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: 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	**PHA Information.**
A.1	**PHA Name**: Alexandria Redevelopment & Housing Authority **PHA Code**:VA004 **PHA Type:** **Standard PHA** Troubled PHA **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units 409 Number of Housing Choice Vouchers (HCVs) 2300 Total Combined Units/Vouchers 2709** **PHA Plan Submission Type:** ☒Annual Submission ☐Revised Annual Submission **Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

Notice for Public Comment & Hearing

DATE: July 23, 2026

TO: GENERAL PUBLIC AND INTERESTED PARTIES

SUBJECT: ARHA's FY 2027 Annual PHA Plan, and updates to the Housing Choice Voucher Program (HCVP) Administrative Plan, Public Housing (PH) Admissions & Continued Occupancy Policy (ACOP).

The Alexandria Redevelopment & Housing Authority (ARHA) will host a public hearing at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314 on Wednesday, September 23, 2026, from 5:30 p.m. until 6:30 p.m. to discuss ARHA's FY 2027 Annual PHA Plan, & HOTMA updates to the Housing Choice Voucher Program (HCVP) Administrative Plan and Public Housing Admissions & Continued Occupancy Policy (ACOP). The Annual PHA Plan identifies changes to essential elements and activities that enable ARHA to continue serving the needs of low-income, very low-income, and extremely low-income families in the City of Alexandria. The HCVP Administrative Plan contains the regulations and policies used to administer ARHA's Housing Choice Voucher program (HCVP). The ACOP contains the regulations and policies used to administer ARHA's Public Housing (PH) program. To attend the hearing virtually see the info below.

Copies of the 2027 Annual PHA Plan, updates to the HCVP Administrative Plan & PH ACOP, plan elements, and relevant information are available on the ARHA website (www.arha.us), the City of Alexandria website (www.alexandriava.gov), at ARHA's main office at 401 Wythe St., Alexandria VA, 22314, and/or by mail or email upon request. Written comments or questions received by September 22, 2026, will, as appropriate, be addressed in the final versions, and/or considered in the development of the next Annual PHA Plan, HCVP Administrative Plan, and/or ACOP.

The ARHA Board of Commissioners will take official action on the Annual PHA Plan, and updates to the HCVP Administrative Plan & ACOP during the Board of Commissioners meeting at 7:00 p.m. on September 28, 2026. For information on how to attend ARHA's public Board of Commissioners' meeting, please contact Juwahn Brown, Director of Executive Operations at jbrown@arha.us Or 703-549-7115 1101.

To submit comments, questions and/or request 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 at dkaffka@arha.us or (703) 549-7115 extension 1400, or Lennin Lopez, Compliance Analyst at llopez@arha.us or 703-549-7115 ext. 1401.

Public Hearing Zoom info:
Zoom Link: https://arha-us.zoom.us/j/83895429602
Meeting ID: 838 9542 9602
One tap mobile: +16469313860,,83895429602# US

	PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	**Plan Elements**

B.1 Revision of Existing 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.
☒ ☐ 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.
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(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

B.1 Financial Resources FY 2025.

Financial Resources

Sources		Planned $	Uses
1. Federal Grants			
a. Public Housing Operating Fund		$3,253,037	Public Housing Operations
b. Public Housing Capital Fund:		$2,031,519	Capital Improvements and RAD
c. Annual Contributions for Housing Choice Voucher – Based Assistance – Subsidy		$27,484,932	HAP and Resident Utility Payments
d. Annual Contributions for Housing Choice Voucher – Based Assistance - Administration		$3,091,707	Program Admin Costs
e. FSS Family Self Sufficiency		$126,351	Program Admin Costs
f. (ROSS) Resident Opportunity & Self Sufficiency		$93,149	Program Admin Costs
g. Moderate Rehabilitation, including Administration		$1,564,987	HAP and Program Admin Costs
2. Prior Year Federal Grants			
3. Public Housing Dwelling Rental Income		$2,260,637	Public Housing Operations
4. Other Income - Public Housing/S8 Programs		$353,532	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		$206,840	Entity-Wide Activities
d. Non-Public Housing Dwelling Income		$4,356,607	Operations for Non-Public Housing
e. Non-Public Housing Other Income		$4,326,080	Development Activities
Total Resources		$50,575,772	

Operation and Management.

Management Updates-

In June 2026, Interim Chief Executive Officer, Rickie Maddox, departed the Alexandria Redevelopment and Housing Authority (ARHA) to pursue other opportunities in the affordable housing industry. Following her departure, ARHA welcomed the return of Roy O. Priest, who is serving as the Agency's Interim Chief Executive Officer.

Mr. Priest brings decades of leadership experience in affordable housing, housing finance, redevelopment, and community economic development. His distinguished career includes executive leadership with the National Congress for Community Economic Development (NCCED), 17 years of service with the U.S. Department of Housing and Urban Development (HUD), and earlier work with the District of Columbia Redevelopment Land Agency.

Mr. Priest previously served as ARHA's Executive Director and Chief Executive Officer from June 2007 through January 2018. During his tenure, he led the successful redevelopment of 621 mixed-income housing units, established a development pipeline of more than 530 additional units, launched over 20 resident-focused community programs, and advanced significant improvements to both ARHA's housing portfolio and the quality of life for its residents. Mr. Priest will continue serving as Interim Chief Executive Officer while ARHA conducts a national search for a permanent Chief Executive Officer.

Operation Updates-

ARHA is preparing for the January 1, 2027, implementation of the Housing Opportunity Through Modernization Act (HOTMA), which modernizes the administration of HUD's public housing and Housing Choice Voucher programs. HOTMA includes significant changes to income determinations, asset limitations, and program administration designed to improve consistency, efficiency, and program integrity. To implement these changes, ARHA has updated both the Housing Choice Voucher Program Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP) to reflect the new HUD requirements and Agency policies. These updates are included with the FY 2027 Annual PHA Plan to provide residents, community organizations, and the public with at least 45 days to review and comment before the scheduled public hearing on September 23rd, 2026 @ 6:00 p.m. The revised policies will also be presented to the ARHA Board of Commissioners for consideration and approval on September 28, 2026.

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

See Attached.

B.2	**New Activities.**

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

Y N
☐ ☒ Choice Neighborhoods Grants.
☒ ☐ 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.
☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
☐ ☒ 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 applicable 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.

Modernization or Development

Over the next five years, ARHA will continue implementing its long-term repositioning strategy to preserve, modernize, and expand its affordable housing portfolio through HUD-approved redevelopment and conversion tools, including Rental Assistance Demonstration (RAD), RAD Blend transactions, Section 18 demolition and disposition, mixed-finance development, Restore-Rebuild authority, streamlined voluntary conversion, and voluntary conversion. ARHA anticipates that, over the next decade, its public housing portfolio will transition from reliance on the Section 9 public housing program to more sustainable long-term financing and operating models. This strategy will enable ARHA to preserve affordable housing, leverage additional resources, improve housing quality, and continue meeting the affordable housing needs of low-income, very low-income, and extremely low-income residents in the City of Alexandria. In addition, as part of this long-term strategy, ARHA will continue pursuing opportunities to preserve and expand affordable housing through the re-syndication of Low-Income Housing Tax Credits, acquisition of additional affordable housing sites, and project-basing of Housing Choice Vouchers when appropriate and feasible. These efforts support ARHA's mission to preserve and expand affordable housing opportunities throughout the City of Alexandria.

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<u>Samuel Madden Homes</u>: In 2021, ARHA initiated the redevelopment of the Samuel Madden community by issuing a Request for Proposals to previously qualified development teams to transform the site into a mixed-income, mixed-use community. The redevelopment will replace the existing 66 public housing units through Section 18 repositioning while increasing the overall number of affordable housing units by providing housing opportunities for households with incomes between 30 and 60 percent of the Area Median Income (AMI). A development team was selected in 2022, and in 2023 the City Council approved the required land use entitlements, allowing the project to move forward into the permitting and financing phases.

Construction is now underway on the Madden North redevelopment**.** The project was financed through a twinning of 4% and 9% Low-Income Housing Tax Credits, received Section 18 demolition/disposition approval, and was awarded 65 Project-Based Vouchers to support the permanent affordable housing units. The financial closing occurred in May 2025. The Madden North building will include 207 affordable housing units, resident amenities, and space for a food pantry operated by a local nonprofit. Construction is expected to take approximately 30 months, with occupancy anticipated in the fourth quarter of 2027.

All Madden North residents were successfully relocated to either vacant ARHA public housing units or housing in the private market through the use of Tenant Protection Vouchers (TPVs). All relocation and moving expenses were paid by ARHA, and residents in good standing retain the right to return to the redeveloped community upon completion.

Financing for the Madden South parcel continues to be finalized, with financial closing anticipated by the end of calendar year 2028.

<u>Ladrey High Rise</u>: In 2022, the ARHA Board of Commissioners selected a development team to redevelop the Ladrey High Rise together with the adjacent former ARHA administrative office site. The proposed development plan called for the one-for-one replacement of the 170 units at the Ladrey and an additional 100 affordable units. HUD approved Section 18 repositioning for the project. However, after much consideration, it was determined that the redevelopment plans were no longer financially feasible. Therefore, the Agency and development partners revised the development plans. The new proposed plan will involve the Ladrey building only, and instead of demolition and redevelopment, the building will be renovated. This revised approach provides a more feasible and financially sustainable path forward while preserving the project's long-term development objectives. ARHA continues to work with the same development partners and has conducted resident meetings throughout the planning process to gather feedback and keep residents informed.

In 2025, HUD awarded 169 Tenant Protection Vouchers (TPVs) to support the relocation of Ladrey residents during construction. Relocation has been completed, with many residents moving to ARHA's newly acquired senior community, The Alate, while others leased housing in the private market using their vouchers. ARHA covered all packing and moving expenses, and all residents retain the right to return following completion of the renovation.

The Ladrey project is now scheduled to submit for building permits during the second & third quarters of 2026. The project has been awarded 4% Low-Income Housing Tax Credits (LIHTCs) through Virginia Housing, with construction anticipated to begin during the first or second quarter of 2027. ARHA is also preparing a mixed-finance proposal for HUD to allocate Restore/Rebuild authority to the project.

Additionally, as part of the renovation project, ARHA is also advancing modernization improvements, including the replacement and ADA modernization of the building's elevators. The Agency is continuing to work with Virginia Housing to secure final approval for Capital Improvements & Associated Costs grant funding to support these improvements.

Park Place and Saxony Square: 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: Andrew Adkins was originally included as part of the Samuel Madden Asset Management Project (AMP) for Section 18 repositioning. Because the Samuel Madden redevelopment project advanced on a faster schedule, Andrew Adkins was separated from the original Section 18 demolition/disposition application (DDA) to allow the Madden project to receive Section 18 approval. ARHA will submit a new Section 18 DDA for Andrew Adkins, along with additional information requested by HUD's Special Applications Center (SAC). Following HUD's review, ARHA anticipates receiving Section 18 disposition approval.

ARHA recently received a Virginia Housing Community Engagement Grant to support resident involvement throughout the planning process. The grant will fund community meetings and the review of redevelopment concept plans to engage residents throughout the redevelopment planning process.

Cameron Valley: In the second quarter of 2025, ARHA submitted a Section 18 disposition application for the 40-unit property known as Yale Drive (formerly the Cameron Valley site). HUD approved the application in 2026. The property's Physical Needs Assessment determined that it met HUD's physical obsolescence criteria for disposition and subsidy repositioning. This determination was further supported by civil, structural, and geotechnical engineering studies. ARHA is also completing the required environmental review. To ensure redevelopment is coordinated & aligned with broader community planning efforts, ARHA is also working closely with the Duke Street Small Area Plan. Following completion of the planning process, ARHA anticipates issuing a Request for Proposals (RFP) for development partners in 2027.

Additional Information: ARHA continues to evaluate additional redevelopment opportunities throughout its portfolio to preserve and expand affordable housing throughout the City of Alexandria. In addition, to the projects described above, ARHA is evaluating the future repositioning of Hopkins Tancil (Moderate Rehabilitation) and exploring the feasibility of developing affordable independent living and assisted living options within its existing properties to better meet the evolving needs of residents.

As ARHA continues implementing its long-term repositioning strategy, the Agency remains committed to developing mixed-income communities that expand housing choice, promote economic diversity, improve long-term sustainability, and provide residents with greater access to resources, services, and opportunities.

Demolition and/or Disposition.

ARHA will use its resources in a manner that improves the quality of housing for the residents of 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 (DDA) 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. The full Section 18 conversion to Section 8 Project Based Vouchers was completed in early 2023. The total units upon completion, thirty-eight (38).

2. **Disposition Only of Saxony Square Condos: (VA004000005-Scattered Sites**). Total ACC units affected are five (5). HUD approved the disposition application and during FY 2022, ARHA renovated the units. The full Section 18 conversion to Section 8 Project Based Vouchers was completed in early 2023. The total units upon completion, five (5).

3. **Demolition, Disposition and Reposition of Samuel Madden Homes AMP (VA004000003).** Total ACC units affected are sixty-six (66). HUD approved the demo/disposition application in September 2024. The financial closing for this mixed income/mixed use property occurred in May 2025. ARHA has received TPVs for the relocation of Madden residents. The full conversion through Section 18 to Section 8 Project Based Vouchers of the Madden units will be completed by Q/4 2026. The total units affected are 66. The North parcel of Samuel Madden was demolished in the summer of 2025 and is currently under construction.

   The Madden AMP also contains 90 units at Andrew Adkins. Since the entire AMP met the obsolescence test, ARHA expects that the Adkins property will receive disposition approval now that a separate DDA has been created. Once a development partner has been selected for this project, ARHA will submit a redevelopment plan with projected start and completion dates. Total units impacted are 90.

4. **Disposition and Reposition of Ladrey High-Rise (VA004000001) and former ARHA Administration Building.** The total ACC units affected are 170. The ARHA Board approved a development partner for the demolition and construction of a new affordable building to include replacement of 170 current units with an addition of 100 affordable units for incomes between 30-80% AMI. ARHA received demolition and disposition approval from HUD for the project. and in 2025, received Tenant Protection Vouchers (TPV) for the 170 Ladrey units. However, due to financial constraints in the market, it has been determined that the approved project is not financially feasible. Therefore, the Ladrey will be renovated rather than redeveloped. Total units impacted are 170.

5. **Reposition of Chatham Square (VA004000006) and Braddock, Whitting & Reynolds, known as BWR (VA004000007).** Total ACC units affected are fifty-two (52) for Chatham Square and forty-eight (48) for BWR. ARHA exercised its right of first refusal 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- 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. Total units impacted are 100.

6. **Disposition and Demolition of Cameron Valley (VA004000004)** Total ACC units affected are forty (40). ARHA submitted a disposition application for Yale & Ellsworth units (former Cameron Valley) since the property met HUD's obsolescence test. The Section 18 application was approved in 2026. Total units impacted are 40.

ARHA has developed a plan for a portion of its public housing sites. ARHA has received or anticipates submission of disposition and/or demolition applications for the following sites:

- ARHA Administrative Office Building- Section 18 disposition/demolition application.
- Ladrey High Rise (170 ACC units)- Section 18 disposition approved by SAC.
- Andrew Adkins (90 ACC units)- Section 18 disposition application approved with Samuel Madden property. Final approval expected in the third quarter of 2026.
- Samuel Madden Homes (66 ACC units)- Section 18 demolition/disposition application approved by SAC in September 2024.
- Cameron Valley (40 ACC units)- Section 18 disposition application submitted to SAC in third quarter of 2025 and approved by SAC in 2026.
- Hopkins Tancil (a mod-rehab project) – RAD-Blend application available for Mod-Rehab properties.

Conversion of Public Housing to Project -Based Assistance or Project-Based Vouchers under RAD

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 (VA004000001) – 170 units from Section 9 operating subsidy to project-based Section 8 funds.
Park Place – (VA004000004) - 38 units from Section 9 operating subsidy to project-based Section 8 funds. The conversion has been completed.
Saxony Square (VA004000005) – 5 units from Section 9 operating subsidy to project-based Section 8 funds. The conversion has been completed.
Yale Drive (Cameron Valley- VA004000004) – 40 units from Section 9 operating subsidy to project-based Section 8 funds
Chatham Square (VA004000006) – 52 units from Section 9 operating subsidy to RAD rents
BWR (VA004000007) – 48 units from Section 9 operating subsidy to RAD rents
James Bland I (VA004000010) – 18 units from Section 9 operating subsidy to RAD PBV. The conversion has been completed.
James Bland II (**VA004000011)** – 18 units from Section 9 operating subsidy to RAD PBV. The conversion has been completed.
West Glebe (VA004000009) – 48 units from Section 9 operating subsidy to RAD rents.
Old Dominion (VA004000008) – 36 units from Section 9 operating subsidy to RAD PBV. The

conversion has been completed.

Samuel Madden (VA004000003) – 66 units from Section 9 operating subsidy to PBV through Section 18 conversion

Andrew Adkins (VA004000003) – 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 under the Rental Assistance Demonstration (RAD) program (including Restore Rebuild to RAD).

ARHA continues to advance its long-term repositioning strategy by converting its remaining Section 9 public housing properties into more sustainable funding platforms. As part of this effort, Chatham Square, Braddock/Whiting/Reynolds (BWR), Old Dominion, West Glebe, and James Bland I and II were approved for participation in HUD's RAD program. These properties are financed using Low-Income Housing Tax Credits (LIHTC) and have public housing residents. Except for routine maintenance and periodic replacement reserve projects, these properties have not received the level of capital investment necessary to address long-term modernization needs.

The RAD program provides ARHA with a more stable and predictable long-term funding platform while allowing the agency to retain ownership and management of the properties. The conversion will support needed capital improvements, preserve long-term affordability, and improve housing quality while continuing to serve the same population of low, very low, and extremely low-income households. Residents who are currently eligible for public housing will remain eligible following conversion to the PBV program.

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 – (Complete)			12	6				18
James Bland II – (Complete)			12	6				18
Braddock, Whiting, Reynolds			24	24				48
Old Dominion – (Complete)			24	6	6			36
West Glebe			10	4	20	14		48
Total Units			108	72	26	14		220

As RAD conversion activities move forward, ARHA will continue to engage residents by providing opportunities to review & comment on the proposed conversion plans. Upon conversion, these properties will operate under the Project-Based Voucher (PBV) program administered by ARHA. Existing unit types will generally remain the same; however, some bedroom configurations may be modified to ensure compliance with federal accessibility requirements, including the provision of fully accessible mobility units and units designed for residents with hearing or vision impairments.

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. This may change depending upon development plans to renovate the building. When the Agency moves forward with renovating the Ladrey, the number of project-based units may be reduced to at least 120. In 2025, HUD issued TPVs for residents to relocate to other housing. A portion of the TPVs issued for Ladrey residents have now been converted to project-based vouchers in ARHA's newly acquired senior building, the Alate.

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 RAD conversion.

BWR – 48 units from Section 9 operating subsidy to 48 project-based vouchers through RAD conversion.

West Glebe – 48 units from Section 9 operating subsidy to 48 project-based vouchers through RAD conversion.

James Bland I – 18 units from Section 9 operating subsidy to 18 project-based vouchers through RAD conversion. This conversion has been completed.

James Bland II – 18 units from Section 9 operating subsidy to 18 project-based vouchers through RAD conversion. The conversion has been completed.

Old Dominion – 36 units from Section 9 operating subsidy to 36 project-based vouchers through RAD conversion. The conversion has been completed.

The Alate –95 project-based units & expected to increase by the end of 2026. The Alate is a newly acquired (2025) multifamily non-public housing, senior building.

Occupancy by Police Officers

ARHA continues to implement the Resident Police Officers (RPO) program however, there has been a change in the assigned units. 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. ARHA will continue to implement the RPO program in order to increase security for public housing residents.

Police Officers living in ARHA units must adhere to the following terms and conditions:

- A lease & terms and conditions agreement must be signed between the RPO, the Alexandria Police Department, and ARHA.
- The agreement to occupy the unit and perform the RPO duties is for one year. The agreement will be renewed annually.

RPOs must perform the following duties:

- Make presence known in the development, learn residents' names, special needs or accommodations, if appropriate.
- Patrol/inspect the property on way to, or upon returning from work.
- Inspect the stairwells and common areas, at least three times during the week and daily on the weekends.
- Address minor and informal police-related concerns brought to their attention by the property manager and/or residents and make appropriate referrals as needed.
- Bring to ARHA's attention any resident behavior or actions that impact the overall quality of life in the development.
- Assist ARHA management in addressing any nuisance activity that occurs on the property.
- Provide incident reports to ARHA on any criminal activity on the property and in the surrounding area.
- Bar residents and individuals who are engaged in nuisance and/or criminal activity on ARHA property.
- Park take home, marked police cruisers in front parking lot or rear of the building where the RPO unit is located.
- Whenever possible, be present during evictions.
- Meet regularly with ARHA management to discuss issues.

ARHA has four 5) designated resident police officer (RPOs) units located in the Old Town neighborhood of the City of Alexandria where most of ARHA's portfolio is located. ARHA has RPO units at the following addresses:

- Andrew Adkins- Unit #1330, Madison Street, Alexandria, VA 22314
- Princess Square – Unit #1412, Princess Street, Alexandria, VA 22314
- Ladrey - Unit #503, 300 Wythe Street, Alexandria, VA 22314
- Hopkins Tancil- Unit #303, Princess Street, Alexandria, VA 22314
- The Alate – Unit # 517, 1112 First Street, Alexandria, VA 22314

Units with Approved Vacancies for Modernization

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 2027.

Other Capital Grant Programs

In anticipation of any unforeseen emergencies, disasters, etc. that endangers the health of residents and/or property we put this place holder if we need to apply for these other grants.

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

- Partnering with private property owners to develop properties by using Restore Rebuild 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 Restore Rebuild 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.
- Applied for rental vouchers to replace repositioned public housing units due to the Section 18 disposition approval of Samuel Madden. (Total 66 units) and disposition approval for Andrew Adkins (total 90 units). In addition, through redevelopment of Sam Madden, increase the number of 0-30% AMI units on this site, and add 30-80% AMI units using Low Income Housing Tax Credit rent restrictions.
- Continuing to repair and update units as necessary 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.
- Working with procured development partners to obtain zoning and city council approval for the redevelopment of ARHA property into mixed-income and mixed-use multifamily residential housing.
- Preparing 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.
- Acquired an existing multifamily non-public housing senior building called The Alate, located in the City of Alexandria's Old Town neighborhood. Currently, there are approximately 95 project-based units with the possibility of 110 by or in CY 2027.
- Purchased a lot in the Old Town neighborhood of Alexandria that will be used to develop affordable housing. Currently, ARHA is doing feasibility studies and is looking for development partners.
- Issuing a new RFQ to solicit additional qualified development partners for Andrew Adkins.
- Planning to activate Premiere Affordable Housing LLC as a nonprofit partner of ARHA in future development deals, review affordable housing opportunities for ARHA, and otherwise contribute to the development and expansion of affordable housing within the city of Alexandria.
- Received City Council approval for accepting Special Purpose Entities (SPEs) formed in the past and those to be formed in the future for development deals, including approval of previously created SPEs, and validation of the creation of VHD,LLC.

- 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.
- Evaluating development proposed by the owners of property adjacent to Duke Street parcel to increase the number of affordable housing opportunities.
- Holding community meetings to prepare residents who will be directly affected by changes due to Section 18 and RAD conversion. ARHA has met with various elected and appointed officials and resident organizations to discuss development & relocation information for Cameron Valley and Andrew Adkins. Resident turnout was high. Additional meetings will continue throughout the fiscal year. ARHA also continues to answer questions and provide notices & relocation FAQs.

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

- Strengthening agency performance by implementing strategies to improve Public Housing Assessment System (PHAS), Real Estate Assessment Center (REAC), and Section Eight Management Assessment Program (SEMAP) scores. ARHA conducts quarterly departmental performance meetings to review key performance indicators, identify areas requiring improvement, and monitor corrective actions. Current initiatives include improving the timeliness of failed unit re-inspections, reducing maintenance response times, promptly correcting identified deficiencies, implementing preventive maintenance schedules, improving unit turnover efficiency, reducing vacancy rates, and monitoring Housing Choice Voucher utilization to maximize program performance.
- Preparing to implement HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE**)** for all Housing Choice Voucher (HCV) inspections. ARHA has prepared for implementation by ensuring all inspectors successfully completed HUD-required NSPIRE training and certification. The NSPIRE inspection model emphasizes resident health and safety by evaluating conditions within assisted units, common building areas, and exterior property components.
- Implemented pre-move-in quality control inspections of ARHA-owned units to improve unit quality, reduce failed third-party move-in inspections, decrease vacancy days, and expedite unit turnover.
- Focusing on customer service for residents requesting maintenance assistance and/or reporting maintenance emergencies.
- Investing in the preservation of ARHA-owned housing by conducting comprehensive property inspections to identify immediate maintenance needs, preventive maintenance priorities, and capital improvement requirements. Identified deficiencies are being addressed through ongoing repair and rehabilitation efforts. ARHA will update its preventive maintenance plan and present the revised plan to the Board of Commissioners.
- Strengthening property management operations by emphasizing effective leasing practices, property maintenance, resident safety, and prompt resolution of resident and community concerns.
- Advancing neighborhood revitalization by planning the demolition and redevelopment of obsolete public housing units that no longer meet HUD Asset Management Program standards.

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

- Pursuing redevelopment opportunities that replace obsolete public housing with mixed-finance, mixed-income communities while expanding affordable housing opportunities through the Housing Choice Voucher Program.
- Implemented site-based wait lists for section 18 converted Saxony Square and Park Place. As required all active applicants on the HCV wait list were offered placement on each site-based list.

- 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 each property. Section 8 wait list applicants will be offered placement on each list.
- Received Board approval to implement a site-based wait list for project-based units at The Alate. ARHA will offer all HCV applicants 62 years of age or older placement on this wait list.
- Continuing to implement public housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds (BWR), James Bland IV and West Glebe. ARHA continues to implement a site-based wait list for James Bland V which is a LIHTC/project-based property.
- 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 the Ladrey. The renovated property will serve households with AMIs ranging from 0% to 80% AMI.
- Continuing to administer special voucher programs such as Mainstream which assists homeless, non-elderly people with disabilities. In addition, ARHA conducts a "set-a-side" referral program with the City of Alexandria Department of Community and Human Services and local Continuum of Care (CoC) to End Homelessness.
- Providing voucher portability information, counseling and services to residents and new voucher holders.
- Increasing de-concentration by expanding housing choices with the use of Small Area Fair Market Rents (SAFMRs) which provide increased payment standards for higher rent zip codes in the jurisdiction. This allows voucher holders to rent in more "affluent" residential areas which offer higher opportunity and lower poverty.
- Providing online information to potential HCVP landlord/owner participants, including a link to unit availability forms and a newly updated HCV landlord information packet.
- Now partnering with NACA who provide homeownership education, financing, and credit repair for ARHA residents who are interested in homeownership. Additional partners are being sought.

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

- Expanding and enhancing the use of Rent Café to improve customer service, increase operational efficiency, and provide convenient online access to housing services for applicants, residents, landlords, and property owners.
- 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 the use of LEED and Earth Craft in all redeveloped communities. ARHA complied with Earth Craft requirements during the redevelopment of Ramsey Homes into a fifty-two (52) unit multifamily mid-rise building.
- Partnered with Virginia Tech to include sustainability components in all future ARHA renovation projects and as a partner for sustainability on the Madden redevelopment project.
- 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.
- Enhancing community safety through upgraded security camera systems, collaboration with the Alexandria Police Department, and regular coordination with Resident Police Officers (RPOs).
- Keeping residents informed through multiple communication methods, including the Agency website, newsletters, email, mailings, and resident meetings.

- Providing customer service training to staff to improve resident service and communication.
- Enhancing communication through the ARHA website, which provides residents and the public with access to housing information, online services, Agency news, publications, and resident resources.
- Providing after-school enrichment programs through the Ruby Tucker Center (RTC) in partnership with Alexandria City Public Schools' LINK Club. The program supports academic achievement, STEM learning, homework assistance, and social-emotional development through a comprehensive whole-child approach.
- Continuing paid summer internship opportunities for high school and college-bound students to develop workplace skills, explore career opportunities, and prepare for future employment and higher education.
- Supporting healthy aging through senior programs that promote wellness, lifelong learning, cognitive enhancement, nutrition, recreation, and social engagement. Seminars are also offered on numerous topics such as preventing falls, nutrition, exercising, computing safely, and organizing finances.
- Established AVA MADE, a nonprofit resident services organization dedicated to empowering residents and strengthening communities through partnerships that support youth programs, educational activities, and resident enrichment opportunities.
- Partnering in National Night Out to strengthen community relationships through resident engagement and collaboration with local public safety and community organizations.
- Collaborate with the City of Alexandria and community organizations to provide neighborhood events that promote resident engagement, health, and access to community resources.
- Preparing for Santa's Winter Wonderland, an annual community event supported by ARHA staff, volunteers, and local organizations that provide holiday gifts and activities for ARHA children.

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

- Continuing to administer the Family Self-Sufficiency (FSS) Program through partnerships with local agencies and nonprofit organizations that provide job readiness training, financial literacy, and other resources that support participants in achieving economic independence.
- Expanding ARHA's Homeownership Program through a partnership with NACA to provide residents with homeownership counseling, financial literacy, credit repair, homebuyer education, and affordable financing opportunities. ARHA is currently developing a Homeownership Action Plan.
- Continuing to administer the Resident Opportunities and Self Sufficiency (ROSS) Program by providing employment assistance, financial literacy, educational opportunities, and supportive services that promote long-term self-sufficiency.
- Strengthening implementation of the Section 3 Program by refining Agency policies and collaborating with development partners to expand employment and career opportunities for residents. To support this initiative, ARHA enhanced its website with a dedicated Section 3 page and an online Section 3 Worker and Business Survey to identify and build a database of potential Section 3 workers and businesses. ARHA is also planning a Section 3 Opportunity Fair to connect residents with employment opportunities while providing information on job readiness, workforce development, and life skills training that support long-term employment.
- Recently offered a free OSHA 10 certification course, with all attendees earning certification. Based on resident interest and project needs, the Agency plans to continue offering OSHA 10 training to further equip residents with essential construction safety credentials.
- Developed comprehensive Davis-Bacon compliance procedures to ensure federally funded construction projects meet prevailing wage and labor standards.

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

- Implementing policies and procedures that ensure equal access to housing without regard to race, color, religion, national origin, sex, familial status, or disability in accordance with federal and state law, HUD regulations, the Admissions and Continued Occupancy Policy (ACOP), and the Housing Choice Voucher Administrative Plan.
- Participating in the City of Alexandria's Eviction Prevention Task Force**,** a multi-agency partnership that promotes housing stability, supports fair housing principles, and develops strategies to reduce evictions throughout the community.
- Providing a Landlord Liaison to assist landlords, property owners, and residents in resolving tenancy concerns, promoting fair housing practices, and addressing landlord-tenant issues.
- Promoting fair housing by promptly addressing applicant and resident concerns, assisting individuals with the fair housing complaint process, prominently displaying HUD fair housing information, and providing annual fair housing training to staff.
- Providing reasonable accommodation to ensure individuals with disabilities have equal access to housing opportunities and services.
- Maintaining and expanding accessible housing by exceeding Section 504 accessibility requirements and incorporating additional accessible units into future redevelopment projects.

C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N (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.

C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**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. (a) Did the public challenge any elements of the Plan? Y N (b) If yes, include Challenged Elements.

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y **NO** N/A

(b) If yes, please describe: