

1.0	PHA Information PHA Name: Virginia Housing Development Authority PHA Code: VA901 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/2009				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: 9446				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Our mission is to help low- and moderate-income Virginians attain quality, affordable housing.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goal 1: Increase affordable housing opportunities for low, very low-, and extremely low-income families Objectives: • Apply for any number of additional rental vouchers if funding is available • Maintain a leasing rate of 100% to maximize voucher utilization by low-, very low-, and extremely low-income families • Utilize funds through the REACH <i>Virginia</i> initiative to further rental assistance to low-, very low-, and extremely low-income families Goal 2: Ensure an ongoing inventory of decent, safe, and affordable housing that supports strong, viable communities Objectives: • Continue <i>One Family Challenge</i> marketing campaign to encourage landlord participation in the HCV Program • Implement additional quality control measures to ensure compliance with HQS and maintain highest possible SEMAP score • Encourage landlord use of a statewide online rental listing service Goal 3: Strengthen VHDA's ability to provide affordable housing Objectives: • Develop training program on administration of the HCV Program for local housing agencies • Update policy and procedures to ensure compliance with HUD regulations				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (1) Eligibility, Selection, and Admissions Policies – No revisions (2) Financial Resources – HAP Revenues \$61,981,816 + Admin Fee Revenues \$5,894,130 = Total \$67,875,946 (3) Rent Determination Policies – No revisions (4) Operation and Management – N/A (5) Grievance Procedure – No revisions (6) Designated Housing for Elderly and Disabled Families – N/A (7) Community Service and Self-Sufficiency – N/A (8) Safety and Crime Prevention – N/A (9) Pets – N/A (10) Civil Rights Certification – Copies of signed certifications sent to local HUD office (11) Fiscal Year Audit – Copies available for public review (12) Asset Management – N/A				

	<p>(13) Violence Against Woman Act (VAWA) – VHDA will work to educate all landlords regarding the provisions of VAWA as related to lease terms. VHDA will ensure that all current program participants are aware of the provisions of VAWA by conducting outreach efforts through either a direct mail campaign, posting notices at the local housing office, and/or providing information at the annual re-examination appointment and at the family briefing.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the 5-Year and Annual PHA Plan and all supporting documents are available at the main office of VHDA in Richmond, Virginia. Copies of the 5-Year and Annual PHA Plan are available by contacting any of our local housing agencies or can be found on the web at www.vhda.com.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>VHDA will continue to offer the HCV Homeownership Program as outlined in our previous 5-Year and Annual PHA Plan.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>VHDA and the Virginia Department of Housing and Community Development (DHCD), as statewide jurisdictional agencies tasked with addressing the housing needs of Virginia residents, have worked in tandem to develop programs to increase the supply of affordable housing, support homeownership opportunities, and create accessible housing for special needs populations. Partnerships with stakeholder groups and local governments have been an integral part to understanding the housing affordability issue and making progress toward each agency’s goals. However, the need for affordable housing is great as indicated by the numbers below.</p> <p>VHDA currently has 6,365 families on our local housing agency waiting lists.</p> <p>Of those responding, the racial composition is as follows: 3,730 African American 2,110 White 15 Asian 56 Other 147 of respondents indicated they are Hispanic or Latino</p> <p>Of those responding, 998 households indicated that they are handicapped or disabled.</p> <p>The average gross income for all households reporting is \$8,969. The number of households reporting to be extremely low-income is 5,453. The number of households reporting to be very low-income is 735. Over 97% of the total households on the local housing agency waiting lists report to be extremely low- to very low-income.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>VHDA will maintain a leasing rate of at least 100% so that all vouchers are fully utilized and families are continually pulled from the waiting list. VHDA will seek additional voucher funding if available through HUD.</p> <p>VHDA will continue to partner with local housing agencies that work with the disabled population to provide voucher assistance to special needs families and encourage our local housing agencies to adopt waiting list preferences for elderly and disabled families. VHDA will continue efforts to bring families into homeownership through the HCV Program. VHDA will continue to help families reach self-sufficiency through the FSS program.</p> <p>VHDA will market the HCV program across the state to increase the number of landlords participating in the program and expand the supply of dwelling units.</p>

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><u>Expand the supply of assisted housing</u> VHDA applied for additional vouchers in FY 09 through the Family Unification Program. In addition, VHDA has administered four enhanced voucher projects in Richmond, Winchester, and the Shenandoah Valley assisting approximately 157 low-income families in locating a new, affordable dwelling unit. The successful implementation of cost saving measures (such as reducing payment standards) in 2005 kept families from losing their voucher assistance due to funding cuts at the federal level.</p> <p>VHDA's HCV Homeownership program has successfully placed eleven families in their own homes and anticipates transitioning two more families into homeownership by the end of FY 2009. Additional funding from local programs such as the City of Manassas Housing Trust Fund made many of these deals possible.</p> <p><u>Improve the quality of assisted housing and customer satisfaction</u> VHDA has maintained a SEMAP rating of standard performer over the last four years. VHDA successfully implemented the use of the inspections module of our software program to our local housing agencies.</p> <p>Although VHDA has not implemented a debit card program for families receiving utility reimbursements, twenty-six percent of our landlords use direct deposit for their HAP checks.</p> <p><u>Increase assisted housing choices/provide improved living environment</u> VHDA hired a consultant to develop a marketing campaign to increase landlord participation in the HCV Program. Materials produced for the <i>One Family Challenge</i> campaign are utilized by each of our local housing agencies and informational meetings targeting landlords have been held across the state.</p> <p><u>Promote self-sufficiency and asset development of assisted households</u> VHDA phased out the Welfare-to-Work Program as required by HUD.</p> <p>VHDA has received coordinator and renewal funding each year for the FSS Program. Over the last five years, sixty-two families have graduated from the FSS Program with eight moving into homeownership. The average escrow payout at final disbursement for graduates was \$8,354. The total amount of escrow disbursed to graduates was \$501,250.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial deviation and significant amendment or modification are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Any PHA changes to the policies or activities described in the Plan will be subject to a public hearing by VHDA and HUD review before implementation.</p> <p>An exception to this definition will be made for any amendments or modifications that are adopted or reflect changes in HUD regulatory requirements or changes to revise program requirements, revise/clarify program processes, or change funding for housing assistance payments, utility reimbursements or administrative fees through the issuance of PIH Notices, HUD Memoranda, or Federal Register changes.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

