

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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: THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY PHA Code: VA004</p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 2025</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units 644 Number of Housing Choice Vouchers (HCVs) 1996. Total Combined Units/Vouchers, 2640.</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.</p>

Notice:

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
PUBLIC NOTICE**

PUBLIC NOTICE**DATE: July 30, 2025****TO: GENERAL PUBLIC AND INTERESTED PARTIES****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.**

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 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

Financial Resources FY 2024.

Financial Resources		
Sources	Planned \$	Uses
1. Federal Grants		
a. Public Housing Operating Fund	\$3,227,596	Public Housing Operations
b. Public Housing Capital Fund:	\$2,047,487	Capital Improvements and RAD
c. Annual Contributions for Housing Choice Voucher – Based Assistance – Subsidy	\$28,533,445	HAP and Resident Utility Payments
d. Annual Contributions for Housing Choice Voucher – Based Assistance - Administration	\$2,209,723	Program Admin Costs
e. FSS Family Self Sufficiency	\$89,838	Program Admin Costs
f. (ROSS) Resident Opportunity & Self Sufficiency	\$79,750	Program Admin Costs
g. Moderate Rehabilitation, including Administration	\$1,422,828	HAP and Program Admin Costs
2. Prior Year Federal Grants		
3. Public Housing Dwelling Rental Income	\$2,030,590	Public Housing Operations
4. Other Income - Public Housing/S8 Programs	\$420,150	Public Housing Operations, S8 Programs
5. Non-Federal Sources		
a. VHDA State Grant	\$1,126,394	Capital Improvements
b. Alexandria City Grant	\$300,000	Development Activities
c. Interest Income	\$176,119	Entity-Wide Activities
d. Non-Public Housing Dwelling Income	\$4,156,380	Operations for Non-Public Housing
e. Non-Public Housing Other Income	\$924,170	Development Activities
Total Resources	\$46,744,470	

Operation and Management.

There have been numerous changes at the Agency during FY 2024. In late 2023, Ms. Rickie Maddox became ARHA's Interim CEO after the departure of CEO, Keith Pettigrew. During her tenure, Ms. Maddox led the implementation of operational and management changes based on several areas of the three-pillar re-positioning strategy that Mr. Pettigrew developed for the Agency. These pillars are:

- Repositioning operating subsidies:
 - Transforming current public housing sites into mixed income communities.
 - Resident focused redevelopment.
 - Prioritizing projects that are socially, economically, and environmentally sustainable.
 - Ensuring ARHA is included in the equity share of any redeveloped property, so that we can continue to serve our community.
- Repositioning the agency for a changed financial environment:
 - Investing in staff training capacity building, performance audits, and reengineering current systems.
- Repositioning our residents through human capital investments.
 - Secure investments and partnerships to invest in the families ARHA serves.

Ms. Maddox, while Interim CEO, oversaw the RAD conversion of three ARHA properties. She also redefined how the Agency works by steering staff towards property management methodologies designed to improve the efficiency of current activities and to prepare Agency staff to work and manage the mixed-income properties that ARHA is developing. To facilitate this, Ms. Maddox has overseen the reorganization of Agency departments and staff. Additionally, Ms. Maddox has implemented ongoing Agency-wide online and in-person training courses on topics such as, fair housing, sexual harassment in the workplace, reasonable accommodation, customer service, and cyber security.

On September 9, Erik Johnson assumed the position of CEO from his previous role as the Director of Economic and Community Development for the Town of Hamden, Connecticut. Prior to that he was the Director of the Office of Development Services for the City of Hartford where he oversaw the Hartford Housing Department, which included a housing choice voucher (HCV)-only public housing agency with approximately 5,000 vouchers. Mr. Johnson also led the successful negotiation and closure of \$1000 million in multifamily developmental projects during his time as director. His other previous roles include Senior Director of Strategy Policy and Innovation for Elm City Communities under the Housing Authority of New Haven, Vice President of Development at the National Community Renaissance Corporation, and Executive Director of the Livable City Initiative for the City of New Haven.

The Agency is in the process of converting to new a PHA software platform, 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 convert and configure.

ARHA is preparing to implement required HUD HOTMA changes for all administered housing programs. Many HOTMA regulations allow PHAs' to streamline processes benefiting housing program participants and reduce the Agency's administrative burden. In addition, ARHA has/is:

- Currently updating the Agency's HCVP Administrative Plan and the Public Housing ACOP. Both will include mandatory HOTMA regulations and discretionary Agency policies where applicable.
- Completed HOTMA and other policy updates for the ARHA Multifamily program's Tenant Selection Plan (TSP) and the EIV Policies & Procedures Plan.
- ARHA's housing staff attended a multi-day HOTMA training course earlier in the year. An additional "refresher" training will take place before HOTMA is implemented at the end of FY 2024 unless HUD announces additional effective date extensions.

New Activities.

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

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- ☐ ☒ Hope VI or Choice Neighborhoods.
- ☒ ☐ Mixed Finance Modernization or Development.
- ☒ ☐ Demolition and/or Disposition.
- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Occupancy by Over-Income Families.
- ☒ ☐ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☐ ☒ Project-Based Vouchers.
- ☒ ☐ Units with Approved Vacancies for Modernization.
- ☐ ☒ 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.

Mixed Finance Modernization or Development

Over the next five years AHRA expects to reposition the current public housing units through RAD, RAD-blend, Section 18 demolition and/or disposition, mixed finance developments, streamlined voluntary conversion and/or 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 the Section 9 program. 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.

In 2021, ARHA issued an RFP to three previously qualified and procured development firms to submit a proposal for the redevelopment of the Samuel Madden public housing community site. The goal of the RFP was to build a mixed income, mixed use community with increased density, replace on site all 66 public housing units, reposition these units through RAD or Section 18 repositioning, and increase the overall number of affordable units by making units available to household earning between 30-60% AMI. In 2022, ARHA selected development partners and plans are moving forward for the redevelopment of Samuel Madden into mixed-income multifamily residential housing. ARHA will continue to meet with Samuel Madden residents to discuss significant developments in the redevelopment process.

In February 2023, the City Council approved all the entitlements for Madden and the Planning Commission approved the "Certificate of Appropriateness". This approval permitted the development team to submit the application for a building permit for the mixed income/mixed-use buildings that will be constructed. Sixty percent (326 units) of the 532 residential units to be constructed on the current Madden site will be affordable, with the balance (206 units) being market rate. ARHA submitted a Section 18 demolition and disposition application to reposition the current 66 Madden units as Project Based Vouchers utilizing the obsolescence criteria. In addition, additional PBVs will round out the balance of the 161 total units that will serve household incomes between 0% and 30% of AMI. The other 165 affordable units ranging from 31% AMI to 80% AMI will be rent-restricted and a portion will be financed with Low Income Housing Tax Credits. In addition, the redevelopment project will include 13,836 SF of retail space, including a Food Hub, and a 13,540 SF early learning center. One multifamily building will be constructed on each of the two parcels that comprise the Madden Homes property. Each building will have underground parking. As both buildings are being created as one community, the amenities in each building will be available to residents of the other building. In addition, the redeveloped site will include open courtyards, meeting and activity space, an onsite management office building in each building, security, and other amenities.

The Madden redevelopment will be financed in part with a twining of 4% and 9% LIHTCs. The 9% LIHTC application was submitted in 2023, which has been approved. A financial closing for the North Building has been planned for Q4 2024 with construction commencing on or about Q1 2025. There will be a 20-month construction period, therefore, we anticipate occupancy of the new buildings on or about Q4 2026. All current Madden residents will be relocated to temporary housing and those in good standing will have a right to return to the redeveloped community.

In 2022, the Board of Commissioners selected a development team to redevelop the combined site of the existing Ladrey building together with the adjacent former ARHA administrative office site. The development plan calls for the one-for-one replacement of the existing 170 units at Ladrey and an additional 100 affordable units. The building will have an onsite management office, amenity space for use by all the residents, underground parking, and green space. HUD has previously approved Section 18 repositioning for the 170 units. Ladrey residents were part of the evaluation panel and have remained active throughout the negotiation process with the development team and the entitlement process. The City Council and the Planning Commission approved the zoning application in January 2024 and the development team has submitted financing applications to Virginia Housing for 4% tax credits. The financial closing for this property is expected in 2025.

ARHA received Section 18 disposition approval for Park Place and Saxony Square. In 2021-2022 the 38 units at Park Place and 5 units at Saxony Square were renovated and the operating subsidies were converted to Section 8 Project Based Vouchers. In 2023 the 43 total units Converted fully from public housing to project-based vouchers.

Andrew Adkins is a part of the Samuel Madden AMP. ARHA submitted a Section 18 obsolescence application for the entire Samuel Madden AMP, which includes the Andrew Adkins property. ARHA submitted the Section 18 application for the Madden AMP in Q1 2024 and SAC is currently reviewing the information submitted. Samuel Madden was submitted for demolition and disposition, while Andrew Adkins was submitted for disposition only, both based on the physical needs assessment that concluded that the properties met the HUD obsolescence test.

In Q3 2024, ARHA expects to submit a Section 18 disposition application for the 40 units in the property known as Yale Drive (the former Cameron Valley site). The physical needs assessment for this property concludes that the property meets the obsolescence test for property disposition and subsidy repositioning.

The Agency continues to pursue opportunities to redevelop the entire public housing portfolio through mixed-finance, mixed-income communities, and subsidy repositioning. Additionally, with all current and future redevelopment, ARHA is exploring strategies to promote and implement best practices for de-concentrating poverty by developing mixed income housing while avoiding the construction of subsidized-only affordable buildings. In addition, best practices for social integration are being planned for existing and new mixed income housing developments such as constructing buildings with management offices and providing amenity space that promotes social

interaction among residents.

ARHA is also continuing to explore other opportunities for redevelopment including Hopkins Tancil (Moderate Rehabilitation) and considering creating an affordable independent living and assisted living facility within its current properties.

ARHA will continue to implement its repositioning strategy with the eventual goal of closing out of public housing through the HUD conversion tool “Streamline Voluntarily Conversion once the portfolio has 250 public housing units or less. At this point, ARHA will apply to convert the remaining units into project-based vouchers. Once this step is implemented, the full repositioning of ARHA’s current public housing portfolio will have been achieved. Our goal is to reach this voluntary conversion goal within the next ten years.

Demolition and/or Disposition.

A major goal of ARHA is to use its resources in a manner that improves the quality of housing for the residents of ARHA’s public housing properties, while promoting economy of operation and efficiency in the discharge of its public function. For this reason, ARHA submitted or will be submitting Disposition and/or Demolition Applications for the following properties pursuant to Section 18 of the US Housing Act of 1937, as amended, regulation 24 CFR 970 in the planned Fiscal Year.

- 1. Disposition Only of Park Place Condominiums (VA004000004-Scattered Sites).** Total ACC units affected are thirty-eight (38). HUD approved the disposition application and during FY 2022, ARHA renovated the units and received project-based section 8 vouchers. The full conversion through Section 18 to Section 8 Project Based Vouchers of the Park Place units was completed in early 2023. Total units affected is 38.
- 2. Disposition Only of Saxony Square Condos: (VA004000004-Scattered Sites).** Total ACC units affected is five (5). HUD approved the disposition application. During FY 2022 ARHA renovated the units and received project-based section 8 vouchers and the units leased. The full conversion through Section 18 to Section 8 Project Based Vouches of the Saxony units was completed in early 2023. Total units affected is 5.
- 3. Demolition, Disposition and Reposition of Samuel Madden Homes AMP (VA004000003).** ARHA has selected development partners for redeveloping Samuel Madden into mixed-income multifamily residential housing. As part of the redevelopment plan of the Samuel Madden AMP, ARHA submitted to HUD a Section 18 demolition and disposition application for Samuel Madden Homes and in the same application a Section 18 disposition application for Andrew Adkins. Sam Madden has a redevelopment plan that consists of rebuilding the units together with our development partners. ARHA will work closely with a relocation specialist to relocate the families offsite during the construction period. In the event the Section 18 obsolescence

application is not approved, ARHA will explore a RAD and Section 18 Blend. ARHA will reposition the operating subsidy on the units through Section 18 repositioning and finance the construction of a portion of the affordable units with Low Income Housing Tax Credits. The outcome of this redevelopment will be replacement of the 66 public housing units with a repositioned operating subsidy, additional affordable housing for households between 0-30% and 30%-60% AMI, project basing existing vouchers, and market rate housing. The redeveloped site will have amenity space for use by all residents, green space, management office and other amenities. Total units affected is 66. The Andrew Adkins development consists of 90 public housing units. The project will be a part of the Section 18 application with the Samuel Madden project. Upon approval of the Section 18 obsolescence application, ARHA will request tenant protection vouchers for Sam Madden residents. The subsidy repositioning and demolition application for Andrew Adkins will be submitted only after ARHA has selected a development partner, which is projected to occur in 2025.

- 4. Demolition, Disposition and Reposition of Ladrey High-Rise (VA004000001) and former ARHA Administration Building.** ARHA has received disposition approval from HUD for the 170 Ladrey units and at or prior to demolition of the units, we will convert the units to project-based vouchers. Originally planned as a revocation of the existing structure, the ARHA Board voted for a demolition of the existing structure and construction of a new affordable building to include replacement of the 170 current units with 100 additional units between 30-80% AMI. ARHA will work with the HUD SAC office to amend the redevelopment plan. In 2024 ARHA and our procured development partner received City Council and Planning Commission approval for the development and zoning plan. As part of the redevelopment plan, ARHA will submit to HUD a demolition and refinancing plan for the existing Ladrey building and a disposition application for the former ARHA Administration building. To rebuild the units, together with our development partner, ARHA will finance the construction with Low Income Housing Tax Credits. The outcome of this redevelopment will be replacement of the 170 public housing units with a repositioned operating subsidy, additional affordable housing for household between 30-80% AMI. The redeveloped site will have amenity space for use by all residents, green space, management office, underground parking, and other amenities. Total ACC units affected is 170.

- 5. Reposition of Chatham Square (VA004000006) and Braddock, Whitting & Reynolds, known as BWR (VA004000007).** ARHA exercised its right of first refusal rights at the conclusion of the tax credit compliance period and purchased the limited partnership interests for both properties. These properties will require an infusion of capital to complete the list of improvements determined through a capital needs assessment undertaken by ARHA. Therefore, ARHA will reposition the operating subsidies of the units through RAD or a RAD/Section 18 Blend. This repositioning will allow the properties to incur debt on the property, obtain sufficient funds for a comprehensive modernization of the units and common areas as needed. In addition to the debt, ARHA will apply for 4% tax credits for additional equity. ARHA is

considering the scope of the unit improvements and when decided will determine if the units can be renovated with occupied units or if a relocation plan will be required.

- 6. Disposition and Demolition of Cameron Valley (VA004xxxxx)** A third-party physical needs assessment of this property has determined that the Yale Drive units (former Cameron Valley) meet the HUD obsolescence test for disposition of the property to an ARHA controlled entity. ARHA will submit a Section 18 application to SAC. It is anticipated that in 2025, the Board of Commissioners will advertise this property for procurement of a development team who will redevelop the site into a mixed income community.

ARHA has developed a Development Plan for a portion of its public housing sites. Over the next five years, ARHA anticipates submission of disposition and/or demolition applications for the following sites:

- a. ARHA Administrative Office Building- Section 18 disposition/demolition application with Ladrey Property-
- b. Ladrey High Rise (170 ACC units)- Section 18 disposition approval from SAC. Amending approval to add demolition.
- c. Andrew Adkins (90 ACC units)- Section 18 disposition application to be submitted with Samuel Madden property to be submitted in Q3 2023.
- d. Samuel Madden Homes (Uptown) (66 ACC units)- Section 18 demolition/disposition application with Andrew Adkins property, to be submitted in Q3 2023
- e. Cameron Valley (40 ACC units)
- f. Hopkins Tancil (a mod-rehab project) – RAD-Blend application available for Mod-Rehab properties.

Conversion of Public Housing to Project Based Vouchers and/or Tenant-Based Assistance

ARHA's continued goal is to reposition the operating subsidy of the current ACC units so that within the next five years ARHA will not own or manage any housing units subject to an Annual Contributions Contract funded with Section 9 operating subsidy and Capital Funds. We will achieve this as follows:

Ladrey High Rise – 170 units from Section 9 operating subsidy to project-based Section 8 funds.

Park Place – 38 units from Section 9 operating subsidy to project-based Section 8 funds. The conversion is completed.

Saxony Square – 5 units from Section 9 operating subsidy to project-based Section 8 funds. The conversion was completed in 2023.

Yale Drive (Cameron Valley) – 40 units from Section 9 operating subsidy to project-based Section 8 funds

Chatham Square – 52 units from Section 9 operating subsidy to RAD rents

BWR – 48 units from Section 9 operating subsidy to RAD rents

James Bland I – 18 units from Section 9 operating subsidy to RAD PBV. The conversion has been completed.

James Bland II – 18 units from Section 9 operating subsidy to RAD PBV. The conversion has been completed.

West Glebe – 48 units from Section 9 operating subsidy to RAD rents.

Old Dominion – 36 units from Section 9 operating subsidy to RAD PBV. The conversion has been completed.

Samuel Madden – 66 units from Section 9 operating subsidy to PBV through Section 18 conversion

Andrew Adkins – 90 units from Section 9 operating subsidy to PBV through Section 18 conversion.

Balance of the ACC portfolio – when less than 250 units, convert to project-based vouchers through streamline voluntary conversion.

Conversion of Public Housing to Project-Based Assistance under RAD

Consistent with the repositioning initiative that we have undertaken for all our properties funded with Section 9 operating subsidies, ARHA properties, Chatham Square, BWR, Old Dominion, West Glebe, and James Bland, I & II were submitted for the RAD program. These properties are financed using Low Income Housing Tax Credits and have public housing residents. Except for routine maintenance and periodic replacement reserve projects, these projects have not had any substantial capital infusion. ARHA will reposition these properties by submitting a request for voluntary conversion in order to improve the quality of housing for ARHA residents, preserve the units as affordable into the future, and secure the capital funds that are required to make the major repairs that the properties require. As part of the RAD application process, ARHA has reached out to the residents for comments specifically on the RAD financing plan. ARHA will continue to meet with residents during the RAD conversion process.

In 2021, ARHA received the CHAP (Commitment to Enter into a Housing Assistance Payments) award letters, and we continue to work with HUD towards the RAD conversion of the following sites:

Property Name	Bedroom Size							Total Units per Property
(All Family Units)	0	1	2	3	4	5	6	
Chatham Square			26	26				52
James Bland I			12	6				18
James Bland II			12	6				18
Braddock, Whiting, Reynolds			24	24				48
Old Dominion			24	6	6			36
West Glebe			10	4	20	14		48
Total Units			108	72	26	14		220

Upon conversion, the unit types will remain the same. In some cases, some bedroom sizes may change as the Housing Authority improves its housing stock and redevelops its units to ensure compliance with the federal Fair Housing requirement to have a minimum of 5% units at each development be fully mobility accessible and 2% of the units at each development be accessible to those with hearing and/or vision impairments. Pursuant to the RAD CHAP awards, ARHA will submit an application into the Inventory Removal module in PIC for the disposition of the sites.

ARHA remains firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the Rental Assistance Demonstration (RAD) program, ARHA will continue to own its properties and provide its residents with expanded choices and opportunities. ARHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population.

The RAD program offers ARHA an opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source, the Project-based Voucher (PBV) program, which will be administered by the ARHA. The same families who are eligible today for public housing will be eligible for the PBV program.

Occupancy by Police Officers

ARHA continues to implement the Resident Police Officers (RPO) program. The Agency collaborates with the Alexandria Police Department to recruit and retain RPOs. ARHA's RPOs have been integral in reducing criminal activities, mediating disturbances, and deescalating problematic interactions among residents. Regularly scheduled meetings are held so that ARHA

staff can meet with RPOs and other Police Officers who may have cases pending for potential violations at ARHA properties.

Police Officers living in ARHA units are required to do the following:

- Patrol/inspect the property, either on way to or upon returning from work, checking the stairwells and common areas, at least three times during the week and daily on the weekends.
- Whenever possible, be present during evictions.
- Assist, if needed, with the barment of individuals.
- Make presence known in the development and learn the residents' names, as well as any special needs or accommodation, if appropriate.
- Address minor and informal police-related concerns brought to attention by the property manager and/or residents and make appropriate referrals as needed.
- Bring to ARHA's attention any resident behavior or other actions that impact the overall quality of life in the development.
- Assist management in addressing any nuisance activity that occurs on the property; and Provide incident reports to ARHA on any criminal activity on the property and in the surrounding area.

ARHA has four (4) police officers living in the following properties:

- 1 at Andrew Adkins
- 1 at Princess Square
- 1 at the Ladrey
- 1 at Hopkins Tancil

Project Based Vouchers

The Agency's goal to reposition the operating subsidy of the current ACC units will primarily be accomplished through conversion of Section 9 operating subsidies to the use of project-based vouchers. The projected number of project-based vouchers for each property is:

Samuel Madden – 66 units from Section 9 operating subsidy to 66 project-based vouchers through Section 18 conversion.

Andrew Adkins – 90 units from Section 9 operating subsidy to 90 project-based vouchers through Section 18 conversion.

Ladrey High Rise – 170 units from Section 9 operating subsidy to 170 project-based vouchers through Section 18 conversion.

Yale Drive (Cameron Valley) – 40 units from Section 9 operating subsidy to 40 project-based vouchers through Section 18 conversion.

Chatham Square – 52 units from Section 9 operating subsidy to 52 project-based vouchers through

	<p>RAD conversion.</p> <p>BWR – 48 units from Section 9 operating subsidy to 48 project-based vouchers through RAD conversion.</p> <p>West Glebe – 48 units from Section 9 operating subsidy to 48 project-based vouchers through RAD conversion.</p> <p>James Bland I – 18 units from Section 9 operating subsidy to 18 project-based vouchers through RAD conversion. This conversion has been completed.</p> <p>James Bland II – 18 units from Section 9 operating subsidy to 18 project-based vouchers through RAD conversion. The conversion has been completed.</p> <p>Old Dominion – 36 units from Section 9 operating subsidy to 36 project-based vouchers through RAD conversion. The conversion has been completed.</p> <p>Units with Approved Vacancies for Modernization</p> <p>In anticipation of any units that will be classified as undergoing modernization (demolition/disposition/under construction/RAD) we are putting this placeholder for this potentiality in the fiscal year 2025. Currently we have approved demolition/disposition for the Ladrey Highrise, and we will request unit status changes as needed.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>A. To expand and preserve the supply of assisted housing ARHA has/is:</p> <ul style="list-style-type: none"> ▪ 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

	<p>Madden, increase the number of 0-30% AMI units on this site and add 30-80% AMI units.</p> <ul style="list-style-type: none"> ▪ Applying for project-based vouchers to replace public housing units at the Ladrey High Rise (total of 170 units) after amending the development plans for the Ladrey from comprehensive rehabilitation to demolition and redevelopment. In addition, ARHA is planning to increase the project density to include affordable units for workforce housing. ▪ 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. ▪ 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. ▪ ARHA and procured development partners have 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.
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- Continuing to work towards goals 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.
- Entered a Shared Use and Utility Easement with the owner of property abutting Andrew Adkins.
- Evaluating development proposed by the owners of property adjacent to Duke Street parcel to increase 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, REAC and SEMAP scores.
- Scheduling monthly meetings with the Compliance team (which includes housing 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.
- 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.
- Continuing to improve customer service for residents requesting maintenance needs and/or reporting maintenance emergencies.
- 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 vacancy times.
- Provided NSPIRE training and certification for ARHA housing inspectors. ARHA implemented NSPIRE/UPCS for public housing as required and will implement NSPIRE/HQS (for Section 8, PBV, Mod Rehab) as soon as the Agency's Yardi software has been updated. The new NSPIRE inspection protocols prioritize resident health and safety by focusing on three (3) areas; *Unit-* interior components and systems inside resident units, *Inside-* items and components inside the building such as laundry rooms, gyms, and other common spaces, *Outside-* which refers to the building site's exterior components, sidewalks, playgrounds and air conditioning units. Utilizing the new protocols will result in improvements to the entire property rather than primarily focusing on individual units.

- 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 convert and 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.
- 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:

- 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 wait lists for converted Saxony Square and Park Place. As required all active applicants on the HCV wait list were offered placement on Saxony Square and/or Park Place project-based voucher site-based lists.
- Implementing site-based wait lists for recently converted sites, James Bland I, James Bland II, & Old Dominion. ARHA will offer all HCV applicants placement on these site-based wait lists.
- 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 a 270-unit affordable housing property with rents serving households with AMIs ranging from 0% to 80% AMI.
- Continuing to administer and possibly increase the allocation of Mainstream vouchers which assist homeless, non-elderly persons with disabilities.
- Continuing 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 intake briefing packets.
- Implementing Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. ARHA's 2024 Board approved SAFMRs, effective in October, will in most cases, increase the amount of subsidy for voucher holders. 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

	<p>voucher holders can now afford to lease units throughout the jurisdiction, including those which offer higher opportunity and lower poverty. The use of SAFMRs, which allows higher payment standards for more expensive zip codes, has served to increase de-concentration of ARHA residents by facilitating the integration of subsidized affordable housing residents within the jurisdictions' more "affluent" market rate residential areas.</p> <ul style="list-style-type: none"> ▪ Working on outreach efforts to address numerous issues that continue to negatively affect voucher holders and others seeking affordable units. Even though 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 using a housing voucher, there are still barriers to renting in the jurisdiction. These barriers include excessive application and amenity fees and the use of outdated criminal and rental history reports. ARHA is working with local housing advocates such as the City of Alexandria and Legal Aide of Alexandria 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. ▪ 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, ARHA, Sheriff's Office, City Attorney's Office, Legal Services of Northern Virginia, Christ Church, and Emergency Financial Providers. The group is collecting and sharing data and working to understand the local eviction landscape, identifying, and resolving gaps in eviction prevention services, and engaging stakeholders to address the crisis. 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. ▪ Created a new position, Landlord Liaison. The purpose of this position is to improve the Agency's relationship with local landlords and owners and assist voucher holders who may be having issues such as fair housing and tenant/landlord complaints, as well as property code violations. ▪ Meeting throughout the year with the Legal Aid of Alexandria housing advocates. This year, Legal Aid are planning to have a booth at several National Night Out venues to provide information on "renters rights" and how and where to file landlord/owner complaints. In addition, ARHA will soon be working with Legal Aide to set-up expungement clinics so that lingering old civil and criminal cases can be removed from resident records, which are often used to deny voucher holder leasing applications. ▪ 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.
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- 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. ARHA continues to use Affordables' online rent reasonable services, which has enhanced the process of locating market rate unit comps.
- Provided homeownership training for ARHA staff who are currently working on updating the Agency's Homeownership program. To better assist with homeownership, ARHA is now partnering with NACCA who will assist with providing homeownership education, financing, and credit repair. Additional partners are being sought.
- 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 when ARHA does an HCVP wait list purge this year.
- Continuing to enter into partnerships with private developers to increase the number of project-based units and increase other affordable housing options.

D. 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.
- Promoting the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives through 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.
- Continuing to provide a 30-Day Pay or Quit Notice (as initially required by the CARES Act) for those who owe rent, late fees, and work order balances. The additional time

provided by the 30-day Notice has helped many families bring their balances to zero and avoid eviction court all together. To further assist families, ARHA's Resident Services department continues to submit referrals and work closely with local organizations that offer funding assistance to residents. These organizations have been instrumental in preventing multiple evictions by providing residents with financial support.

- 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, so they may bring their concerns to ARHA management.
- Continuing to provide web-based services for applicants and residents which offer more efficient methods to perform required transactions with the Agency. Currently the Agency is implementing a new on-line platform via Yardi, Rent Café. Through this platform:
 - Residents will be able to pay their rent. This simplifies the rent payment process and will serve to increase the number of residents paying on time.
 - Residents will be able to complete their recertifications and interim adjustment paperwork as well as upload required verifications directly to their housing specialists and property managers.
 - Rent Café will also be used to complete and update the waiting list and eligibility applications.
- Continuing to utilize 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 available for download. The website provides multiple services such as:
 - Resident Services section. Provides general information about the programs offered by ARHA's Resident Services such as ROSS, FSS, Senior Activities, and Youth & Family programs. Currently being developed is a page dedicated to ARHA's Homeownership program.
 - Online rent payment. Rent Café is ARHA's new rent payment platform, and a link on the website will be made available as soon as the platform is operational.
 - Customer satisfactions surveys. There is currently a survey regarding ARHA services and there is a survey for feedback on maintenance services. The completed surveys are directly sent to the executive office. Residents often participate in the surveys, and they have become essential to improving customer service, and identifying ongoing issues/problems needing to be addressed.
 - Maintenance Work Orders. Residents may fill out an online work order form that is directly emailed to the maintenance department's work order specialists. These are for non-emergencies only. For emergencies, the maintenance hotline information is posted on the website.
 - Call Click Connect (CCC). This service provides an additional method for contacting the Agency to request information, leave comments, and complaints. The CCC service is monitored throughout the day and issues and/or requests are routed to the appropriate staff member to resolve.

	<ul style="list-style-type: none"> ○ Section 3 Program. General information about the program has been provided online. In addition, there is a link to the online version of ARHA’s Section 3 Worker & Businesses Survey which can be filled out online and directly submitted to Section 3 staff. There are also helpful links provided which include the annual HUD Income Limits, The Small Business Associations,’ “How to Start a Business in 10 Steps”, and resources for women and minority owned businesses. ○ VAWA- A page has been dedicated to the Violence Against Women Act (VAWA) which includes information and where to get help locally and nationally. Required VAWA applications and forms are also available for download in both English and Spanish. The Agency will have Amharic translations for these forms soon. ▪ 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: <ul style="list-style-type: none"> ○ 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. ○ ARHA staff are currently taking cyber safety training courses via an online training system. ▪ Continuing and expanding services offered by the Agency’s Resident Services Department: <ul style="list-style-type: none"> ○ 21st Century Community Learning Center- Grant funding was awarded to the department last year 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- Last year, the ARHA Scholars program was implemented. 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 in the near future. ○ 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 <i>Linking Instruction Nurturing Knowledge</i> 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
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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.
- Partnering with Move to Learn program which offers strategies and support to improve physical, emotional, and cognitive capabilities.
- 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.

E. 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 approximately eleven (11) graduations that have either occurred or are planned for 2024. 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. This year FSS staff is also focusing on securing training for those interested in or pursuing Homeownership.

- Updating and expanding the Homeownership program. ARHA has secured a partnership with NACA who assists those with lower incomes who wish to pursue homeownership. This program provides an opportunity not only to tenant-based voucher holders but to residents in housing programs such as public housing, project-based voucher and moderate rehabilitation who wish to pursue homeownership. Methods 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 is currently developing a Homeownership Action Plan.
- Continuing to administer the ROSS program. The program has been successful 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 is 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”.
- Updating and expanding the Agency’s Davis Bacon and Related Acts (DBRA) compliance “program.” ARHA and its contractors and subcontractors are subject to the requirements of the Davis-Bacon Act which guarantees fair wages, benefits, and overtime to employees while working on government-funded construction projects. To assist with this, ARHA has chosen an industry standard software package, LCP Tracker, to assist with DBRA compliance. The system analyzes uploaded employee weekly payroll information for all applicable employees and assists with Federal reporting requirements.

Included in the software package is the ability to perform required on-site employee interviews via handhelds. ARHA compliance staff will begin training to use the new software in October 2024.

- Completing “Plans” for the Section 3 and DBRA programs. The Plans discuss the requirements of each program, the roles of the various entities involved, and required oversight and reporting. The Plans will be used internally and given to contractors and development partners. ARHA is preparing to provide training for contractors on how to use the LCP Tracker software which will allow them to upload their weekly payroll information.

F. Ensure equal opportunity and affirmatively further fair housing, ARHA has/is:

- Undertaking affirmative 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.
- Ensuring that affirmative actions include providing swift action to resolve applicant and resident issues that could pertain to fair housing, posting the HUD, fair housing flyer in the lobby of the main office, aiding with submitting fair housing complaints by providing directions to the correct website and helping with submission instructions. In addition, ARHA staff attend fair housing training annually. Other affirmative actions include:
 - Providing reasonable accommodation to ensure that applicants and residents with disabilities are assured equal access to housing.
 - Worked with the City of Alexandria’s Office of Housing to develop an Assessment of Furthering Fair Housing (AFFH) which has assessed fair housing in our region and developed goals and strategies to improve fair housing in the region.
 - Continuing to undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of unit size needed. ARHA exceeds required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through the redevelopment of Ramsey Homes (now the Lineage) and will continue to do so with all future redevelopment plans.

B.4	<p>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.</p> <p>The Capital Fund Five Year Action Plan for FY 2023-2027 was approved on 10/18/2023. MUST UPDATE for FY 2024-2028</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
C.2	<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.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <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.</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 <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

	ARHA failed to submit a required financial filing to HUD. Due to this oversight in late 2023, early 2024, HUD downgraded ARHA to “Troubled” status. Upon receiving the status, ARHA immediately reviewed and determined why this occurred and has taken steps to ensure that this will not happen in the future. As a result of the troubled status, ARHA’s current CFO was required to prepare a recovery plan which was approved by ARHA’s Board of Commissioners and HUD. ARHA has completed all required steps of the recovery plan and expects to be returned to “Standard” status soon.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>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.</p> <p>As instructed by the portfolio manager, this section is not yet required and has been removed.</p>

COMMENTS

The Resident Advisory Board

ARHA Response

Chatham Square

ARHA Response

The ARHA Resident Association