

Prince William County  
Office of Housing and Community  
Development



Public Housing Agency  
FY2023  
Annual Plan and Progress Report



# OPEN COMMENT PERIOD & NOTICE OF AVAILABILITY OF DRAFT

## PRINCE WILLIAM COUNTY HOUSING AND COMMUNITY DEVELOPMENT HOUSING CHOICE VOUCHER PROGRAM PUBLIC HOUSING AGENCY ANNUAL PLAN & PROGRESS REPORT— PWC FISCAL YEAR 2023

All citizens and interested parties of the Prince William Area are hereby notified that **effective February 7, 2022**, the draft plan & progress report is available for public review and comments. Copies of the plan are available for public viewing at the Office of Housing and Community Development and the Chinn library. To request a copy of the draft, call 703-792-7531 or visit our website at [www.pwcgov.org/housing](http://www.pwcgov.org/housing)

Informational briefings of the Plan will take place virtually on:

**Thursday, February 24, 2022, at 8:30 a.m.**

<https://pwc-doit.webex.com/pwc-doit/j.php?MTID=ma57794ee0c7766a5d6ec2f363078277b>  
Meeting number: 2308 371 2729  
Password: EPikG6ZP5g8

**Thursday, March 8, 2022, at 1:00 p.m.**

<https://pwc-doit.webex.com/pwc-doit/j.php?MTID=m3d77a16978fbf75e6068765d1bd1cd>  
Meeting number: 2302 693 1271  
Password: fbJhcGZV536

Call In:

+1-202-860-2110 United States Toll (Washington D.C.)  
+1-415-655-0001 US Toll  
Access code: 2308 371 2729

Call in:

+1-202-860-2110 United States Toll (Washington D.C.)  
+1-415-655-0001 US Toll  
Access code: 2302 693 1271

Pursuant to section 511 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA) that the Prince William County Office of Housing and Community Development (OHCD) Housing Choice Voucher Program (formerly Section 8), have developed the required public housing agency plan for tenant-based Housing Choice Voucher Program's mission and the long-range goals and objectives for achieving the mission. The Plan provides details about the strategy for handling operational concerns, residents' concerns and needs, programs and services for the upcoming fiscal year. A public hearing will be held to discuss the public housing agency plan and to invite public comments regarding the plan. OHCD tenant-based Housing Choice Voucher Program does not discriminate on the basis of race, color, religion, sex, age, national original or disability.

Citizens and other interested parties are urged to attend the informational meeting and/or submit written comments, by no later than **Midnight, March 23, 2022.**

Non-English-speaking residents and citizens with speech, sight, or hearing impairments who wish to review the documents or comment at the public meetings should contact the Prince William County Office of Housing & Community Development five days in advance at 703-792-7531. Virginia Relay enables people who are deaf, hard of hearing, deaf/blind, or have difficulty speaking to communicate by TTY (text telephone) or another assistive telephone device with anyone who uses a standard phone. Anyone can make a Virginia Relay call by dialing 7-1-1. Each request will be considered individually according to the type of assistance required, the availability of resources, and the financial ability of the County to provide accommodation.

For more information concerning any of the above call Danica Blount at (703) 792-7531. Written comments should be directed to:

PWC Office of Housing and Community Development  
Attn: Danica Blount, Administrative Coordinator  
15941 Donald Curtis Drive, Suite 112  
Woodbridge, Virginia 22191-4291  
[dblount@pwcgov.org](mailto:dblount@pwcgov.org)



**Streamlined Annual  
PHA Plan  
(High Performer PHAs)**

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

OMB No. 2577-0226  
Expires 03/31/2024

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Prince William County</u> PHA Code: <u>VA046- PWC</u>            PHA Type: <input checked="" type="checkbox"/> High Performer            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2022</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) <u>2456</u>            Total Combined <u>2456</u>            PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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Lead PHA:																											

<b>B.</b>	<b>Plan Elements</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p><b>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan,</b></p> <p><b>Goal I. Increase the availability of decent, safe and affordable housing.</b></p> <p><b><u>Progress Report:</u></b></p> <p><b>Strategy I - Expand the supply of assisted housing. <u>Objectives:</u></b></p> <p><b>1. <i>Apply for additional rental vouchers.</i></b></p> <p>The past reporting period's focus was on maintaining service levels and making application for additional funds. Therefore, during the reporting period, our focus has been on maintaining housing assistance levels for our existing program participants during COVID. We received 53 additional Emergency Housing Vouchers for PWC households who are homeless and fall into one of four categories identified by HUD and additionally, the household cannot exceed established Area Median Income (AMI) based on the guidelines established by HUD. The referrals come through our local CoC Coordinated Entry System.</p> <p><b>2. <i>Leverage private or other public funds to create additional housing opportunities.</i></b></p> <p>We continue to look for leverage opportunities during the reporting period. Employment is one of our Family Self-Sufficiency focus areas. During the past year the program served 23 families. We hope to increase HCV participant participation during the next grant period. We continue our partnership with DSS on their Fatherhood Initiative program, which is designed around strengthening families with having positive male role models more involved and/or reconnecting fathers to or with their children. Several non-profit organizations also continue to expand their services to include family planning, employment training, as well as first time-home buyer's assistance and affordable rental units to LMI households as well as special housing for persons with disabilities.</p>

OHCD's Community Development Unit also continues to provide first time home buyers assistance, home rehabilitation assistance and a community funding pool. All of these efforts expand affordable housing opportunities for low-income families in our community. Many of our HCV clients directly benefit from these programs and services.

**Strategy 2: Improve the quality of assisted Housing. Objectives:  
Improve voucher management, increase customer satisfaction & concentrate on efforts to improve specific management/functions.**

**1. Improve voucher management**

OHCD continues to look for ways to improve in this area. We partnered with Virginia Housing (VH) to utilize their housing search system. This is a free service that allows owners to list their units, in a more comprehensive way and provides them technical assistance. Families now can access unit information from the comfort of their home via the Internet. The system captures all types of unit information from affordability options (HCV, LIHTC, Elderly, & Accessibility) and if the complex has smoking or non-smoking units available, pets and amenities. The unit listing encompasses the entire state of Virginia, allowing families' greater access to available unit search statewide. This system frees up valuable staff time and resources as we do not have to maintain the system ourselves. In addition to using the service by way of the Internet they provide a toll-free number where staff will work with both those looking to find rental units and owners wanting to list their units.

OHCD management staff has increased quality control reviews on a monthly basis. All new move-ins and 100% of all recertification's have quality control reviews performed by supervisors. Cases are reviewed in line with SEMAP regulations. We continue to offer Landlord Briefings as well as the availability of the informational guide "*Becoming a Landlord for the HCV Program*". Information is provided to new and current owners regarding program rules of the Housing Voucher Program. During our portability briefings, we request a portability survey completed from each family. This allows us to follow and improve our customer service.

**2. Increase customer satisfaction.**

Customer satisfaction remains a high priority of our office, as evident from above. Staff provides one-on-one interviews for recertifications, or during COVID restrictions via virtual means; this gives the staff and family opportunity for family development discussions. As mentioned, we continue to hold orientations that are available to new and current owners and their staff. Since COVID this has been done through virtual means. Staff also collaborates with other county agencies and community partners to expand services for our clients.

**Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.**

**3. Concentrate on efforts to improve specific management functions.**

As stated above OHCD continues to look for ways to improve management. Three years ago, we increased our Quality Control (QC) to 100% as a result of an audit finding. We made adjustments to ensure errors are identified earlier and appropriate corrective actions are completed timely. We will be exposing other cost saving measures like bi-annual inspections and on-line recertifications. The move to an automated answering system has helped with the reduction in administrative support. Also, the email encryption has increased the protection of client information. This e-mail system has allowed us to automate our portability process, which allows information to be transmitted to other jurisdictions more efficiently while protecting the family's privacy. In addition, all forms tenants must use to report changes or verify changes are on-line.

**Strategy 3: Increase assisted housing choices. Objectives:**

**1. Provide voucher mobility counseling.**

Mobility counseling is provided at initial lease-up, recertification, port-in, and when a family requests to move. We provide information on schools, transportation and other services within the County. Staff also counsels' families of their obligation to maintain units in a safe, decent and sanitary condition during the course of their tenancy and upon moving out of the unit. Staff also, performs special inspections as needed to ensure HQS compliance is being maintained by owner and tenant.

**2. Conduct outreach efforts to potential landlords.**

OHCD continues to conduct Owner Outreach Sessions held monthly, due to COVID via virtual means, to explain the HCV program and market the program to potential owners. In addition, potential landlords have the opportunity to list their properties, free of charge, on the VH housing search website. OHCD has a website with various information including HCV program requirements and how to become a landlord on the program. The "*Becoming a Landlord for the HCV Program*" informational handbook was created to answer all questions of owners. OHCD also provides direct access to functional managers to answer questions and concerns on program requirements. A list of "*Commonly Missed Items*" is provided to potential owners interested in knowing, "*at a glance*", whether or not their unit qualifies for program participation. In addition, our website now includes all staff members with their name, phone, email and program administered to assist landlords.

**3. Increase voucher payment standards when appropriate.**

Yearly, OHCD reviews HUD published Fair Market Rents, conducts a survey and analysis of utility standards, and makes 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. The payment standards were revised effective 12/01/2021 to reflect FMR based upon zip codes and utility standards effective 03/01/2021.

**4. Expand voucher homeownership program.**

During the reporting period, OHCD hosted several informational seminars to encourage participation in the Family Self-Sufficiency Program as well as HCV Homeownership Program. During the sessions, there was a continuing communication of the FSS programs' key concentration areas of education, employment readiness/entrepreneurship, financial fitness, health and wellness and strengthening of the family. These areas of focus are considered essential as they provide a holistic approach to self-sufficiency, which includes homeownership potential. Our goal is to have 25 families participating in the program FSS program.

Program staff diligently encourages HCV program participants to explore homeownership options, and educational opportunities concerning financial issues. "*The Housing Choice Voucher Homeownership*" program brochure is provided to HCV program participants who may have interest in becoming homeowners, and HCV participants are briefed upon expressing interest in the program by the HCV Homeownership Program Coordinator. Currently there are 8 families participating in the HCV Homeownership Program. The HCV Homeownership program has served a total of 20 families.



**Goal II Promote self-sufficiency and asset development of families and individuals. Annual Progress Report:**

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

**1. Increase the number and percentage of employed persons in assisted families.**

The primary focus of the Family Self-Sufficiency (FSS) Program during this reporting period, while continuing to emphasize the holistic development of all family members, is to increase the number and percentage of employed persons in assisted families - both within the core FSS Program and larger HCV program. For fiscal year 2021 there were 23 Family Self-Sufficiency participants.

**2. Provide or attract supportive services to improve assistance recipients' employability.**

The FSS Program will continue to seek additional families to participate in the FSS Program during FY2023 to expand and strengthen its base of community partners and strengthen client participation in the formalized program of foundation activities required for client success, while continuing the pilot expansion to the HCV program as a whole. We continue to work with other organizations that offer GED training, resume writing, interviewing techniques as well as other services. OHCD has partnered with non-profits and SunTrust Bank to provide a Financial Empowerment Symposium to increase financial awareness as well as empower families to increase their living standard and employability by providing resources for credit review, analysis and financial counseling.

Our office has contracted with a private consultant to provide a 17-week course "*Life Skills*" for FSS participants to assist households in reach their established goals. The consultant has worked successfully with area homeless providers and OHCD Dawson Beach Transitional Housing households to reach their goals.

Conduct partnership with area and state educational institutions and related organizations, to increase the educational achievement levels of assistance. An additional focus will be to increase language and math literacy skills within the family. Families are mobilized as the result of higher education achievement levels, including increased language and math literacy, to not only become more readily employed, but also increase employment wages and opportunities in the short and long term.

**3. Provide or attract supportive services to increase independence for the elderly or families with disabilities.**

OHCD is a member of the County's Human Services Agency Team. This team consists of the Area Office on Aging, Community Service Department, Department of Social Services, and The Virginia Cooperate Extension Office. Being a part of this team gives OHCD direct access to key personnel in each agency and allows us to receive important information on services available to the elderly and persons with disabilities. The Agency Directors meet on a monthly basis to keep each other appraised of new programs and services. This gives us the ability to better coordinate services. OHCD also works closely with the local Continuum of Care (COC) organizations and Human Services Coalition. More importantly OHCD's Housing Board has representatives from the Area Office on Aging, Community Service, COC and Disability Services Board. They provide vital programmatic oversight and share information regarding affordable housing issues/concerns facing the elderly and persons with disabilities. Many of our client receive supportive services from the above agencies and community partners, these include but limited to, job training, counseling services, educational services and housing services.

**4. Expand Family Self-Sufficiency activity & program availability to all assisted households.**

The FSS Program continues to invite all participants to its events. While there will be a continuing emphasis on the five key areas of education, employment readiness/entrepreneurship, financial fitness, health and wellness and strengthening of the family - there is an increased focused on moving assisted participants towards employment and increased education achievement levels in the activities produced and planned during this reporting period. It is hoped that all families will benefit from these activities.

**Goal III. Ensure Equal Opportunity in Housing for All Americans. Annual Progress Report:**

**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.**

OHCD continues to work closely with the PWC Human Rights Commission to ensure proper Fair Housing information distribution to program applicants and participants. As part of the briefing process, we provide HCV program applicants with pertinent information about fair housing requirements. Fair Housing posters are conspicuously placed at our OHCD offices. Also, OHCD consults with PWC Human Rights Office, the PWC Attorney, and HUD field office to seek guidance and/or clarity on issues where owner lease requirements may appear ambiguous and/or discriminatory. FY2019, FY2020 & FY2022 OHCD contracts with PWC Human Rights Commission to conduct fair housing testing, marketing and outreach. This contract for these services is between OHCD and the PWC County Human Rights Commission is funded through Community Development Block Grant (CDBG) administrative funds. In FY21 OHCD contract with COG for Metro Regional Analyst of Impediment to Fair Housing Choices.

**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.**

As mentioned previously OHCD through our partnership with VH is providing more housing choice as well as unit and community information so families can make a more informed choice when searching for a unit. OHCD continuously monitors and enforces HQS requirements to ensure program compliance by owners and participants. Inspection staff is proactive during inspections in identifying health and safety issues that may necessitate reasonable accommodation for individuals with disabilities. Program staff disseminates information during each stage of the tenancy continuum. Participants and owners are provided with Briefing Packages that contain, among other information, a HUD publication "*A Good Place to Live*", a "*Know Your Fair Housing Rights*" pamphlet, and *The Virginia Landlord- Tenant Handbook*.

**3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required**

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 with disabilities. As part of the intake application and recertification

	processes, OHCD continually solicits information on the need for reasonable accommodations to ensure families that need accommodations receive the appropriate accommodations. The new housing search system identifies accessible units as well. OHCD also has an “ <i>Owner Handbook</i> ” and a “ <i>Briefing Package</i> ”.
<b>B.4.</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. N/A
<b>B.5</b>	<b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe: The Office of Housing and Community Development had an internal audit performed for the Housing Choice Voucher Program. Currently the results of the audit have not been released and available to the public. Although our office was informed of one calculation error which did not effect HAP payment.
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?  Y N <input type="checkbox"/> <input checked="" type="checkbox"/>  (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.
<b>C.2</b>	<b>Certification by State or Local Officials.</b>  <u>Form HUD-50077-SL</u> , <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.
<b>C.3</b>	<b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  <u>Form 50077-ST-HCV-HP</u> , <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.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.  (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/>  If yes, include Challenged Elements.
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<b>Affirmatively Furthering Fair Housing.</b>  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:**

*Describe fair housing strategies and actions to achieve the goal*

OHCD works closely with the PWC Human Rights Commission to ensure proper Fair Housing information distribution to program applicants and participants. As part of the briefing process, OHCD provides HCV program applicants with pertinent information and informational brochures about fair housing requirements as well. Fair Housing posters are visibly placed at our OHCD offices. Also, OHCD consults with PWC Human Rights Office, the PWC Attorney, and HUD field office to seek guidance and/or clarity on issues where owner lease requirements may appear ambiguous and/or discriminatory. In FY22 OHCD in all recertification packets a brochure of Fair Housing Rights as a measure to increase awareness and assistance. In FY18, FY19, FY2020 & FY2022 OHCD provided funding through the Community Development Block Grant (CDBG) to the PWC Human Rights Commission to conduct fair housing testing, marketing and outreach to the community, and intends to continue this funding for Fair Housing activities in FY23. In FY21 OHCD contract with COG for a Metro Regional Analyst of Impediment to Fair Housing Choices, anticipated to be completed in FY22.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

*Supply of affordable housing*

- Prince William County should continue to work with local developers and non-profit organizations to expand the stock of affordable housing. Attention should be given to increasing the production of new affordable housing units and assistance toward the purchase and renovation of housing in existing neighborhoods. Greater emphasis should be placed on capacity building and technical assistance initiatives aimed at expanding non-profit, faith-based organizations and private developers' production activities in the County and expanding resources for housing.
- In an effort to expand local resources, research and consider as one particular policy change, inclusionary zoning (inclusionary housing), as one alternative means of promoting balanced housing development.
- The County, in coordination with local Chamber of Commerce, should encourage major employers and lenders to design and implement Employer-Assisted Housing (EAH) programs, encouraging employers to work with employees in their efforts to purchase housing.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*



# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

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

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(c))

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

## B. Plan Elements.

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

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

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a))

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

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA 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. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b))

**Safety and Crime Prevention (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. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

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

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). ([Notice PIH 2011-47](#))

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). ([24 CFR §903.7\(h\)](#))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

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

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

#### **D. Affirmatively Furthering Fair Housing.**

##### **D.1 Affirmatively Furthering Fair Housing.**

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

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 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.

**Certifications of Compliance with  
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/01/2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);



- 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 a affirmatively furthering fair housing; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. The PHA will comply with a 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. 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.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. 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.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. 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.
  21. 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

VA-046  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2023

5-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_

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).

<p>Name of Executive Director</p> <p>Joan S. Duckett</p> <p>Signature </p> <p>Date <u>3/25/2022</u></p>	<p>Name Board Chairman</p> <p>Karen DeVito</p> <p>Signature </p> <p>Date <u>3/24/22</u></p>
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The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



**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 3/31/2024

**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 Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning July 1, 2021, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Prince William County  
PHA Name

VA-046 – PWC  
PHA Number/HA Code

I hereby certify that all the statement above, 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)

Joan S. Duckett Name of Executive Director: Signature  Date <u>3/24/2022</u>	Karen DeVito Name of Board Chairperson: Signature  Date <u>3/24/22</u>
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The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements. Public reporting burden for this information collection is estimated to average 0.16 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.

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

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

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

I, Joan S. Duckett, the Acting Director of the Office of Housing & Community Development  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2019-2023 and/or Annual PHA Plan for fiscal  
year fourth (4) of the Prince William County is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Prince William County  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The PHA Plan is consistent with both the 5-Year Consolidate Plan (FY19-23) 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. 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. Through the Emergency Housing Vouchers (EHV) OHCD is  
making a great impact with housing assisting to those who are currently homeless, at risk of homelessness, fleeing  
domestic violence, human trafficking, recently homeless or high risk of housing stability who has an income below 30  
percent of median family income for the area, as determined by HUD.

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:
Joan J. Duckett	Acting Director of Housing
Signature: 	Date: 3/24/2022

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.  
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information  
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing  
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.