

<b>Streamlined Annual PHA Plan (HCV Only 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, 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-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, 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 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																																			
A.1	<p><b>PHA Name:</b> <u>Virginia Housing Development Authority</u> <b>PHA Code:</b> <u>VA901</u>  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2025</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Housing Choice Vouchers (HCVs):</b> <u>9,788</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> 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA: Not Applicable</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA: Not Applicable																													
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<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</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 checked="" type="checkbox"/> <input 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"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</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 element(s):</p> <p><i>Please see Appendix, Attachment 1: Revision of Existing PHA Plan Elements</i></p>
<b>B.2</b>	<b>New Activities.</b> –Not applicable to HCV-only PHAs.
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p><i>Please see Appendix, Attachment 2: Five Year Plan Progress Updates</i></p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<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 N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>Summary of findings from the audit for the fiscal year ended June 30, 2023, can be found below:</p> <ul style="list-style-type: none"> <li>• HCV, Mainstream, and EHV programs did not require the tenant and other family members to provide necessary information, documentation, and releases to verify income eligibility as a condition of admission of continued occupancy. <ul style="list-style-type: none"> <li>○ Virginia Housing has since developed a checklist system for each step of the recertification process</li> <li>○ Virginia Housing has since developed a Quality Control Plan for the HAP process</li> </ul> </li> <li>• The Authority did not maintain records to document the basis for the determination that rent to owner is a reasonable rent <ul style="list-style-type: none"> <li>○ Virginia Housing has since developed a checklist system for each step of the recertification process</li> <li>○ As part of the development and implementation of the Quality Control Plan for the HAP process, noted above, Virginia Housing also included a process for ensuring approved rent reasonableness match contract rents on all supporting documentation. Virginia Housing will implement monthly reviews of HUD-50058 forms, HAP contracts and rent reasonableness documentation.</li> </ul> </li> <li>• The Authority did not prepare a unit inspection report. Per the Virginia Housing Administrative Plan, all units must pass an HQS inspection prior to the approval of a lease and at least once every 12 months during the term of the contract, and other times as needed to determine the unit meets HQS. <ul style="list-style-type: none"> <li>○ Virginia Housing has contracted the services of a third-party vendor to assist with completing overdue inspections.</li> <li>○ Virginia Housing has also hired a Senior Quality Control Inspector to assist with the completion of overdue inspections.</li> <li>○ Virginia Housing has since drafted a Quality Control Plan for inspections.</li> </ul> </li> <li>• The Authority did not follow up on failed inspections within the required time of either 24 hours or 30 days depending on the severity of the failure. Virginia Housing failed to process abatements for units that failed on the second inspection. Virginia Housing failed to enforce the family obligations for units that failed on the second inspection. <ul style="list-style-type: none"> <li>○ Virginia Housing’s Senior Quality Control Inspector has reviewed all of the identified HQS deficiencies and rectified them as necessary.</li> </ul> </li> </ul>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>

<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"/></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><i>Information will be provided (if applicable) after the public review period. December 23, 2024-February 14, 2025.</i></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><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"/></p> <p>If yes, include Challenged Elements.</p> <p><i>Information will be provided (if applicable) after the public review period. December 23, 2024-February 14, 2025.</i></p>									
<p><b>D. Affirmatively Furthering Fair Housing (AFFH).</b></p>										
<p><b>D.1</b></p>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></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" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> <tr> <td style="padding: 5px;"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td style="padding: 5px;">The Virginia Housing Development Authority, to date, has not been required to submit an Assessment of Fair Housing. Virginia Housing addresses its obligation to affirmatively further fair housing by examining its own programs or proposed programs annually to ensure all fair housing and civil rights laws are followed. Virginia Housing also works with the local housing authorities to provide training on Fair Housing requirements.</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> <tr> <td style="padding: 5px;"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td style="padding: 5px;">N/A</td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="padding: 5px;"><b>Fair Housing Goal:</b></td> </tr> <tr> <td style="padding: 5px;"><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></td> </tr> <tr> <td style="padding: 5px;">N/A</td> </tr> </table>	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	The Virginia Housing Development Authority, to date, has not been required to submit an Assessment of Fair Housing. Virginia Housing addresses its obligation to affirmatively further fair housing by examining its own programs or proposed programs annually to ensure all fair housing and civil rights laws are followed. Virginia Housing also works with the local housing authorities to provide training on Fair Housing requirements.	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	N/A	<b>Fair Housing Goal:</b>	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>	N/A
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# Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

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## A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

### B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the 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 residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([24 CFR §903.7\(b\)](#))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(d\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(d\)\(iii\)](#)).

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.
- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

**C. Other Document and/or Certification Requirements.**

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- C.2 Certification by State of Local Officials.** 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. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) .... Strategies and actions must affirmatively further fair housing ....” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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. 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 Act 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

## Table of Contents

Attachment 1: Revision of Existing PHA Plan Elements .....	2
Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions ..	2
Financial Resources .....	2
Rent Determination .....	2
Operation and Management.....	3
Attachment 2: Five Year Plan Progress Updates .....	6
Goal 1: Increase affordable housing opportunities for low, very low-, and extremely low-income families.....	6
Goal 2: Ensure an ongoing inventory of decent, safe, and affordable housing that supports strong, viable communities. ....	6
Goal 3: Strengthen Virginia Housing’s ability to provide affordable housing.....	7
Goal 4: Promote self-sufficiency and stabilize families.....	9
Attachment 3: RAB Comments .....	10

# Attachment 1: Revision of Existing PHA Plan Elements

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

### Waitlist Management

#### 4-III.C. SELECTION METHOD - Order of selection

Families will be selected from the waiting list based on the preference(s) for which they qualify, and in accordance with Virginia Housing's hierarchy of preferences. Families will be selected from the waiting list in date and time order and then in hierarchy of preference.

#### 4-III.E. THE APPLICATION INTERVIEW

The head of household and the spouse/cohead will be strongly encouraged to attend the interview together. However, either the head of household or the spouse/cohead may attend the interview on behalf of the family. Verification of information pertaining to adult members of the household, not present at the interview, will begin after signed release forms are returned to the LHA.

### Financial Resources

HUD has provided notice to Virginia Housing of the following CY2025 renewal funding for the HCV Program:

Housing Choice Voucher Program HAP: \$83,617,877

Mainstream Vouchers HAP: \$2,774,710

Emergency Housing Vouchers: \$2,495,760

### Rent Determination

#### Subsidy Standard

##### 5-II.C. EXCEPTIONS TO SUBSIDY STANDARDS

VH/LHA will hold the family harmless with its subsidy standards change but this applicable only to families which are required to move to a smaller unit at the next annual recertification. If the family composition changes resulting in change in subsidy size or the family moves, Virginia Housing will implement the subsidy standard reduction effective with the next annual recertification.

##### 5-II.B. DETERMINING FAMILY UNIT (VOUCHER) SIZE [24 CFR 982.402]

The head of household will receive their own bedroom; then every two household members, regardless of age or sex, will be allocated a bedroom.



Live-in aides will be allocated a separate bedroom. Any live-in aide must be counted in determining the voucher size. Family members of the live-in aide are not included in determining voucher size. The aide must be identified before the voucher size is changed.

#### 5-II.C. EXCEPTIONS TO SUBSIDY STANDARDS

Requests based on reasonable accommodation must be verified by a knowledgeable professional source, e.g., doctor or health professional), unless the disability and the disability-related request for accommodation is readily apparent or otherwise known.

### Shared Housing Rental Calculations

Virginia Housing has updated its description of shared housing rental calculations to include calculation examples as an aid to users. See Chapter 15 - Special Housing Types 15-IV.B1. SHARED HOUSING RENTAL CALCULATION Checklist.

## PART II: INTERIM REEXAMINATIONS [24 CFR 982.516]

### 11-II.A. OVERVIEW

Virginia Housing added the following language to the Administrative Plan. PHA- and family-initiated interim reexaminations must be submitted utilizing the HCV interim reporting form for all changes to the household.

## Operation and Management

### HOTMA

On July 29, 2016, the Housing Opportunity Through Modernization Act of 2016 (HOTMA) was signed into law. HOTMA made numerous changes to statutes governing HUD programs, including sections of the United States Housing Act of 1937. Title I of HOTMA contains 14 different sections that impact the public housing and Section 8 programs. The Final Rule implementing broad changes to income and asset in Sections 102 and 104 of HOTMA, and for PHAs that administer the public housing program over-income provisions in Section 103, was officially published in the *Federal Register* on February 14, 2023. On September 29, 2023, HUD issued notice PIH 2023-27, which provided guidance to PHAs on the implementation of the program changes described in the Final Rule. On Wednesday, September 18, 2024, HUD announced that PHAs will not be required to be compliant with HOTMA Section 102 and 104 income and assets provisions by January 1, 2025, except for the Earned Income Disregard (EID) provisions. On Tuesday, December 17, 2024, HUD announced that PHAs will be required to comply with the Form HUD-9886-A provisions by February 1, 2025, and the updated income exclusions, several key definitions, and de minimis error provisions by July 1, 2025. Although the implementation of the HOTMA Section 102 and 104 Final Rule remains in effect, these income and asset provisions of the

final rule require access to new HOTMA-compliant HUD-50058 forms in the Housing Information Portal (HIP), the not-yet-released replacement for IMS/PIC.

Virginia Housing included an Appendix [Appendix D] to the Administrative Plan so that when HOTMA is required, Virginia Housing's Administrative Plan will be up to date.

## NSPIRE

On May 11, 2023, HUD published the NSPIRE Rule to implement one of NSPIRE's core objectives—the formal alignment of expectations of housing quality and consolidation of inspection standards across HUD programs. The final rule is effective July 1, 2023, for public housing and Multifamily Housing programs. HUD's Real Estate Assessment Center (REAC) intends to commence scored inspections using the NSPIRE standards for public housing and Multifamily NSPIRE Demonstration participants that did not opt for a Uniform Physical Condition Standard inspection after this date pursuant to the Notice of Modifications to the Demonstration to Assess the National Standards for the Physical Inspection of Real Estate and Associated Protocols.

On June 14, 2024, HUD published a notice informing PHA's HUD's Office of Public and Indian Housing will re-issue the original NSPIRE-V notice with updated information providing an extension for the implementation of NSIPRE to October 1, 2025.

Virginia Housing updated the Administrative Plan to Chapter 8 with updates language to include carbon monoxide as a health and safety concern, in line with NSPIRE standards.

## Landlord Engagement Activities

Virginia Housing is allocating \$1,500,000 for landlord repair grants from its REACH Virginia funding pool (an initiative that invests Virginia Housing's revenues into innovative homeownership, rental, and outreach programs). The grant program is anticipated to launch in January 2025 and will help landlords cover repairs up to \$500 to bring their units up to HQS compliance.

Virginia Housing is also compiling a landlord education toolkit to help LHAs engage with local landlords.

## Project Based Vouchers

To further address the housing needs within Virginia Housing's (VH) jurisdiction, Virginia Housing rolled out the new PBV program during this calendar year. Initial applications were drawn from projects awarded 9% Low Income Housing Tax Credit (LIHTC) within the past three years (2022-2024), currently placed-in-service (IRS Form 8609 has been issued

by VH), and with no current PBV units attached to the project. Awards are expected to be made by March 2025.

### Inspection Process

Virginia Housing has engaged a third-party vendor to complete all required inspections. This process improvement will assist with consistent inspections that are completed in a timely manner. This new process was effective January 2025.

### Special Purpose Vouchers

Virginia Housing has combined individual Special Purpose Voucher sections into one Chapter within the Administrative Plan Chapter 18, which includes:

- Enhanced Vouchers
- Family Unification Program (FUP)
- Foster Youth to Independence (FYI) program
- Veterans Affairs Supportive Housing (VASH)
- Mainstream
- Non-Elderly Disabled (NED)

This allows Virginia Housing and its Local Housing Agencies to easily locate policies related to each Special Use Voucher the Housing Authority operates.

## Attachment 2: Five Year Plan Progress Updates

Goal 1: Increase affordable housing opportunities for low, very low-, and extremely low- income families.

Objectives	Progress
Apply for additional rental vouchers if funding is available, with particular emphasis on special purpose vouchers for families experiencing homelessness, veterans, youth aging out of foster care, families with special needs (disabled/elderly), and those at greatest risk of homelessness or experiencing homelessness.	Virginia Housing applied for 25 new HUD-VASH vouchers to serve homeless veterans in FY 2025.  In FY 2025, Virginia Housing has initiated a PBV program in which special populations are a category of residents that qualify for additional unit percentages.
Maintain a leasing rate as high as funding and HUD parameters will allow to maximize voucher utilization by low-, very low-, and extremely low-income families.	Virginia Housing has maintained a high leasing rate, currently at 89.11% and above the national average.
Continue to provide voucher assistance to those identified as part of the DOJ Olmstead Settlement Agreement.	Virginia Housing continues to provide voucher assistance. Currently there are 127 vouchers allocated for Virginia Housing.
Implement a Project-based Voucher (PBV) program, which will include an additional set aside for special populations.	Virginia Housing intends to complete the first cycle of 100 PBV allocations by March 2025 with the goal of increasing access to affordable housing statewide.  During this calendar year, Virginia Housing staff completed the PBV administrative staff training with Nan McKay & Associates.

Goal 2: Ensure an ongoing inventory of decent, safe, and affordable housing that supports strong, viable communities.

Objectives	Progress
Ensure compliance with Housing Quality Standards and NSPIRE and maintain the highest possible SEMAP score (“high performer”).	HUD has not yet released the most recent SEMAP scores for FY 2024; Virginia Housing’s most recent SEMAP

	score remains “High Performer” from FY 2019.
Ensure all necessary staff, including those at local housing agencies, are trained on NSPIRE prior to implementation.	<p>NSPIRE implementation has been delayed until October 1, 2025, and has implemented all requirements for carbon monoxide required to be implemented by December 31, 2024.</p> <p>Virginia Housing has made the necessary changes to the Administrative Plan.</p> <p>Virginia Housing is updating its procedures to centralize all inspections under a third-party contractor.</p>
Maintain and encourage landlord use of a statewide online rental listing service.	Virginia Housing continues to use the website, VirginiaHousingSearch.com, which allows property owners to list their available rental units.
Increase the number of landlords participating in the Housing Choice Voucher program.	<p>Virginia Housing is allocating \$1,500,000 for landlord repair grants from its REACH Virginia funding pool (an initiative that invests Virginia Housing’s revenues into innovative homeownership, rental, and outreach programs). The grant program is anticipated to launch in January 2025 and will help landlords cover repairs up to \$500 to bring their units up to HQS compliance.</p> <p>Virginia Housing is also compiling a landlord education toolkit to help LHAs engage with local landlords.</p>

**Goal 3: Strengthen Virginia Housing’s ability to provide affordable housing.**

<b>Objectives</b>	<b>Progress</b>
Develop and facilitate training programs on administration of the HCV Program for the local housing agencies.	During this calendar year, Virginia Housing has offered the following trainings HCV Specialist Training (January 22 – 26), HCV Specialist Training (February 26 – March 1),

	<p>Program Management Training (March 19 – 22)  Rent Calculation Training (October 15 – 17). Virginia Housing also continues to provide Lunch and Learn opportunities for LHAs.</p> <p>Virginia Housing has also become a regional training facility with Nan McKay. In 2025, LHAs will be required to complete Fair Housing and Reasonable Accommodations training and Customer Service training.</p> <p>Virginia Housing is also developing training processes for key chapters of the Administrative Plan: Eligibility (Chapter 3), Assets and Income (Chapter 6), Verifications (Chapter 7), and Reexaminations (Chapter 11) and is reviewing all related forms.</p>
<p>Ensure all necessary staff, including those at local housing agencies, are trained on changes brought about by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) prior to implementation.</p>	<p>The date for PHAs to be in compliance with HOTMA policy changes has been delayed. Virginia Housing has updated the Administrative Plan to prepare for these changes when the implementation deadline is finalized.</p> <p>Required changes concerning the expiration of the Earned Income Disregard (EID) have already been implemented.</p>
<p>Update policies and procedures to ensure compliance with HUD regulations.</p>	<p>Virginia Housing’s administrative plan has been updated to ensure compliance with HOTMA, NSPIRE, and HUD-VASH operating rules.</p>
<p>Research and implement an operating model that ensures consistency, flexibility and effective operations of the HCV Program.</p>	<p>Virginia Housing continues to collect and analysis data on effective operating models.</p>
<p>Engage in opportunities that improve the experience of households participating in Virginia Housing’s HCV Program.</p>	<p>Virginia Housing is in the process of updating its module for streamlined applicant portal using Emphasys software to make the application</p>

	process easier for families statewide in FY 2025.
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**Goal 4: Promote self-sufficiency and stabilize families.**

<b>Objectives</b>	<b>Progress</b>
Research and explore services to encourage residents to achieve economic self-sufficiency.	Virginia Housing has not yet started on this objective.
Research and explore a Moving Up program to assist formally homeless households move on from Permanent Supportive Housing (PSH) programs.	Virginia Housing leadership has continued to engage local CoCs within the geographic service area to build relationships and better understand their priorities.

## Attachment 3: RAB Comments

*Information will be provided (if applicable) after the public review period. December 23, 2024-February 14, 2025.*



**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 3/31/2024

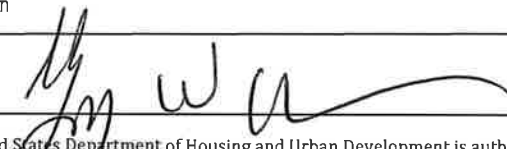
**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Bryan Horn, the Director, Department of Housing and Community Development  
*Official's Name* *Official's Title*

certify that the Annual PHA Plan for fiscal year 2026 of the Virginia Housing Development Authority (Virginia Housing) is consistent with the State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the Commonwealth of Virginia pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Both the PHA Plan and Consolidated Plan (FYs 2023-2027) have as their main goals to expand the supply of affordable housing and address the needs of individuals and families experiencing housing instability and both agencies commit to using their respective agency resources to address these goals, as noted on page 90 of the Consolidated Plan. The Analysis of Impediments to Fair Housing (2023) lists the availability and access to quality affordable housing as an impediment. The PHA plan addresses this impediment in its goals by working to ensure an ongoing inventory of decent, safe and affordable housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: Bryan Horn	Title: Director, Department of Housing and Community Development
Signature: 	Date: Dec 12, 2024

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.