

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.														
A.1	<p>PHA Name: Staunton Redevelopment & Housing Authority PHA Code: VA023 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: The PHA Plan can be accessed through the PHA's website https://www.stauntonrha.org/public-comment/. A physical copy of the plan is available in physical form at PHA's main office, which is located at 900 Elizabeth Miller Gardens, Staunton, VA 24401.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="162 1081 1534 1144"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Staunton Redevelopment and Housing Authority (SRHA) provides safe and affordable housing to members of its community to enhance quality of life, promote economic opportunity and offer a suitable living environment free from discrimination. Through commitment to staff excellence, SRHA is dedicated to treating all participants with dignity and respect.</p>														
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>A. The SRHA received Virginia Housing's Capacity Building Grant in 2023. The SRHA completed its strategic planning in May of 2024 and Virginia Housing approved the plan in June of 2024 (see attached). The SRHA plans on using the strategic plan as a guiding document in providing more affordable housing around the area it serves and providing resident as well as voucher holder self-sufficiency services. The strategic plan has a focus on growing affordable housing stock that is owned by the SRHA. The SRHA is currently exploring adding affordable housing stock to its current properties as well as buying land for development. The SRHA applied for the 501 (c)(3) status for the Staunton Housing Corporation, which will serve as a mechanism that supports the goals of the SRHA. The SRHA has also advised the City of Staunton that the SRHA is interested in redeveloping vacant buildings as well as blighted properties around the area. The SRHA would like to foster a partnership with the City of Staunton and Augusta County to maximize the housing needs of the community. B. The SRHA applied in December 2023 to be recognized as a Moving to Work (MTW) agency in MTW Flexibility Cohort. The SRHA was awarded the MTW designation on March 16, 2024. The SRHA plans on asking HUD for waivers that would allow flexibility favorable to the voucher holders and SRHA staff. The SRHA plans on using the MTW program to provide supportive services to voucher holders. C. The SRHA plans on applying for self-sufficiency grants like FSS and ROSS programs for its HCV program and RAD PBRA program. D. The SRHA applied for additional VASH vouchers in July 2024. E. The SRHA is in talks with PCWA and CoC about any interest in FUP vouchers. F. The SRHA plans on making energy efficient plans for its properties and working on making its properties more ecofriendly. G. The focus of the SRHA in the next five years will be to expand its assistance programs, increase affordable housing stocks, provide services to the community that will assist in the following: self-sufficiency, increase opportunities for family wealth, decrease evictions, connect to community services, and provide needed services around the community.</p>														
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>														

	<p>The SRHA has maintained its mission to provide affordable housing, economic opportunities, and a sustainable environment free from discrimination through its housing stock and governing policies. In 2014, the SRHA implemented the Clean Air/Non-Smoking policy. The SRHA continues to promote and enforce its Clean Air/Non-Smoking policy. The SRHA converted its 150 Public Housing units to RAD/PBRA in late 2015. The SRHA continues to abide by the RAD PBRA contract. The SRHA turns the OCAF to HUD every year. However, since the SRHA was an early adopter of the RAD conversion, the rent limits are severely low for the area which affects the income flow to the SRHA. At this time, the SRHA is limited in what it can do regarding the rent limits to its RAD PBRA program. At this time, the SRHA has zero PIC errors according to HUD's PIC dashboard and it's ready to transition into HUD's HIP program. The SRHA will continue to work with HUD in implementing MTW program, and implement waivers that best serve the City of Staunton and Augusta County areas. The SRHA is working on updating its TSP for the Gardens of Staunton and HCV Admin Plan to be compliant with HOTMA regulations. The SRHA will implement an efficiency energy plan for its properties, beginning with the replacement of 38 HVAC at Elizabeth Miller Gardens towards the end of 2024. The SRHA is in talks with the City of Staunton about surveying SRHA property for the purpose of evaluating the possibility of adding more affordable housing stock on already owned land. The SRHA will be participating on the City's Housing Strategy Group (see attached). The SRHA is also participating in the SAW Housing group sessions. The SAW Housing group can be found here: https://www.sawhousing.com/. In addition, the SRHA is eagerly waiting on Central Shenandoah Planning District Commission's (CSPDC) Regional Housing Study to assess the housing needs of the areas the SRHA serves. The CSPDC website can be found here: http://www.cspdc.org/. The SRHA will strive to meet all the goals outlined in the Five-Year Plan and strategic plan.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The SRHA maintains compliance with VAWA law changes and requirements. The SRHA staff will take VAWA training for assurance of compliance with VAWA regulations. The SRHA's website provides a link to HUD's website for any VAWA related questions. The SRHA participates in monthly meetings with domestic violence shelters and participates with the Valley Homeless Connection. The SRHA will continue to work with the community to facilitate VAWA education and housing opportunities for those in need.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>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>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</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>
	<p>Fair Housing Goal: To educate its staff and the community regarding Fair Housing rights. Assess and implement Fair Housing education to further Fair Housing awareness and knowledge.</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>1.) SRHA will work with the community organizations in the City of Staunton and Augusta County to elevate and promote awareness of Fair Housing law. The SRHA website will provide links to HUD's website which gives information about Fair Housing laws and guidance found here: https://www.hudexchange.info/programs/fair-housing/. The SRHA</p>

will provide any physical Fair Housing materials to the community as needed. 2.) SRHA will work with Blue Ridge Legal Services and/or the Virginia Poverty Law Center to provide landlord education of Fair Housing law. The SRHA wants closer partnerships with landlords while bringing awareness to Fair Housing law. 3.) SRHA will offer Fair Housing training by a certified third party to its Board of Commissioners and staff. The SRHA staff participated in virtual Fair Housing training for the year of 2024. The SRHA staff will also be taking virtual or in person Fair Housing training in 2025 and beyond.

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