

5-Year PHA Plan – 2025-2030

(for All 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-50075-5Y](#).

A. PHA Information

A.1

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

PHA Code: VA039

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

The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2030

PHA Plan Submission Type:

5-Year Plan Submission	Revised 5-Year Plan Submission
X	

B. Plan Elements

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.

The Department of Housing & Neighborhood Preservation’s mission is to create quality solutions that expand housing opportunities, promote vibrant, well-maintained neighborhoods, and make homelessness rare, brief, and nonrecurring. DHNP will also look for new housing opportunities to maximize affordable housing in its communities.

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.

Please see “2025 goals”

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.

Please see “2025 progress”

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.

DHNP has adopted the following policy to help ensure that all actual and potential HCV program beneficiaries know their rights under VAWA. DHNP will have the following information regarding VAWA in its offices and website. The policy and supporting HUD documents (5380 & 5382) are in all official correspondence to the participants and are sent to them at least annually. This policy is addressed in the agency Administrative Plan.

C. Other Document and/or Certification Requirements.

C.1: Significant Amendment or Modification.

Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

The City of Virginia Beach’s Department of Housing & Neighborhood Preservation defines substantial deviations and significant amendments or modifications as “any changes in policy that significantly and substantially alters our stated mission of providing housing services to low-income families and individuals. Discretionary or administrative amendments consistent with the department’s overall mission and basic objectives will not be considered significant modifications.” There are non-substantial deviations or significant amendments or modifications during the program year.

C. 2: 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, 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.

C.3: 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.4: Required Submission for HUD FO Review.

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

Y	N

If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

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

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:

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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.

2025-2030 Five-Year Plan: Goals and Objectives

The Mission of the City of Virginia Beach is to enhance the community's economic, educational, social, and physical quality and provide substantial municipal services valued by its citizens. The method for accomplishing this mission is to provide quality customer service, utilize teamwork, and work with integrity and commitment. The Goals of the Department of Housing & Neighborhood Preservation's Rental Housing Division for the next five years are centered on this vision:

Goal #1: Evaluate our processes and work to increase our efficiency.

Rental Housing continues to evaluate and review forms, packets, and letters to eliminate redundancy and adopt continuous improvement mechanisms in its daily work. Recently, the division created an operations team responsible for overseeing this process, quality control, and compliance for all processes and communication. The division also hired a consulting firm to evaluate its processes and made several recommendations for improvement that are currently being implemented. The intention is to free up staff and reallocate resources for other functions. The inspection process is being transferred to the Code Enforcement division to streamline this process. The division is also updating our software to Assistance Connect, which allows participants and landlords to access their records electronically and process annuals and interims through the software versus paper.

Goal #2: Support the City's Comprehensive Plan to increase housing opportunities in Federal Opportunity Zones and coordinate with the City's defined Strategic Growth Areas.

The city has designated certain areas in Virginia Beach for new housing and business development. It will continue to support that effort by targeting Project Based Voucher developments in those areas. The division already has several projects that have aided this goal by project-basing its Housing Choice Vouchers so that developers are more successful in their LIHTC applications, allowing them to build more affordable housing units. Two projects will add 78 PBV units within the next two years.

2020-2025 5-Year Plan: Progress Report on Goals and Objectives

Goal #1: Evaluate our processes and work to increase our efficiency

This is a continuous process, and while we have achieved many changes in meeting this stated goal, COVID-19 delayed some of the implementation of the proposed changes. However, we continue striving to improve all our processes and establish long-term improvement plans as we advance. DHNP completed a reset in 2023, which reorganized the structure and functions of staff, and is continuing the work to enhance effectiveness and efficiencies. In December 2024, this reset and a complete program assessment were completed by outside consultants. As a result, an action plan has been developed to enhance the voucher program's operations further.

Goal #2: Support the City's Comprehensive Plan to increase housing opportunities in Federal Opportunity Zones and coordinate with the City's defined Strategic Growth Areas.

Our department has accomplished this goal and will continue pursuing opportunities. In 2020, in partnership with the Johnston-Franklin Group, our agency provided 10 PBV, which allowed the developer to build an additional 230 LIHTC affordable units. In 2024, our agency partnered again with this developer at the cost of 6 vouchers, which built an additional 176 LIHTC affordable units—both projects for the PBV target participants with Intellectual Development Disabilities.

In 2025, partnering with the Judeo Community Outreach Center, there will be a project with 38 units (all subsidized by PBVs) with a targeted population of single homeless individuals. In 2026, partnering with Seniors Unlimited, our agency will project 20 vouchers for a 40-unit project in one of the city's Strategic Growth Areas for participants over 55 and disabled.

Goal #3: Expand our Family Self-Sufficiency (FSS) Program

This goal has been achieved, as we currently serve 38 families with this program, with a cap of 50. In 2022, our agency completed a comprehensive update to the FSS Action Plan, which establishes the program's operation in accordance with HUD requirements. Our agency bolstered its PCCC by forging relationships with outside agencies to assist in offering services to participants to accomplish their stated goals.