8 (6 Franklin Heights and 2 Housing Choice Voucher) successfully graduated and earned escrow,
 - 1 Franklin Heights participant qualified for a Habitat Home,
 - 85 (60 in Franklin Heights and 25 in Housing Choice Voucher) became employed or increased their earning wage,
 - 8 (6 Franklin Heights and 2 Housing Choice Voucher) are enrolled in school, and
 - 9 (6 Franklin Heights and 3 Housing Choice Voucher) are enrolled in ESL classes.
- 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.
 - In June 2016, the Authority installed 6 Little Libraries at each of its housing properties and administrative office. As of August 2016, the members of the community (Green Valley Book Fair, individual donations) have donated over \$500 to purchase new books. The little libraries have also received a number of donated used books provided by staff and members of the community. FSS staff have related of high use and many of the residents expressing appreciation for the access to the little libraries.
 - Since 2016, HRHA has partner with JMU for afterschool learning to improve reading through weekly “Gus” bus events at the Franklin Heights properties.
 - HRHA and the Harrisonburg Rockingham Boys and Girls Club continue to partner so that all youth residing in Franklin Heights received a free scholarship to participate in the Boys and Girls program.
 - HRHA’s FSS staff met with Harrisonburg City Public School staff concerning integrating the youth residing in the Franklin Heights program into the City’s STEM activities. Follow up meetings has resulted in the potential of jointly funding a VISTA worker to focus on outreach to low income students and coordination of STEM activities’ at sites close to Franklin Heights properties.
- 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.
- HRHA received an annual HUD Service coordinator award from 2014-2019, with the 2019 providing \$66,107 in funds, for the JR Polly Lineweaver and Lineweaver residents (120 units' elderly and persons with disabilities housing). The funds are used to pay for a full-time and half-time service coordinator from the Valley Association of Independent Living position.

3. Revitalization of Communities

- In May 2016, HRHA and the City of Harrisonburg jointly signed a MOU and received HUD's approval to jointly submit its 5 year Affirmatively Furthering Fair Housing plan under the new regulations. HRHA and the City of Harrisonburg are one of 26 communities nationwide (only community in Virginia) to participate in the new Affirmatively Furthering Fair Housing Process. Public input sessions, data analysis, and development of goals have been completed and on August 9, 2016 the plan was submitted to the Harrisonburg City Council and the HRHA's Board of Commissioners for the 45 day public comment period. The proposed new AFFH goals are consistent with HRHA's goals of increasing homeownership, expanding affordable housing, and increasing housing for the special needs population.
 - 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 May 2017, July 2018, and June 2019, HRHA partnered with City and other local organizations to jointly sponsor Fair Housing Landlord Tenant Act training at Lucy Simms.
 - In June 2018 and 2019, City Council and HRHA Board of Commissioners participated in Fair Housing Training.
- In June 2016, HRHA completed negotiations with the Shenandoah Workforce Investment Board for leasing of space to a variety of government and nonprofit organizations to create a one-stop employment/service center. The members of the new one stop begun moving into the space on July 1, 2016.
- 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.

B.4 Violence against Women's Act Goals

In 2017, HRHA Board of Commissioners adopted revised VAWA policies consistent with the reauthorization which included a notification of rights, update of the transfer plan, and revision of leases, and handbooks for all programs.

During the next 5 years, HRHA will continue its partnership with local domestic violence shelter to address housing needs and provide joint training on serving DV victims. HRHA will review and monitor housing data to identify any additional housing needs and address housing gaps identified.

B.5 Significant Amendment of Modifications

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 \$250,000.

B.6 Resident Advisory Board Comments

No comments provided on the FY2020 Annual Plan.

B.7 Certification by State or Local Officials

See attached document.