

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> PHA Code: VA0004 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/ 2022 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>760</u> Number of Housing Choice Vouchers (HCVs) <u>1935</u> Total Combined Units/Vouchers <u>2695</u> 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 listed 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 emailed notice or directly contacted by telephone. In addition, if COVID-19-19 restrictions have been lifted, this notice will be posted at the following local library branches in the City of Alexandria; Charles E. Beatley and Kate Waller Barret.

Notice:

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
PUBLIC NOTICE

DATE: July 1, 2021
TO: GENERAL PUBLIC AND INTERESTED PARTIES
SUBJECT: ARHA'S 2022 ANNUAL AGENCY PLAN (DRAFT)

Public hearings will be held to discuss the Alexandria Redevelopment & Housing Authority's (ARHA) FY 2022 Annual Agency Plan. This Annual Plan also includes information on ARHA's planned RAD conversion of the following public housing sites; Chatham Square, BWR, Old Dominion, West Glebe, and James Bland I, II, IV. The Annual Agency Plan will be made available on the ARHA and City of Alexandria website, and it will be provided either by mail and/or email upon request. ARHA will also be providing time for public comment (before and after the scheduled public hearings).

The public hearings will be held at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314 on Monday, August 9th 2021, and Tuesday, August 10th 2021, at 6:00 p.m. until 7:00 p.m.

Due to safety issues presented by the current COVID-19 pandemic, all attendees are required to wear a mask.

ARHA's FY 2022 Annual Agency Plan is now available at, www.arha.us, ARHA's main office at 401 Wythe Street, Alexandria, VA 22314, and at Charles E. Beatley and Kate Waller Barret libraries (if COVID-19 restrictions permit). Questions and/or written comments may be submitted to ARHA by email to either, dkaffka@arha.us or jdiaz@arha.us through August 27th, 2021.

Written comments received by 5:00 p.m. August 27th, 2021 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 August 30th, 2021 ARHA Board of Commissioners meeting before the Board takes official action on the document. ARHA's Board of Director meetings that are open to the public, are currently due to the COVID-19 pandemic, held "virtually". For information on how to access ARHA's public Board of Commissioners meeting, please contact Cynthia Dickerson, Executive Assistant @ cdickerson@arha.us.

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:					

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Asset Management. |
| <input checked="" type="checkbox"/> | <input 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 2020)			
a) Public Housing Operating Fund		\$5,420,715	Public Housing
b) Public Housing Capital Fund		\$1,203,366	Public Housing
c) Hope VI Revitalization		0	
d) Hope VI Demolition		0	

e) Annual Contributions for Section 8 - Mainstream Tenant-Based Assistance	\$25,122,760	Section 8
f) Public Housing Drug Elimination Program (including technical assistance)	0	N/A
g) Residents Opportunity and Self-sufficiency grants	\$158,725	ROSS/FSS
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
j) Moderate rehabilitation	\$1,454,455	Section 8
Other Federal Grants:	0	

2. Prior Year Federal Grants (unobligated funds)

0

3. Public Housing Dwelling Rental Income

a) Income

\$1,620,290

Public

4. Other Income

\$113,968

Public

5. Non-Federal Sources (listed below)

a) Business Activities/Component Units

\$4,320,368

Non-Federal

b) Interest Income

\$83,955

Non-Federal

c) State + Local

\$4,577,168

Non-Federal

Total Resources

\$44,075,770

Asset Management:

Management Fees:

The allowable management fees are as follows:

Management Fees -	\$ 63.52 PUM
Bookkeeping Fee -	\$ 7.50 PUM
Asset Management Fee -	\$ 10.00 PUM
Total -	\$ 81.02 PUM

Substantial Deviation & Significant Amendment/Modification

U.S. Department of Housing and Urban Development (HUD) statute, Public and Indian Housing (PIH) Notice 99-51, requires that public housing authorities explain “substantial deviations” from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require public housing authorities to submit a revised ARHA Plan that has met full public process requirements. ARHA is amending its definition of Substantial Deviation and Significant Amendment as such.

Substantial Deviation

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring ARHA to amend its agency plan. As part of the Rental Assistance Demonstration (RAD) and the Section 18 Disposition process, ARHA is redefining the definition of a substantial deviation from the ARHA Plan to exclude the following Section 18 and RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the Relocation Plan and processes for each approved RAD conversion;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion;
- d. Changes to the financing structure for each approved RAD conversion;
- e. Changes to the CHAPs either adding or removing units and/or modifying time-frames;
- f. The decision to convert to either Project-based Rental Assistance or Project-based Voucher Assistance; and
- g. Changes to a RAD/ Section 18/ Section 22 (streamlined voluntary conversion) blend or a straight Section 18/Section 22 Disposition Plan and/or application for such programs for units identified in this plan.

Significant Amendment/Modification

ARHA will amend or modify its agency plan upon the occurrence of any of the following events:

A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.

- a. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.
- b. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- c. Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan

(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, and 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. 13-15 The policy is attached (See Attachment I).

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

In 2019, the ARHA Board of Commissioners endorsed ARHA's goal to reposition its entire public housing portfolio through Section 18 repositioning, RAD and voluntary conversion. To date, the repositioning has resulted in HUD Section 18 approval of 213 units (Ladrey, Park and Saxony). ARHA has received CHAPS for the RAD conversion of 220 units (James Bland I, James Bland II, Old Dominion, West Glebe, Chatham Square and BWR). The goal is to reposition as many properties as possible over the next five years so that ARHA can voluntarily convert its portfolio of units when there are less than 250 remaining public housing units. ARHA is implementing the repositioning policy consistent with HUD rules requiring that tenant protections remain in place and that tenant share of rent will not change beyond the current 30% of household income.

ARHA, in preparation for the redevelopment of its portfolio of public housing properties, through an RFQ process in 2020, the ARHA Board of Commissioners selected 11 pre-qualified potential development partners from among 23 applications. The goal is to select from among this list a small subset of participants in an RFP process for specific redevelopment opportunities. In 2021, ARHA issued an RFP to three previously qualified and procured development firms to submit a proposal for the redevelopment of the Samuel Madden public housing community site. The goal of the RFP is to build a mixed income, mixed use community with increased density, replace on site all 66 public housing units, reposition these units through RAD or Section 18 repositioning, and increase the overall number of affordable units by making units available to household earning between 30-60% AMI.

In 2021, the Board of Commissioners will issue a redevelopment opportunity for the combined site of the existing Ladrey building together with the adjacent former ARHA site. The goal is to construct a multifamily building to house the existing 170 units at Ladrey by converting the units to

project-based vouchers (HUD has approved the Section 18 reposition for this property) and add additional affordable and market rate units. The building will have an onsite management office, amenity space for use by all the residents, underground parking and units that meet current building codes.

In the RFQ, ARHA listed three additional properties for potential redevelopment. These properties are Andrew Adkins, Hopkins Tancil, and Yale Drive. The RFQ also allowed the Board of Commissioners to consider other properties for redevelopment with ARHA's portfolio. ARHA will continue to explore other opportunities for redevelopment including but not limited to creating an affordable independent living and assisted living facility within its current properties.

In 2021, ARHA held a ribbon cutting for the fully occupied Ramsey Homes property. ARHA renamed the new building to, Lineage, and procured a private property management company for this property. The building's 52 units are affordable to household earning up to 60% AMI, including 6 ACC units for returning Ramsey Homes residents, transfer of public housing residents, and applicants from the ARHA waiting list. Construction of Lineage was funded in part with proceeds from Low Income Housing Tax Credits and the property was placed in service on March 31, 2021.

ARHA staff will also submit future Section 18 repositioning applications for properties that meet HUD's disposition standards. ARHA will submit a disposition application for the 40 units on Yale Drive, the former Cameron Valley site. The area surrounding these units is undergoing significant changes, including redefinition of the small area plan by the city and transportation study and reconfiguration spearheaded by the state of Virginia. In addition, the area surrounding the 15 units located on Bragg Street is also undergoing significant redevelopment. Market opportunities may arise and ARHA continues to monitor these conditions and reposition the properties when timing is optimal.

ARHA will continue to implement its repositioning strategy with the eventual goal of voluntarily converting all the outstanding units once the portfolio has 250 public housing units or less. At this point, ARHA will submit an application to convert the remaining units into project-based vouchers. Once this step is implemented, the full repositioning of ARHA's current public housing portfolio will have been achieved. Our goal is to reach this voluntary conversion goal within this Five-Year Plan period.

Demolition and/or Disposition.

A major goal of ARHA is to use its resources in a manner that improves the quality of housing for the residents of ARHA's public housing properties, while promoting economy of operation and efficiency in the discharge of its public function. For this reason, ARHA submitted or will be submitting Disposition 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 (VA004000004-Scattered Sites). Total ACC units affected will be thirty-eight (38). HUD has approved the disposition application. During FY2022 ARHA will renovate the units and subsequently apply for project-based section 8 vouchers. The current residents will remain in their units after renovations and their share of household income for

rent will remain the same. Simultaneously, ARHA will engage the condominium association to request a cap on the annual condominium fees for these units. Total units affected is 38.

2. Disposition Only of Saxony Square Condo: (VA004000004-Scattered Sites). Total ACC units affected will be five (5). HUD has approved the disposition application. During FY2022 ARHA will renovate the units and subsequently apply for project-based section 8 vouchers. The current residents will remain in their units after renovations and their share of household income for rent will remain the same. Simultaneously, ARHA will engage the condominium association to request a cap on the annual condominium fees for these units. Total units affected is 5.

3. Demolition, Disposition and Reposition of Samuel Madden Homes (VA004000003). In 2021, ARHA issued an RFP to select a development partner to construct a mixed use, mixed income community on the current Madden site. As part of the redevelopment plan, ARHA will submit to HUD a demolition and refinancing plan for the existing Madden units. To rebuild the units together with our development partners ARHA will reposition the operating subsidy on the units through a RAD Blend and finance the construction with Low Income Housing Tax Credits. The outcome of this redevelopment will be replacement of the 66 public housing units with a repositioned operating subsidy, new public housing Faircloth Amendment repositioned units, additional affordable housing for household between 30-60% AMI, and market rate housing. The redeveloped site will have amenity space for use by all residents, green space, management office and other amenities. Total units affected is 66.

4. Demolition, Disposition and Reposition of Ladrey High-rise (VA004000001) and former ARHA Administration building. In 2021, ARHA will issue an RFP to select a development partner to construct a multifamily building. The building would cover the current Ladrey site combined with the adjacent former ARHA Administration building. As part of the redevelopment plan, ARHA will submit to HUD a demolition and refinancing plan for the existing Ladrey building and a disposition application for the former ARHA Administration building. ARHA has previously received disposition approval from HUD for the 170 Ladrey units and at or prior to demolition of the units, we will convert the units to project-based vouchers. To rebuild the units, together with our development partner, ARHA will finance the construction with Low Income Housing Tax Credits. The outcome of this redevelopment will be replacement of the 170 public housing units with a repositioned operating subsidy, additional affordable housing for household between 30-60% AMI, and market rate housing. The redeveloped site will have amenity space for use by all residents, green space, management office underground parking, and other amenities. Total ACC units affected is 170.

Over the next five years, ARHA will submit disposition applications for the following sites:

- ARHA Administrative Office Building
- Andrew Adkins (90 ACC units)
- Samuel Madden Homes (Uptown) (66 ACC units)
- Cameron Valley (40 ACC units)
- Ladrey High Rise (170 ACC units)

With regards to Hopkins Tancil, ARHA is working with HUD to obtain program rule changes that will allow the property's operating subsidy to be changed and the site to be redeveloped.

Conversion of Public Housing to Tenant-Based Assistance.

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

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

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

Saxony Square – 5 units from Section 9 operating subsidy to project-based Section 8 funds.

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

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

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

James Bland I – 18 units from Section 9 operating subsidy to RAD rents

James Bland II – 18 units from Section 9 operating subsidy to RAD rents

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

Old Dominion – 36 units from Section 9 operating subsidy to RAD rents

Samuel Madden – 66 units from Section 9 operating subsidy through RAD Blend

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

Conversion of Public Housing to Project-Based Assistance under RAD

Consistent with the repositioning initiative that we have undertaken for all our properties funded with Section 9 operating subsidies, ARHA properties, Chatham Square, BWR, Old Dominion, West Glebe, and James Bland, I & II were submitted for the RAD program. These properties are financed using Low Income Housing Tax Credits and have public housing residents. Except for routine maintenance and periodic replacement reserve projects, these projects have not had any substantial capital infusion. ARHA is repositioning these properties by submitting a request for voluntary conversion via Section 18 or 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. As part of the RAD application process, ARHA has reached out to the residents for comments specifically on the RAD financing plan. ARHA will continue to meet with residents during the RAD conversion process.

The Alexandria Redevelopment and Housing Agency (ARHA) is submitting the following information on the 2022 Annual Plan as it anticipates being a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the ARHA will be converting to Project-based Vouchers under the guidelines of PIH Notice 2012-32, REV-3, REV-4, and any successor Notices and PIH Notice 2021-07.

In 2021, ARHA received the CHAP (Commitment to Enter into a Housing Assistance Payments) award letters for the following Public Housing Properties:

Property Name (All Family Units)	Bedroom Size							Total Units per Property
	0	1	2	3	4	5	6	
Chatham Square			26	2 6				52
James Bland I			12	6				18
James Bland II			12	6				18
Braddock, Whiting, Reynolds			24	2 4				48
Old Dominion			24	6	6			36
West Glebe			10	4	2 0	1 4		48
Total Units			108	7 2	2 6	1 4		220

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

ARHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the Rental Assistance Demonstration (RAD) program, ARHA will continue to own its properties and provide its residents with expanded choices and opportunities. ARHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population. The RAD program offers ARHA an opportunity to transition from its current public housing funding platform to a more stable, predictable and sustainable funding source, the Project-based Voucher (PBV) program, which will be administered by the ARHA. The same families who are eligible today for public housing will be eligible for the PBV program.

Upon conversion to the Project-based Voucher program, ARHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6, Attachment 1B of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4, the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32 and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17 (Attachments A, B and C). These resident rights, participation, waiting list and grievance procedures are listed below. ARHA does not plan to adopt a waiting list preference, compliant with 24 CFR § 5.655(c)(2), for the converted projects.

Additionally, ARHA is currently compliant with all fair housing and civil rights requirements and the RAD conversion complies with all applicable site selection and neighborhood reviews standards and all appropriate procedures have been and will be followed. ARHA is not under a Voluntary Compliance

Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by conversion activities.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing ARHA with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, ARHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and this amount is estimated to be \$272,786. In addition, ARHA may also borrow funds to address their capital needs. Lastly, ARHA may also be contributing Operating Reserves up to the amount of \$0 and Capital Funds up to the amount of \$0 towards the conversion.

PBV Resident Rights and Participation.

ARHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6, Attachment 1B of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4, the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA), PIH-2012-32 and the Joint Housing/PIH Notice H-2014-09/ PIH-2014-17 (See Attachments A, B and C). ARHA will also ensure its HCVP Administrative Plan includes all required PBV Resident Rights and Participation language included with this this Plan.

Resident Rights (Section 1.6, Attachment 1B of the RAD Notice H-2019-09 PIH-2019-23 Rev. 4, See ARHA Attachment A, B, and C):

- 1. "No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project-based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, Section 8(o)(4) of the 1937 Act and 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, HUD waives Section 8(o)(4) and 24 CFR § 982.201 to the extent necessary for this provision to apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR Part 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.

- 2. Right to Return.** See Section 1.4.A.5.b. and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident’s right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.
- 3. Phase-in of Tenant Rent Increases.** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant’s TTP) would increase the tenant’s TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three-year phase-in for smaller increases in rent and a five-year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section “Calculated PBV TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1 (the first recertification following conversion), as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

Please Note: In either the three (3) year phase-in or the five (5)-year phase-in, once the

Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

- 4. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to participate in the PHA's FSS program. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that until provisions of the Economic Growth, Regulatory Relief, and Consumer Protection Act are implemented, there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984 (current, or as amended), the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.38 Further, upon conversion to PBV, if the PHA no longer has a public housing program, funds already escrowed for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf>.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

- 5. Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same

Covered Project shall be subject to the terms of this provision.

6. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum (HUD Form 52530-c), as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD and to non-RAD PBV units located at the Covered Project. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter), the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :

- i. A reasonable period of time, but not to exceed 30 days:
 1. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 2. In the event of any drug-related or violent criminal activity or any felony conviction;
- ii. Not less than 14 days in the case of nonpayment of rent; and
- iii. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.

b. Grievance Process. Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For the termination of assistance and several other PHA determinations, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v),⁴⁰
- ii. an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 2. For any additional hearings required under RAD, the Project Owner will perform the hearing.
- iii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or Contract Administrator.
- iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- iv. The Project Owner provides opportunity for an informal hearing before an eviction. Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

- 7. Earned Income Disregard (EID).** Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

- 8. Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions shall apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:

- a. Transferring an existing site-based waiting list to a new site-based waiting list.
- b. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
- c. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
- d. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the

date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the waiting list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).⁴³

When using a site-based waiting list, PHAs should consider waiting list and transfer policies that expand opportunities for tenants seeking an emergency transfer under, or consistent with, the PHA's Emergency Transfer Plan. This includes allowing for easier moves between assisted properties.

⁴³ For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.

To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

ARHA HCVP Administration Plan: A new Chapter 18, Project-Based Vouchers (PBV) under Rental Assistance Demonstration (RAD) is being added. A "working" draft of this Chapter has been attached. In addition, edits may be made to Chapter 17, Project-based Voucher Program if necessary, to maintain consistency with the new Chapter.

B.3	<p>Civil Rights Certification.</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.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>Expand and Preserve the Supply of Assisted Housing:</p> <p>During reporting period 2018-2022 ARHA will preserve the following properties:</p> <ul style="list-style-type: none"> • The agency will continue to re-habilitate units as necessary during regular turnover using Capital Fund. This includes the replacement of appliances with new, energy efficient models, new bathrooms, cabinets, and updated flooring. • ARHA secured demolition disposition approval from HUD for Ramsey Homes. Secured tenant protection vouchers and relocated Ramsey residents. The site was redeveloped into a 52-unit mid-rise apartment building, now renamed, The Lineage. The building is now open for leasing. • ARHA secured Section 18 approval for Ladrey Highrise and is in the planning stages of redevelopment. • Received Section 18 approval for Park Place, Saxony, and the Ladrey Highrise which are in the beginning stages of disposition. ARHA has solicited development partners for Samuel Madden for redevelopment into mixed-income multifamily residential housing.

- Secured tenant protection vouchers for Ramsey Homes. Relocated former Ramsey families into recently opened Ramsey building.
- Currently in the planning stages of leveraging private and other funding sources to create new housing opportunities through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications
- ARHA's VHD LLC has created Premiere Affordable Housing LLC to serve as a nonprofit partner in future development deals, review affordable housing opportunities for ARHA, and otherwise contribute to the development and expansion of affordable housing within and outside of the city of Alexandria.
- Met its goal of reducing public housing vacancy rates and has increased and maintained at least an average 98% occupancy rate.

Improve the Quality of Assisted Housing:

- ARHA continues to improve PHAS scores and achieved SEMAP "High Performer" status this year.
- The Asset Management Department has continued to work on improving oversight of the Voucher Program Quality Control via PIC, VMS, and EIV.
- The Agency continued improving ARHA unit inspections, deficiency corrections, and rehab of older units. ARHA has also hired contractors to provide quality control of all ACC units.
- Continued planning to dispose and demolish for the redevelopment obsolete public housing units that no longer meet HUD Asset Management Program guidelines.

Increased Assisted Housing Choices

- ARHA is pursuing development opportunities for older Public Housing units through mixed finance-mixed income communities and increase use of HCVP to qualified residents.
- The Agency secured demolition disposition approval from HUD for Ramsey Homes and redeveloped the site into a 52-unit mid-rise apartment building, now called, The Lineage. The site was completed and is currently leasing units.
- Recently the Agency received Section 18 approval for Park Place, Saxony Square, and the Ladrey Highrise and is in the beginning stages of disposition. ARHA has solicited development partners for Samuel Madden for redevelopment of the site into mixed-income multifamily housing.
- ARHA is adding 48 Emergency Vouchers which are being issued in response to COVID-19-19 pandemic. ARHA has determined required partners and has begun administration of these vouchers and will start leasing soon.
- The Agency continue to implement an active portability program.
 - a. ARHA Housing staff counsels and helps prepare HCVP Tenants to "port" to other jurisdictions.
 - b. To facilitate the portability process, request forms are available at the front desk of the main office, and the forms have been made available by mail and/or email. Information on portability is also provided during "in-house" (and via phone meetings during the pandemic) intake briefings. Additionally, portability information, and portability request forms are included in the Agency's intake briefing packets.

- The Agency continues to implement Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. Earlier in the year, ARHA released its 2021 SAFMRs which for most 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, ARHA’s voucher holders are now able to lease units in the City which offer higher opportunity and lower poverty. The use of SAFMRs is also 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 more “affluent” market rate residential areas.
- Outreach to potential voucher property owners continues:
 - a. The Agency actively “networks” with potential HCV landlord participants by calling new and established apartment communities currently not accepting vouchers and speaking with private owners and leasing agents during numerous ARHA and City of Alexandria events and meetings throughout the year.
 - b. Housing Managers and Housing Specialists hold HCVP landlord/owner briefing sessions for new landlord/owners, property managers, and to anyone considering listing their units with the HCVP.
 - c. The Agency website offers online information to potential HCVP landlord/owner participants (including the Landlord Briefing packet). Listing units for rent to vouchers holders has been made easier by online “Unit Availability” form and Landlord portal.
 - d. A new online service has been added that allows landlords/owners/property managers to set-up an account which allows them to track HAP payments, housing inspections, submit unit availability forms, and communicate with ARHA staff. ARHA hopes that this new service will encourage potential voucher property owners to participate in the HCVP.
- ARHA has continued to implement the voucher home-ownership program and is now partnering with VHDA, NACA, and the City of Alexandria Office of Housing’s Down Payment Assistance program to aid potential homeowners.
- In January of this year, ARHA opened the HCV, PH, and site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, West Glebe & Old Dominion and Old Town Commons (also known as James Bland I, II IV). The waiting lists were opened to the public from January 10th-13th, 2021. ARHA received approximately 45,000 applications.

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

a) The Ladrey High-Rise (Elderly & Disabled Housing)

This year the Agency has again began plans to improve the living environment at the Ladrey High-Rise (continued interior updates, offering in-house creative arts, computer and exercise classes) which were suspended in March 2020, when it became clear that the COVID-19-19 virus was in the City of Alexandria. In response to the outbreak, the Agency implemented a plan to secure the Ladrey building and its residents. The Ladrey High-Rise building which houses the Agency’s most “at risk” groups for COVID-19-19, the elderly and disabled, was put on “24 Hour” security and the building was closed to all non-essential visitors. The only people to enter the building were residents, ARHA staff, and essential care workers. COVID-19 restrictions are in the process of

being lifted, however, masks remain mandatory for ARHA staff and for Residents in common spaces. All visitors are still required to sign in/out and to provide their contact information in case contact tracing is required. The Ladrey building's pandemic plan will continue to be evaluated and altered as needed.

b) COVID-19-19 Help for ARHA Residents.

ARHA continues to identify pandemic related issues that affect residents. In response to the ongoing COVID-19-19 pandemic, the Agency continues to communicate frequently with residents to keep them informed of changes. The Agency also implemented a temporary "ban" on all evictions in March 2020 which is scheduled to end by July 31, 2021. ARHA is committed to assisting residents who have not been able to pay their rent during this time frame. Residents who need help will receive referrals for local agencies known to help residents pay rent and utilities, and if necessary, they will be given the opportunity to pay what they owe via repayment agreement.

As of June, 1st 2021, the Asset Management team is now working full-time in the office rather than at home. This was implemented to better serve the needs of ARHA's residents and housing program applicants. However, the Asset Management Department plans to continue using electronic, online services for administering housing certifications and will work to increase the number of residents/applicants that use the platform to receive, complete, and return their housing paperwork.

ARHA is continuing to provide numerous essential services for our residents during the pandemic. In mid-March, regular food distribution provided to residents by the Capitol Area Food Bank was suspended due to potential virus spread. This left many residents who have relied on this service vulnerable to hunger and malnutrition. As the pandemic continued, new groups of ARHA residents also needed help with obtaining enough food for themselves and their families. This included residents that were no longer able to leave their homes to shop due to advanced age, pre-existing conditions, and the newly unemployed.

To meet the continued need for food, ARHA's Social Services have continued to team up with local organizations such as ALIVE, the Charles Houston Recreation Center, and multiple churches, charities, and shelters to provide safe food distribution to not only ARHA residents but to anyone in the City of Alexandria who needs food. ARHA will continue to provide staff, resources, and distribution centers as needed. ARHA also continues to receive financial donations from local businesses and individuals which are then converted to gift cards and are given to residents in need of food and household supplies.

The Agency in 2020 held a widespread PPE distribution for all ARHA residents. ARHA staff handed out masks, gloves, hand sanitizer, and cleaning supplies at every ARHA property and office throughout June and July of 2020 to accommodate those who wished to pick up supplies. For those that were not able to come to the distribution areas, ARHA staff delivered PPE supplies directly to their homes. This year, the Agency is continuing to give out PPE and cleaning supplies when requested.

c) Resident Associations

The ARHA Resident Association (ARA) and the Resident Advisory Board (RAB) continue to be active in the community and with Agency management. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA management and the ARHA Board of Commissioners. However, since the start of the pandemic meetings have been conducted either electronically, or by conference call. In addition, ARHA resident associations have assisted with the development of all pandemic oriented services provided by the Agency, as well as, its members have been on the front lines as active participants in bringing these services to ARHA residents.

d) ARHA Community Engagement

ARHA is committed to keeping all ARHA residents informed of procedural changes and services offered. Multiple notices have been provided in response to the pandemic. Notice is provided via mail, email, and website, when warranted. ARHA staff will continue to be available to answer resident questions and concerns if they are working in the office or from home.

Asset Management Housing Specialists continue to be responsible for overseeing the housing developments to which they have been assigned. Specialists' on-site visits have been suspended for the time-being, but they continue to report on the status of each housing development, as best they can during the pandemic. The Specialist's report is submitted monthly to the Asset Manager Director, the Maintenance Department, and CEO (if severe enough). These reports allow ARHA to quickly react to any issues that have occurred and to be increasingly preventative when it comes to maintaining the property's building exteriors and common spaces. These on-site visits are set to resume this year.

ARHA will continue to be a major contributing partner in many community events. Many of the activities that Agency usually participates in with the City of Alexandria, and numerous local organizations, such as, the annual Youth Arts Festival, National Night Out and Santa's Winter Wonderland (SWW) have been canceled due to the COVID-19 safety concerns. ARHA will remain flexible when it comes to holding community activities, especially Santa's Winter Wonderland. This event is very popular with the community as it provides gifts and a visit with Santa to ARHA's children. ARHA hopes to hold SWW this year but will be working on an alternative plan to distribute gifts if the event cannot be held due to COVID-19 restrictions.

Promotion of Self-Sufficiency and Asset Development

a) Training/Seminars

ARHA continues to make efforts to change the low-income level of many Public Housing and Housing Choice Voucher families. The Agency works toward increasing residents' 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. Unfortunately, only a handful of seminars and trainings were able to be offered

Last year due to the pandemic. However, once it is deemed safe, ARHA will resume its normal seminar/training schedule. ARHA is currently exploring the possibility of offering ROSS and FSS resident trainings virtually. This is still in the development phase and hopefully will be offered this year.

The Social Services Coordinator for James Bland V residents (54 units) conducts training on various topics, “Goal Objectives, Effective Communication”, “Positive Thinking”, Budget Management”, “Credit Restoration”, “Employment Development”, “and Life Skills-Self Esteem”. Just as the ROSS and FSS programs above, in person trainings are still suspended but may resume virtually or in-person this year.

b) Family Self-Sufficiency Program (FSS)

ARHA continues to implement the FSS program for HCVP and Public Housing Residents. The FSS Coordinator, during the pandemic continues to meet with FSS participants via phone and email. The FSS Program has graduated two (2) Housing Choice Voucher and Public Housing participants so far this year and plans to graduate four (2) more by the end of 2021. All graduates have accrued escrow.

c) ROSS Program

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 our residents attempting to find employment. ROSS program participants also attend the various self-improvement workshops held throughout the year at the Agency. Just as the other programs listed above, all interaction with program participants is being done via phone and/or email and, unfortunately, training events usually provided have been suspended until further notice.

d) Intern Program

The Agency is providing summer intern jobs for high school and college students on a limited basis due to the ongoing COVID-19 pandemic. Interns work in a variety of ARHA departments (Finance, Asset Management, and Information Technology) and learn valuable work skills. ARHA has on a limited basis offered some summer work for eligible 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. ARHA hopes to offer this very popular program again in summer, 2021.

e) Elderly/Disabled Activities

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, and provides access to the food bank and weekend meals program. Currently, many programs have been suspended due to the pandemic however, some activities are being held on a limited basis only.

f) Staff Training

ARHA staff continues to work with the City of Alexandria's Department of Human Services and attends meetings and training on various topics such as; domestic abuse, addiction, mental illness, and homelessness.

ARHA staff continues to attend job/position specific trainings year-round. This year, several ARHA staff members attended Tax Credit Specialist training and received their Tax Credit Specialist certification. ARHA hopes to resume staff training on a larger scale this year as COVID-19 related restrictions ease.

Ensure Equal Opportunity and Affirm Fair Housing

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. ARHA Asset Management staff attends Fair Housing Training provided by the Commonwealth of Virginia on an annual basis.

ARHA ensures accessible housing for those with disabilities, and currently exceeds the required number of accessible units under the 504 guidelines. ARHA included 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.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>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.</p> <p>See HUD Form 50075.2 approved by HUD 5/13/2021.</p>