

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**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 or 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> <b>PHA Name:</b> <u>Housing &amp; Redevelopment Authority of Virginia, MN</u> <span style="float: right;"><b>PHA Code:</b> <u>MN007</u></span>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>275</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>587</u>  <b>Total Combined Units/Vouchers</b> <u>862</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <b>The Housing and Redevelopment Authority of Virginia, MN posts its PHA plan at the following locations:</b>  <b>Columbia/Rouchleau Apartments, 600 3<sup>rd</sup> Avenue North, Virginia, MN</b>  <b>Pine Mill Court Administration Office, 442 Pine Mill Court, Virginia, MN</b>  <b>Website: <a href="https://www.vhra.org/about/">https://www.vhra.org/about/</a></b> </p> <p> <b>The public may obtain information on Virginia HRA policies by contacting the main office at:</b>  <b>Pine Mill Court Administration Office</b>  <b>442 Pine Mill Court</b>  <b>Virginia, MN</b>  <b>(218)741-2610.</b> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	Plan Elements
B.1	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</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"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</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 revised element(s):</p> <p>As of November 12, 2024, the HRA has not made any changes to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and Housing Choice Voucher Administrative Plan since the changes that were approved at the December 13, 2023, board meeting. These changes were reported in the previous annual plan.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>The deconcentration policy for the Virginia HRA has not changed since it was last submitted to the HUD Field Office.</p>
B.2	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b><u>Public Housing Repositioning</u></b></p> <p>The Virginia HRA currently owns and operates 275 public housing units. The units are located at the following locations:</p> <ol style="list-style-type: none"> <li>147 one- and two-bedroom units are located in the Columbia/Rouchleau high-rise at 600/602 3<sup>rd</sup> Avenue North, Virginia, MN</li> <li>110 one-, two- and three-bedroom units are located in Pine Mill Court, Virginia, MN. These units are in townhouse style buildings.</li> <li>18 two-, three- and four-bedroom units are located in scattered site duplexes and single-family homes in the City of Virginia, MN.</li> </ol> <p>Due to the backlog of repairs needed in the public housing program across the nation, HUD has encouraged agencies operating public housing to consider the current repositioning options available to them. The Virginia HRA has capital needs that cannot be addressed with its current operating and capital funds. In order to determine if repositioning could benefit HRA projects and its residents, the Virginia HRA previously contracted with a consultant to work with the HRA to assess the feasibility of all available options including: demolition, disposition, voluntary conversion, declaration of trust release, conversion of public housing to tenant based assistance, conversion of public housing to project-based assistance under RAD and any other options made available by HUD. This process will involve the HRA board, its tenants and a hired consultant. If any repositioning option is determined to be beneficial, the HRA will proceed with the most advantageous option that will result in increased stability for our projects and residents. This approach is consistent with the PHA Plan as we are working to preserve affordable housing units and</p>

	<p>improve our resident’s quality of life through improvements to the condition, attractiveness, and image of HRA-owned housing and grounds, which is an agency strategic plan goal.</p> <p><b><u>Project Based Vouchers</u></b>  The Virginia HRA will continue to examine its utilization and the need for additional PBV in 2025-2026. There is a very large need for new or rehabilitated affordable housing units across the Virginia HRA service area. If a proposed project meets the mission of the Virginia HRA, budget allows and PBV will assist in the development of new, rehabilitated or existing units to the areas for low-income households, the HRA may issue an RFP to base more units in accordance with the current Administrative Plan.</p> <p>If the Virginia HRA, through its evaluation of repositioning options, comes to the conclusion that conversion involving project based vouchers best serves the HRA and its public housing residents, the HRA will project base vouchers at any or all of its current public housing units.</p> <p>In addition, if another HRA located in the Virginia HRA Housing Choice Voucher service area repositions its public housing units and the project requires vouchers to be administered for the repositioned project, the Virginia HRA will consider acting as the administrator for the new vouchers. If it is determined to be feasible, the Virginia HRA will administer the new vouchers, whether project or tenant based.</p> <p><b><u>Units with Approved Vacancies for Modernization</u></b>  Depending on future capital funding, the Virginia HRA may need to request approval for additional vacancies for modernization. This will depend on whether there is sufficient Capital funding and the availability of funding from the Minnesota legislature to move forward with capital projects. The HRA also requests modernization vacancy approvals on an as needed basis for unit turnover that require modernization due to damages beyond a normal turnover.</p> <p><b><u>Other Capital Grant Programs</u></b>  The HRA will continue to explore and utilize, when appropriate, all capital grant programs available to improve the public housing units and the backlog of capital improvements needed. In addition to HUD resources, the HRA will also pursue state or local programs that can be utilized on PHA projects, when available.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>See Attachment “A” – Progress Report</b></p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The 2022-2026 plan was approved by the Virginia HRA board on 1/18/2022 and by the local field office on 5/10/2022.</p>
<p><b>B.5</b></p>	<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  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Other Document and/or Certification Requirements.</b></p>	
<p><b>C.1</b></p>	<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  <input type="checkbox"/> <input type="checkbox"/> <b>To be completed after the comment period is completed.</b></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>
<p><b>C.2</b></p>	<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>
<p><b>C.3</b></p>	<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> <p>As of November 12, 2024, the HRA has not made any changes to the Public Housing Admissions and Continued Occupancy Plan (ACOP) and Housing Choice Voucher Administrative Plan since the changes that were approved at the December 13, 2023 board meeting. These changes were reported in the previous annual plan.</p>
<p><b>C.4</b></p>	<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>Y N  <input type="checkbox"/> <input type="checkbox"/> <b>To be completed after the comment period is completed.</b></p> <p>If yes, include Challenged Elements.</p>
<p><b>C.5</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

## **Housing & Redevelopment Authority of Virginia, MN**

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

*Goal #1: Tenants will be better connected to community support that increases social-emotional wellbeing and housing stability (goal added to strategic plan in 2021).*

Action Items Completed during 5-year Agency Plan (4/1/2020 to 3/31/2025):

1. Implemented the Resident Opportunity and Self-Sufficiency Program (ROSS) for public housing residents.
2. Implemented project/building wide year-round events and coffee 'ans with community partners at all HRA locations.
3. Connected with area partner agencies to provide training on programs to HRA employees that will benefit tenants and clients. This assisted employees in making necessary referrals to programs that best fit tenants' needs.
4. Developed ROSS column to be included in Columbia/Rouchleau monthly newsletter to tenants.
5. Hand delivered newsletters to Pine Mill Court tenant two times per year. This provided another opportunity for property management and the ROSS Coordinator to connect face to face with tenants.
6. Replaced Columbia/Rouchleau community computers providing a better connection for tenants to access free internet.
7. Partnered with Arrowhead Economic Opportunity Agency (AEOA) and AARP to provide on-site tax preparation assistance for tenants.
8. Implemented new referral procedures to assist tenants/clients in making and following up on referrals to track outcomes.
9. Conducted landlord forum focusing on eviction prevention.
10. Implemented a process to ensure the HRA makes a personal connection with new tenants. The ROSS Coordinator meets with new tenants at move-in and again at first inspection to connect with tenant and offer services.
11. Maintain connections through the Rural Housing meetings (Continuum of Care) and the St. Louis County multi-disciplinary team meetings. These meetings help the HRA better coordinate services and identify issues and solutions to help tenants access needed services and stabilize their housing.
12. Partnered with AEOA to provide space at Pine Mill Court location for HeadStart programming to be offered on-site.

*Goal #2: Tenants will experience a higher quality of life through improvements to the condition, attractiveness, and image of existing HRA-owned housing and grounds.*

Action Items Completed during 5-year Agency Plan (4/1/2020 to 3/31/2025):

Columbia/Rouchleau Apartments:

1. Two elevators in the Columbia Apartment building were upgraded.
2. Installed valve system so plumbing does not have to be shut off to entire building for repairs.
3. Installed new A/C unit and ceiling fans in Columbia community room.
4. Updated Rouchleau community room with new seating, bookshelves, paint and décor.
5. Added new seating in all common areas and outdoors.
6. Added new tables in the game room.
7. Added new monitors with webcams in the computer room.
8. Updated puzzle room with new chairs, paint, window treatments and ceiling fans.
9. Added new high-efficiency Speed Queen washers and dryers in laundry rooms.
10. Replaced Columbia rooftop ventilation units to improve efficiency of building ventilation.
11. Fire safety upgrades were completed in all common areas and apartments.
12. A new security camera system was installed.
13. Completed boiler upgrades to increase the efficiency of the boilers.
14. Installed additional vestibule heaters and air curtains at entrances.
15. Replaced ceiling tiles in the first-floor common areas and painted entrances.
16. Replaced computers in computer lab with new computers for residents.
17. Painted hallways on the main floor and laundry areas and re-decorated to be more inviting.
18. Replaced roofs on both buildings.
19. Created a game room for tenants in the Columbia Apartment Building.
20. Residents participated in a clean-up day at the Columbia/Rouchleau. This event has been established as an annual event.
21. Hallway painting and décor on main floor, computer room and elevators.

Pine Mill Court Apartments:

1. Minnesota Housing Finance Agency awarded the Virginia HRA funding and approved an expanded scope of work for exterior improvements and lead based paint abatement. Substantial work was completed on 10 buildings.
2. The City of Virginia has completed road, sidewalk and lighting improvements.
3. Pine Mill Court residents participated in a clean-up day at the Pine Mill Court. This event has been established as an annual event.
4. Installed a new security camera system at the Pine Mill Court location.
5. Painted porches, railings and posts.
6. Added new splash blocks to all buildings.
7. Rehabilitated community room areas in administrative building for HeadStart Programming to operate.
8. Replaced roof, soffit and fascia on administrative building. Painted storage garage.

*Goal #3: Prospective and current tenants and landlords will receive tailored and timely communication and education from the HRA team that facilitates greater mutual understanding.*

Action Items Completed during 5-year Agency Plan (4/1/2020 to 3/31/2025):

1. Communication with tenants increased at Pine Mill Court with a new bi-annual newsletter that is hand delivered to residents.
2. Communication with tenants at Columbia/Rouchleau increased with information being submitted by the HRA to the resident originated newsletter.
3. Information on the agency strategic plan was shared with all residents.
4. All new tenants, landlords and Section 8 participants receive the Attorney Generals handbook.
5. Converted from paper to online application process for Public Housing and HCV.
6. Developed informational webinar for new public housing tenants to view at lease-up to assure new tenants are receiving relevant and consistent information at move-in.
7. Provided financial literacy skills workshop for tenants and Section 8 participants.
8. Held training for area Landlords on the Section 8 process and the legislative changes that are going into effect in 2024.
9. Implemented system to communicate with tenants, landlords and participants through automated calls, texts and emails.
10. Developed new website with more up to date and pertinent information on programs, properties and services offered by the HRA.

<b>5-Year PHA Plan (for All 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, 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><b>PHA Name:</b> <u>Housing &amp; Redevelopment Authority of Virginia, MN</u> <b>PHA Code:</b> <u>MN007</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04/2025</u>  <b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2025-2030</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>The Housing and Redevelopment Authority of Virginia, MN will post it’s PHA plan at the following locations:</b>  <b>Columbia/Rouchleau Apartments, 600 3<sup>rd</sup> Avenue North, Virginia, MN</b>  <b>Pine Mill Court Administration Office, 442 Pine Mill Court, Virginia, MN</b>  <b>Website: <a href="https://www.vhra.org/about/">https://www.vhra.org/about/</a></b></p> <p><b>The public may obtain information on Virginia HRA policies by contacting the main office at Pine Mill Court Administration Office, 442 Pine Mill Court, Virginia, MN or by telephone at (218)741-2610.</b></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years. <b>The Virginia Housing &amp; Redevelopment Authority is committed to strengthening the inclusiveness of our community by helping individuals and families obtain safe, quality housing that is affordable and free from discrimination.</b>
<b>B.2</b>	<b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. <b>The Virginia HRA has the following strategic plan goals.</b> <ol style="list-style-type: none"> <li>1. Tenants will be better connected to community support that increases social-emotional wellbeing and housing stability.</li> <li>2. Tenants will experience a higher quality of life through improvements to the condition, attractiveness, and image of existing HRA-owned housing and grounds.</li> <li>3. Prospective and current tenants and landlords will receive tailored and timely communication and education from the HRA team that facilitates greater mutual understanding.</li> </ol>
<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attachment “A”.
<b>B.4</b>	<b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <b>The Virginia HRA has a VAWA and emergency transfer policy in place to address situations involving domestic violence. Applicants, Housing Choice Voucher clients and public housing tenants are notified of our policy and their rights at lease up and anytime the Virginia HRA issues a notice of adverse action.</b>
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. <b>The Virginia HRA defines a significant amendment and substantial deviation/modification as changes in the Virginia HRA policies that fundamentally change the mission of the HRA.</b>
<b>C.2</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y N <input type="checkbox"/> <input type="checkbox"/> <b>To be completed after the comment period is completed.</b>  (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.
<b>C.3</b>	<b>Certification by State or Local Officials.</b>  <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.
<b>C.4</b>	<b>Required Submission for HUD FO Review.</b>  (a) Did the public challenge any elements of the Plan?  Y N <input type="checkbox"/> <input type="checkbox"/> <b>To be completed after the comment period is completed.</b>  (b) If yes, include Challenged Elements.

## **Housing & Redevelopment Authority of Virginia, MN**

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

*Goal #1: Tenants will be better connected to community support that increases social-emotional wellbeing and housing stability (goal added to strategic plan in 2021).*

Action Items Completed during 5-year Agency Plan (4/1/2020 to 3/31/2025):

1. Implemented the Resident Opportunity and Self-Sufficiency Program (ROSS) for public housing residents.
2. Implemented project/building wide year-round events and coffee 'ans with community partners at all HRA locations.
3. Connected with area partner agencies to provide training on programs to HRA employees that will benefit tenants and clients. This assisted employees in making necessary referrals to programs that best fit tenants' needs.
4. Developed ROSS column to be included in Columbia/Rouchleau monthly newsletter to tenants.
5. Hand delivered newsletters to Pine Mill Court tenant two times per year. This provided another opportunity for property management and the ROSS Coordinator to connect face to face with tenants.
6. Replaced Columbia/Rouchleau community computers providing a better connection for tenants to access free internet.
7. Partnered with Arrowhead Economic Opportunity Agency (AEOA) and AARP to provide on-site tax preparation assistance for tenants.
8. Implemented new referral procedures to assist tenants/clients in making and following up on referrals to track outcomes.
9. Conducted landlord forum focusing on eviction prevention.
10. Implemented a process to ensure the HRA makes a personal connection with new tenants. The ROSS Coordinator meets with new tenants at move-in and again at first inspection to connect with tenant and offer services.
11. Maintain connections through the Rural Housing meetings (Continuum of Care) and the St. Louis County multi-disciplinary team meetings. These meetings help the HRA better coordinate services and identify issues and solutions to help tenants access needed services and stabilize their housing.
12. Partnered with AEOA to provide space at Pine Mill Court location for HeadStart programming to be offered on-site.

*Goal #2: Tenants will experience a higher quality of life through improvements to the condition, attractiveness, and image of existing HRA-owned housing and grounds.*

Action Items Completed during 5-year Agency Plan (4/1/2020 to 3/31/2025):

Columbia/Rouchleau Apartments:

1. Two elevators in the Columbia Apartment building were upgraded.
2. Installed valve system so plumbing does not have to be shut off to entire building for repairs.
3. Installed new A/C unit and ceiling fans in Columbia community room.
4. Updated Rouchleau community room with new seating, bookshelves, paint and décor.
5. Added new seating in all common areas and outdoors.
6. Added new tables in the game room.
7. Added new monitors with webcams in the computer room.
8. Updated puzzle room with new chairs, paint, window treatments and ceiling fans.
9. Added new high-efficiency Speed Queen washers and dryers in laundry rooms.
10. Replaced Columbia rooftop ventilation units to improve efficiency of building ventilation.
11. Fire safety upgrades were completed in all common areas and apartments.
12. A new security camera system was installed.
13. Completed boiler upgrades to increase the efficiency of the boilers.
14. Installed additional vestibule heaters and air curtains at entrances.
15. Replaced ceiling tiles in the first-floor common areas and painted entrances.
16. Replaced computers in computer lab with new computers for residents.
17. Painted hallways on the main floor and laundry areas and re-decorated to be more inviting.
18. Replaced roofs on both buildings.
19. Created a game room for tenants in the Columbia Apartment Building.
20. Residents participated in a clean-up day at the Columbia/Rouchleau. This event has been established as an annual event.
21. Hallway painting and décor on main floor, computer room and elevators.

Pine Mill Court Apartments:

1. Minnesota Housing Finance Agency awarded the Virginia HRA funding and approved an expanded scope of work for exterior improvements and lead based paint abatement. Substantial work was completed on 10 buildings.
2. The City of Virginia has completed road, sidewalk and lighting improvements.
3. Pine Mill Court residents participated in a clean-up day at the Pine Mill Court. This event has been established as an annual event.
4. Installed a new security camera system at the Pine Mill Court location.
5. Painted porches, railings and posts.
6. Added new splash blocks to all buildings.
7. Rehabilitated community room areas in administrative building for HeadStart Programming to operate.
8. Replaced roof, soffit and fascia on administrative building. Painted storage garage.

*Goal #3: Prospective and current tenants and landlords will receive tailored and timely communication and education from the HRA team that facilitates greater mutual understanding.*

Action Items Completed during 5-year Agency Plan (4/1/2020 to 3/31/2025):

1. Communication with tenants increased at Pine Mill Court with a new bi-annual newsletter that is hand delivered to residents.
2. Communication with tenants at Columbia/Rouchleau increased with information being submitted by the HRA to the resident originated newsletter.
3. Information on the agency strategic plan was shared with all residents.
4. All new tenants, landlords and Section 8 participants receive the Attorney Generals handbook.
5. Converted from paper to online application process for Public Housing and HCV.
6. Developed informational webinar for new public housing tenants to view at lease-up to assure new tenants are receiving relevant and consistent information at move-in.
7. Provided financial literacy skills workshop for tenants and Section 8 participants.
8. Held training for area Landlords on the Section 8 process and the legislative changes that are going into effect in 2024.
9. Implemented system to communicate with tenants, landlords and participants through automated calls, texts and emails.
10. Developed new website with more up to date and pertinent information on programs, properties and services offered by the HRA.