

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: 09/30/2027
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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. They also inform 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-, very low-, 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 (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.	
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Housing Choice Vouchers (HCVs) _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

☐ ☐ Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

B.2 New Activities

Acquire a new property, Glens Fair Price building, adjacent to the JR Polly Lineweaver and Lineweaver Annex building, and renovate to house residents during the renovations to Lineweaver Annex. This acquisition will produce 16 additional PSH units, and HRHA will project-base 16 vouchers at the new building. In 2027, HRHA will project-base rental assistance at the JR Polly Lineweaver consisting of 14 one-bedroom units and 47 efficiency units.

This is in keeping with HRHA's previously reported goal and plans to 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. The Authority completed project-basing 60 one-bedroom vouchers at Lineweaver Annex. It anticipates completing voucher placement:

- at Commerce Village, consisting of 15 one-bedroom vouchers and Commerce Village II, consisting of 16 one-bedroom vouchers, with 8 of those being VASH, by December 2025;
- at the JR Polly Lineweaver Apartments, consisting of 14 one-bedroom units and 47 efficiency units, in 2027; and
- at Glen's Fair Price building, consisting of 16 one-bedroom vouchers in 2026-2027.

In the future, 75 vouchers placed at Bluestone Town Center will consist of 25 one-bedroom vouchers, 25 two-bedroom vouchers, and 25 three-bedroom vouchers. This expansion of the Authority's project-basing has secured and will continue to secure necessary housing for voucher participants.

HRHA will continue to expand its landlord incentive program implementing its MTW security deposit payment program. Landlord incentive activities are being re-evaluated and adjusted as necessary in light of funding cuts.

HRHA fair housing activities will include staff and commissioner participation in fair housing training and at least one community event to support the community stakeholders targeting landlords to increase their understanding of fair housing.

HRHA will continue its participation with the Public Housing Consortium with the Eastern Virginia Medical School and participate with their new grant initiative to reduce and prevent cancer in income restricted housing. Staff participated in a grant coordination meeting in July 2025. HRHA has volunteered to be a pilot site for the reduction in cancer in income restricted housing.

B.3 Progress Report

From 2025-2026, 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. Implement year 3 of MTW activities.

Details on MTW activities can be found in the MTW Supplement. HRHA implemented landlord incentives and expanded its Family Self-Sufficiency program, receiving increased funding to cover two FSS coordinators. MTW activities were implemented on May 1, 2023 and carried out through 2025. Activities may be re-evaluated and adjusted as necessary in light of funding cuts. **Ongoing**

- HRHA expanded engagement and input from residents and program participants. It developed a community advisory board (CAB) in late 2023 with representatives from all housing locations to increase guidance and direction received from residents with lived experiences. The CAB now meets bi-monthly. In keeping with resident-identified goals, CAB held events on improving community mental health and on safety and security. In November 2024, the Harrisonburg Police Department held a session on essential safety tips at home and out in the community. In April 2025, HRHA collaborated with the Harrisonburg Rockingham Community Services Board to bring residents a workshop on Simple Ways to Reduce Stress and Improve Mental Health. In May 2025, HRHA partnered with the Harrisonburg Fire Department to host a virtual Fire Safety webinar that covered the importance of working smoke alarms, creating and practicing fire escape plans, proper use of fire extinguishers, and preparing an emergency kit. Participants also heard about potential career paths within the fire department. **Ongoing**
- HRHA continues to refine its MTW program evaluation plan, developed in partnership with HUD and other community stakeholders to assess and adjust MTW activities. It aims to create a monthly and annual report on outcomes and impacts of MTW flexibilities. HRHA has identified specific reports from its Yardi system to evaluate the success of MTW activities. HRHA has not finalized its comprehensive program evaluation plan. The authority did receive notice from HUD of meeting its MTW statutory requirements. Due to recent HUD budget cuts, HRHA's partnership with Abt Global for program evaluation has been discontinued. HRHA will continue to identify program evaluation partners to assist in completing the Authority's program evaluation plan. HRHA staff were able to successfully develop management and performance reports for utilization and outcomes.

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

- The Authority completed project-basing 60 one-bedroom vouchers at Lineweaver Annex. It anticipates completing voucher placement:
 - at Commerce Village, consisting of 15 one-bedroom vouchers and Commerce Village II, consisting of 16 one-bedroom vouchers, with 8 of those being VASH, by December 2025;
 - at the JR Polly Lineweaver Apartments, consisting of 14 one-bedroom units and 47 efficiency units, in 2027; and
 - at Glen's Fair Price building, consisting of 16 one-bedroom vouchers in 2026-2027.

In the future, 75 vouchers placed at Bluestone Town Center will consist of 25 one-bedroom vouchers, 25 two-bedroom vouchers, and 25 three-bedroom vouchers. This expansion of the Authority's project-basing has secured and will continue to secure necessary housing for voucher participants.

- 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 60 vouchers with permanent supportive services 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 and increasing construction costs. This project preserves affordable housing units in the city and increases the number of PSH units. From September 2024 to September 2025 HRHA developed a financing plan that includes acquiring and renovating Glens Fair Price store and renovating the JR Polly Lineweaver Apartments. HRHA will combine these three properties into one project with financing through a mixture of bond issuance and Fannie Mae financing.
- After an RFP process, HRHA awarded PBV rental assistance for eight units total consisting of three two-bedroom units and five three-bedroom units to the BJS Harrisonburg Family I development by the Searles Foundation in February 2024. Units will have supportive services. This project is moving forward with acquiring funding and approvals. HRHA anticipates basing eight vouchers at Searle senior housing in 2027.
- 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. The Bluestone Town Center development was approved in February 2023 and received site plan approval in May 2025. Geotechnical site work such as soil testing is underway. Construction start is anticipated in **Fall 2025**.

- HRHA is concluding construction of 16 one-bedroom units of permanent supportive housing that meets EarthCraft building standards. The Commerce Village II development will house 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 permanent supportive services for residents in collaboration with the Harrisonburg-Rockingham Community Services Board and the Martinsburg Veterans Administration Medical Center. Anticipated construction completion and lease up is in **December 2025**.
- HRHA continues its collaboration with Pleasant View Inc., which offers residential support programs, to sublease one home with four bedrooms and two apartment units with two bedrooms each for its voucher holders to rent. HRHA provides property management services, and local agencies Our Community Place and the Harrisonburg Rockingham Community Services Board provide 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 local jurisdiction. **Ongoing**

- In 2023 HRHA applied for additional mainstream, stability, and VASH vouchers. Of those, it has received 16 VASH vouchers.
- HRHA applied for and was awarded a HUD 2025 Multi-Family Service Coordinator grant award of \$79,730 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 2024, HRHA applied for and received a Family Self-Sufficiency (FSS) grant of \$137,592 from HUD to support services to Franklin Heights project-based housing and Housing Choice Voucher (HCV) participants for calendar year 2025.
- HRHA continues improving the landlord portal on its website and keeping the information there up to date. A primary staff contact has been assigned to each landlord. 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. Another landlord event, in collaboration with the City of Harrisonburg, Blue Ridge Legal Services, and Rockingham County was held in July 2024 and provided fair housing training to area landlords. In 2025, HCV staff began sending monthly newsletters to landlords to keep them abreast of NSPIRE regulations, to provide reminders regarding general operating procedures, to address frequently asked questions, and more. Landlord incentive activities are being re-evaluated and adjusted as necessary in light of funding cuts.

- Using HCV administrative fees, HRHA hired a full time Occupancy Specialist to improve the intake and admission process for program participants. This position also assisted in conducting outreach to improve utilization of mainstream nonelderly and family unification program vouchers. Due to funding uncertainties, this position is now empty.
- The City of Harrisonburg's Community Development Block Grant for the debt servicing of Franklin Heights has concluded, ending in June 2024.
- The City of Harrisonburg's Community Development Block Grant to assist first-time home buyers is on hold due to higher interest rates and lack of housing inventory in the allowable price range. HRHA anticipates collaborating with the City to restart the program when circumstances allow.
- FSS participants continue to take classes for job and career training, such as GED, certifications/technical training, Commercial Drivers Licensing, and healthcare certifications through Blue Ridge Community College and Eastern Mennonite University. HRHA received a second Sentara Cares grant for \$27,139 for adult job skills and career training. Funds from both grant years have been used to purchase 21 laptops for student use in courses, job training, and job searches. Twenty-five students are enrolled or have completed courses or plan to enroll. All laptops are in use for courses, job searches, or performing jobs. In addition, students are using prepaid spots in the Shenandoah Community Capital Fund's business boot camp for the coming year. **Ongoing**

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

- 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.
- From July 1, 2023, to June 30, 2024, a total of 14 staff members participated in fair housing trainings from the Virginia Apartment Management Association. These sessions collectively amounted to 108 hours of training and two of the staff earned regulatory/management certificates.
- From July 1, 2024 to June 30, 2025, five staff members attended fair housing training, and one attended additional trainings on the Low-Income Housing Tax Credit program and tenant portal compliance.
- In 2025, four staff completed a total of 24 hours of training regarding the Virginia Landlord Tenant Act updates scheduled to take place July 1, 2025.

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. **Ongoing, annually**

- In June 2022, HRHA joined a coalition of eight other public housing agencies to promote mental health resiliency. 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. **Ongoing**
- 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 work group of HRHA staff are developing the initiative. In July 2025, two HRHA staff attended a grant orientation on reducing cancer in income restricted housing. HRHA anticipates being a pilot site for the grant.
- Seven HRHA staff attended a Mental Health First Aid Training course facilitated by The Harrisonburg Rockingham Community Services Board in 2024.
- HRHA in partnership with James Madison University and community volunteers held its fourth annual community dinner celebrating the Kelley Street Garden in July 2024. The event included a pizza party and recognition of the master gardeners and volunteers who made the garden and the event possible. Garden activities continue in 2025. **Ongoing**
- HRHA held a celebration banquet and awards dinner in September 2023 to recognize residents’ accomplishments as well as the contributions of community partners to its mission. It will hold a 70th Anniversary celebration in December 2025.
- In 2023 and 2024, multiple staff members attended NARCAN training provided by the Harrisonburg Rockingham Community Services Board. The training is REVIVE; Opioid Overdose and Naloxone Education Training.
- HRHA completed Mission Elevation training through Virginia Community Development Corporation. A guiding coalition of HRHA employees from throughout the agency identified Performance Challenge goals for increasing resident services and experiences through programming opportunities and community partnerships.
- HRHA’s Executive Director Michael Wong is a fellow in the National Association of Housing and Redevelopment Officials.

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**

- HRHA continues using its website, makes regular Facebook postings, and distributes bi-monthly newsletters about the Authority's programs and initiatives and also promotes 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 2025 HRHA continued its partnership with the Medical Suitcase Clinic to make Commerce Village a mobile site for health care assistance. **Ongoing**
- 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 features a James Madison University Dining chef demonstration of recipes using garden produce. Work days are held to close and reopen the garden. **Ongoing**
- In addition to our own community garden, HRHA collaborates with Vine and Fig, a local nonprofit that delivers garden food to housing residents May to October each year. **Ongoing**
- In 2025 the FSS program continued referring participants to local transportation nonprofit Way to Go. The Way to Go team over the years has 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**
- For the past four years, HRHA has worked with community partners United Bank and law firm Litten & Sipe to raise scholarship funds for housing students going on to college or career training. **Ongoing**
- In community outreach and collaboration in Spring 2024, HRHA staff members worked with James Madison University copyediting students to edit and proofread policies and procedures for the Admissions and Continued Occupancy updates; taught JMU courses; hosted a work study student; and served on the Healthy Community Collaborative and its steering committee. **Ongoing**
- In Fall 2024, James Madison University copyediting students edited and proofread the HCV Administrative Plan and updated a style guide for use with policy documents moving forward. In Spring 2025, HRHA staff hosted a JMU graduate student intern from the School of Writing, Rhetoric, and Technical Communication. The HCV team continued to host a work-study student. In 2025, staff served on the ALICE coalition work group and the City/County Homeless Coalition. **Ongoing**

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

- In 2025 HRHA received \$52,800 from HUD for Continuum of Care (CoC) Planning services and \$86,422 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.
- 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, Strength in Peers, local elected officials, and community stakeholders to develop a coordinated response to the affordable housing crisis in our community. **Ongoing**
- In 2024 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. In October 2024, HRHA partnered with Truist Bank to offer an online credit repair workshop to help residents improve their credit scores. In February 2025, the Authority partnered with the Southeast Rural Community Assistance Project to host a virtual Homeownership Workshop led by HUD-certified housing counselors. Key topics included budgeting, mortgage navigation, and credit improvement, and participants gained access to expert guidance and free resources to navigate the home-buying process. In July 2025, HRHA partnered with United Bank for an online credit repair training for residents.
- HRHA is collaborating with Community Housing Partners (CHP) through their weatherization program. This initiative assists low-income individuals and families in lowering energy expenses by enhancing the energy efficiency and overall health of their homes. The program uses the federal weatherization assistance program, along with other funding sources, to achieve these goals. HRHA aims to advocate for the weatherization program among landlords to improve housing conditions for tenants at no expense to either landlords or tenants. HRHA's Commerce Village is currently participating in an energy audit to develop a plan to increase energy efficiency. CHP will assist in the audit and perform necessary upgrades to meet the new efficiency standards.