

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	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, 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	PHA Name: Norfolk Redevelopment Housing Authority PHA Code: VA006 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 PHA Inventory (Based on Annual Contributions Contract (ACC) units at the time of FY beginning, above) Number of Public Housing (PH) Units <u>2,093</u> Number of Housing Choice Vouchers (HCVs) <u>5,289</u> Total Combined Units/Vouchers : <u>7,382</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
	Availability of Information. 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.				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below): Not Applicable				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program <div>PH</div> <div>HCV</div>
	Lead PHA:VA006	N/A	Not Applicable	N/A	<div>N/A</div> <div>N/A</div>

B.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input 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>Response:</p> <ol style="list-style-type: none"> 1. Statement of Housing Needs and Strategy for Addressing Housing Needs: PHA Plan overview has current data information on the Waitlist Housing Needs for NRHA housing programs, including but not limited to Public Housing site based waitlist and the Housing Choice Voucher Program Waitlist(s). 2. Finance Resources: NRHA Financial Use and Resources (<i>2025 Amendment Budget and 2026 Proposed budget pending</i>) 3. Rent Determination – HOTMA appendix outlines all changes impending for both housing programs 4. Operations and Management: NRHA is submitting for the Housing Choice Voucher program (HCV) and Public Housing program policies changes related to the Administrative Plan and ACOP. These changes include administrative and programmatic efficiency updates and the incorporation of HOTMA changes via an appendix for each Program. For FY 2026, some HOTMA updates will be required July 1, 2025, and some are effective upon notification from HUD. Additionally, the NRHA plans to explore the feasibility of a Mobility counseling program for the HCV program and plans to define in FY 2026, applicable participants that may utilize the program, program policies, in addition to partners that may participate in the program. 5. Asset Management: 2026 Capital Fund 5 Year Plan and Capital Fund Annual plan updates. 6. Significant Deviation: In FY 2026, as applicable to HUD Notice 2023-10, NRHA will explore the ability to apply for regionalization under the Moving to Work (MTW) Demonstration with a partner MTW public housing authority. NRHA is reviewing all requirements under public housing agencies (PHAs) selected to participate in the MTW Demonstration – that is, the original 39 MTW Agencies, as well as 100 Expansion MTW Agencies. Two regionalization options are described and under review: Option 1 (“Transfer or Consolidation of Programs”) and Option 2 (“Management Agreement”). The NRHA will have to complete board and HUD approval as well as a significant amendment to outline changes to policies and programmatic rules if successful within its application for regionalization as a partner MTW agency. <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Response: Please see NRHA Annual Plan, Section Deconcentration of Poverty Policy. NRHA has not completed updates to the Deconcentration of Poverty Policy in FY 2026.</p>					
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p>					

	<div data-bbox="180 132 1284 352"> <input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </div> <div data-bbox="180 428 1440 525"> <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> </div> <div data-bbox="180 550 1424 602"> <p>B.2(b) Response: For all sections above where current or proposed demolition activities will take place within NRHA, please see updated milestones and timelines within NRHA Five Year and Annual Plan report narrative.</p> </div> <div data-bbox="180 630 1312 684"> <p>Other Capital Grant Programs NRHA received a Choice Neighborhood Initiative Supplemental grant for \$2.5 Million in fiscal year 2025-2026.</p> </div>
B.3	<p>Progress Report.</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>Response: Included in NRHA Annual plan narrative is the progress of the Mission & Goals within the Annual Plan. For Fiscal Year 2026, NRHA will begin work on new strategic plan goals with a target to update its organizational goals for FY 2026-2027.</p>
B.4	<p>Capital Improvements. 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>Response: NRHA's Five Year Action Plan for Capital Fund Improvements (CFP) is approved effective as of January 2025. Attachment: Five Year Action Plan For Capital Fund Improvement NRHA Board resolution approving the Five Year and Annual Fund Improvements (CFP)</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) Attachment 2022/2023 – Fiscal Year Audit (Refer to page 74 of audit). Independent audit did not find in FY 2023 any material or significant deficiencies in the major federal programs. Fiscal Year 2024 audit is still in process as of January 2025.</p> <p>Audit Findings</p> <p>Federal Award Findings and Questioned Costs: None</p> <p>Reference Number: Federal Program Criteria Finding No. 2023-001 Eligibility</p> <p>Section 8 Housing Choice Voucher Program, CFDA No. 14.871 Program year 2023, U.S. Department of Housing and Urban Development</p> <p>In accordance with 24 CFR sections 5.230, 5.609 and 960.259, the PHA must, as a condition of admission or continued occupancy, require the tenant and other family members to provide necessary information, documentation, and releases for the PHA to verify income eligibility, including third-party verification of (1) reported family annual income; (2) the value of assets; (3) expenses related to deductions from annual income; and (4) other factors that affect the determination of adjusted income or income-based rent. Based on those factors, the PHA must determine income eligibility and calculate the tenant's rent payment using the documentation from third party verification. The PHA must reexamine family income and composition at least once every 12 months and adjust the tenant rent and housing assistance payment as necessary using the documentation from third-party verification. Statement of Condition Statement of Cause/Possible Asserted Effect In our</p>

	<p>sample of 40 program participants, we noted one instance in which the tenant's annual income was not calculated in accordance with the relevant program requirements. The instances discussed above were the result of the controls to support review of tenant files for required documentation and tenant rent and housing assistance payment calculations not operating effectively. This deficiency in controls resulted in erroneous tenant annual income calculations in all the cases.</p> <p>Federal Award Findings and Questioned Costs</p> <p>Reference Number (continued) Finding No. 2023-001 Eligibility (continued)</p> <p>Questioned Costs : Recommendation In the first instance, the tenant's annual income was incorrectly calculated.. This resulted in a higher housing assistance payment (HAP) for 4 month. There were no questioned costs associated with this instance. Sampling method- The sample was not intended to be, and was not, a statistically valid sample. Total fiscal year 2023 HAP expenditures associated with the 40 program participants tested in our sample was approximately \$406,404. The total population of HAP payments made during FY 2023 was approximately 41.0 million. This finding is a repeat of a finding in fiscal year 2021, Reference Number 2021-001 Eligibility. That finding was not corrected in 2022. The Authority should strengthen controls over its review processes regarding tenant eligibility and rent determinations, including that the correct information is used to determine rent amounts. We recommend that the Authority implement a secondary review procedure recertifications for tenant files.</p> <p>In response to both findings, the Housing Choice Voucher Program provided an overview of corrective actions. NRHA will continue to address findings from its previous and current pending 2024 audit.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input 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> <ul style="list-style-type: none"> • See Narrative and reference to Attachment: Resident Advisory Board Comments
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>Response: See Attachment <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</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>Response: Attachment(s) HUD-50077-ST, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulation</i></p>
C.4	<p>Challenged Elements. 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 checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.: NRHA does not anticipate any public challenges of any elements of this annual plan.</p>

C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: N/A - Not Applicable</p>		
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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" data-bbox="181 779 1456 1228"> <tr> <td data-bbox="181 779 1456 821"> <p>Fair Housing Goal:</p> </td></tr> <tr> <td data-bbox="181 821 1456 1228"> <p>Describe fair housing strategies and actions to achieve the goal</p> <p>The Norfolk Redevelopment and Housing Authority (NRHA) has not been required to submit an Assessment of Fair Housing. NRHA fulfills its obligation to promote fair housing by evaluating its own programs or proposed programs annually to ensure compliance with all fair housing and civil rights laws.</p> <p>NRHA also collaborates with the City of Norfolk and the Commonwealth of Virginia to implement jurisdictional initiatives that require NRHA's involvement to further fair housing; and maintains records of these analyses and actions.</p> <p>Additionally, under the requirements of Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits and affirms its civil rights certification annually with its Annual Public Housing Authority Plan.</p> </td></tr> </table>	<p>Fair Housing Goal:</p>	<p>Describe fair housing strategies and actions to achieve the goal</p> <p>The Norfolk Redevelopment and Housing Authority (NRHA) has not been required to submit an Assessment of Fair Housing. NRHA fulfills its obligation to promote fair housing by evaluating its own programs or proposed programs annually to ensure compliance with all fair housing and civil rights laws.</p> <p>NRHA also collaborates with the City of Norfolk and the Commonwealth of Virginia to implement jurisdictional initiatives that require NRHA's involvement to further fair housing; and maintains records of these analyses and actions.</p> <p>Additionally, under the requirements of Section 5A(d)(15) of the U.S. Housing Act of 1937, NRHA submits and affirms its civil rights certification annually with its Annual Public Housing Authority Plan.</p>
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