

<b>Annual PHA Plan</b> <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
--	---	--

**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.**

**PHA Name:** Alexandria Redevelopment & Housing Authority  
**PHA Code:** VA0004  
**PHA Type:**  Standard PHA  Troubled PHA  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 01/ 2020  
**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  
**Number of Public Housing (PH) Units** 754, **Number of Housing Choice Vouchers (HCVs)** 1971, **Total Combined Units/Vouchers** 2725  
**PHA Plan Submission Type:**  Annual Submission  Revised Annual Submission

**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.

**ARHA's Public Outreach:**

**This Notice was posted in the library 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: February 6, 2020  
TO: GENERAL PUBLIC AND INTERESTED PARTIES  
SUBJECT: PUBLIC HEARING ON DRAFT OF AMENDMENT TO ARHA'S 2020 ANNUAL AGENCY PLAN

A Public hearing will be held on Tuesday, February 19<sup>th</sup>, 2020 for the purpose of obtaining public comments on the Alexandria Redevelopment & Housing Authority's (ARHA) amendment to the FY 2020 Annual Agency Plan. Three (3) amendments are being proposed; two (2) amendments to ARHA's Housing Choice Voucher (HCVP) Administrative Plan include, a new chapter adding the Mainstream Voucher Program, and an amendment to update the HCVP waiting list preferences. In addition, there is one (1) amendment to ARHA's Admissions and Continued Occupancy Program (ACOP) Plan to update the Public Housing waiting list preferences.

The February 19<sup>th</sup> public hearing will be held at the Alexandria Redevelopment & Housing Authority, at 401 Wythe Street, Alexandria, VA 22314. The meeting 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](mailto:dkaffka@arha.us) or [jdiaz@arha.us](mailto:jdiaz@arha.us) through March 20<sup>th</sup>, 2020.

A hard copy of the amendment to the Annual Agency Plan Draft and attached amendments can be obtained at 401 Wythe Street, Alexandria, VA 22314. Copies will also be available starting February 10<sup>th</sup>, 2020 at the following library and websites:

BEATLEY CENTRAL LIBRARY	5005 Duke Street
ARHA	<a href="http://www.arha.us">www.arha.us</a>
City of Alexandria	<a href="http://www.alexandriava.gov">www.alexandriava.gov</a>

During the public hearing, ARHA staff members will be available to answer questions and receive public comments. Written comments received by 5:00 p.m., March 20<sup>th</sup>, 2020, and 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 March 23<sup>rd</sup>, 2020 ARHA Board of Commissioners meeting before the Board takes official action on the document.

For further information or requests for reasonable accommodations, please email Denise Kaffka, Quality Assurance Specialist II @ [dkaffka@arha.us](mailto:dkaffka@arha.us) or call, (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:					

**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

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

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

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.**

**MAINSTREAM HOUSING CHOICE VOUCHER PROGRAM (MHCVP)** (See Attachment I for complete HCVP Administrative Plan Mainstream Program Amendment)

The Asset Management Department is amending the Housing Choice Voucher Program (HCVP) Administrative Plan to include the allocation of thirty-six (36) new Mainstream vouchers which were awarded to ARHA via NOFA, FR-6300-N-43 (FY 2019). ARHA will work directly with local social services, these partners include but are not limited to; the City of Alexandria’s Department of Housing, Department of Community & Health Services (DCHS) and the local Continuum of Care (CoC). ARHA will meet regularly with these local partners to discuss and implement strategies for potential Mainstream voucher referrals (once waiting list is opened), as well as, case management and ongoing services for Mainstream voucher holders (on a voluntary basis).

Mainstream voucher applicants/holders are subject to the same laws and regulations governing disability, equal access, non-discrimination, fair housing, and reasonable accommodation listed in ARHA's HCVP Administrative Plan for all HCVP applicants/holders.

**Mainstream Voucher Administration** [24 CFR §982.202, 204, 207, NOFA FR-6300-N-43, Notice PIH 2020-01, HUD Mainstream Program Implementation FAQ]

***The Waiting List*** (24 CFR §982.206, Subpart E)

ARHA must maintain one waiting list for all tenant-based voucher assistance. This includes applicants for the Mainstream Housing Choice Voucher Program (MHCVP). In addition, ARHA must follow its waiting list policies and select eligible families in the order they appear with respect to any applicable preferences.

To meet HUD requirements, ARHA has amended the HCVP Administrative Plan to include an amendment on the MHCVP (see attached Amendment I, "Mainstream Housing Choice Voucher Program"). The amendment includes the method for selecting applicant families from the waiting list, including the system of admission preferences ARHA will use to allow families that meet Mainstream voucher criteria to move up the waiting list.

#### ***Adopted Preferences/Applicant Selection***

In order to meet the eligibility criteria needed to administer the Mainstream vouchers, ARHA is adding the following equally weighted local preferences:

- 1) Non-elderly disabled person who is currently experiencing homelessness
- 2) Non-elderly disabled persons who is currently a client in a permanent supportive housing or rapid rehousing project

ARHA will select applicants first by preference and then, if applicants have the same preferences, by date and time of the application submitted to ARHA.

#### ***Updating/Opening the Waiting List***

ARHA's Asset Management Department, will be responsible for notifying all currently active HCVP waiting list applicants that new preferences have been added. The notice will include information on how to successfully apply and establish their preference status. In addition, ARHA will provide with each notice, a preference update form which, may be directly (in office) or indirectly (mail, email) submitted to ARHA. ARHA will also make available preference update forms for partnering local agencies with whom ARHA may be working to receive referrals or determine preference eligibility.

ARHA will not open its HCVP waiting list if it is confirmed that there is a suitable amount of Mainstream voucher eligible families on the waiting list that meet the preference categories; a client in a permanent supportive housing program/residence or rapid rehousing project, or are currently experiencing homelessness.

If there is not a suitable amount of Mainstream voucher eligible families on the waiting list that meet the preference categories, ARHA will open its waiting list specifically for non-elderly disabled applicants who are claiming Mainstream preferences. ARHA will comply with the

requirements for opening the waiting list under, 24 CFR §982.206, including the requirement to provide public notice and to accept applications from families for whom the list is open.

***Voucher Utilization*** [24 CFR §982.]

Once a Mainstream eligible applicant is pulled from the waiting list they are subject to the same regulations and policies governing all tenant-based housing choice voucher holders. This includes but is not limited to, verification of eligibility, voucher utilization, leasing, income/subsidy determination & verification, annual re-examinations, and all other regulations and policies that are applied to tenant based voucher holders in this Plan (ARHA, HCVP Administrative Plan), unless noted otherwise.

***Portability***

Portability is a required feature of the housing choice voucher program (Section 8(r) of the U.S. Housing Act of 1937). However, ARHA will not allow Mainstream voucher portability for Mainstream voucher holders where the head, co-head, or spouse did not have legal domicile in the ARHA's jurisdiction at the time the family first submitted their application until they have leased a unit in the jurisdiction for at least twelve (12) months. ARHA may allow portability for Mainstream voucher holders as a reasonable accommodation before the twelve (12) month period on a case-by case basis.

**PUBLIC HOUSING LOCAL PREFERENCE AMENDMENT (24 CFR §960.206)**

The Asset Management Department is amending the Public Housing, Admissions & Continued Occupancy Plan (ACOP) in order to bring higher income families into Public Housing. The amendment will change established "working" local preferences and their assigned points. In doing so, ARHA will lessen the distinction between working in the "resident" jurisdiction and working outside of it, therefore allowing all working families to move up more rapidly on Public Housing waiting lists. (See Attachment II, Amendment to ACOP/Local Preferences)

***Local Preferences*** (24 CFR §960.206(b) (2)).

The Authority will use the following local preferences:

- a. In order to bring higher income families into Public Housing, ARHA will establish preferences for "working" families, where the head, spouse, co-head, or sole member is employed.
- b. As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference.
- c. Addition of a preference for families requiring units pursuant to the Uniforms Federal Accessibility Standards (UFAS)
- d. Applicants who are working or who have been notified that they are hired to work in a residency preference area must be treated as residents of the residency preference area.
- e. As such, the proposed amended will reflect the following preferences and their assigned waiting list points:

General Public Housing List: Andrew Adkins/Samuel Madden/Ramsey  
Homes/Saxony Square & Scattered Site I, II, III, Ramsey:

- 1) UFAS (Uniform Federal Accessibility Standards- For those needing an accessible unit) (4 points)
- 2) Live/*do not* work in the City of Alexandria (2 points)
- 3) Live & Work in the City of Alexandria (4 points)
- 4) Work in the City of Alexandria (4 points)
- 5) Work outside the City of Alexandria (2 points)

Site Based Lists: Braddock/Whiting/Reynolds, West Glebe/Old Dominion, Chatham Square, Old Town Commons (James Bland) I, II, IV

- 1) UFAS (Uniform Federal Accessibility Standards- For those needing an accessible unit) (4 points)
- 2) Live/*do not* work in the City of Alexandria (2 points)
- 3) Live & Work in the City of Alexandria (4 points)
- 4) Work in the City of Alexandria (4 points)
- 5) Work outside the City of Alexandria (2 points)

Elderly/Disabled (Ladrey Hi-Rise)

To meet HUD non-discrimination requirements, all disabled and/or elderly applicants receive the “working” preference which is an additional two (2) preference points.

- 1) Elderly (62 years of age or more) (7 points, 5 + 2 working)
- 2) Disabled (6 points, 4 + 2 working)
- 3) Live in the City of Alexandria (2 points)

- f. ARHA will select applicants first by the highest amount of preference points and then, if applicants have the same preference point total, by date and time of the application submitted to ARHA.

**HOUSING CHOICE VOUCHER LOCAL PREFERENCE AMENDMENT (4 CFR §982.207)**

ARHA is now also amending the HCVP Administrative Plan to include updates to facilitate the Mainstream Voucher Program (see Attachment I) and local “working” preferences to increase the number of higher income applicants on the HCVP waiting list. (See Attachment III, Amendment to HCVP Admn. Plan/Local Preferences)

The following preferences have been added and then the points “weighted” to facilitate eligible Mainstream applicants coming to the top of the waiting list. However, these preferences are open to all on the HCV list.

- Currently experiencing homelessness (6 points)
- Currently a client in a permanent supportive housing or rapid rehousing project (6 points)

### ***Local preferences***

ARHA has established the following local preferences and associated waiting lists points:

- In order to bring higher income families into the HCVP, ARHA will establish preferences for “working” families, where the head, spouse, co-head, or sole member is employed.
- As required by HUD, families where the head and spouse, or sole member is a person age 62 or older, or is a person with disabilities, will also be given the benefit of the working preference
- Applicants who are working or who have been notified that they are hired to work in a residency preference area must be treated as residents of the residency preference area.

The following preferences and their associated waiting list points are as follows:

- Elderly- must be 62 years of age or older (6 points = 4 + 2 for working)
- Disabled (7 points = 5 + 2 for working)
- Live/ in the City of Alexandria (2 points)

For those not Elderly or Disabled (to avoid duplicate working preference points), the following local residency/working preferences apply:

- Live/*do not* work in the City of Alexandria (2 points)
- Live & Work in the City of Alexandria (4 points)
- Work in the City of Alexandria (4 points)
- Work outside the City of Alexandria (2 points)

ARHA will select applicants based on ARHA’s hierarchy of preferences first and then, if applicants have the same preference point total, by date and time of the application submitted to ARHA (24 CFR §982.204).

### **Updating the Public Housing and HCVP Waiting Lists**

ARHA’s Asset Management Department will notify all currently active HCVP and Public Housing waiting list applicants that local preferences have been amended. The notice will include information on how to successfully apply and establish their preference status. In addition, ARHA will provide with each notice, a preference update form which, may be directly (in office) or indirectly (mail, email) submitted to ARHA.

ARHA will also make available preference update forms for partnering local agencies with whom ARHA may be working to receive referrals or determine preference eligibility.

**Significant Amendment/Modification**

HUD requires that PHA's update their administrative plans if there is a change to waiting list preferences. ARHA has done this via amendment. Please see the following attached Amendments:

- Attachment I, Amendment I to ARHA's HCVP Administrative Plan, Chapter 20, "Mainstream Housing Choice Voucher Program"
- Attachment II, Amendment I, to ARHA's ACOP, Chapter 4, "Applications, Waiting Lists, and Tenant Selection"
- Attachment III, Amendment II to ARHA's HCVP Administrative Plan, Chapter 4, "Applications, Waiting Lists, and Tenant Selection".

In addition, any update to waiting list policies and/or practices, including the adding of new preferences, constitutes a significant change and therefore, the most recent Annual Agency Plan must be modified. This includes both public notice of the changes, and a public hearing convened to discuss the addition of the Mainstream Program and changes to the Public Housing and HCVP local waiting list preferences. Via the public notice and during the public hearing, ARHA will be soliciting comment from ARHA's resident associations, local partners, and the public before submitting this amended Annual Agency Plan to ARHA's Board of Commissioners for approval on March 30<sup>th</sup>, 2020.

**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>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></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>
<b>B.5</b>	<p><b>Progress Report.</b></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><input type="checkbox"/> <input checked="" type="checkbox"/></p>
	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>B.8</b>	<p><b>Troubled PHA.</b></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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<b>C.</b>	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
C.1	<b>Capital Improvements.</b> 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.  See HUD Form 50075.2 approved by HUD 9/06/2018.

See Attachment I (Amendment to HCVP Plan/Mainstream Program), Attachment II (Amendment to Public Housing ACOP/Local Preferences) & Attachment III (Amendment to HCVP Admn. Plan/Local Preferences)

## PUBLIC COMMENTS

### *The Ladrey Resident Advisory Board (RAB):*

Submitted:

Dear Sirs and Madams,

Secretary of Ladrey Advisory Board/ Resident

### *ARHA Resident Association (ARA) Comments*

Submitted:

Kevin Harris

ARA President/Resident

---

### **ARHA Response to Comments:**

DRAFT