

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. <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 <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification 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. 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. 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 <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>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” ([24 CFR §983.57\(b\)\(1\)](#) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

- B.3 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(p\)](#))
- B.4 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- B.5 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))
- B.6 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.7 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the 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 §903.13\(c\)](#), [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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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.3 Progress Report

From 2021-2022, the Authority successfully met or exceeded its annual goals. Accomplishments include the following:

A. Implement Moving to Work (MTW) flexibilities to expand housing choice, increase self-sufficiency and improve cost effectiveness

1. Develop and implement year 1 of MTW activities

In 2019 HRHA applied to HUD to participate in Cohort 1 of the Moving to Work Expansion authorized by Congress in 2016. In 2020 the Authority was selected by HUD into the MTW program and invited to submit a plan in late 2020. Formal notification of acceptance followed in January 2021. In 2021 HRHA signed 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. The Authority submitted the MTW Supplement in Fall 2021. Implementation will begin in January 2022 followed by program evaluation and an initial outcome report later that year. More details can be found in the MTW Supplement. **January-December 2022**

- Expand engagement and input from residents and program participants. Develop an advisory board of residents to increase guidance and direction received from persons with lived experiences. Hold at least two community engagement events with residents and program participants. **December 2022**
- Establish an MTW program evaluation plan. Develop in partnership with HUD and other community stakeholders a program evaluation of MTW activities. Create and facilitate a monthly and annual report on outcomes and impacts of MTW flexibilities. **January 2022**
- Receive PHA Certification. Participate in an accreditation process to ensure services and processes meet ethical and performance standards. Receive designation by **December 2022**

B. Increase Housing Opportunities

1. Expand housing opportunities for very low and extremely low income families by increasing permanent supportive housing options by project basing the maximum allowed/available vouchers for chronically homeless, highly vulnerable individuals and families. **Fall 2024**

- In April 2021 HRHA applied for Virginia Department of Housing and Community Development Affordable and Special Needs Housing funds to renovate 60 units at its Lineweaver Annex apartments. Planned renovations to the 30-year-old structure include energy efficiency upgrades to the building and apartment units and project basing 20 Permanent Supportive Housing vouchers there in collaboration with the Harrisonburg-Rockingham Community Services Board and Valley Associates for Independent Living. Funding was not approved in July. HRHA will reapply in Fall 2021 or the next round of funding possible. When funding is approved, the planning, design, and renovations are

expected to take roughly a year followed by implementation of supportive services. This project preserves affordable housing units in the city and increases the number of supportive housing units. **Fall 2021 to Winter 2022**

- Actively seek diversification of HRHA owned properties outside the Northeast neighborhood. HRHA continues to meet with City staff and outside developers to pursue housing development options within the City or County. **Fall 2024**

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 Associates for Independent Living, Western Virginia Continuum of Care, etc.) to address the special needs population within the local jurisdiction. **Fall 2024**

- In 2020 HRHA received its SEMAP score from HUD maintaining its high performance status. Due to CARES Act flexibilities and becoming an MTW agency, HRHA is not required to submit any further SEMAP submissions.
- HRHA applied for a HUD 2021 Multi-Family Service Coordinator grant award of \$67,175 for 1.5 positions at the Lineweaver Annex and J.R. Polly Lineweaver apartments. HRHA will continue its contract with Valley Associates for Independent Living for coordinator services.
- In 2020, HRHA received a Family Self-Sufficiency (FSS) grant of \$35,103 from HUD to support services to Franklin Heights project-based housing and Housing Choice Voucher (HCV) participants for calendar year 2021.
- In late 2020 and into 2021, HRHA continued fine tuning the landlord portal, updated the landlord web page, launched online zoom information sessions, and reorganized staff to create a primary contact for each landlord. Also in late 2020, the Authority launched radio ads, held two additional landlord information sessions, and connected with city leaders. As of July 1, 2021, the Authority had secured housing for 60 new families and brought on 21 new landlords.
- In 2021 HRHA received \$140,000 from the City of Harrisonburg's Community Development Block Grant for the debt servicing of Franklin Heights.
- In 2019, HRHA received \$25,000 from the City of Harrisonburg's Community Development Block Grant and has helped five families become first time homebuyers in the City of Harrisonburg.
- In 2020 HRHA received \$24,000 from the City of Harrisonburg to assist first time home buyers at 120 percent or less of the median family income in providing down payment and closing cost assistance to purchase a home in the City of Harrisonburg. Funding has been extended for use until June 2022.
- In partnership with the Harrisonburg Rockingham Boys and Girls Club, HRHA secured 15 scholarships for teens and children aged 5-17 to support families residing in Franklin Heights and participants in the HCV Family Self Sufficiency (FSS) program.
- In the past year, more FSS participants than in the past have signed up for classes, such as

GED, certifications/technical training, and healthcare certifications through Blue Ridge Community College and other programs. Stable housing through the pandemic has been key in helping residents take advantage of these educational opportunities.

3. Partner with the City of Harrisonburg and other community based organizations to expand and affirmatively further Fair Housing. **Fall 2024**

- In July 2020 HRHA distributed to all landlords participating in the Housing Choice Voucher (HCV) program information about the Commonwealth of Virginia's new protected class of "source of funds."
- In July 2020 HRHA held partnership meetings between HCV staff and Virginia Apartment Management Association members concerning the new "source of funds" and how association members can work with the HCV program.
- From July 2020 to June 2021, 12 staff attended fair housing training, two staff earned property management certificates, and one earned fair housing certification.

4. Continue dialogue and participation in training when available and in partnership with local community organizations such as the Northeast Neighborhood Association and Faith in Action to address social justice and racial reconciliation issues as they relate to housing and neighborhood revitalization. **On-going, annually**

- In 2021 two staff attended trainings on trauma-informed care.

5. Implement 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 in our community. **Ongoing, annually**

- In 2021 HRHA continued using its website, implemented daily Facebook postings, and distributed bi-monthly newsletters about the Authority's programs and initiatives and also promoted the need for affordable housing in the community.
- In late 2020 HRHA added an online feedback form to its website.
- In 2021 HRHA added a customer satisfaction form to improve communication with residents and community members.
- In 2021 HRHA continued partnering with Grand Furniture to distribute slightly dented furniture to families in Franklin Heights.
- In 2021 HRHA continued its partnership with the Medical Suitcase Clinic to make Commerce Village a mobile site for health care assistance.
- In April 2021 HRHA held COVID vaccination clinics at Lineweaver and Commerce Village apartments where a majority of residents received vaccinations. The clinics were held in partnership with the Central Shenandoah Health District and the Harrisonburg Fire department.
- In 2020 HRHA received \$5,800 in donations and grants for development of a community garden for Harrison Heights residents. Raised beds were built and planting days held in Spring 2021 with donations and help from many local groups and businesses. **Ongoing**
- In 2021 HRHA continued a partnership with the USDA to distribute local cheese to

Franklin Heights residents.

- In 2021, HRHA partnered with the Harrisonburg Rockingham Salvation Army to distribute free food for residents at Lineweaver, Commerce Village, and Franklin Heights apartments.
- In 2021 the FSS program continued referring dozens of participants to local transportation nonprofit Way to Go. The Way to Go team connected participants with gas vouchers, covered oil changes and repairs, provided shuttle service to work, and awarded a few participants with vehicles of their own. **Ongoing**

6. Address homelessness – In partnership, ensure that homelessness is brief, rare and nonrecurring.

- In February 2021 HRHA received \$21,161 from HUD for Continuum of Care (CoC) Planning services and \$84,072 for the Homeless Management Information System (HMIS) service. HRHA uses these monies to fund a full-time CoC Coordinator and a full-time HMIS Coordinator, as well as support the cost of licensing, training, and equipment for operating the HMIS program for the Western Virginia CoC.
- In July 2021, HRHA received \$648,000 in Community Development Block Grant funds from the Department of Housing and Community Development to support non-congregate shelters in the Western CoC. These projects serve victims of domestic violence, individuals experiencing homelessness who need housing post hospitalization, and youth experiencing homelessness.
- HRHA continues to collaborate with the City of Harrisonburg in implementing recommendations from a Housing Needs Study in the city released in January 2021. HRHA and the City presented results and led discussion at the Northern Shenandoah Valley Housing Summit in March 2021. HRHA is partnering with the City and other community stakeholders to develop a fall housing symposium for community wide participation. **Ongoing**
- HRHA continues to participate in meetings with Faith in Action, local elected officials, and community stakeholders to develop a collaborative response to the affordable housing crisis in our community. **Ongoing**
- In February 2021 the Virginia Department of Housing and Community Development conducted a virtual programmatic monitoring of HRHA's Virginia Homeless Solutions Program. The monitoring examined organizational policies, service provision, and financial procedures. It identified zero findings or concerns.
- In 2021 HRHA established a Homebuyer Center for residents to access important information for their progress to home ownership and find support for taking their next steps.