

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
---	---	--

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	<p>PHA Name: <u>Alexandria Redevelopment & Housing Authority</u> PHA Code: <u>VA004</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 2025 The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> <u> X </u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>Notice:</p> <p style="text-align: center;">ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY PUBLIC NOTICE</p> <p>PUBLIC NOTICE</p> <p>DATE: July 30, 2025</p> <p>TO: GENERAL PUBLIC AND INTERESTED PARTIES</p> <p>SUBJECT: ARHA's FY 2025-2029 FIVE YEAR PHA PLAN, FY 2025 & FY 2026 ANNUAL PHA PLANS, AND THE FY 2025-2029 5-YEAR CAPITAL FUND ACTION PLAN.</p> <p>A public hearing will be held at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314 on Tuesday September 16, 2025, from 5:30 p.m. until 6:30 p.m. to discuss the Alexandria Redevelopment & Housing Authority's (ARHA) FY 2025 & FY 2026 Annual PHA Plan, FY 2025-229 5-Year PHA Plan, and the FY 2025-2029 5-Year Capital Fund Action Plan. The Annual PHA Plans identify ARHA's changes to essential PHA elements and activities that enable the Agency to continue serving the needs of low-income, very low-income, and extremely low-income families in the City of Alexandria. The 5-Year PHA Plan states the Agencies' goals and objectives for the next five years. The FY 2025-2029, 5-Year Capital Fund Action Plan shows how capital funds provided by HUD are to be allocated for ARHA building, site and unit</p>

improvements. Included with the Plans is a new Chapter for ARHA's HCVP Administrative Plan chapter on Project-Based Vouchers which contains new regulations, policies and procedures governing ARHA's use of project-based vouchers.

Access to the "Plans", plan elements, and relevant information is available on the ARHA website (www.arha.us). and City of Alexandria website (www.alexandriava.gov). Copies of the "Plans", plan elements, and relevant information will be available at ARHA's main office at 401 Wythe St., Alexandria VA, 22314 and the property management office at the Ladrey building at 300 Wythe St. Alexandria, VA 22314. All Plans, plan elements, and relevant information are also available either by mail and/or email upon request. ARHA will be providing a 45-day public comment period. Written comments or questions received by September 15, 2025, will, as appropriate, be addressed in the final versions, and/or considered in the development of the next Annual Plan or 5-Year Capital Fund Action Plan.

The ARHA Board of Commissioners will take official action on all "Plans", plan elements, and relevant information, during the Board of Commissioners meeting at 8:00 a.m. on September 17, 2025. ARHA's Board of Commissioners meetings are open to the public. For information on how to attend ARHA's public Board of Commissioners' meeting, please contact Juwahn Brown, Executive Assistant at jbrown@arha.us. Or at 703-549-7115 1101. For further information regarding policies, rules and requirements concerning ARHA's operations, programs and services, or to request a reasonable accommodation, please contact either Denise Kaffka, Director of Compliance, Operations and Policy (COPs) @ (703) 549-7115 extension 1400. or email: dkaffka@arha.us , or Lennin Lopez at llopez@arha.us or at 703-549-7115 ext. 1401.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)						
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		
				PH	HCV	
Lead PHA:						

B.	Plan Elements. Required for all PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>ARHA is a leader in the provision, preservation, and expansion of quality affordable housing opportunities for low-income families in the City of Alexandria. In partnership with its stakeholders, ARHA uses its housing and other assets to enhance housing choice, self-sufficiency, and improved quality of life for its residents. By leveraging its operational and capital resources, ARHA promotes economic opportunities for residents, disadvantaged businesses, and neighborhoods. ARHA is and will continue to be responsive to its constituents by delivering the highest quality housing and related services that meet their needs.</p> <p>Moreover, over the next five years AHRA expects to reposition the current public housing units through RAD, RAD-blend, Section 18 disposition, mixed finance developments, voluntary conversion and using Faircloth to RAD. In this manner, ARHA expects that over the next decade it will no longer manage units subsidized through Section 9 operating subsidies. As part of this repositioning strategy, ARHA will continue to preserve current affordable housing units through re-syndication of tax credits, acquisition of new affordable housing sites, and project basing Section 8 vouchers where necessary and feasible to preserve and expand affordable housing units in the City of Alexandria.</p>

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 5 years.

A. Expand and preserve the supply of assisted housing under the following objectives:

- a. Apply for additional rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Saxony Square and Park Place Condominiums (total of 43 Units).
- b. Apply for additional rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Ladrey High Rise (total of 170 Units).
- c. Apply for 750 vouchers to replace the vouchers lost during the conversion of ARHA's public housing properties. Over the past decade, The City of Alexandria has lost over 90% of its affordable housing stock. The demand for affordable housing, especially for households earning up to 30% AMI, has outpaced the supply. Approximately 70% of public housing residents receiving a voucher in a redevelopment or modernization property do not return to ARHA's redeveloped public housing property from where they had been relocated. In the City we are unable to issue the authorized voucher allocation because average rents are approximately 25% higher than HUD calculated FMR rents. The demand for vouchers is high and we need a higher voucher allocation to support the demand. These vouchers will create a much-needed revenue stream for the Agency, which is the only affordable housing developer in the city producing units for very low-income families. The breakdown of the vouchers is: 500 vouchers to replace those lost to conversion of public housing properties; 100 vouchers to invest in ARHA owned properties making them more attractive for capital investments and therefore preserving an important asset in the City; and 150 vouchers that would be contributed to non-ARHA properties to preserve or increase additional affordable housing units in the City.
- d. As capital markets become more difficult to access (higher interest rates, less equity for multifamily housing, etc.) housing authorities must remain creative to secure alternative financing for our redevelopment and preservation projects. One lesson that ARHA has learned is that the Agency must increase its unrestricted liquid assets. At times, this may require selling assets and investing a portion of these proceeds for a higher return, while reserving another portion to support and strengthen other assets in our portfolio.
- e. Reposition public housing units through mixed-income development at Samuel Madden, Andrew Adkins, Yale Drive, Bragg Street, and other units in the housing authority's portfolio.
- f. Preserve and expand units available to very low-income households (0-30% AMI) and leverage private and other funding sources to create new housing units through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications, demolition of existing units, and expanding the number of units affordable to 30-60% AMI households within ARHA's portfolio.
- g. Acquire and rehabilitate existing affordable housing units that are nearing the end of their tax credit compliance period to preserve the units as affordable. ARHA acquired and rehabilitated Pendleton Park, which is a retiring HUD-236 project, adding twenty-four (24) units to our housing portfolio. ARHA will re-syndicate BWR, Quaker Hill, Pendleton Park,

West Glebe and other properties whose 15-year tax credit compliance period will expire over the next five years.

- h. Convert public housing units to project-based assistance under RAD, including increasing the number of public housing units up to Faircloth Amendment eligible limits.
- i. Reposition ARHA's Section 9 operating subsidies through RAD and project-based assistance so that within a decade, ARHA will own or manage a portfolio of low-income housing units under HAP contract.
- j. To reposition our properties funded with Section 9 operating subsidies, ARHA will seek to leverage Agency resources to support the acquisition of existing nonpublic housing multifamily developments within the jurisdiction. Acquisition(s) will support the relocation of ARHA public housing residents as the agency repositions its legacy public housing portfolio. To relocate residents to newly acquired properties, HUD issued tenant protection vouchers may be used or units may be, with HUD approval, "project-based".
- k. Provide training to ARHA housing staff on the rules and regulations pertaining to the administration of Section 18 and RAD conversion project-based vouchers. Moreover, retrain staff to address the financial, maintenance and capital needs of project-based subsidized properties.
- l. Continue to hold community meetings to prepare residents who will be directly affected by changes due to both Section 18 and RAD conversion. Additionally, ARHA will prepare notices, a RAD conversion FAQ, and consistent with our policy of community engagement, publish a resident subsidy repositioning handbook on the impact to their households. At a minimum, all written materials for the communities affected will be translated into Spanish and Amharic.
- m. Create an affiliate non-profit development entity that will assist ARHA to preserve and create new affordable housing units in the city.
- n. Partner with adjacent private property owners to expand the footprint for development and ensure the inclusion of affordable housing units on the site.
- o. Acquire and develop land in the City of Alexandria that will allow ARHA to increase its imprint in the city and provide affordable homeownership opportunities for working families.

B. Improve the quality of assisted housing under the following objectives:

- a. Continue improvement of PHAS, REAC and SEMAP scores and ensure that ARHA will again become a PHAS standard performer.
- b. Continue to improve management functions and issues related to Asset Management, Finance, Housing Choice Voucher Program, Quality Control, HQS/UPCS unit inspections, work order turnaround times and quality control of ACC units.
- c. Continue updates and repairs of older public housing stock through the Capital Fund Program until such time as the unit's operating subsidies are repositioned to RAD or vouchers. After subsidy repositioning, the property's operating revenue will permit leveraging of private, city, state, and federal funds to fund future capital needs.
- d. Dispose and/or demolish obsolete public housing units that do not meet HUD Asset Management Program guidelines, including but not limited to Samuel Madden, Scattered Sites, Ladrey Building, former ARHA administration building, and Andrew Adkins Homes.
- e. Continue the replacement of publicly assisted housing units up to the existing Faircloth Amendment limits.

- f. Retrain ARHA staff away from management and maintenance of public housing units, to operate and maintain RAD properties and ARHA-owned Section 8 properties. In addition, negotiate co-management arrangements with managers of redeveloped properties so that ARHA staff can learn from their work experiences.
- g. Strengthen the property management function of the agency through staff training and reorganization of staff functions.
- h. Implement new business system(s) for the management of the Agency's development projects, housing portfolio, HCV programs and related activities.
- i. Implement new PHA software that will increase accuracy and efficiency within the Agency, and when connecting to HUD.
- j. Increase the utilization of Agency provided web-based services. The Agency will continue to expand on-line services to assist applicants and residents with housing program transactions such as annual & interim certifications, submitting/updating housing wait list applications, leasing and lease renewal, and online rent payment. In addition. ARHA will update online services for Owners/Landlords such as rent payment tracking, unit inspection information & results, unit availability posts, and downloads of forms and leasing packets.

C. Increase assisted housing choices under the following objectives:

- a. Continue to provide voucher mobility counseling to residents.
- b. Increase outreach efforts to local property managers/owners to address issues that negatively affect some voucher holders. ARHA will work with local housing advocates such as Legal Aide and the City's Department of Housing to develop ways to educate and/or work with local property managers/owners so that application approvals increase for voucher holders seeking affordable units to rent in the jurisdiction.
- c. Work with Legal Aide to set-up expungement clinics at ARHA. The purpose of expungement clinics is to remove old and lingering civil cases regarding lease violations and the payment of rent so that they are not used to deny voucher holders (and others) approval for housing.
- d. Continue working with the City of Alexandria's Department of Housing, and the City's Eviction Prevention Task Force to identify high denial and eviction rates at various properties and develop methods for addressing these issues directly with property managers and leasing staff.
- e. Continue to administer and enhance the Agency's Homeownership program by developing new partnerships and increasing the number of program participants. ARHA staff will work on a new Homeownership action plan.
- f. Continue to administer special voucher programs such as Mainstream, Emergency Housing, and "set-a-side" referral programs with the City of Alexandria's Department of Community and Human Services and local Continuum of Care (CoC) to End Homelessness.
- g. Continue to offer public housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, James Bland IV, and West Glebe.
- h. The Agency will also continue to establish site-based waitlists for public housing properties converted under Section 18 or RAD. Currently ARHA has site-based lists for the following properties: Park Place, Saxony Square, James Bland I, James Bland II, and Old Dominion.
- i. Pursue development opportunities for older public housing units through mixed finance-mixed income communities and increasing the use of Housing Choice vouchers to qualified residents.

- j. Convert financially burdened public housing units to HCV project-based units (Ladrey Highrise, Samuel Madden).
- k. To combat low levels of rental properties participating in the HCVP, increase the number of project-based Section 8 contracts in affordable housing or mixed income housing sites.
- l. Enter partnerships with private developers to increase equity participation in new and/or renovated housing to preserve and increase the number of affordable housing options in the City of Alexandria.
- m. Acquire land adjacent to existing ARHA property for future development of affordable housing.

D. Improve community quality of life and economic viability by providing an improved living environment under the following objectives:

- a. Explore and implement measures to de-concentrate poverty by developing mixed income housing while avoiding the construction of subsidized-only affordable buildings.
- b. Continue making public housing security improvements for safer housing throughout the city.
- c. Create an affordable independent living property within the existing ARHA portfolio.
- d. Pursue opportunities to redevelop public housing through mixed-finance, mixed-income communities, Andrew Adkins, Samuel Madden Uptown, Scattered Sites, Ladrey Highrise, former ARHA Administration office building, Bragg Street and others as opportunities arise.
- e. Promote and implement best practices for social integration at existing and new mixed income housing developments, by constructing buildings with management offices and amenity space that promotes social interaction among residents.
- f. Create a non-profit instrumentality to promote economic opportunities and additional resources to support and expand ARHA's social service programs for residents.
- g. Promote in all redevelopment efforts the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives.
- h. Continue to meet with and support ARHA Resident Association groups (ARA, RAB), HOAs, Housing Boards and Property Managers where ARHA voucher holders reside.
- i. Meet regularly with residents of ARHA properties to gain insight into issues and needs.
- j. Meet with the City of Alexandria's Departments of Housing, Community & Human Services, and Health, as well as local organizations to keep Agency staff informed of issues and services that may be useful for ARHA residents.
- k. Continue to apply for grants that will expand resident services.
- l. Update methods offered to voucher holders to locate housing in specific zip codes in the jurisdiction.
- m. Continue to expand social services and resources offered to ARHA residents.
- n. Increase resident engagement to lessen disruption as the Agency rehouses residents while redeveloping properties.
- o. Continue to be a major contributing partner with the City of Alexandria, and numerous local organizations to plan, provide provisions and volunteers for annually held City community events such as, Santa's Winter Wonderland and National Night-Out.

- p. Continue offering services for ARHA residents' children at the Ruby Tucker Center. The center provides after-school programs in which children are offered snacks, help with homework, and participate in numerous activities.
- q. Agency departments will work together to tackle the issue of residents' poor housekeeping. Currently methods are being explored to address the issue and determine what services may be offered locally. ARHA also hopes to put a program together to assist residents who wish to improve their housekeeping skills.
- r. Continue to collaborate with local partners who aid residents with rent, security deposits and utilities assistance via referral programs.

E. Promote Self-sufficiency and asset development of assisted household under the following objectives:

- a. Continue to develop Agency policy, procedures, and operational plans for Section 3 which will focus on increasing the number of employed people in assisted family groups. ARHA will work closely with development partners to offer well-paid employment and career opportunities to residents. ARHA will also assist with providing access to job and life skills training to prepare residents to obtain employment in the redevelopment workforce and beyond.
- b. Create an online Section 3 worker and business registry database. The database will assist ARHA tenants and local lower-income residents with finding employment working on ARHA's redevelopment projects and help contractors locate potential workers.
- c. Develop strategies to assist residents with starting their own companies, especially Section 3 business concerns that can benefit from the large amount of Section 3 work available via ARHA's redevelopment projects that will begin soon.
- d. Continue to build a compliance program to ensure that the Agency's development projects are meeting Davis Bacon Federal Labor standards. This includes certifying that employees, including Section 3 workers and business, hired to work on ARHA projects are earning the federal prevailing wage rates when applicable. The Agency is looking into purchasing and implementing the industry standard software package, LCP Tracker, to assist with the analysis of weekly payroll reports and reporting requirements.
- e. Will continue to implement an intern and summer youth program for ARHA residents. These are paid internships which encourage skill building, teamwork, and training in various fields such as information technology, office administration, on-site management of grounds and common spaces, and a variety of other activities performed at the Agency.
- f. Promote programs to train and develop small businesses for ARHA residents to encourage self-sufficiency.
- g. Provide and/or continue to attract supportive services to improve ARHA tenants' employability through continued interaction and negotiation with private and/or public agencies in Alexandria.
- h. Provide and continue to attract supportive services to increase independence for the elderly and/or families with disabilities through continued work with the City Department of Community & Human Services to fund home health aides, the food bank, weekend meals, and the Crunch Bunch Program (activities program for seniors).
- i. Continue implementation of the Family Self-Sufficiency (FSS) and Resident Opportunities & Self-Sufficiency (ROSS) programs.

- j. Develop an FSS and Homeownership section on the ARHA website. Basic information for both programs will be made available, as well as success stories, and access to the FSS and Homeownership applications. A selection of training courses such as writing a resume, credit improvement, etc., will also be made available.
- k. Planning to develop a Homeownership action plan which will contain the program requirements, and ARHA's policies and procedures.
- l. Continue to provide a Self Sufficiency Coordinator for James Bland V to assist families.
- m. Continue to seek new local partners to offer support with homeownership education, finance, credit repair, and down payment assistance.
- n. The Agency will continue via self-sufficiency programs to perform case management of family needs and goals as well as provide self-improvement training both in person and virtually.

F. Ensure equal opportunity and fair housing under the following objectives:

- a. Maintain the Agency measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex (including gender identity and sexual orientation), familial status and disability pursuant to Federal and State Fair Housing laws and regulations listed in ARHA's Admissions and Continued Occupancy Plan (ACOP), and the Housing Choice Voucher Administrative Plan.
- b. Continue to ensure accessible housing to people with disabilities. ARHA currently exceeds the required numbers of accessible units under 504 guidelines and will continue to provide additional accessible units through the new developments.
- c. Continue to offer reasonable accommodation to those with disabilities to ensure equal access to housing.
- d. Continue to provide annual Fair Housing training for Agency staff.

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.

To expand and preserve the supply of assisted housing ARHA has/is:

- Applied for additional rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Saxony Square and Park Place Condominiums (total of 43 Units).
- Partnering with private property owners to develop properties by using Faircloth to RAD operating subsidy. ARHA is currently considering potential development opportunities, some by joining ARHA adjacent land and others, solely using the developer's land. The Agency's goal is to increase the number of affordable units, especially for very low-income families, by including Faircloth to RAD units among the operating subsidies for these newly developed properties. In addition, we will continue to project base Section 8 vouchers where required.
- Applying for rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Samuel Madden. (Total 66 units) and disposition approval for Andrew Adkins (total 90 units). In addition, through redevelopment of Sam Madden, increase the number of 0-30% AMI units on this site and add 30-80% AMI units.
- Applied for project-based vouchers to replace public housing units at the Ladrey High Rise (total of 169 units) after amending the development plans for the Ladrey from comprehensive rehabilitation to demolition and redevelopment.
- Continued training of ARHA staff on the rules and regulations pertaining to the administration of Section 18 and RAD conversion project-based vouchers.
- Renovated the 43 units at Saxony Square and Park Place, converted operating subsidy to project based rental vouchers; returned all relocated residents to the property.
- With procured development partners, ARHA has obtained the zoning and city council approval for the redevelopment of Samuel Madden into mixed-income and mixed-use multifamily residential housing. The Agency together with development partners is now working on financing options and tenant relocation plans.
- Prepared public housing physical needs assessment of the 100 units at Chatham Square and the BWR properties; will submit RAD financing plans to reposition the current ACC operating subsidy into project based rental vouchers; commenced the planning of renovations to preserve these units which have completed the initial fifteen-year tax credit compliance period.
- Continued planning to preserve and expand units available to very low-income households (0-30% AMI) and leverage private and other funding sources to create new housing units through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications, demolition of existing units, and expanding the number of units affordable to 30-60% AMI households within ARHA's portfolio.
- Planning to Reposition ARHA's Section 9 operating subsidies through RAD and project-based assistance so that at the end of five years ARHA will not own or manage units whose operating subsidy is funded with public housing subsidies subject to an Annual Contributions Contract.

- Work with private developers to place Faircloth to RAD units in non-public housing sites and therefore increase the number of affordable housing units in Alexandria.
- Issue a new RFQ to solicit additional qualified development partners for Andrew Adkins, Cameron Valley, and the MROP units at Hopkins-Tancil.
- Obtain City Council approval to create Premiere Affordable Housing LLC which will serve as a nonprofit partner in future development deals, review affordable housing opportunities for ARHA, and otherwise contribute to the development and expansion of affordable housing within and outside of the city of Alexandria.
- Received City Council approval for a process of accepting all future Special Purpose Entities for development deals, retroactive approval of previously created Spes, validation of the creation of VHD, and Premiere Housing Development.
- Evaluating development proposed by the owners of property adjacent to Duke Street parcel to increase the number of affordable housing opportunities.
- Acquired a parcel of land in Old Town for future ARHA development purposes.
- Holding community meetings to prepare residents who will be directly affected by changes due to both Section 18 and RAD conversion. ARHA has met with various elected and appointed officials and resident organizations to discuss development & relocation information at the Ladrey and Samuel Madden. Resident turnout was high. Additional meetings will continue throughout the fiscal year. ARHA also continues to provide notices, general conversion and tenant relocation FAQs. At a minimum, written materials for the communities affected have been translated into Spanish and Amharic.

B. To improve the quality of assisted housing ARHA has/is:

- Focusing on improving PHAS and SEMAP scores. Multiple Departments are working together to increase PHAS scores. The Agency is continuing to work towards the goal of reducing public housing vacancy rates that have maintained at least an average 98% occupancy rate and vacant unit turnaround from 20 days to less than 15 days. To implement this, the Agency meets weekly to discuss vacancies and related issues, which has led to a decrease in unit turnovers rates and vacancies.
- Implemented “pre-move in” quality control inspections of public housing units. This has reduced the number of failed third party move-in inspections and reduced unit turnover and vacancies.
- Retraining ARHA staff away from management and maintenance of public housing units, to operating and maintaining RAD properties and ARHA-owned Section 8 properties.
- Strengthening the Asset Management function of the agency through staff training and reorganization of staff functions.
- Restructured the ARHA Finance Department to be more responsive to the agency’s needs, implement best practices in public housing financing, and create new processes and procedures to improve efficiency, prevent waste and promote good financial policies.
- Scheduling monthly meetings with the Compliance team, Inspectors, and Maintenance staff to discuss inspection findings for ARHA owned units. These meetings have led to an improvement in maintenance response times and quicker resolution of deficiencies found during inspections.

- Continuing to repair and update units as necessary during regular turnover using Capital Funds. This includes the replacement of appliances with new, energy efficient models, new bathrooms, cabinets, flooring, etc.
- Continuing to improve customer service for residents requesting maintenance needs and/or reporting maintenance emergencies.
- Implementing new PHA software, Yardi, which will increase accuracy and efficiency within the Agency and when connecting with HUD. The system is now operational with a few modules left to configure.
- Planning to dispose and demolish for the redevelopment of obsolete public housing units that no longer meet HUD Asset Management Program guidelines.
- Completed new upgrade standards at Park Place and Saxony as a model for future renovations permitted by current capital funding levels.
- Continued to encourage the utilization of online platforms provided by the Agency. ARHA is in the process of providing on-line platforms to assist applicants and residents with housing program transactions such as submitting and updating housing wait list applications, annual & interim certifications, and online rent payment. In addition, ARHA will continue to provide an Owner/Landlord portal which provides, rent payment tracking, unit inspection information & results, unit availability posts, and downloads of forms and leasing packets. the ARHA website (www.arha.us) to provide information to residents and the public. The website contains information about the housing programs and services offered, as well as up to date news regarding current events, projects, and publications which are available for download.
- Upgrading and installing new security camera systems at ARHA properties. ARHA is working with the Alexandria Police Department to ensure that camera data can be used as evidence of criminal activity if needed.

C. To increase assisted housing choices, ARHA has/is:

- Continued to administer an active voucher portability program. To facilitate the portability process, request forms are available at the front desk of the main office, and the forms have been made available by mail and/or email upon request. Information on portability is also provided during intake briefings. Additionally, portability information, and portability request forms are included in the Agency's briefing packets.
- Pursuing development opportunities for older public housing units through mixed finance-mixed income communities and increase use of housing choice vouchers to qualified residents.
- Completed the conversion of Saxony Square and Park Place to project-based voucher units.
- Recently completed the conversion of three public housing properties, James Bland I, James Bland II, and Old Dominion via RAD to project-based vouchers.
- Implemented site-based PBV wait lists for converted Saxony Square and Park Place.
- Implementing PBV site-based wait lists for recently converted sites, James Bland I, James Bland II, & Old Dominion.
- Selected development partners for Samuel Madden for redevelopment of the site into mixed-income multifamily housing; ARHA to manage waiting list for mobile voucher units to be included in this redevelopment.

- Selected development partners for Ladrey for redevelopment into an affordable housing property with rents serving households with AMIs ranging from 0% to 80% AMI.
- Continuing to administer Mainstream vouchers which assist homeless, non-elderly people with disabilities.
- Administering Emergency Housing Vouchers (EHV). EHV's were first issued to PHAs to increase the housing assistance available to the homeless during the Covid pandemic, and voucher "set-a-side" referral programs with the City of Alexandria's Department of Community and Human Services and local Continuum of Care (CoC).
- Updating and expanding the Homeownership program. ARHA has secured a partnership with NACA. Providing homeownership training for ARHA staff who are currently working on updating the Agency's Homeownership program. ARHA is planning to offer an in-house Homeownership information seminar, create a Homeownership brochure and prepare a detailed presentation regarding the program which will be made available on the ARHA website.
- Working on outreach efforts to address numerous issues that continue to negatively affect voucher holders and others seeking affordable units. Since the State of Virginia passed legislation (2020) stating that landlords with more than four rental units cannot refuse to rent to a tenant solely based on a housing voucher there are still barriers to renting in the jurisdiction such as excessive application and amenity fees as well as the use of decades old criminal and rental history reports. ARHA is working with local housing advocates such as Legal Aide to determine ways to identify voucher holder denial rates and develop ways to educate and/or work with leasing companies so that more voucher holders have access to available rentals. In addition, ARHA is planning to explore setting-up expungement clinics with Legal Aide so that lingering cases can be removed from resident civil records that are often used to deny voucher holder leasing applications.
- Working with the City of Alexandria's Eviction Prevention Task Force. The Eviction Prevention Task Force is a multi-agency partnership composed of representatives from the Department of Community and Human Services, Office of Housing, Sheriff's Office, City Attorney's Office, Legal Services of Northern Virginia, Christ Church, and Emergency Financial Providers. The goals of the Task Force include reducing the number of evictions in Alexandria, diminishing the impact of eviction on residents and developing and implementing a long-term eviction prevention strategy that addresses the needs of residents and property owners.
- Continuing to hold HCVP landlord/owner briefing sessions for new landlord/owners, property managers, and anyone considering listing their units with the ARHA's HCV program. In addition, the ARHA website continues to offer online information to potential HCVP landlord/owner participants, including an HCV landlord information packet which provides detailed information on the HCV program and requirements and a link to unit availability forms.
- Still partnering with Affordable Housing (www.affordablehousing.com) who provide marketing materials to send to property managers, landlords, and owners throughout the City. The marketing materials show how to list vacant units on the Affordable Housing site for free. ARHA encourages voucher holders to use this site to locate available affordable units in the area. Residents can use the platform to search for rental properties by zip code. ARHA

continues to use Affordable Housings' online rent reasonable services, which has enhanced the finding of unit comps.

- Continued to implement Public Housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, West Glebe & Old Dominion, and Old Town Commons (also known as James Bland I, II IV), Saxony Square, & Park Place. ARHA has recently added separate site-based lists for RAD converted pretties, Old Dominion, James Bland I, and James Bland II. All applicants currently on the HCVP wait list will be invited to apply for these properties as well. This will be offered when ARHA does an HCVP wait list purge this year.
- Continuing to enter partnerships with private developers to increase the number of project-based units and increase other affordable housing options.

To improve community quality of life and economic viability by providing an improved living environment, ARHA has/is:

- Exploring and implementing measures to de-concentrate poverty by developing mixed income housing while avoiding the construction of subsidized-only affordable buildings.
- Continuing to implement Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. In the past, high rents in ARHA's jurisdiction resulted in most voucher holders renting in the same few "lower rent" neighborhoods. With the continued utilization of the SAFMRs, many of ARHA's voucher holders can now afford to lease units throughout the jurisdiction, including those which offer higher opportunity and lower poverty. This has served to improve the de-concentration of ARHA residents by facilitating the integration of subsidized affordable housing within the jurisdictions' more "affluent" market rate residential areas.
- Promoting the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives through the use of LEED and Earth Craft in all redeveloped communities. ARHA complied with Earth Craft requirements during the redevelopment of Ramsey Homes into a fifty-two (52) unit multifamily mid-rise building.
- Partnered with the University of Virginia to include sustainability components in all future ARHA renovation projects and as a partner for sustainability on the Madden redevelopment.
- Received City Council approval of plans to achieve Net Zero Ready status for one building at the redeveloped Samuel Madden Homes property and LEED Silver on the second building.
- Entered into a shared use agreement with owners of property adjacent to the Andrew Adkins public housing property for the purpose of improving public infrastructure and eliminating hazards associated with overhead utility lines.
- Implementing new security and camera systems to increase safety throughout ARHA's developments.
- Meeting periodically with Advisory Board (RAB) and Resident Association members who are active in the ARHA community. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA's management.

- Continued to keep ARHA residents informed of procedural changes, and new services offered. Notices are provided via mail, email, and website, when warranted.
- Continuing staff development and training. Training this year has included: ongoing mandatory, online training courses. Topics so far have included Sexual Harassment, Fair Housing, Retaliation in the Workplace, Diversity & Inclusion, Preventing Workplace Violence, Drug Free Workplace and Active Shooter Awareness. ARHA staff attended three in-person Customer Service seminars. Additional sessions have been scheduled.
- Requiring ARHA staff to take Cyber Safety training courses via an online training system and will continue to do so annually.
- Continued and expanded services offered by the Agency's Resident Services Department:
- 21st Century Community Learning Center- Grant funding was awarded to the department which allowed ARHA children and their parents to attend the 21st Century Community Learning Center. The program helps students meet state and local academic standards in core academic subjects, such as reading and math; offers students a broad array of enrichment activities that can complement their regular academic programs; and offers literacy and other educational services to the families of participating children. Resident Service is working to secure funds to continue these activities.
- ARHA Scholars program- the ARHA Scholars program was implemented in 2023. The program allows residents to earn college credits by attending college level courses held at the Agency. Teachers have been provided by the local community college, NOVA. ARHA hopes to continue this program soon.
- Ruby Tucker Center (RTC)- The RTC continues to provide after school programs for ARHA children. Last year the RTC became a participating site of the *Linking Instruction Nurturing Knowledge* program referred to as the LINK Club. LINK Club is a free after-school program offered by Alexandria City Public Schools. The program is designed to prepare participating students for the challenges and opportunities of today and tomorrow by addressing their comprehensive needs through a whole-child approach. During LINK Club, ACPS certified teachers work with the students to "link" the social-emotional and academic services received during the school day to the support provided during after school hours. This includes academic tutoring, homework help, project-based learning and social-emotional support. Students also have a weekly STEMulation Club to brainstorm ways to solve everyday challenges and enhance their understanding of essential concepts in science, technology, engineering and mathematics (STEM).
- Summer Paid Intern Program. Every year, ARHA hires interns for each department. Interns are high-school students and college-bound young adults who are hired as administrative or technical assistants. They learn important skills that can be used as a foundation for further employment, and/or education. The interns are also taken on several enrichment trips to local museums.
- The Senior Center at the Charles Houston Recreation Center- The Senior Center has resumed all full-time services. The Senior Center offers daytime classes, activities, and healthy meals. Seminars are also offered on numerous topics such as preventing falls, nutrition, exercising, computing safely, and organizing finances. The Krunch Brunch has also resumed activities. The Krunch Brunch group plans educational, physical, and cognitive enhancing activities for the Seniors such as shopping, bowling, going to museums, and local events.

- Resumed role as a major contributing partner in National Night Out which will be held this year at multiple ARHA properties. At each location there will be cook-outs, refreshments, and visits from the local Police and Fire Department.
- Partnered with the city and other organizations to hold community cookouts at different sites throughout the city. In addition to food, music, resource tables, health services, and arts & crafts, activities were provided.
- Planning to hold Santa's Winter Wonderland (SWW). SWW is a popular community event which provides gifts to ARHA's children along with a visit with Santa. This event is supported by volunteers from ARHA and local organizations and is covered by the local press.

To Promote Self-sufficiency and asset development of assisted household under the following objective, ARHA has/is:

- Administering the Family Self Sufficiency (FSS) program. Currently, ARHA's FSS program has eighty (80) participant slots and has eighty (80) active participants. There are multiple graduations planned for 2025. The program continues to partner with agencies and nonprofit organizations in the area who offer a myriad of services and training that greatly benefit FSS participants. These include the City of Alexandria's Workforce Development Program who provides job readiness workshops and job fairs, and Brite Path who provides financial literacy workshops such as, budgeting, credit repair, and investing.
- Secured a partnership with NACA who assists those with lower incomes who wish to pursue homeownership. Methods used by NACA to increase affordability include mortgage write downs, and no downpayment or closing costs. In addition, support for home buyers will be available via courses in financial literacy, credit repair, and home buyer education. Homeownership counseling will also be offered. ARHA also helps first time home buyers to seek grants from organizations such as the City of Alexandria and Virginia Housing to increase affordability. ARHA staff are currently developing a Homeownership Action Plan.
- Continuing to administer the ROSS program. The program has been successful in developing resources to increase resident employment opportunities and self-sufficiency. ROSS program participants are encouraged to attend various self-improvement workshops provided throughout the year. Topics have included self-development, financial literacy, credit repair, obtaining employment, resume writing, and earning college credits.
- Updating and expanding the Section 3 program. The Agency is working to ensure that employment and other economic opportunities generated when utilizing federal financial assistance for redevelopment are directed to low and very low-income persons, particularly those who are recipients of government assistance for housing, such as ARHA residents. The Agency will continue to work closely with development partners to offer well-paid employment and career opportunities. The Agency will also assist residents by providing access to job and life skills training focused on obtaining employment in the redevelopment workforce and beyond. Earlier in the year, ARHA published a Section 3 Worker and Business Survey which has been sent to ARHA residents and is now available on the ARHA website. The purpose of the survey is to develop a pool of potential Section 3 workers and businesses, and to assess their job skills and training needs. The survey also collects contact

information so that ARHA and partners can discuss with potential workers and businesses employment and training opportunities as they become available. Already ARHA has received numerous responses. As the date to hire workers gets nearer, ARHA will also assist contractors with various activities such as job fairs and workshops focusing on “How to become a Section 3 Business”.

- Continue to provide a Self Sufficiency Coordinator for James Bland V to assist families.
- The Agency will continue via its self-sufficiency programs to perform case management of family needs and goals and provide self-improvement training. ARHA is currently exploring offering virtual training.

Ensure equal opportunity and fair housing, ARHA has/is:

- Undertaking measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex (including gender identity and sexual orientation), familial status, and/or disability following State and Federal guidelines, HUD regulations, and the Agency’s policies in the Admissions and Continued Occupancy Plan (ACOP), and HCVP Administrative Plan.
- Continuing to attend Fair Housing training annually.
- Providing swift actions when resolving applicant and resident issues that could pertain to Fair Housing and providing submission information for those wanting to submit fair housing complaints.
- Providing reasonable accommodation to ensure that applicants and residents with disabilities are assured equal access to housing.
- Continuing to undertake measures to ensure accessible housing to people with disabilities regardless of unit size needed. ARHA exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units in all future redevelopment plans.

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 survivors of domestic violence, dating violence, sexual assault, or stalking.

1. BACKGROUND

On January 5, 2006, President Bush signed into law the Violence Against Women and Department of Justice Reauthorization Act (“VAWA”) of 2005 (Public Law 109-162) and on August 12, 2006, signed into law technical corrections to the VAWA (Public Law 109-271). On March 7, 2013, President Obama signed the Violence Against Women Reauthorization Act (VAWA). In March of 2021, The US House of Representatives passed an updated Violence Against Women Reauthorization Act (VAWA) which has at this time, not been taken up by the US Senate.

The VAWA protection applies to families applying for or receiving Public Housing Program assistance, Housing Choice Voucher Program (including rental assistance payments under the project-based vouchers), Section 8 Project-Based Certificate Program, and Section 8 Moderate Rehabilitation Program (excluding Mod Rehab SRO), as required by the provisions of Sections 606 and 607 of the VAWA. The law protects victims of domestic violence, dating violence, stalking, as well as their immediate family members, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. The VAWA also provides that an incident or actual or threatened domestic violence, dating violence or stalking does not qualify as a serious or repeated violation of the lease nor does it constitute good cause for terminating the assistance, tenancy, or occupancy rights of the victim. Furthermore, criminal activity relating to domestic violence, dating violence, or stalking is not grounds for terminating the victims’ tenancy. The Authority may bifurcate a lease to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain in the unit.

2. POLICY IMPLEMENTATION

ARHA, in collaboration with local government agencies and private non-profit institutions, works to assist with ARHA applicants, residents and their families, who are the most affected by domestic violence acts. These programs have been successful in informing victims of domestic violence about the legal protection afforded under VAWA and in providing counseling about victims’ rights, available resources, and the inherent benefits of enrolling in various types of counseling programs that can aid them in overcoming abuse and other cultural or social barriers that prevent them from becoming self-sufficient.

ARHA implements procedures and policies to assure applicants and residents are aware of their rights under the VAWA as described in Chapter 16 of the ACOP and Chapters 3 and 16 of the HCVP Administrative Plan. Policies/procedures implemented include:

1. ARHA will notify applicants and program participants of their rights under this law, including their right to confidentiality and the limits thereof [24 CFR 5.2007(3)(i)(ii)]. To do so, ARHA includes VAWA information in the intake briefing packet for all housing programs, meets directly with Residents and Applicants as needed to discuss potential/ongoing domestic/sexual assault. ARHA posts information regarding VAWA in its offices and on its Web site. The Agency will also make the information readily available to anyone who requests it, including HUD-Form 50066. This information will include:

- a. A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking.
 - b. The definitions of domestic violence, dating violence, and stalking are provided in VAWA.
 - c. An explanation of the documentation that the ARHA may need from an individual who claims the protections provided by VAWA.
 - d. How to request a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking
 - e. A statement of the ARHA's obligation to keep confidential any information that it receives from a victim unless (a) the ARHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information
 - f. The City of Alexandria's Sexual Assault Center and Domestic Violence Program 703.683.7273 (Sexual Assault Hotline) or 703.746.4911 (Domestic Violence Hotline), and the National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY)
2. ARHA notifies owners and managers of their rights and responsibilities under this law. VAWA information is included in the Landlord/Owner Briefing Packet which is available at the main office and on the ARHA website.

3. PROGRAMS

Several key organizations, The City of Alexandria's Sexual Assault Center and Domestic Violence Program and the State run, Virginia Sexual & Domestic Violence Agencies provide services to aid and refer people who are experiencing or have experienced domestic violence, dating violence or stalking violence in the short and long term. Both organizations have hotlines available 24/7.

4. GOALS

ARHA goals for 2025 and forward are focused on an increased awareness of the VAWA laws for residents and applicants by:

- a. Revising existing Policies to reflect VAWA changes to requirements.
- b. Provide Agency Staff training on VAWA regulations and services offered.
- c. Continue to update VAWA information and links on ARHA's Web site as needed.
- d. Increase participation with the Agency's Domestic/Sexual Abuse partners.

5. RESOURCES

- Sexual Assault Center and Domestic Violence Program, City of Alexandria
- Department of Community & Human Services, City of Alexandria

DRAFT

<p>B.5</p>	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>Where permitted by HUD, ARHA may non-competitively award project-based voucher contracts that further the goals and objectives the Agency outlined in this Plan.</p> <p>Consistent with the Agency’s Plan to reposition properties funded with Section 9 operating subsidies, ARHA will seek to leverage Authority resources to support the acquisition of existing multifamily developments within the jurisdiction. As part of this strategy, ARHA will project-base units in a newly acquired multifamily non-public housing senior building. ARHA will keep the building as senior only and will provide various supportive services for the senior residents. The new acquisition is in the City of Alexandria’s Old Town neighborhood. The proposed number of project-based vouchers for this acquisition is expected to be between 100 and 132. ARHA will be awarding the project-based voucher contract for this project non-competitively.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>ARHA’s criteria for determining a “Significant Amendment or Modification” to the 5-Year & Annual Agency Plans is based on the following:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (items not included in the current Annual Statement or Five-Year Action Plan) or change in the use of replacement reserve funds under the Capital Fund; • Additions of new activities not included in the current PHA Plan; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>Changes mandated by HUD will not be considered a significant amendment/modification.</p> <p>In addition:</p> <ul style="list-style-type: none"> • Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposals not already identified in the plan and those that are considered by HUD to be significant amendments to the 5 Year & Annual Agency Plans and CFP 5 Year Action Plan. • Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the

- annual grant.
- Any other event that the Authority's Board determines to be a significant amendment or modification of the approved 5-year and Annual Agency Plans.

C.2 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the 5-Year PHA Plan?

Y N

(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	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p>(b) If yes, include Challenged Elements.</p>

DRAFT