

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 since its last Annual Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <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): See Attachment 1</p>
B.2	New Activities. Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See Attachment 2</p>
B.4	Capital Improvements. – Not Applicable
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 N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</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</p> <p><input type="checkbox"/> <input checked="" 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 N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

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.

Fair Housing Goal: <u>Describe fair housing strategies and actions to achieve the goal</u> The Virginia Housing Development Authority, to date, has not been required to submit an Assessment of Fair Housing.
Fair Housing Goal: <u>Describe fair housing strategies and actions to achieve the goal</u>
Fair Housing Goal: <u>Describe fair housing strategies and actions to achieve the goal</u>

Attachment 1

Section B.1 Revision of PHA Plan Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs

The Virginia Housing Development Authority (Virginia Housing) strives to meet its mission by reaching all communities, reducing disparities, and exploring innovative solutions across the housing landscape. To this end, Virginia Housing has been addressing the housing needs of some of the most vulnerable populations in the state through new and innovative programs, including the Emergency Housing Vouchers (EHV) and Foster Youth Initiative (FYI) expanding housing for families experiencing homelessness and families with special needs.

Virginia Housing identifies the housing needs of low-income, very-low-income, and extremely low-income households based on United States Census data, Comprehensive Housing Affordability Strategy (CHAS) data, data from the HB854 Statewide Housing Study, and Virginia's annual Point in Time count.

From 2010 to 2020, the population in Virginia has grown. As of the 2020 US Census report, the state's population has increased by 8.2%. The largest growth has been in people aged 55 and older, with the majority between the ages of 65 and 74. CHAS data covering 2015 to 2019 indicates that 38% of households in Virginia would be considered low-income, very-low-income, and extremely low-income. Twelve percent of households have a household income at or below 30% AMI (extremely low income), 11% have household incomes between 30% and 50% AMI (very low-income) and 14% have household incomes between 50% and 80% AMI (low-income). While Virginia's population is growing the availability of affordable housing has decreased. Over the past ten years, rental housing in Virginia has become more expensive.

The HB854 Statewide Housing Study found that rent increases have outpaced the growth in renter incomes. The increasing population and the decreasing availability of affordable housing, makes it more difficult for low, very low, and extremely low-income households to find housing that is affordable without financial assistance. The economic impacts of Covid-19 continue to plague Virginians. The HB854 Statewide Housing Study found that two out of every ten Virginians reported it has been somewhat or very difficult to pay their regular household expenses, making them high risk for housing instability.

In this same study, researchers surveyed several PHAs across the state and found that there were just over 56,000 households on waiting lists for the Housing Choice Vouchers (HCV) program. The current supply of HCVs does not adequately meet the needs of households across the state. The study found that for every household with a voucher, another seven were eligible, but did not have one. Without affordable housing options, many people are at risk of housing instability, which if not addressed can lead directly to homelessness.

The number of people experiencing homelessness in Virginia increased over the past several years, with the highest increase from 2019 to 2022 according to the annual Point

in Time Count (PIT) count. From 2020 to 2022, the number of people experiencing homelessness in the state increased by 9.6%. Many communities and homeless service providers note that finding safe affordable housing for some of the most vulnerable households, including those with disabling conditions, the elderly, and those fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking can be especially challenging.

To address some of the housing needs across Virginia, particularly for some of the state's most vulnerable populations, Virginia Housing is looking to expand housing for families experiencing homelessness, veterans and families with special needs (disabled/elderly) by accessing special purpose vouchers and consider implementation of statewide or regional preferences for the disabled, elderly, youth aging out of foster care, and homelessness. This strategy will be implemented across Virginia Housing's jurisdictions.

Virginia Housing has also started administering the Emergency Housing Voucher (EHV) program. Through EHV, Virginia Housing has additional housing choice vouchers to assist individuals and families who are homeless, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. This strategy will be implemented across Virginia Housing's jurisdictions.

In addition to the EHV program, Virginia Housing was awarded 78 additional Housing Choice Vouchers to be used by individuals and families who are homeless, as defined under section 103(a) of the McKinney-Vento Homeless Assistance Act. Under the Consolidated Appropriations Act 2022, funds were appropriated for additional vouchers to eligible PHAs. To date, Virginia Housing has leased up 312 of these vouchers.

Through facilitated discussions with its housing partners, Virginia Housing is aware of the need for a Moving Up program to assist formally homeless households move on from Permanent Supportive Housing (PSH) programs. PSH targets the most vulnerable households and combines affordable housing with intensive supportive services. Over time, some PSH participants reach a point where they no longer need or want intensive services but continue to need rental assistance to maintain housing. The Moving Up program reduces this barrier to moving, by providing HCVs to households so that they can maintain or find new housing. This strategy will be implemented across Virginia Housing's jurisdictions.

Deconcentration and Other Policies that Govern, Eligibility, Selection and Admission

Virginia Housing will sort the wait list by any preferences selected by Virginia Housing or the local housing agency and then according to date and time of application or by a lottery. Virginia Housing and its local housing agencies will ensure that the public is made aware of the process related to each opening.

Additional Preference

Families assisted with Emergency Housing Vouchers and Foster Youth Initiative vouchers are subject to term limits. To protect these families, Virginia Housing is adding a preference for “unstable housing situations” for otherwise eligible families currently receiving a rental subsidy under a temporary, expired/expiring, or defunded housing program where the families would be at risk of becoming severely rent-burdened and at increased risk of homelessness.

Financial Resources

HUD has provided notice to Virginia Housing of the following CY2023 renewal funding for the HCV Program:

Housing Choice Voucher Program HAP: \$83,594,573

Mainstream Vouchers HAP: \$2,774,710

Emergency Housing Vouchers: \$2,495,760

Rent Determination

Virginia Housing plans to change the subsidy standards to allow for 1 bedroom for every two persons within the household, with the following exceptions:

- The head of household will be allocated their own bedroom.
- Children of different genders will be permitted, but not required, to be assigned separate bedrooms.
- Live-in aides may be allocated a separate bedroom.
- Single-person families will be allocated one bedroom.

Virginia Housing plans to require zero income families to recertify their zero-income status every 90 days.

Operation and Management

Project-based Voucher Program

Virginia Housing will implement a **Project-based Voucher (PBV)** program. As allowed under HUD regulations, Virginia Housing will project-base up to 20% of its annual contributions contract (ACC) and will set aside another 10% for special populations. The targeted populations for the 10% set aside PBVs include: homeless, veterans, and projects that provide supportive housing to persons with disabilities or elderly and those located in a census tract with a poverty rate of 20% or less. These set-aside project-based units will not be subject to the 20% limitation to allow Virginia Housing the flexibility to project-base when the need arises.

Virginia Housing will solicit proposals for PBVs using both a competitive basis and through proposals that were previously subject to competition under another federal, state or local government housing assistance program. In such a case, the proposal must have been selected in accordance with such program's competitive selection requirements within 3 years of the PBV proposal selection date, and the earlier competitively selected housing assistance proposal did not involve any consideration that the project would receive PBV assistance. This approach allows Virginia Housing to strategically place PBVs in developments with the greatest need.

Virginia Housing will allow projects to exceed the 25% per project cap only if the units are for “qualifying families.” Qualifying families means elderly and/or disabled families, families receiving supportive services (as outlined in Virginia Housing’s Administrative Plan), and/or the project is located in a census tract with a poverty level of 20% or less.

Virginia Housing will establish a separate waiting list for the PBV units in particular projects or buildings (or for sets of such units). By establishing a separate waiting list, Virginia Housing will be able to quickly match units to the appropriate families. Virginia Housing will utilize preferences for occupancy for particular PBV units to ensure that qualified families are connected to the most appropriate development and/or supportive services.

Administrative Fees

As outlined in Notice PIH 2022-18 (HA), Virginia Housing will be adding flexibility to use administrative fees to facilitate the leasing of units to families. Virginia Housing will utilize administrative fees for both the costs incurred by a PHA in carrying out administrative responsibilities under the HCV program regulations and the following eligible expenses related to the leasing of units and recruitment and retention of HCV owners:

- Owner incentive and/or retention payments: payments to owners that agree to initially lease or renew a lease of their unit to an HCV family.
- Security Deposit Assistance: security deposit assistance for the family, not to exceed the actual security deposit required by the owner or the maximum allowed under state or local law.
- Utility deposit assistance/utility arrears: utility deposit assistance for some or all of the family’s utility deposit expenses. Assistance can be provided for deposits (including connection fees) required for the utilities to be supplied by the tenant under the lease.
- Application fees/non-refundable administrative or processing fees/refundable application deposit assistance/broker fees
- Holding fees: part or all of the holding fee for units where the fee is required by the owner after a tenant’s application has been accepted but before the lease signing.

Moving Up Program

Virginia Housing is exploring a strategy to expand housing opportunities for individuals and families experiencing homelessness. Virginia Housing is considering setting aside a number of vouchers for families transitioning or “moving up” from Permanent Supportive Housing units.

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

Virginia Housing has begun operation of a voluntary, pilot Family Self-Sufficiency Program (FSS). The FSS program seeks to help families make progress toward economic security by supporting the family's efforts to increase their earned income, build financial capabilities, and achieve their financial goals.

The pilot FSS Program will be limited to 25 families. The current FSS participants will continue to participate in the PHA's FSS program. Upon graduation and/or completion of their contract of participation of the 25 families, Virginia Housing will measure the performance and assess whether to make the FSS Program permanent. Participating families are provided with an interest-bearing escrow account made up of the difference between the rent the family pays when entering the program and the increased rent that would be charged as the family's earned income increases. On completion of the FSS contract, a family may claim its escrow account, if no family member is receiving welfare assistance.

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Attachment 2

Section B.3 Progress Report

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

- Virginia Housing has received additional vouchers through the VASH, Mainstream, and Emergency Housing Voucher programs.
- Virginia Housing launched a Family Self-Sufficiency Program with 25 initial enrollees.

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

- Virginia Housing continues to conduct Housing Quality Standards inspections annually.
- Virginia Housing continues to conduct outreach to landlords and encourage them to utilize the virginiahousingsearch.com website to list units available for rent.
- Virginia Housing developed a tenant education video and intends for this video to be used to make voucher tenants more attractive to landlords.

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

- Virginia Housing continues to support our housing partners with resources to continue operations as everyone recovers from the COVID-19 pandemic.

Goal 4: Increase assisted housing choices.

- Virginia Housing continues to provide voucher assistance under the DOJ Olmstead Settlement Agreement allocating 127 vouchers to those with developmental disabilities.