

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/ 2019 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>754</u> Number of Housing Choice Vouchers (HCVs) <u>1912</u> Total Combined Units/Vouchers <u>2666</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>

ARHA's Public Outreach:

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

Notice:

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY

PUBLIC NOTICE

DATE: March 29, 2019
TO: GENERAL PUBLIC AND INTERESTED PARTIES
SUBJECT: PUBLIC HEARING ON DRAFT OF AMENDMENT TO ARHA'S 2019 ANNUAL AGENCY PLAN

A public hearing will be held on April 17, 2019 for the purpose of obtaining public comments on the Amendment to the FY 2019 Annual Agency Plan.

The public hearing will be held at 401 Wythe Street on April 17, 2019. The meeting will be from 5:00 p.m. to 6:00 p.m. Written comments may be submitted to ARHA at 401 Wythe Street, Alexandria, VA 22314 or emailed to dgeorge@arha.us through Tuesday, May 14, 2019.

A hard copy of the Agency Plan can be obtained at 401 Wythe Street. Copies will also be available on April 5, 2019 at the following libraries:

DUNCAN BRANCH	2501 Commonwealth Avenue
BEATLEY CENTRAL	5005 Duke Street

The Amendment to ARHA's Agency Plan allows ARHA to submit a Disposition plan to allow the repositioning of the Public Housing properties.

During the public hearings, staff from ARHA's Development Department, will be available to answer questions and receive public comments. Written comments received by 5:00 p.m., May 14, 2019, will, as appropriate, be addressed in the final version, and/or taken into account in the development of the next Five-Year Action Plan and/or One-Year Agency Plan. Interested parties will have an additional opportunity to comment on the Plan during the May 28, 2019 ARHA Board of Commissioners meeting before the Board takes official action on the document.

For further information or request reasonable accommodations, please call ARHA (703) 549-7115 extension 165.

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

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

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

Y N

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

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

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

B.2 New Activities.

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

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed Finance Modernization or Development

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

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

1. Ramsey Homes (AMP No. VA004000003) (HUD No. VA04-05): ARHA had a financial closing for this project in November 2018 and commenced construction of the new project. ARHA had previously received a Demolition and Disposition approval and a Mixed Finance Amendment approval from HUD. The redevelopment resulted in the demolition of a 15-unit public housing community, and the construction of 52 new units of affordable housing, which are currently under construction. Among the 52 affordable units, there are six public housing units. ARHA will amend the Disposition application to HUD and convert these six currently designated public housing units into Project Based Vouchers with Section 8 operating subsidies. The other 46 units in this project will remain rent-restricted LIHTC units. Six public housing units are impacted by ARHA's application to HUD.

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

approach will also limit the disruption to the lives of the seniors and disabled residing at Ladrey. In total, 170 public housing units will be impacted by ARHA's application to HUD.

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

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

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

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

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

8. ARHA Administrative Office Building (600 N Fairfax Street): The Administrative Building has been earmarked for redevelopment. During the 2018-2022 reporting period, ARHA will submit a Disposition application and receive HUD approval to release the restrictive covenant off this property. In this way, ARHA will be able to combine this

property with other ARHA properties to be redeveloped into a mixed income community. The disposition meets HUD's criteria of non-dwelling buildings and vacant land as noted in PIH 2018-04 because the disposition of the property does not interfere with continued operation of the remaining portion of the project. No housing units will be impacted by this disposition.

Demolition and/or Disposition.

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

1. Disposition Only of Park Place Condominiums (AMP No. VA004000004-Scattered Sites) (HUD No. VA04-16): ARHA owns 38 condominium units in a property known as Park Place. The condo building has a total of 403 units; 365 market rate condos and 38 condo units owned by ARHA. The high condominium fees paid by ARHA have made this project financially unfeasible as ACC units and have been a drain on agency resources. ARHA will submit a Disposition application under the Section 18 repositioning initiative and allow ARHA to reposition the property. The increased operating revenue generated from converting the units from Section 9 operating subsidy to project based vouchers with section 8 subsidies will allow the housing authority to address many capital items shown in the PNAs and operate the property efficiently. Total ACC units affected will be thirty-eight.

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

Conversion of Public Housing to Project-Based Assistance under RAD

1. Consistent with the repositioning initiative that we have undertaken for all our properties funded with Section 9 operating subsidies, the following nine (9) sites will be submitted for a voluntary conversion from public housing via the RAD program. These properties were financed using Low Income Housing Tax Credits and have public housing residents. Except for routine maintenance and periodic replacement reserve projects, these projects have not had any substantial capital infusion. ARHA will reposition these properties by submitting a RAD application in order to improve the quality of housing for ARHA residents, preserve the units as affordable into the future, and secure the capital funds that are required to make the major repairs that the property requires. In the alternative, ARHA will submit a Section 18 Disposition application to HUD by claiming obsolescence. ARHA is currently undertaking an analysis of all its physical plants by undertaking a physical needs assessment. A review of these reports will determine if we reposition the properties using Section 18 or RAD. Two hundred sixty four ACC units are impacted by the application to HUD.

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

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>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.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 <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>

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