

Prince William County
Office of Housing and Community
Development



Public Housing Agency
FY2014 -2018
Five (5) Year Plan &
Annual Plan (FY2014)

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Prince William County Office of Housing and Community Development</u> PHA Code: <u>VA046</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2013</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>2038</u>												
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 <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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: <i>Prince William County Office of Housing and Community Development will develop affordable housing opportunities and neighborhood resources for low and moderate-income area residents by implementing appropriate policies and programs, which provide a safe and healthy environment in which to work and play.</i>												
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 the availability of decent, safe, and affordable housing. <i>Strategy 1: Expand the supply of assisted housing</i> <i>Objectives:</i> <ol style="list-style-type: none"> 1. Apply for additional rental vouchers. 2. Leverage private or other public funds to create additional housing opportunities. <i>Strategy 2: Improve the quality of assisted housing</i> <i>Objectives:</i> <ol style="list-style-type: none"> 1. Improve voucher management. 2. Increase customer satisfaction. 3. Concentrate on efforts to improve specific management functions. <i>Strategy 3: Increase assisted housing choices</i> <i>Objectives:</i> <ol style="list-style-type: none"> 1. Provide voucher mobility counseling. 2. Conduct outreach efforts to potential voucher landlords. 3. Increase voucher payment standards when appropriate. 4. Expand voucher homeownership program. 												

5.2

Goal 2: Promote self-sufficiency and asset development of families and individuals.

Strategy 1: Promote self-sufficiency and asset development of assisted households:

Objectives:

1. *Increase the number and percentage of employed persons in assisted families.*
2. *Provide or attract supportive services to improve assistance recipients' employability.*
3. *Provide or attract supportive services to increase independence for the elderly or families with disabilities.*
4. *Expand Family Self-Sufficiency activity & programming availability to all assisted households.*

Goal 3: Ensure Equal Opportunity in Housing for all Americans

Strategy 1: Ensure equal opportunity and affirmatively further fair housing

Objectives:

1. *Undertake affirmative measures to ensure access to assisted housing regardless of age, race, color, religion national origin, sex, familial status, and disability.*
2. *Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of age, race, color, religion, national origin, sex, familial status, and disability.*
3. *Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.*

6.0

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (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.

6 (a) PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

N/A – no revision

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or 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.

Please see Section 13.0 of this plan.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

N/A – no revision

4. Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

N/A – no revision

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

N/A – no revision

6. Designated Housing for Elderly and Disabled Families. With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

N/A – Section 8 only agency.

7. Community Service and Self-Sufficiency. A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

N/A – Section 8 only agency.

8. Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

N/A – Section 8 only agency

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

N/A – Section 8 only agency.

10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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.

Civil Rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

6.0
Con't

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

Prince William County was required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h) and did submit the most recent audit to HUD. There were no Findings.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

N/A – Section 8 only agency

13. Violence Against Women Act (VAWA). A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The Act has been reviewed and OHCD applies the statutes of the law with regards to occupancy issues and termination proceedings. Under current Preference Standards, applicants on the waiting list are identified as domestic violence victims and receive a Preference 1 rating if they also live and/or work in Prince William County. Sensitivity to issues of domestic violence is also considered as one of the factors in the determination of a voucher issuance in instances of split households assisted by the Housing Choice Voucher program. OHCD refers clients to various County Agencies as well as to local nonprofits agencies such as Action in Community Shelter (ACTS), Northern Virginia Family Services/Serve and BARN Domestic Violence Transitional Housing Program that provides domestic violence assistance/services.

OHCD also provides owners with VAWA information during our monthly new landlord orientations; we also provide VAWA information at recertification and during the initial certification process. This information includes but not limited to:

- *A Description of what the law states and what protections it offers victims;*
- *Instructions for what to do if they, or their family, is being victimized; and*
- *What is required to certify that the abuse took place.*

6.0
Con't

6. (b) PHA Plan Locations

Prince William County Office of Housing and Community Development
15941 Donald Curtis Drive, Suite 112
Woodbridge, Va. 22191-4217

Chinn Park Regional Library
13065 Chinn Park Drive
Prince William, Va. 22192-5073

OHCD Website – www.pwcgov.org/housing

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><i>OHCD currently assists 11 participants in our housing choice voucher homeownership program with a goal of increasing the participation to 25 HCV participants.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p><i>N/A Section 8 Only agency</i></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> <p><i>N/A Section 8 Only agency</i></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> <p><i>N/A Section 8 Only agency</i></p>
8.3	<p>Capital Fund Financing Program (CFFP). <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> <p><i>N/A Section 8 Only agency</i></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>Statement of Housing Needs:</p> <p><i>The County is now showing signs of recovering from the recent housing collapse. In an effort to gauge the affordability of the housing market, Prince William County's Board of County Supervisors (BOCS) requested the Office of Housing and Community Development (OHCD), along with other county agencies and Community Partners, to complete an analysis of the affordability of the housing inventory in the County. Information was gathered over the past year on housing costs and household income to determine possible gaps in the supply of affordable units for all residents in the County. The analysis revealed the highest need for affordable housing solutions in the 0% - 30% of AMI income category. The report also showed an oversupply of inventory within the 30% -120% of AMI income category, though availability of vacant homeownership units is an issue for households within this category that may be looking for a unit.</i></p> <p><i>Staff has also completed the needs analysis shown in the below chart which focuses on income categories, age, race and ethnicity as well as the elderly and families with disabilities. This analysis confirms the previously mentioned analysis; that affordable housing solutions are most needed for households in the 0% - 30% of AMI income category. We also completed an analysis of the HCV waiting list applicants whose demographic characteristics, also reflects the above findings. OHCD has listed strategies of how we will utilize voucher funding in addressing this issue in Section 9.1.</i></p>

Statement of Housing Needs Chart:

The “Overall” Needs column provides the estimated number of renter families that have housing needs. The remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” N/A indicates that no information is available upon which the PHA can make this assessment.

Family Type	Overall	Affordability	Supply	Accessibility	Size	Location
Income <= 30% of AMI	4,970*	5	5	5	5	5
Income >30% but <=50% of AMI	4,340*	4	2	4	4	5
Income >50% but <=80% of AMI	3,880*	3	2	2	4	4
Elderly	1,340**	5	5	5	2	5
Disabled households	1,275***	5	5	5	2	5
White	5,130	2	2	2	2	2
Black	4,255	3	3	3	3	3
Asian & Pacific Islander	410	2	2	2	2	2
American Indian	0	0	0	0	0	0
Hispanic	2,865	4	2	3	5	5
Other	530	3	2	3	3	3

*Based on 2005-2007 CHAS Data for households with an identified housing problem.

**Elderly renter households with housing problems of any income level.

***Disabled renter households with housing problems of any income level.

****Racial statistics include stated income levels of renters with housing problems.

Source Document:

2005-2007 CHAS Data by State, HUD

Additional Documents Reviewed for Report:

2011 – 2015 Consolidated Plan of the Jurisdiction/s: *Prince William Area*

U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset – *Housing Problems Output for All Households*

2010 Demographic Profiles, U.S. Census Bureau

2007-2011 American Community Survey 5-Year Estimates, *Selected Household Characteristics, Prince William County, Virginia*

2007-2011 American Community Survey 5-Year Estimates, *Selected Economic Characteristics, Prince William County, Virginia*

The Prince William Report, Prince William County Demographic and Economic Newsletter, July – September 2012

Housing Needs of Families on the Housing Choice Voucher Waiting List

	# of families	% of total families
Waiting list total	8,615	
Extremely low income <=30% AMI	6,911	80.0%
Very low income (>30% but <=50% AMI)	1,098	13.0%
Low income (>50% but <80% AMI)	170	2.0%
Families with children	5,568	65.0%
Elderly families	432	5.0%
Families with Disabilities	1,510	18.0%
Race/White	1,304	15.1%
Race/African American	6,309	73.2%
Race/American Indian/Alaska Native	27	0.3%
Race/Asian	93	1.0%
Race/Native Hawaiian/Pacific Islander	32	0.4%
Race/Undeclared- undetermined	850	10.0%
Ethnicity/Hispanic	615	7.0%
Ethnicity/Non-Hispanic	6,294	73.0%
Ethnicity/Undeclared- undetermined	1,706	20.0%

9.1

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.**

Need: Shortage of affordable housing options for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

1. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
2. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
3. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
4. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units by:

1. Apply for additional section 8 units should they become available.
2. Pursue housing resources other than Section 8 tenant-based assistance.

<p>9.1 Con't</p>	<p>Strategy 3: Target available assistance to families between 0 % - 50% of AMI</p> <ol style="list-style-type: none"> 1. Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. 2. Expand availability of Family Self-Sufficiency programming and activities to all program participants. <p>Strategy 4: Target available assistance to the elderly and families with disabilities:</p> <ol style="list-style-type: none"> 1. Apply for special-purpose vouchers targeted to the elderly, should they become available. 2. Apply for special-purpose vouchers targeted to families with disabilities, should they become available. 3. Employ local preference with regard to the elderly and families with disabilities. <p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:</p> <ol style="list-style-type: none"> 1. Affirmatively market to races/ethnicities shown to have disproportionate housing needs. 2. Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. 3. Market the section 8 program to owners outside of areas of poverty /minority concentrations.
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <i>Progress in Meeting Mission and Goals.</i> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) <i>Significant Amendment and Substantial Deviation/Modification.</i> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Prince William County has made significant progress in the following HUD Strategic goals:</p> <p>I. Increase the availability of decent, safe, and affordable housing.</p> <p>II. Promote self-sufficiency and asset development of families and individuals.</p> <p>III. Ensure Equal Opportunity in Housing for All Americans</p> <p>Within each of these strategic goals, we have made progress on several PHA goals as detailed below:</p>

I. Increase the availability of decent, safe and affordable housing.

PHA Goal – Expand the supply of assisted housing by:

Apply for additional vouchers: To reduce the time of Housing Choice Voucher Waiting List Application.

Five Year Progress Report:

OHCD has made very good progress in this goal area. We were able to completely reduce the 2005 Housing Voucher Waiting List of over 5,000 applicants to zero by March 2010. We also re-opened the Waiting List in December of CY2010 and received over 8,000 applications. We are currently developing strategies for reducing the waiting list. For example we are expanding Family Self-Sufficiency programming and activity availability throughout our entire program to encourage families to pursue, without the requirement of contractual commitment, movement towards self-sufficiency to reduce our per-unit-costs which will allow additional families to be served.

We were also successful in applying for an additional 130 specialty vouchers: 70 Non-Elderly Disabled (NED), 50 Family Unification Program (FUP) and 10 Veteran Administration Supportive Housing (VASH). OHCD fully leased all the new vouchers in collaboration with our community partners and other county agency partners including PWC's Community Services Agency, Department of Social Services (DSS), Independence Empowerment Center (IEC), and Trillium Drop-In-Center all of whom provide continued assistance for families.

Leverage private or other public funds to create additional housing opportunities: Develop relationships with the Virginia Housing Development Authority, OHCD's HOME Office and local Nonprofit Organizations to identify funds and/or services available to HVC participants.

Five Year Progress Report:

OHCD's rental assistance office has established relationships with all of the entities listed above as well as formed relationships with many other organizations. These organizations provide HCV families with a variety of services, such as but not limited to, housing counseling, financial counseling, family counseling, disability services, and housing search assistance just to name a few.

Staff conducts work sessions with various non-profits; the Director held meetings with VHDA officials; rental assistance staff assisted in the HUD sponsored Homeownership fair; staff also participated in the regional Realty Board Housing Fair. OHCD also conducts its own Housing Fair annually to promote housing options for all families living in the Prince William Area.

PHA Goal – Improve the quality of assisted housing by:

Improving voucher management and increasing customer satisfaction: OHCD will accomplish this by moving agency to a Non-Troubled Agency; and by publishing a semi-annual agency newsletter. In addition, improve Financial Procedures and SEMAP Quality Control Procedures to ensure OHCD is operating within HUD's guidelines.

Five Year Progress Report:

In June 2008, Prince William County accomplished the goal of following the Corrective Action Plan with HUD to remove OHCD from a Troubled Agency to a non-Troubled Agency. Since then, OHCD has continued to maintain a High Performer SEMAP rating.

OHCD implemented customer service satisfaction surveys which are provided at our receptionist area. Surveys are also completed by owners during monthly Owner Outreach Briefings. Owner surveys continuously showed an average of above 90% approval.

OHCD continues to provide a Housing and Related County Services Guide, which provides families with information on local schools, emergency services and other housing related information. The Housing Board adopted a Financial Procedures Policy during FY2008; OHCD rental assistance department established a SEMAP quality control system.

The Housing Board received training from HUD's Consultant in CY2008 and Staff continues to provide periodic update training for the Housing Board on new policies and procedures from HUD.

OHCD upgraded our program software in February 2012 and are considering further updates to the Inspections Module and Recertification modules to improve program administration.

PHA Goal – Increase assisted housing choices by:

Providing HCV voucher holders with information regarding mobility. Conduct outreach efforts to potential voucher landlords and conduct additional outreach as required. Increase voucher payments upon annual review and implement voucher homeownership program.

Five Year Progress Report:

OHCD consistently provides mobility information at voucher issuance and recertification briefings to program participants. Information, which includes availability of public schools, transportation, and other essential public services contained in the OHCD's Housing and Related County Services Guide, is made available at the OHCD reception area.

OHCD conducts popular monthly briefings (Owner Outreach Sessions). It has also participated in various forums to promote the HCV program and broaden the base of units available to families.

Yearly, OHCS reviews HUD published payment standards, and conducts a survey and analysis of utility standards, making necessary adjustments within established guidelines to ensure that program participants are not rent burdened while at the same time ensuring that payment standards and utility costs are fairly representative of open market rents, and housing costs.

II. Promote self-sufficiency and asset development of families and individuals.

PHA Goal – Promote self-sufficiency and asset development of assisted households. Increase the number and percentage of employed persons in assisted families. Identify organization providing employment services that will work with FSS and Welfare to Work families. Work with PWC’s Office on Aging, Community Service Board and Department of Social Services.

Five Year Progress Report:

OHCD’s FSS Program Coordinator has worked diligently to manage the Family Self-Sufficiency program and assist clients to develop and pursue their self-sufficiency goals. Several analyses and evaluations from clients were used to determine the future direction of the program that would best assist clients. A curriculum was developed to address the key areas of financial health, employment readiness, health & wellness, as well as help clients determine and pursue pathways to self-sufficiency. The client determined pathway requires specific skills needed to pursue the selected route(s) to self-sufficiency (i.e. education, employment, entrepreneurship, homeownership, or a combination of more than one) Concurrent with the offering of the Phase I Pathways Education Symposium which occurred during CY2012, seminars were opened to all HCV program participants – a program goal. This opening of programming to all HCV participants continued with the FSS program’s second Family Day; which included in its scope the incorporation of HUD’s Fatherhood Initiative, providing a serendipitous opportunity to couple the Family Day’s planned emphasis on fatherhood with an existing HUD initiative.

This continued expansion to all program participants will exceed the current practice of marketing the formal Family Self-Sufficiency program to all participants. It will allow, and make room for, all program participants to attend all seminars and sessions and receive basic follow up, without requiring contractual participation in the formal FSS program.

The mission of this expansion is simple - to expand the philosophy and practices of the Family Self-Sufficiency program to the entire Housing Choice Voucher program with the goal of initiating the movement to self-sufficiency while improving quality of life – a core tenet of the agency’s FSS program.

While the FSS program has maintained a solid base of community partners, as it broadens its scope, those partnerships will strengthen and increase in number. For instance, to formally introduce the concept of the program expansion to existing FSS partners and new ones, a series of roundtables in each of the program’s core areas were held. During these roundtables, a small but formidable percentage of invitees & attendees were new partners. Invitations to more new partners will continue as the formal FSS program is strengthened and expanded to include serving, at a less formal level, all HCV program participants.

III. Ensure Equal Opportunity in Housing for All Americans

PHA Goal – Includes undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability. Further the goal includes undertaking affirmative measures to provide a suitable living environment for families in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

Five Year Progress Report:

OHCD worked closely with the PWC Human Rights Office to ensure proper Fair Housing information distribution to program applicants and participants. As part of the briefing process, OHCD provided HCV program applicants with pertinent information about civil rights requirements. OHCD maintained a listing of housing developments and/or privately owned units available to persons with disabilities. Program staff members were trained in Fair Housing requirements. The OHCD Director was appointed to an Advisory Group developed by Virginia Governor McDonald for formulating the governor's housing policy. The OHCD Director also made a presentation to the PWC Board of County Supervisors highlighting success of affordable housing and challenges.

OHCD's Inspections unit continuously monitored and enforced HQS requirements to ensure program compliance by owners and participants. Program staff disseminated information, during each stage of the tenancy continuum, the importance of maintaining suitable living environments, not only as part of the program obligations but as the right thing to do. Participants were provided with Briefing Packages that contain "A Good Place to Live" HUD publication. The Virginia Tenant-Landlord Handbook is made available to participants and owners upon request. OHCD sent letters to all program owners and program participants on the Environmental Protection Agency's new "Lead Renovation Repair and Painting Rule" requirements.

OHCD continues to target new owners and retain those already participating in the HCV program through our owner outreach program (owner briefing) designed to broaden the base of units available to HCV families. OHCD continually solicits information on the need for reasonable accommodation as part of the intake application and recertification processes to ensure families that need accommodation receive the appropriate accommodation.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

OHCD will make future amendments to the its PHA plan in the following instances:

- 1. Changes to the PHA Plan Goals.*
- 2. Updates to OHCD's Administrative Plan that effect PHA Plan Key Element Areas.*

<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> <ul style="list-style-type: none"> (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) See attached (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) – N/A (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) – N/A (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) – N/A (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) – N/A (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. See Section 12.0 (g) Challenged Elements – N/A (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) – N/A (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) – N/A
--------------------	--

12.0

Resident Advisory Board Comments and/or Public Comments:

Resident Advisory Board Comments: None submitted.

Public Comments:

Submitted By:

Ms. Jane Burnette
Independence Empowerment Center

These comments apply to the draft PWOHCD Public Housing Agency 2014-2018 5 Year Plan and Annual Plan, 2014. Congratulations on your goal of reducing the Housing Voucher waiting list and expanding the Family Self-Sufficiency training to all voucher recipients. This type of support will assist many people, and your solicitation of input from voucher users is laudable.

The Plan (Sec. 9.1, Strategy 2) notes that you intend to pursue housing resources other than Sec. 8 and public housing. With the recovering housing market, we hope you will continue to monitor the economics surrounding the use of HOME funds in order to identify the appropriate time to consider moving some of these funds from purchasing assistance to tenant based rental assistance.

The Centers for Independent Living across Virginia are requesting that a housing voucher preference be established for people leaving nursing homes or other institutions to return to homes in the community. HUD Notice PIH-2012-31(HA), issued June 29, 2012, notes that PHAs may establish a local admission preference for either HCV or public housing programs for persons ready to exit institutional care and may include in this preference persons at serious risk of institutionalization. The preference may be limited to a set number of vouchers or units or a percentage of vouchers or units as they become available. PHAs may open their waiting list only for this population while keeping it closed for all other applicants; they ensure that applicants currently on the waiting list who meet the preference move up accordingly on the waiting list. The issuance of a voucher may be timed to coincide with an individual's exit plan.

This HUD notice points out that PHAs cannot restrict the preference to those referred or approved by a single agency or to persons with specific disabilities or diagnoses unless it is a HUD-approved remedial action. It is important that this preference be established for ALL people leaving nursing homes or other institutions, not just those leaving institutions under the recent Department of Justice settlement. While people who have intellectual or developmental disabilities would be included in this preference, it is only fair to also include elders and others who wish to leave institutions. The notice also emphasizes that persons with disabilities should not be clustered in a particular building or floor or within sections of a larger development, in line with the philosophies of your Plan. Another issue has arisen in some parts of Virginia regarding the population leaving institutions: a conflict with residency requirements. In some cases, people were placed in institutions outside of their home jurisdictions through no choice of their own. They may have been in the institution for more than one year. When applying for a housing voucher in their home jurisdiction, they then do not meet the residency requirement. It is my understanding that a person in this situation can apply for a housing voucher as a reasonable accommodation. I want to ensure that this situation will not present a problem for people who have been placed outside of Prince William and wish to return to their home community. Thank you for your very excellent work on behalf of Prince William citizens who have disabilities.

12.0
Con't

PHA Response:

Thank you for your comments at this time we have not decided to utilize HOME funds for rental assistance; based on the Consolidated Plan Citizen input sessions, emphasis remained with providing homeownership assistance with these funds. The County currently has a preference for elderly and disabled families that families living in one of the Centers of Independent Living can utilize to apply for assistance when the waiting list is open. Also, families that were residents when they applied to the waiting list do not lose their residency status should they have to move into a Center that is not in Prince William County.

Thanks you for your comments and continued support.

13.0

Financial Resources:

Prince William County OHCD has the following planned sources and uses for the time period covered during this Annual Plan:

Sources	Planned Use	Amount
HCV Annual Contributions Contract	Tenant Based Rental Assistance Administrative Fees; Family Self-Sufficiency Grant	\$25,368,647
HOPWA	Tenant Based Rental Assistance For persons with HIV/AIDS (includes Administrative funds)	\$345,075
TOTAL RESOURCES		\$25,713,722