

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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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, including changes to these policies, 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.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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	<p>PHA Name: <u>Harrisonburg Redevelopment and Housing Authority</u>      PHA Code: <u>VA014</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>956</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA:																													
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<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" 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>B.2</b>	<b>New Activities.</b> – Not Applicable
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See Attached</p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) 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>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="padding-left: 20px;">Y   N</p> <p style="padding-left: 20px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
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<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> <tr> <td style="padding: 5px;"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td style="padding: 5px;"> <p>HRHA will collaborate with other community organizations including the City of Harrisonburg to promote knowledge and awareness of fair housing and the legal requirements. In partnership, it will conduct one community virtual or in-person event to promote Fair Housing and develop marketing material for community residents.</p> </td> </tr> </table> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> <tr> <td style="padding: 5px;"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td style="padding: 5px;"> <p>HRHA and Blue Ridge Legal Services and/or the Virginia Poverty Law Center will conduct a landlord education program to ensure awareness and understanding of Fair Housing and landlord/tenant laws.</p> </td> </tr> </table> <table border="1" style="width: 100%; margin-top: 10px;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> </table>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<p>HRHA will collaborate with other community organizations including the City of Harrisonburg to promote knowledge and awareness of fair housing and the legal requirements. In partnership, it will conduct one community virtual or in-person event to promote Fair Housing and develop marketing material for community residents.</p>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	<p>HRHA and Blue Ridge Legal Services and/or the Virginia Poverty Law Center will conduct a landlord education program to ensure awareness and understanding of Fair Housing and landlord/tenant laws.</p>	<b>Fair Housing Goal:</b>
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Describe fair housing strategies and actions to achieve the goal

HRHA Board of Commissioners and staff will participate in Fair Housing training during 2024. HRHA will schedule in-person or remote learning options for Commissioners and staff on Fair Housing.

## 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 §903.4)

- 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. Plan Elements.** All PHAs must complete this section. (24 CFR §903.11(c)(3))

**B.1 Revision of Existing 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.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (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)).

**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 subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) 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\(d\)\(i\)](#)) 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\(d\)\(iii\)](#)).

**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.

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

**B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.

**B.3 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.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

**B.5 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 §903.7\(p\)](#))

#### C. Other Document and/or Certification Requirements.

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on 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](#))

**C.2 Certification by State of 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. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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\(o\)](#)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

#### D. Affirmatively Furthering Fair Housing (AFFH).

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing. ...." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works 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. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 6.02 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.2 New Activities**

Having secured Moving to Work (MTW) plan approval, the Authority plans to expand its project basing of vouchers for the following proposed developments: Lineweaver Annex consisting of 60 one bedroom vouchers; Bluestone Town Center – 75 vouchers consisting of 25 one bedroom vouchers, 25 two bedroom vouchers, and 25 three bedroom vouchers; Commerce Village consisting of 15 one bedroom vouchers and Commerce Village II consisting of 16 one bedroom vouchers, 8 of those expected to be VASH. The project basing of these vouchers will be phased in over the next three years. Expansion of the Authority’s project basing will secure necessary housing for voucher participants. HRHA’s earlier plans to base vouchers at Simms Point fell through when that development did not receive tax credit financing.

HRHA plans to modify its MTW plan to allow for use of reserve HAP funds for development of an Authority-owned permanent supportive housing (PSH) development of 16 units.

## **B.3 Progress Report**

From 2023-2024, 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 and submitted HUD-requested revisions in January 2022.

HRHA anticipated launching implementation in early 2022, but delays by HUD resulted in not receiving official approval to begin until late November 2022. Details on planned MTW activities can be found in the MTW Supplement. During the wait for approval, HRHA has migrated to a new software platform and trained staff; updated administrative plans and admissions and occupancy plans; and updated the Family Self-Sufficiency (FSS) Action Plan to meet the new FSS Final Rule and incorporate MTW activities. MTW activities were implemented on May 1, 2023. **May 2023**

- 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. **July 2023 – April 2024**

- Establish an MTW program evaluation plan. Develop in partnership with HUD and other community stakeholders a program evaluation of MTW activities. Create a monthly and annual report on outcomes and impacts of MTW flexibilities. **December 2023**
- Participate in an accreditation process to ensure services and processes meet ethical and performance standards. HRHA had anticipated beginning the certification process and receiving the designation by the end of 2022. However, MTW changes and delays, migration to a new database and reporting software, opportunities to build new housing and renovate existing housing, staff turnover, and other challenges have postponed this goal. The certification process is time limited and so will have to wait until staffing is adequate to complete it in the time allowed. **December 2024 – December 2025**

## **B. Increase Housing Opportunities**

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

- In October 2021 HRHA reapplied for Virginia Department of Housing and Community Development Affordable and Special Needs Housing funds to renovate 60 units at its Lineweaver Annex apartments. Notice of funding award was received in January 2022. Planned renovations to the 30-year-old structure include energy efficiency upgrades to the building and apartment units and project basing 20 vouchers with permanent supportive services there in collaboration with the Harrisonburg-Rockingham Community Services Board and Valley Associates for Independent Living. Planning, design, and renovations are expected to take roughly a year followed by implementation of supportive services. Delays have been due to lack of contractor availability. HRHA is currently awaiting bids. This project preserves affordable housing units in the city and increases the number of PSH units. **September 2023 – August 2024**
- After an RFP process, in April 2022 HRHA awarded 15 PBVs that require supportive services to an apartment development in Harrisonburg City. Unfortunately, the tax credit financing for that development fell through and the PBVs were not placed.
- The Authority actively seeks 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. Currently HRHA and private developer EquityPlus have an operating agreement to build 897 units in a mixed-income, mixed-use town center-style development on the western edge of Harrisonburg. The development will include workforce for sale and rental housing as well as PSH units for the elderly/disabled and will be built over 10 years. HRHA moved through the rezoning, planning commission, and city council approval process during 2022, and the Bluestone Town Center development was approved in February 2023. **Fall 2024**
- HRHA is moving ahead with constructing 16 one-bedroom units of permanent supportive housing that will meet EarthCraft building standards. The Commerce Village Annex PSH



development will house the elderly, veterans, and those with disabilities or serious mental illness with incomes at or below 60 percent of the median income. It will have rent and income restrictions, but no age restrictions. This development will provide onsite supportive services for residents in collaboration with the Harrisonburg-Rockingham Community Services Board and Valley Associates for Independent Living. **December 2024**

- HRHA has established a collaboration with Pleasant View Inc., which offers residential support programs, to sublease two homes with three or four bedrooms each and two apartment units with two bedrooms each for its voucher holders to rent. HRHA is providing property management services, and local agencies Our Community Place and the Harrisonburg Rockingham Community Services Board are providing supportive services. **Ongoing**

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 and was awarded a HUD 2023 Multi-Family Service Coordinator grant award of \$78,321 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 2022, HRHA applied for and received a Family Self-Sufficiency (FSS) grant of \$63,000 from HUD to support services to Franklin Heights project-based housing and Housing Choice Voucher (HCV) participants for calendar year 2023.
- HRHA continues fine tuning and updating the landlord portal on its website and keeping the information there up to date. A primary staff contact has been assigned to each landlord. As of July 1, 2022, the Authority had secured housing for 94 new families. The Authority's MTW activities include landlord incentives such as security deposits; additional damage coverage; payment to hold empty units; and bonuses for referring new landlords, new landlords signing, and a new contract bonus. MTW flexibilities will allow more landlord outreach, education, and recruiting as well as housing search help. In July 2023, HRHA hosted a landlord training event to go over required HUD updates for the inspection of subsidized units. A landlord newsletter went out as well, the first of regularly planned communications with all landlords.
- Using HCV administrative fees, HRHA in May hired a full time Occupancy Specialist to improve the intake and admission process for program participants. It is anticipated that the position will also assist in conducting outreach to improve utilization of mainstream nonelderly and family unification program vouchers.
- In 2022 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 \$25,0000 from the City of Harrisonburg's Community Development Block Grant and used those funds to help seven households become first time homebuyers in the City of Harrisonburg. HRHA closed out that grant in November 2021.
- In 2020 HRHA received \$24,000 from the City of Harrisonburg's Community Development Block Grant 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. HRHA has used those funds to help three households close on homes so far. Funding has been extended for use until December 2023.
- In 2022 HRHA received \$24,000 from the City of Harrisonburg's Community Development Block Grant 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. This grant will be used when 2020 Block Grant funds are closed out.
- FSS participants have continued to take classes for job and career training, such as GED, certifications/technical training, and healthcare certifications through Blue Ridge Community College and Eastern Mennonite University. HRHA received a SentaraCares grant for \$23,000 for adult job skills and career training. Funds were used to purchase 10 laptops for student use in courses. Twelve students are enrolled in courses or plan to enroll and/or are using laptops for courses or jobs. In addition, 10 spots have been reserved in the Shenandoah Community Capital Fund's business boot camp for the coming year. **Ongoing.**
- In 2023 HRHA applied for additional mainstream, stability, and VASH vouchers.

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

- From July 2020 to June 2021, 12 staff attended fair housing training, two staff earned property management certificates, and one earned fair housing certification.
- From July 2021 to June 2022, seven staff attended fair housing training, one earned a property management certificate, and one earned a fair housing certificate.
- From July 2022 to June 2023, 10 staff attended fair housing training, four earned a property management certificate, and one earned a fair housing certificate.

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.
- In June 2022, HRHA joined a coalition of eight other public housing agencies to become more mental health resilient. The program is in partnership with the Medical College of Virginia Eastern Shore and Old Dominion University and focuses on education and

training for residents and staff.

- In June 2023 six HRHA staff attended “Improving health outcomes in Income Assisted Housing” provided by Eastern Virginia Medical School and Old Dominion University. Information obtained will be used to help develop resident councils and a community advisory board. A small workgroup of HRHA staff are developing the initiative.
- Seven HRHA staff attended a Mental Health First Aid Training course facilitated by The Harrisonburg Rockingham Community Services Board.
- HRHA in partnership with James Madison University and community volunteers held its third annual community dinner celebrating the Kelley Street garden in July 2023. The event included a chef’s cooking demonstration and recognition of the master gardeners and volunteers who made the garden and the event possible.

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 2023 HRHA continued using its website, implemented regular 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.
- HRHA has an online feedback form on its website and a customer satisfaction form to improve communication with residents and community members.
- In 2023 HRHA partnered with Schewels Furniture and Town and Country Furniture to distribute slightly dented furniture to families in Franklin Heights.
- In 2023 HRHA continued its partnership with the Medical Suitcase Clinic to make Commerce Village a mobile site for health care assistance.
- In Fall 2022 to Spring 2023 HRHA continued to hold 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 each Spring since 2021 with donations and help from many local groups and businesses. A celebration dinner each July featured a JMU Dining chef demonstration of recipes using garden produce. Work days were held to close and reopen the garden. **Ongoing**
- In 2023 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**
- In community outreach and collaboration this year, HRHA staff members have led local Eastern Mennonite University students on a tour of housing and the issues affecting affordable housing; addressed the American Association of University Women about housing the Authority is building and issues affecting affordable housing locally, statewide, and nationally; collaborated with James Madison University copyediting students in editing and proofreading policies and procedures for the Admissions and Continued Occupancy updates; conducted training on the board’s role and responsibilities

for fellow housing nonprofit Bridge of Hope; spoken to the Migrant Education Program staff at James Madison University; and served on the Healthy Community Collaborative and its steering committee. **Ongoing**

6. Address homelessness – In partnership, ensure that homelessness is brief, rare and nonrecurring.
  - In March 2023 HRHA received \$24,268 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 March 2023, HRHA received \$277,164 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.
  - In July 2022, HRHA received Special Fee funding to support an Occupancy Specialist. The specialist will perform outreach, intake, processing and housing search help and coordinate the efforts of the CoC and collaborating agencies to increase use of FUP/FYI vouchers.
  - HRHA continues to collaborate with the City of Harrisonburg and its new Housing Coordinator in implementing recommendations from the January 2021 Housing Needs Study. **Ongoing**
  - HRHA continues to collaborate with Faith in Action, local elected officials, and community stakeholders to develop a coordinated response to the affordable housing crisis in our community. **Ongoing**
  - In 2023 HRHA maintained its Homebuyer Center for residents to access important information for their progress to home ownership and find support for taking their next steps.