

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
--	---	---

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-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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

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 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Lynchburg Redevelopment & Housing Authority</u> PHA Code: <u>VA013</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>328</u> Number of Housing Choice Vouchers (HCVs) <u>1224</u></p> <p>Total Combined Units/Vouchers <u>1552</u></p> <p>PHA Plan Submission Type: <input checked="" 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. 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> <p>How the public can access this PHA Plan: Copies of the Lynchburg Housing and Redevelopment's Revised 2025 (5) Year PHA Plan and the FY 2026 Annual Plan can be obtained at the PHAs Main Office located at the following address: Lynchburg Redevelopment and Housing Authority: 1948 Thomas Drive, Lynchburg, Virginia 24501</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> </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						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
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>														

- ☒ ☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.
- ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- ☒ ☐ Financial Resources.
- ☒ ☐ Rent Determination.
- ☒ ☐ Operation and Management.
- ☐ ☒ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☐ ☒ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs.

The Lynchburg Redevelopment and Housing Authority (LRHA) has updated housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups on the public housing and Section 8 tenant-based assistance waiting lists. And also has updated in affordability, supply, quality, accessibility, size of units, and location in Lynchburg, Virginia. In addition, the (LRHA) has also stated its Strategy for addressing the housing needs of families in the jurisdiction and on the waiting lists for the upcoming year. Please see attached.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Please see attached LRHA's Summary Table of the Administrative Plan changes as of 5/7/25, and Summary Table of the Admissions and Continued Occupancy Policy changes as of 6/2/26.

Financial Resources.

Please find attached the Lynchburg Redevelopment and Housing Authority's (VA013) Financial Resource: Planned Sources and Uses Form FY 2026

Rent Determination.

Rent Determination changes can be found in the Summary Tables for the Administrative Plan and the Admissions and Continued Occupancy Policy attached to this Plan.

Operation and Management.

The Lynchburg Redevelopment and Public Housing Authority (LHRA) manages the following programs: Public Housing, Housing Choice Vouchers including special purpose vouchers (Mainstream, PSH, HUD/VASH, EHV, FYT), and the Resident Opportunity and Self Sufficiency Program. There have been management changes in Public Housing and the Housing Choice Voucher Programs. Pursuant to HOTMA changes the LRHA will deny assistance for an applicant or propose termination of assistance for a participant under the following circumstances: • The family's net assets exceed \$ 100,000.00 • The family has a present ownership interest in, a legal right to reside in, and the effective legal authority to sell the real property (based on laws of the state and locality in which the property is located) that is suitable for occupancy by the family as a residence. Participants meeting the asset limitations listed above will be issued written notice that they no longer qualify for subsidy and given six months (180 days) from the annual/interim determination initiating the asset increase to effectively transition out of the program or provide documented proof that the increased asset matter has been cured by means of another method. Please refer to the attached Summary of Changes documents attached for revisions throughout the 20204 Administrative Plan and the ACOP. Also, please see the changes in the 2024 Administrative Plan and ACOP corresponding to the new inspections protocol National Standards for the Physical Inspection of Real Estate (NSPIRE).

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Please see attached, LRHA's Deconcentration Policy

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

- ☒ ☐ Choice Neighborhoods Grants.
- ☒ ☐ Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☒ ☐ Designated Housing for Elderly and/or Disabled Families.
- ☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ Project-Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

Choice Neighborhoods Grants.

Please see attached, the narrative under the Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

Modernization or Development.

Please see attached, the narrative under the Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

Demolition and/or Disposition.

Please see attached, the narrative under the Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

Designated Housing for Elderly and/or Disabled Families.

The Lynchburg Housing and Redevelopment Authority plans on submitting an Elderly Designation Plan in 2026.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

Please find attached a narrative of the Lynchburg Redevelopment and Housing Authority's conversion of its public housing developments to Project-Based Rental Assistance or Project Based vouchers under RAD.

Project-Based Vouchers.

Please find attached a narrative of the Lynchburg Redevelopment and Housing Authority's conversion of its public housing developments to Project-Based Rental Assistance or Project Based vouchers under RAD.

Units with Approved Vacancies for Modernization.

The Lynchburg Redevelopment and Housing Authority plans on requesting approval from HUD for units going under modernization. Please see the attached statement that the Authority will maintain and submit accurate, timely, and reliable unit designations in the IMS-PIC Development Sub-Module as documented in PIH Notice 2024-03 at the following sub-section: 5.4.3 Vacant HUD Approved: Under 24 CFR 990.145. The Authority plans on converting the following public housing units to project-based rental assistance or project based vouchers under RAD: Dearington Apartments, 100 units; Birchwood Apartments 103 units; Brookside Apartments 75 units; and, Langview Apartments 50 units.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

The Lynchburg Redevelopment and Housing Authority will apply for future capital fund Emergency Safety and Security grants as the become available.

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>The Lynchburg Redevelopment and Housing Authority has attached the progress it made in its PHA 5-Year Plan. Also, In January of 2025 the LRHA developed a Strategic Plan that includes a revision of its Mission Statement and additional Goals and Objectives. Please find attached LRHA Strategic Plan 2025-2029 Part 1 and LRHA Strategic Plan 2025-2029 Part 2, including its Implementation Schedule. The new Mission Statement and additional Goals and Objectives is a "Substantial Deviation" from the (5) Year Plan which includes: a major change to the LRHA (5) Year Plan pertaining to its Mission, Goals and Objectives.</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>The Most Recent HUD-approved 5-Year Action Plan in EPIC was June 2, 20205.</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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <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>
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>
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>
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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> <p>A Public Hearing was held on September 18, 2025. There were no challenged elements.</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 <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *VA013-Lynchburg Redevelopment & Housing Authority Form HUD-50075-ST (Form ID - 5449) printed by Mary Mayrose in HUD Secure Systems/Public Housing Portal at 09/12/2025 10:13AM EST*