

Prince William County
Office of Housing and Community
Development



Public Housing Agency
5-Year Plan
Fiscal Year 2019-2023

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

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, 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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: Prince William County Office of Housing and Community Development **PHA Code:** VA046

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2018
PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on 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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. 5-Year Plan. Required for all PHAs completing this form.

B.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.

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.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

Goal 1: Increase the availability of decent, safe, and affordable housing

Strategy 1: Expand the supply of assisted housing

Objectives:

1. *Apply for additional rental vouchers.*
2. *Leverage private or other public funds to create additional housing opportunities.*

Strategy 2: Improve the quality of assisted housing

Objectives:

1. *Improve voucher management*
2. *Increase customer satisfaction.*
3. *Concentrate on efforts to improve specific management functions.*

Strategy 3: Increase assisted housing choices

Objectives:

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.*

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.*

B.3

Progress Report. *Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.*

Prince William County has made significant progress in the following HUD strategic goals:

- I. Increase the availability of decent, safe, and affordable housing.**
- II. Promote self-sufficiency and asset development of families and individuals.**
- III. Ensure Equal Opportunity in Housing for All Americans**

Within each of these strategic goals, we have made progress on several PHA goals as detailed below:

- I. Increase the availability of decent, safe and affordable housing.**
PHA Goals – 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. We Re-opened the Waiting List in December of CY2010 and received over 8,500 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 HCV 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 conducted 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 with HUD's guidelines.

Five-Year Progress Report:

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.

The Housing Board adopted a Financial Procedures Policy and OHCD rental assistance department established a SEMAP quality control system. The Housing Board received training from Staff and continues to provide periodic update training for the Housing Board on new policies and procedures from HUD.

B.3

Progress Report. *Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Cont'd*

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, OHCD 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 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 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 Pathways Education Symposium, 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 those 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.

B.3

Progress Report. *Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Cont'd*

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. In addition Human Rights has been provided funds to do testing and outreach on Fair Housing for the past 5 years.

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.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Housing Authority will promote and abide by the VIOLENCE AGAINST WOMEN'S ACT (VAWA) that was signed by President Bush on January 5, 2006. The Housing Authority will support or assist victims of domestic violence, dating violence, sexual assault, stalking and/or others as required by the law to prevent them from losing their HUD-assisted housing as a consequence of the abuse of which they were the victim. The Housing Authority will adhere to HUD requirements regarding the VAWA pertaining to Public Housing and Section 8.

The Housing Authority will take action to protect the safety and welfare of all our residents when repeated offenses occur. In the event the victim being protected shows a willingness to continue relationships with such abusers, continues to have them as guests in their home and incidents continue to occur, the victim could be evicted in order to protect other residents.

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 that statute of the law concerning 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 housings assisted by the Housing Choice Voucher program. OHCD refers clients to various County Agencies as well as to local nonprofit 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.*

<p>B.5</p>	<p>Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><i>Federal law permits a housing authority to amend its approved Annual, Five-Year, and Capital Plans (Annual Plan). Significant Amendments to the Annual Plan are subject to the same requirements as the original plan including Resident Advisory Board consultation, a 45-day comment period, public hearing and approval of the Prince William County Housing Board.</i></p> <p><i>Significant amendment is defined as any revision to policy governing the Housing Choice Voucher Program. Significant amendments not requiring HUD's prior approval will be addressed in the following Annual Plan submission .</i></p> <p><i>Substantial deviation/modification is defined as any change to previously approved 5-Year Plans or Annual Plans which substantially revises goals or strategies.</i></p> <p><i>OHCD will make future amendments to its PHA plan in the following instances:</i></p> <ol style="list-style-type: none"> <i>1. Changes to the PHA Plan Goals.</i> <i>2. Updates to OHCD's Administrative Plan that effect PHA Plan Key Element Areas.</i>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>. 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.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

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

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

- B.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. [\(24 CFR §903.6\(a\)\(1\)\)](#)
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. [\(24 CFR §903.6\(b\)\(1\)\)](#) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. [\(24 CFR §903.6\(b\)\(2\)\)](#)
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. [\(24 CFR §903.6\(a\)\(3\)\)](#)
- B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
- B.6 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB provide comments?
 - (b) If yes, submit 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 §903.17\(a\), 24 CFR §903.19\)](#)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. 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.

**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 2/29/2016

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

I, Billy J. Lake, the Director, Office of Housing and Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Prince William County
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

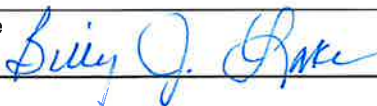
Prince William County
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The PHA Plan is consistent with both the 5-Year Consolidate Plan (FY16-20) and Analysis of
Impediments To Fair Housing Choice (AI). The Consolidated Plan Goal Summary for the
homeless goals designates that Tenant-Based Housing Choice Vouchers (HCV) are needed for
rental assistance. In addition the Plan states that Fair Housing is a goal for the administration of all
federal programs. Under the housing objective the Plans goal is to improve the condition and
availability of affordable housing. In relation to the AI Affordable Housing is cited as an
impediment. The majority of units are unaffordable to households earning at or below 50 percent
of the area median. Those households at the lowest income levels constitute more than 70 percent
of all low-income renter households. There are gaps between the supply of affordable housing and
the number of low- to extremely low-income households, indicating that there are more low-
income households than there are affordable rental units.

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 Billy J. Lake	Title Director
Signature 	Date 4/6/18

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7-1-16, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).


Prince William County
PHA Name

VA046
PHA Number/HA Code

 Annual PHA Plan for Fiscal Year

 X 5-Year PHA Plan for Fiscal Years 2019 to 2023

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 Sandra Dawson	Title Chair
Signature 	Date 4-6-18

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution


Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Prince William County
PHA Name

VA046-PWC
PHA Number/HA Code

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	Title
Sandra Dawson	Chair
Signature 	Date 4-6-18