

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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. 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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Alexandria Redevelopment & Housing Authority</u></p> <p>PHA Code: VA0004</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/ 2020</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 <u>754</u> Number of Housing Choice Vouchers (HCVs) <u>1912</u></p> <p>Total Combined Units/Vouchers <u>2666</u></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 in sections B and C 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 a copy of their PHA Plans.</p>

ARHA's Public Outreach:

This Notice was posted in the libraries listed below, on both the City of Alexandria and ARHA's websites, as well as, posted in the lobby of ARHA. Resident Associations were contacted either via mailed notice or directly contacted in person.

Notice:

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
PUBLIC NOTICE

DATE: July 31, 2019

TO: GENERAL PUBLIC AND INTERESTED PARTIES

SUBJECT: PUBLIC HEARING ON DRAFT OF ARHA'S 2020 ANNUAL AGENCY PLAN

Public hearings will be held on August 28th and August 29th, 2019 for the purpose of obtaining public comments on Alexandria Redevelopment & Housing Authority's (ARHA) FY 2020 Annual Agency Plan.

The August 28th public hearing will be held at the Ladrey Hi-Rise, at 300 Wythe Street, Alexandria, VA 22314. The August 29th meeting will be held at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314. The meetings will be from 5:00 p.m. to 6:00 p.m. Written comments may be submitted to ARHA at 401 Wythe Street, Alexandria, VA 22314 or emailed to dkaffka@arha.us or jdiaz@arha.us through September 13th, 2019.

A hard copy of the Agency Plan Draft can be obtained at 401 Wythe Street, Alexandria, VA 22314. Copies will also be available starting August 2, 2019 at the following libraries:

DUNCAN BRANCH 2501 Commonwealth Avenue
BEATLEY CENTRAL 5005 Duke Street

During the public hearings, ARHA staff members will be available to answer questions and receive public comments. Written comments received by 5:00 p.m. September 13, 2019, will, as appropriate, be addressed in the final version, and/or taken into account in the development of the next Five-Year Action Plan and/or One-Year Agency Plan. Interested parties will have an additional opportunity to comment on the Plan during the September 24th, 2019 ARHA Board of Commissioners meeting before the Board takes official action on the document.

For further information or request reasonable accommodations, please call ARHA (703) 549-7115 extension 176.

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:					

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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

- | | | |
|-------------------------------------|-------------------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Rent Determination. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Significant Amendment/Modification |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Financial Resources:

<u>Sources</u>	<u>Planned \$</u>	<u>Planned</u>
1. Federal Grant (FY 2018)		Public Housing
a) Public Housing Operating Fund	\$4,920,770	
b) Public Housing Capital Fund	\$1,001,562	Public Housing
c) Hope VI Revitalization	0	
d) Hope VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$24,889,690	Section 8
f) Public Housing Drug Elimination Program (including technical assistance	0	N/A
g) Residents Opportunity and Self-sufficiency grants	\$120,112	FSS
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
j) Moderate rehabilitation	\$1,468,314	Section 8
Other Federal Grants:	0	N/A
2. Prior Year Federal Grants (unobligated funds)	0	N/A
3. Public Housing Dwelling Rental Income		
a) Income	\$1,501,876	Public Housing
4. Other Income	\$130,336	Public Housing
5. Non-Federal Sources (listed below)		
a) Business Activities/Component Units	\$6,128,117	Non-Federal
b) Interest Income	\$54,778	Non-Federal
c) State + Local	\$4,707,417	Non-Federal
Total Resources	<u>\$44,922,972</u>	

Asset Management:

Management Fees:

The allowable management fees are as follows:

Management Fees -	\$ 63.52 PUM
Bookkeeping Fee -	\$ 7.50 PUM
<u>Asset Management Fee -</u>	<u>\$ 10.00 PUM</u>
Total -	\$ 81.02 PUM

Rent Determination.

The Agency continues to implement Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. ARHA published its 2019 SAFMRs earlier in the year. The new SAFMRs provide higher subsidies than last year for most areas in the jurisdiction.

Operation and Management.

Currently, the Agency is divided into six (6) Departments; Asset Management (which now includes, the Family Self-Sufficiency (FSS) program), Finance, Development, Facilities & Modernization, Social Services, and Executive. ARHA's CEO continues to evaluate Agency operations and may make additional changes in the future.

ARHA recently amended its 2019 Annual Agency Plan to incorporate the submission of a Section 18 application. If approved, additional changes to the structure of the organization may be needed to accommodate the conversion of public housing units to a section 8 project based subsidy. Currently, the Agency remains in the planning stage until status of the application is known.

ARHA is governed by a nine-member Board of Commissioners, which is appointed by the Alexandria City Council to staggered four-year terms. The Chair and Vice-Chair positions are elected annually by all the Board members. Since 1998, ARHA residents held a seat and have served on the Board of Commissioners. Residents are encouraged to apply for the open Board position when it becomes available. The Board has one staff person, the Chief Executive Officer (CEO).

Significant Amendment/Modification:

The Agency submitted an amendment to last year's FY 2019 Annual Agency Plan. . The 2019 Annual Plan was updated to include the recent submission of the Agency's Section 18 application. If approved, the Agency will move forward with the conversion of Public Housing to Project-Based Section 8. ARHA will not know the status of the Section 18 application until late 2019.

The amendment to the FY 2019 Annual Agency Plan was approved in July, 2019.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

ARHA complies with its obligation to promote the de-concentration of poverty in its covered housing developments. As mandated by, 24 CFR 903.1 and 903.2, ARHA adopted changes to its admissions policy by updating waiting list preferences, adopting site based waiting lists, as well as, added policy for unit transfers.

A statement of ARHA's de-concentration policy and strategy is included as required by, 24 CFR 903.7(b), in its Admissions and Continued Occupancy Plan, (ACOP) Chapter 4, Applications & Waiting List pg. 13-14 and Chapter 12, Transfer Policy pg. 12-14. The policy is attached.

B.2 New Activities.

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

Y N

- 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 Assistance 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

As part of the Agency redevelopment and repositioning efforts, ARHA will continue its Mixed-Finance, Mixed-Income efforts. In addition, ARHA will submit a Disposition application to HUD under the Section 18 repositioning initiative and convert the currently designated public housing units at each property into Project Based Vouchers under Section 8 operating subsidies.

As part of the ARHA repositioning strategy, the following eight (8) sites will require approval of a Disposition Application in this 2018-2022 reporting period:

1. Ramsey Homes (AMP No. VA004000003) (HUD No. VA04-05): ARHA had a financial closing for this project in November 2018 and commenced construction of the new project. ARHA had previously received a Demolition and Disposition approval and a Mixed Finance Amendment approval from HUD.

The redevelopment resulted in the demolition of a 15-unit public housing community, and the construction of 52 new units of affordable housing, which are currently under construction. Among the 52 affordable units, there are six public housing units. ARHA will amend the Disposition application to HUD and convert these six currently designated public housing units into Project Based Vouchers with Section 8 operating subsidies. The other 46 units in this project will remain rent-restricted LIHTC units. Six public housing units are impacted by ARHA's application to HUD.

2. Ladrey High-Rise (AMP No. VA004000001) (HUD No. VA04-09): ARHA will submit a Disposition application to HUD under the Section 18 repositioning initiative and a Mixed Finance Proposal. The conversion of the 170 currently designated public housing units into Project Based Vouchers with Section 8 operating subsidies will improve the living conditions of the current and future residents of this property by allowing a complete renovation of the property. ARHA will secure financing using LIHTC, FHA Loan Guarantees or other financing vehicles in order to substantially renovate the building. ARHA will utilize a design-build approach to expedite the renovation process, and will reduce the need for off-site relocation by holding some units vacant during construction as swing units. This approach will also limit the disruption to the lives of the seniors and disabled residing at Ladrey. In total, 170 public housing units will be impacted by ARHA's application to HUD.

3. Samuel Madden Homes (AMP No. VA004000003) (HUD No. VA04-03): Samuel Madden has been earmarked for redevelopment. During the 2018-2022 reporting period, ARHA will submit a Disposition application to HUD under the Section 18 repositioning initiative and convert the currently designated public housing units at the Samuel Madden Homes property into Project Based Vouchers with Section 8 operating subsidies. ARHA will also submit a Demolition and Disposition application and a Mixed Finance application for HUD approval. Sixty-six public housing units are affected by this disposition.

4. Andrew Adkins (AMP No. VA004000003) (HUD No. VA04-08): Andrew Adkins has been earmarked for redevelopment. During the 2018-2022 reporting period, ARHA will submit a Disposition application to HUD under the Section 18 repositioning initiative and convert the currently designated public housing units at the Andrew Adkins property into Project Based Vouchers with Section 8 operating subsidies. ARHA will submit a Demolition and Disposition application and a Mixed Finance application for HUD approval. Under the development plan, we will create a mixed income community with increased density and a proposal to increase the current number of affordable units that will be constructed on the site. Ninety public housing units are affected by this disposition application to HUD.

5. Scattered Sites II (AMP No. VA004000004) (HUD No. VA04-11): During the 2018-2022 reporting period ARHA will submit a Disposition application under the Section 18 repositioning initiative and convert the currently designated public housing units into Project Based Vouchers with Section 8 operating subsidies. We believe that submission of a Disposition application to HUD under the Section 18 repositioning initiative and the conversion of 30 public housing units at this site into Project Based Vouchers under Section 8 operating subsidies will allow ARHA to improve the living conditions of the current and future residents by allowing a complete renovation of the property. During the reporting period, ARHA will undertake a master planning process and procure a development partner for the 30 units at Scattered Sites II, otherwise known as Cameron Valley. ARHA will combine to this property the adjacent 10 units on Yale Drive (as discussed below, ARHA will also seek a disposition of Scattered Sites I), which are contiguous with to the Scattered Sites II property. During the predevelopment process,

ARHA will submit to HUD a Mixed Finance development proposal for approval. Thirty public housing units will be impacted by ARHA's application to HUD.

6. Scattered Sites I (AMP No. VA004000004) (HUD No. VA04-10): The property known as "Scattered Sites I" is comprised of four different property clusters scattered over a 2 mile radius. In 2019 ARHA will submit a Disposition application to HUD under the Section 18 repositioning initiative and convert the currently designated public housing units into Project Based Vouchers with Section 8 operating subsidies. ARHA has determined that repositioning the properties through this Section 18 disposition process will improve the quality of life of the residents of these properties and will improve the operations of the ARHA property portfolio. Fifty public housing units will be impacted by ARHA's application to HUD.

7. Scattered Sites III (AMP No. VA004000004) (HUD No. VA04-12) (41 ACC units): The property known as "Scattered Sites III" is comprised of five different address clusters spread out over a 2.5-mile radius. Scattered Sites III has a total of 41 public housing units. These units are located in nine building groups of four or five units each. ARHA will submit a Disposition application to HUD under the Section 18 repositioning initiative and convert the currently designated public housing units at the Scattered Sites III properties into Project Based Vouchers with Section 8 operating subsidies. Forty-one public housing units will be impacted at this site by ARHA's application to HUD.

8. ARHA Administrative Office Building (600 N Fairfax Street): The Administrative Building has been earmarked for redevelopment. During the 2018-2022 reporting period, ARHA will submit a Disposition application and receive HUD approval to release the restrictive covenant off this property. In this way, ARHA will be able to combine this property with other ARHA properties to be redeveloped into a mixed income community. The disposition meets HUD's criteria of non-dwelling buildings and vacant land as noted in PIH 2018-04 because the disposition of the property does not interfere with continued operation of the remaining portion of the project. No housing units will be impacted by this disposition.

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 will be submitting Disposition Applications for the following properties pursuant to Section 18 of the US Housing Act of 1937, as amended, regulation 24 CFR 970 in the plan Fiscal Year.

1. Disposition Only of Park Place Condominiums (AMP No. VA004000004-Scattered Sites) (HUD No. VA04-16): ARHA owns 38 condominium units in a property known as Park Place. The condo building has a total of 403 units; 365 market rate condos and 38 condo units owned by ARHA. The high condominium fees paid by ARHA have made this project financially unfeasible as ACC units and have been a drain on agency resources. ARHA will submit a Disposition application under the Section 18 repositioning initiative and allow ARHA to reposition the property. The increased operating revenue generated from converting the units from Section 9 operating subsidy to project based vouchers with

section 8 subsidies will allow the housing authority to address many capital items shown in the PNAs and operate the property efficiently. Total ACC units affected will be thirty-eight.

2. Disposition Only of Saxony Square Condo: (AMP No. VA004000005-Scattered Sites) (HUD No. VA04-13): The five ARHA-owned ACC units are part of an overall garden style, walk up condominium community that is comprised of 264 units; the remaining 259 units are market rate, homeownership units. The high condominium fees have made this project financially unfeasible as ACC units. The approval of the disposition application and the Section 18 repositioning initiative will allow the Agency to reposition the ACC units into Section 8 project based vouchers. Total ACC units affected will be five.

3. Disposition Only of Chatham Square (AMP No. VA004000006) (HUD No. VA04-917). The 52 units of public housing are scattered throughout the otherwise mixed income property of renters and home owners. ARHA owns the 52 units in fee simple and pays not only the operating costs, but also the HOA fees for common area expenses. The property needs to be repositioned in order to increase the net operating income. The increased operating revenue generated from converting the units from Section 9 operating subsidy to vouchers with section 8 subsidies will allow the housing authority to address many capital items and routine maintenance items, and in addition reduce the burden of having to fund the operating deficits that are annually generated at this property. The disposition will be completed in two phases with the first phase encompassing 4 units.

4. Disposition Only of James Bland I (AMP No. VA004000010) (HUD No. VA04-923). The 18 public housing units are scattered throughout the otherwise mixed income property of renters and home owners. ARHA owns the 18 units in fee simple and pays not only the operating costs, but also the HOA fees for common area expenses. The property needs to be repositioned in order to increase the net operating income. The increased operating revenue generated from converting the units from Section 9 operating subsidy to vouchers with section 8 subsidies will allow the housing authority to address many capital items and routine maintenance items, and in addition reduce the burden of having to fund the operating deficits that are annually generated at this property.

5. Disposition Only of James Bland II (AMP No. VA004000011) (HUD No. VA04-924). The 18 public housing units are scattered throughout the otherwise mixed income property of renters and home owners. ARHA owns the 18 units in fee simple and pays not only the operating costs, but also the HOA fees for common area expenses. The property needs to be repositioned in order to increase the net operating income. The increased operating revenue generated from converting the units from Section 9 operating subsidy to vouchers with section 8 subsidies will allow the housing authority to address many capital items and routine maintenance items, and in addition reduce the burden of having to fund the operating deficits that are annually generated at this property.

6. Disposition Only of James Bland IV (AMP No. VA004000012) (HUD No. VA04-925). The 44 public housing units are scattered throughout the otherwise mixed income property of renters and home owners. ARHA owns the 44 units in fee simple and pays not only the operating costs, but also the HOA fees for common area expenses. The property needs to be repositioned in order to increase the net operating income. The increased operating revenue generated from converting the units from Section 9 operating subsidy to vouchers with section 8 subsidies will allow the housing authority to address many capital items and routine maintenance items, and in addition reduce the burden of having to fund the operating deficits

that are annually generated at this property. The disposition will be completed in two phases with the first phase encompassing 12 units.

Conversion of Public Housing to Project-Based Assistance under RAD

1. Consistent with the repositioning initiative that we have undertaken for all our properties funded with Section 9 operating subsidies, the following five (5) sites will be submitted for a voluntary conversion from public housing via the RAD program. These properties were 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 RAD application 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 property requires. ARHA is currently undertaking an analysis of all its physical plants by undertaking a physical needs assessment. A review of these reports will determine if we reposition the properties using Section 18 or RAD. When a final decision is reached, we will conduct the required outreach to the residents for comments specifically on the RAD financing plan that we develop. Potentially one Hundred and thirty two ACC units are impacted by the application to HUD.

- Braddock (AMP No. VA004000007) (HUD No. VA04-918) (6 ACC units)
- Whiting (AMP No. VA004000007) (HUD No. VA04-919) (18 ACC units)
- Reynolds (AMP No. VA004000007) (HUD No. VA04-920) (24 ACC units)
- Old Dominion (AMP No. VA004000008) (HUD No. VA04-921) (36 ACC units)
- West Glebe (AMP No. VA004000009) (HUD No. VA04-922) (48 ACC units)
- Chatham Square (AMP No. VA004000006) (HUD No. VA04-917) (52 ACC units)
- James Bland I (AMP No. VA004000010) (HUD No. VA04-923) (18 ACC units)
- James Bland II (AMP No. VA004000011) (HUD No. VA04-924) (18 ACC units)
- James Bland IV (AMP No. VA004000012) (HUD No. VA04-925) (44 ACC units)

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

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

Y N

(b) If yes, please describe:

B.5 Progress Report.

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

A. Expand and Preserve the Supply of Assisted Housing:

Maintained Public Housing average occupancy rate of 99%.

B. Improve the Quality of Assisted Housing:

- a. PHAS scores for the Public Housing program were maintained. ARHA will continue to work towards achieving "high performer" status for its Public Housing program so that the Agency may qualify for "Move to Work" status.
- b. FY 2018 SEMAP – Agency maintained "high performer" status for the Housing Choice Voucher program.
- c. Continued progress on replacing 15 Public Housing units with the redevelopment of Ramsey Homes. After securing 9% Low-Income Housing Tax Credits in May of 2017, demolition was completed this year. Upon completion, 37 new units will be added to ARHA's portfolio. Construction has begun and is expected to be completed in 2020.
- d. ARHA has submitted its Section 18 application. If approved later this year, the increased operating revenue generated from converting units from Section 9 operating subsidy to a project based section eight subsidy will allow the housing authority to address many capital items and routine maintenance repairs in many of its housing developments

C. Increased Assisted Housing Choices

- a. ARHA's portability program continues to be very active. ARHA staff counsels and helps prepare HCVP Tenants to "port" to other jurisdictions. To facilitate the portability process, request forms are available upon request at the front desk of the main office.
- b. Information on Portability is also provided during "in-house" intake briefings. Additionally, Portability information as well as a portability request forms are included in the Agency's intake briefing packets.
- c. The Agency continues to administer the Homeownership Voucher Program. Currently there are 18 voucher families who own their home. ARHA collaborates with the City of Alexandria's Department of Housing who offers free first time homebuyers' classes as well as administers funding programs for help with down payments and closing costs. ARHA is in the process of establishing working parameters to partner with the Neighborhood Assistance Corporation of America (NACA). NACA's established Homeownership program will be a great benefit to

ARHA's residents who are interested in purchasing a home whether it be using a voucher or moving forward without subsidized support.

- d. The Agency continues to implement the required, Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. ARHA has released its new 2019 SAFMRs which for the majority of zip-codes, has increased subsidy for voucher holders. Due to high rents in ARHA's jurisdiction many units have not been a feasible option for voucher holders. With the continued utilization of the SAFMRs-voucher holders are now able to lease units in the City which offer higher opportunity and lower poverty.
- e. The use of SAFMRs is central to ARHA's de-concentration goals as the Agency is always looking for ways to integrate subsidized housing with the City of Alexandria's "affluent" market rate residential areas.

D. Improve Community Quality of Life and Economic Viability by Providing an Improved Living Environment

- a. The Ladrey Hi-Rise (Elderly & Disabled Housing)

The Agency has implemented an extensive Fire and Emergency Evacuation Plan for the Ladrey. This year the Agency has conducted emergency evacuation drills which included the local Fire department and ARHA staff who are assigned to various tasks within the building. The drills were timed and critiqued. Improvements will continue to be made as each drill is performed and the responses refined.

Improvements to the grounds of the Ladrey building are being made. Eagle Scout volunteers built and installed flower boxes. Ladrey Residents are responsible for maintaining the flowers.

New additions to the inside of the building include a locked rent payment box which will expedite rent payments for Ladrey Residents. The Agency is also working on bringing youth art to the Ladrey's community rooms. Currently, the on-site Ladrey Property Manager is planning to request/commission art from several local youth art organizations to hang in the main community room.

Numerous "in-house" programs at the Ladrey continue. There are ongoing weekly food distribution from the Capital Area Food Bank, and other organizations. This program has been extended to all ARHA Residents if they wish to come to the Ladrey to pick up food. Exercise classes are held several times a week and a variety of additional weekly programs are offered.

- b. Princess Square

Princess Square now has an onsite management office from which an assigned Occupancy Specialist will be conducting Resident's annual reexaminations and interim changes. In addition, the Specialist will handle and/or report site specific resident, maintenance and community issues as they arise.

c. Community Meetings

ARHA conducted seven (7) community meetings to discuss the implications of the Section 18 conversion if approved. Community member turnout was high, as well as, meeting participation. Representatives from the Resident Advisory Board (RAB) and ARHA Residents Association (ARA) were also present at the meetings. In each meeting, tenants voiced their concerns and asked questions regarding Section 18 repositioning and how it could affect their housing. In addition, the application process was discussed, and the need to amend the previously approved FY 2019 Annual Agency Plan. ARHA also prepared and provided several handouts that were distributed at each meeting. These handouts included both a general and Public Housing development specific, Frequently Asked Questions (FAQ) explaining Section 18 repositioning, its benefits, and the application process. A copy of the draft of the Amendment to the FY 2019 Annual Agency Plan was also provided to each meeting participant.

The Agency expects to hold at least another round of community meetings after the results of the Section 18 application are known towards the end of 2019. These meetings will focus on the implementation of the subsidy conversion and how it will directly affect the Residents. ARHA's goal is to provide the smoothest transition possible.

ARHA also meets several times a year with each housing development's community. Topics discussed include; building and unit maintenance, community safety, problematic behavior(s) of Residents, and new rules and regulations affecting the Agency and Residents. During these and all ARHA lead community meetings, Tenants are encouraged to speak, suggest improvements, and ask questions.

d. Resident Associations

The ARHA Resident Association (ARA) and the Resident Advisory Board (RAB) continue to be active in the community and with ARHA management. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA management

ARHA staff met with ARHA's Resident Associations to discuss the Section 18 application and the resulting changes and benefits if approved. Afterwards, the associations held their own meetings to further discuss the possible subsidy conversion with their residents/members. In addition, the amendment to the 2019 Annual Agency Plan was discussed and both organizations provided comments for the plan.

e. ARHA Community Engagement

Asset Management Occupancy Specialists continue to be responsible for overseeing the housing developments they have been assigned to. Specialist perform on-site visits and report on the status of each housing development monthly. On-site, the Specialists meet with Tenants to discuss community issues they may be aware of, as well as, report on the status of the exterior (building, grounds) and interior (common spaces) of their assigned developments. The Specialist's report is submitted to the Maintenance Department, Asset Management Director, and CEO. These reports allow ARHA to quickly react to any issues that have occurred as well as be increasingly

preventative when it comes to building, common space maintenance, and overall upkeep of the property.

ARHA continues to be a major contributing partner in many community events. With the City of Alexandria, and numerous local organizations ARHA holds an annual Youth Arts Festival. This event not only provides galleries of visual art produced by the local youth but it also showcases performing arts such as dance and music. Local organizations provide booths that offer an array of fun and creative activities. ARHA also partners with the City and local organizations to provide its annual Santa Winter Wonderland. This event provides to ARHA's children gifts and a visit with Santa. Both of these events are very popular with the community and are usually covered by local press. ARHA holds other community events throughout the year such as National Night Out.

E. Promotion of Self-Sufficiency and Asset Development

- a. ARHA continues to make efforts to change the low-income level of many Public Housing and Housing Choice Voucher families. ARHA works towards increasing resident's job skills through the Social Services, Resident Opportunity & Self-Sufficiency (ROSS), and Family Self Sufficiency (FSS) programs. These programs not only offer case management of family needs and goals but they provide trainings on topics that include, Self-Development, Financial Literacy, Credit Repair, Obtaining Employment, etc. These training sessions are open to all ARHA residents (and ARHA staff)
- b. The Social Services Coordinator for James Bland V residents (54 units) continues to conduct trainings on various topics, "Goal Objectives, Effective Communication", "Positive Thinking", "Budget Management", "Credit Restoration", "Employment Development", "and Life Skills-Self Esteem".
- c. The FSS Program has graduated several Housing Choice Voucher and Public Housing participants this year and plans to graduate a total of six (5). All graduates will accrue escrow
- d. ARHA continues to implement the ROSS program. The program director has been successful in developing resources to increase resident employment opportunities and self-sufficiency. ROSS participants have access to an ARHA maintained "Clothing Closet" which offers business attire for ARHA Residents attempting to find employment. ROSS program participants also attend the various self-improvement workshops held throughout the year at the Agency.
- e. The Agency is providing summer intern jobs for high school and college students. Interns work in a variety of ARHA departments (Finance, Asset Management, and Information Technology) and learn valuable work skills. ARHA also is providing summer work for ARHA teens in the "ARHA Summer Youth Program". This program not only provides part-time employment but also offers educational "field-trips" in the area, and free breakfast and lunch daily.
- f. ARHA continues to provide and attract supportive services for elderly and/or disabled residents through ongoing coordination with the City's Department of Human Resources, which continues to fund, home health aides, the "Crunch Bunch" program, as well as provides access to the food bank and weekend meals program.

- g. ARHA staff continues to work with the City of Alexandria’s Department of Human Services and attends meetings and trainings on various social services topics such as, homelessness, drug abuse/naloxone use, and mental health awareness and referral. Domestic Abuse training will be provided by the City’s later in the year which, ARHA staff will attend.
- h. Recently the City of Alexandria Police Department provided safety and “active shooter” training to all ARHA staff.
- i. ARAH’s staff continues to attend job/position specific trainings year round. Tax Credit, Asset Management, PHA budget management are but a few of the trainings attended. Recently, several Asset Management staff members attended a two-day EIV training which was held and recorded, at HUD headquarters.

F. Ensure Equal Opportunity and Affirm Fair Housing

- a. ARHA always undertakes affirmative action to ensure access to housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identification pursuant to the most recent Admissions and Occupancy Plan and the Housing Choice Voucher Administrative Plan.
- b. ARHA Asset Management staff attends Fair Housing Training provided by the Commonwealth of Virginia on an annual basis.
- c. ARHA ensures accessible housing for those with disabilities, and currently exceeds the required number of accessible units under the 504 guidelines. ARHA will include accessible units in the new Ramsey Homes Development and will continue to do so with all future redevelopment plans.

Resident Advisory Board (RAB) Comments.

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

Y N

	(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	<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>
B.8	<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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.