

Annual PHA Plan - 2025

(Standard PHAs and Troubled PHAs)

The following draft responses pertain to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing form: [HUD-50075-ST](#)

A. PHA Information

A.1

PHA Name: City of Virginia Beach Department of Housing & Neighborhood Preservation (DHNP)

PHA Code: VA039

PHA Type:

Standard PHA	Troubled PHA
X	

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025

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) 2115

Total Combined Units/Vouchers _____

PHA Plan Submission Type:

Annual Submission	Revised Annual Submission
X	

B. Plan Elements

B. 1: Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	Plan Elements
	X	Statement of Housing Needs and Strategy for Addressing Housing Needs
	X	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
	X	Financial Resources.
	X	Rent Determination.
	X	Operation and Management.
	X	Grievance Procedures.
	X	Homeownership Programs.
	X	Community Service and Self-Sufficiency Programs.
	X	Safety and Crime Prevention.
	X	Pet Policy.
	X	Asset Management.
	X	Substantial Deviation.
	X	Significant Amendment/Modification

B. 2: New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y	N	Activities
	X	Hope VI or Choice Neighborhoods.
	X	Mixed Finance Modernization or Development.
	X	Demolition and/or Disposition.
	X	Designated Housing for Elderly and/or Disabled Families.
	X	Conversion of Public Housing to Tenant-Based Assistance.
	X	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
	X	Occupancy by Over-Income Families.
	X	Occupancy by Police Officers.
	X	Non-Smoking Policies.
Y		Project-Based Vouchers.
	X	Units with Approved Vacancies for Modernization.
	X	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

A 38-unit project partnered with the Judeo Community Outreach Center (JCOC) with a targeted population of single-homeless.

B. 3: Progress Report.

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

The DHNP is in shortfall and has no immediate plans to pull from its HCV Waiting List, except for Special Use Vouchers as mandated by HUD. The 5-year plan is currently being developed for FY 2025-2030. HUD has mandated using Small Area Fair Market Rents (SAFMR) effective January 1, 2025. SAFMRs are based on the jurisdiction's zip codes vs. the Hampton Roads region. This will allow new participants and movers to find and secure units in more expensive areas of the jurisdiction and significantly contribute to the de-concentration of poverty. The PHA did not adopt SAFMRs for PBVs as HUD did not require them to do so. The PHA has two PBVs in progress. A 38-unit project partnered with the Judeo Community Outreach Center (JCOC) with a targeted population of single-homeless. The second project is a 40-unit (20PBVs) with Seniors Unlimited and managed by Community Housing Partners, targeting 55+ and/or disabled tenants. This project is in one of Virginia Beach’s strategic growth areas (SGAs). The PHA will continue to pursue and evaluate the merits of projects to be built in the city’s SGAs.

B.4: Capital Improvements.

Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

NA

B.5: Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y	N
	X

(b) If yes, please describe: DHNP passed its FY 23/24 annual SEMAP audit with a standard performer score.

C. Other Document and/or Certification Requirements.

C.1: Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

Y	N

The RAB/Public meeting will be held on March 27, 2025.

(b) If yes, the PHA must submit comments 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.

C. 2: Certification by State or 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.

C.3: Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

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.

C.4: Challenged Elements.

If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

(a) Did the public challenge any elements of the Plan?

Y	N

If yes, include Challenged Elements.

C.5: Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y	N	N/A
	X	

D. Affirmatively Furthering Fair Housing (AFFH).

D.1: Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

It is the policy of the DHNP to comply fully with all federal, state, and local laws, nondiscrimination laws, and the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment.

The DHNP shall not deny any family or individual the equal opportunity to apply for or receive assistance under the HCV program based on race, color, sex, religion, creed, national or ethnic origin, age, familial or marital status, handicap or disability, or sexual orientation.

To further its commitment to full compliance with applicable Civil Rights laws, the DHNP will provide voucher holders with Federal/State/local information regarding unlawful discrimination and any recourse available to families who believe they are victims of a discriminatory act. Such information will be available during the family briefing session and all applicable Fair Housing Information and Discrimination.

Complaint Forms will be made a part of the voucher holder's briefing packet and are available upon request.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Federal regulations prohibit discrimination against certain protected classes and other groups of people. State and local requirements, as well as DHNP policies, can prohibit discrimination based on different factors.

The DHNP shall not discriminate because of race, color, sex, religion, familial status, age, disability, or national origin (called “protected classes”)

Familial status includes children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18.

The DHNP will not discriminate based on marital status, gender identity, or sexual orientation [FR Notice 02/03/12; Executive Order 13988].

The DHNP does not identify any additional protected classes.

The DHNP will not use any of these factors to:

- Deny to any family the opportunity to apply for housing, nor deny any qualified applicant the opportunity to participate in the housing choice voucher program.
- Provide housing that is different from that provided to others.
- Subject anyone to segregation or disparate treatment.
- Subject anyone to sexual harassment.
- Restrict anyone's access to any benefit others enjoy with the housing program.
- Treat a person differently in determining eligibility or other requirements for admission.
- Steer an applicant or participant toward or away from a particular area based on these factors.
- Deny anyone access to the same level of services.
- Deny anyone the opportunity to participate in a planning or advisory group that is an integral part of the housing program.
- Discriminate in the provision of residential real estate transactions.
- Discriminate against someone because they are related to or associated with a protected class member.
- Publish or cause to be published an advertisement or notice indicating the availability of housing that prefers or excludes persons who are members of a protected class.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The DHNP must ensure that families and owners know all applicable civil rights laws. As part of the briefing process, the DHNP must inform HCV applicant families about civil rights requirements and the opportunity to rent in a broad range of neighborhoods [24 CFR 982.301]. The Housing Assistance Payments (HAP) contract informs owners of the requirement not to discriminate against anyone because of race, color, religion, sex, national origin, age, familial status, or disability in connection with the contract.