

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 9/30/2027</b>
--	---	---

**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.
<p><b>A.1</b></p> <p><b>PHA Name:</b> Alexandria Redevelopment &amp; Housing Authority <b>PHA Code:</b> <u>VA004</u>  <b>PHA Type:</b>      <b>Standard PHA</b>      Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2026</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>638</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2005</u> <b>Total Combined Units/Vouchers</b> <u>2643</u></p> <p><b>PHA Plan Submission Type:</b>      <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> 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.</p>

--	--

**Public Notice:**

**ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY**  
**PUBLIC NOTICE**

**DATE:** July 26, 2025

**TO:** GENERAL PUBLIC AND INTERESTED PARTIES

**SUBJECT:** ARHA’s FY 2025-2029 FIVE YEAR PHA PLAN, FY 2025 & FY 2026 ANNUAL PLANS, AND THE FY 2025-2029 5-YEAR CAPITAL FUND ACTION PLAN.

A public hearing will be held at ARHA’s main office located at 401 Wythe Street, Alexandria, VA 22314 on Monday September 15, 2025, from 5:30 p.m. until 6:30 p.m. to discuss the Alexandria Redevelopment & Housing Authority’s (ARHA) FY 2025 & FY 2026 Annual PHA Plan, FY 2025-229 5-Year PHA Plan, and the FY 2025-2029 5-Year Capital Fund Action Plan. The Annual PHA Plans identify ARHA’s changes to essential PHA elements and activities that enable the Agency to continue serving the needs of low-income, very low-income, and extremely low-income families in the City of Alexandria. The 5-Year PHA Plan states the Agencies’ goals and objectives for the next five years. The FY 2025-2029, 5-Year Capital Fund Action Plan shows how capital funds provided by HUD are to be allocated for ARHA building, site and unit improvements. Included with the 2025 & 2026 Annual PHA Plans is a new Chapter for ARHA’s HCVP Administrative Plan chapter on Project-Based Vouchers which contains new regulations, policies and procedures governing ARHA’s use of project-based vouchers.

Copies of all "Plans", plan elements, and relevant information will be available on the ARHA website ([www.arha.us](http://www.arha.us)). and City of Alexandria website ([www.alexandriava.gov](http://www.alexandriava.gov)), at ARHA’s main office at 401 Wythe St., Alexandria VA, 22314 and the property management office at the Ladrey High-rise at 300 Wythe St. Alexandria, VA 22314. All Plans, plan elements, and relevant information is also available either by mail and/or email upon request. ARHA will be providing a 45-day public comment period. Written comments or questions received by 5:00 p.m. September 12, 2025, will, as appropriate, be addressed in the final versions, and/or considered in the development of the next Annual PHA Plan or 5-Year Capital Fund Action Plan.

The ARHA Board of Commissioners will take official action on all "Plans", plan elements, and relevant information, during the Board of Commissioners meeting at 8:00 a.m. on September 17, 2025. ARHA’s Board of Commissioners meetings are open to the public. For information on how to attend ARHA’s public Board of Commissioners’ meeting, please contact Juwahn Brown, Executive Assistant at [jbrown@arha.us](mailto:jbrown@arha.us). For further information regarding policies, rules and requirements concerning ARHA's operations, programs and services, or to request a reasonable accommodation, please contact Denise Kaffka, Director of Compliance, Operations and Policy (COPs) @ (703) 549-7115 extension 1400. Or email: [dkaffka@arha.us](mailto:dkaffka@arha.us)

	<b>PHA Consortia:</b> (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>B.</b>	<b>Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p>					

**Financial Resources FY 2025.**

<b>Financial Resources</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Uses</b>
<b>1. Federal Grants</b>		
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
<b>2. Prior Year Federal Grants</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$2,260,637	Public Housing Operations
<b>4. Other Income - Public Housing/S8 Programs</b>	\$353,532	Public Housing Operations & S8 Programs
<b>5. Non-Federal Sources</b>		
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
<b>Total Resources</b>	<b>\$50,575,772</b>	

**Operation and Management.**

ARHA continues to reorganize. Agency departments have been restructured, and numerous personnel changes have occurred. ARHA is confident that these changes will allow for the successful navigation of the many challenges ahead as the Agency continues to provide quality low-income affordable housing in the City of Alexandria.

ARHA staff continues to review and update the Agency's HCVP Administrative Plan and the Public Housing ACOP which will contain the latest HUD requirements and ARHA policies. In late 2025, both drafts will be "published" and made available for a public 45-day comment period. After the comment period a public hearing will be held before submitting the Plans for Board approval. Additional chapters with HOTMA 102/104 regulations and policies will be included and will be effective once HUD provides the final compliance date. Prior to this date, the Agency will follow policies as outlined in Chapters provided in both plans.

**Grievance Procedures.**

ARHA is in the process of amending grievance procedures for ARHA residents. These changes will be added to next year's annual plan after the amended ACOP is made available to the public for the requisite 45-day comment period, a public hearing is conducted, and ARHA's Board of Commissioners approve the changes. Until this occurs ARHA will abide by the policies in the current ACOP.

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

See Attached.

## 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 AHRA expects to reposition current public housing units through RAD, RAD-blend, Section 18 demolition and/or disposition, mixed finance developments, streamlined voluntary conversion and/or voluntary conversion, and using Faircloth to RAD. In this manner, ARHA expects that over the next decade it will no longer manage units subsidized through the Section 9 program. As part of this repositioning strategy, ARHA will continue to preserve current affordable housing units through re-syndication of tax credits, acquisition of new affordable housing sites, and project basing Section 8 vouchers where necessary and feasible to preserve and expand affordable housing units in the City of Alexandria.

**Samuel Madden Homes:** 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 was to build a mixed income, mixed use community with increased density, replace on site 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 earnings between 30-60% AMI. In 2022, ARHA selected development partners and plans are moving forward for the redevelopment of Samuel Madden into mixed-income multifamily residential housing.

In February 2023, the City Council approved all the entitlements for Madden and the Planning Commission approved the "Certificate of Appropriateness". This approval permitted the development team to submit the application for a building permit for the mixed income/mixed-use buildings that will be constructed. A single

multifamily building will be constructed on each of the two parcels that comprise the Madden Homes property (Madden North and Madden South). Each building will have underground parking. As both buildings are being created as one community, the amenities in each building will be available to residents of the other building. In addition, the redeveloped site will include open courtyards, meeting and activity space, an onsite management office building in each building, security, and other amenities.

The Madden North redevelopment was financed in part with a twinning of 4% and 9% LIHTCs. The Madden site received Section 18 demo/dispo approval from the HUD SAC office and was deemed eligible for 65 project-based vouchers for permanent rental units in the redeveloped Madden site. The Madden North building will contain 207 affordable housing units, amenities for the building occupants, and a space for including a food pantry managed by a local nonprofit on the site. The financial closing occurred in May 2025. There will be a 30-month construction period, therefore, we anticipate occupancy of the new buildings on or about Q4 2027. All Madden North residents were relocated to temporary housing either in vacant public housing units or, with the use of TPVs, in the private market. Those in good standing will have a right to return to the Madden North property. Financing for the Madden South parcel is continuing to be finalized, and the financial closing is projected on or prior to the end of CY 2026.

**Ladrey High Rise:** In 2022, the Board of Commissioners selected a development team to redevelop the combined site of the existing Ladrey building together with the adjacent former ARHA administrative office site. The proposed development plan called for the one-for-one replacement of the existing 170 units at Ladrey and an additional 100 affordable units and HUD had approved Section 18 repositioning for the project. Ladrey residents were part of the evaluation panel and have remained active throughout the negotiation process with the development team and the entitlement process. The City Council and the Planning Commission approved the zoning application in January 2024, and the development team has submitted financing applications to Virginia Housing for 4% tax credits. However, due to conditions in the financial markets, interest rates, and supply chain issues, the project's financial gap has made it difficult to move forward. After much consideration it has been determined that the current funding gap is unsurmountable and therefore, the Agency and development partners are in discussions to modify the development plans. The new proposed plan will involve the Ladrey building only, and instead of a demo and rebuild, the building will be renovated. ARHA will continue to work with the same development partners and soon will be seeking HUD approval for the new plan. Once the new plan is developed a series of meetings with the Ladrey residents to gauge feedback will be scheduled. The Agency's goal is to have financing for the new plan in place by early 2026, begin work by 2027, and have the project completed by 2029 at the latest.

ARHA is planning to begin relocation of the Ladrey residents soon now that HUD has issued 169 tenant-protection vouchers. Residents will be able to either use their voucher to move into ARHA's soon to be acquired senior building or use their voucher to lease elsewhere. All residents have the right to return once the renovation of the building is complete. For over a year, Ladrey residents have been meeting with 3<sup>rd</sup> party relocation specialists who have focused on preparing each resident for the move ahead. All packing and moving costs will be covered.

**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 is a part of the Samuel Madden AMP. ARHA submitted a Section 18 obsolescence application for the entire Samuel Madden AMP, which includes the Andrew Adkins property. ARHA submitted the Section 18 application for the Madden AMP in Q1 2024 and both Madden and Adkins met the obsolescence test. Since Madden was on a more rapid development timetable, the Adkins property was separated from the Madden DDA so that the Madden property could receive the Section 18 approval. ARHA will submit a new DDA for Adkins and submit additional information requested by SAC. Upon review of the information to be submitted, we expect that the Adkins property will receive Section 18 disposition approval.

In Q2 2025, ARHA submitted a Section 18 disposition application for the 40 units in the property known as Yale Drive (the former Cameron Valley site). The physical needs assessment for this property concluded that the property meets the obsolescence test for property disposition and subsidy repositioning. This determination was supported by additional civil, structural and geo-technical engineering studies completed on the property.

The Agency continues to pursue opportunities to redevelop the entire public housing portfolio through mixed-finance, mixed-income communities, and subsidy repositioning. Additionally, with all current and future redevelopment, ARHA is exploring strategies to promote and implement best practices for de-concentrating poverty by developing mixed income housing.

ARHA is also continuing to explore other opportunities for redevelopment of its portfolio including Hopkins Tancil (Moderate Rehabilitation) and exploring the creation of an affordable independent living and assisted living facility within its current properties.

ARHA will continue to implement its repositioning strategy with the eventual goal of closing out of public housing through the HUD conversion tool “Streamline Voluntarily Conversion”. Our goal is to reach this voluntary conversion goal within the next ten years.

### **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 and/or Demolition Applications 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 and received project-based section 8 vouchers. The full conversion through Section 18 to Section 8 Project Based Vouchers of the Park Place units was completed in early 2023. The total units affected are 38.
- 2. Disposition Only of Saxony Square Condos: (VA004000005-Scattered Sites).** Total ACC units affected are five (5). HUD approved the disposition application. During FY 2022 ARHA renovated the units and received project-based section 8 vouchers and the units leased. The full conversion through Section 18 to Section 8 Project Based Vouches of the Saxony units was completed in early 2023. The total units affected are 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 temporary relocation of existing Madden residents. The full conversion through Section 18 to Section 8 Project Based Vouches of the Madden units was completed in Q4 2026. The total units affected are 66.

The Madden AMP also contains 90 units at Andrew Adkins. Since the entire AMP met the obsolescence test, the Adkins property will receive disposition approval after ARHA creates a new DDA. Once a development partner has been selected for this site, 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.** ARHA received demolition and disposition approval from HUD and received TPVs for the 170 Ladrey units in Q1 2025. The ARHA Board voted to approve the selection of a development partner and for the demolition of the existing structure and construction of a new affordable building to include replacement of the 170 current units with 100 additional units between 30-80% AML. However, due to financial constraints in the market, it has been determined that the project is not financially feasible. Therefore, ARHA will be seeking HUD approval to renovate rather than redevelop the Ladrey. The total ACC units affected are 170.
- 5. Reposition of Chatham Square (VA004000006) and Braddock, Whitting & Reynolds, known as BWR (VA004000007).** 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.
- 6. Disposition and Demolition of Cameron Valley (VA004000004)** ARHA submitted a disposition application for Yale & Ellsworth units (former Cameron Valley) since the property met HUD's obsolescence test. Total ACC units impacted with this application are forty (40).

ARHA has developed a Development Plan for a portion of its public housing sites. Over the next five years, ARHA anticipates submission of disposition and/or demolition applications for the following sites:

- a. ARHA Administrative Office Building- Section 18 disposition/demolition application with Ladrey Property-
- b. Ladrey High Rise (170 ACC units)- Section 18 disposition approval from SAC. Amending approval to remove demolition.
- c. Andrew Adkins (90 ACC units)- Section 18 disposition application approved with Samuel Madden property. Final approval expected in Q3 2025.
- d. Samuel Madden Homes (Uptown) (66 ACC units)- Section 18 demolition/disposition application approved by SAC in September 2024.
- e. Cameron Valley (40 ACC units)- Section 18 disposition application submitted to SAC in Q2 2025.
- f. Hopkins Tancil (a mod-rehab project) – RAD-Blend application available for Mod-Rehab properties.

#### **Designated Housing for Elderly and/or Disabled Families.**

ARHA has continually operated the Ladrey High Rise (VA004000001) located at 300 Wythe Street Alexandria, VA 22314. The Ladrey is an eleven (11) story building containing 60 studios and 110 one-bedroom units for a total of 170 units. Currently the Ladrey is the only designated elderly/disabled public housing property in ARHA's portfolio. HUD approved the conversion of the property from Section 9, public housing subsidies to Section 8 project-based funding. Also approved by HUD are ARHA's redevelopment plans for the building. However, the Agency is currently considering changing the development plans from a rebuild to a renovation. Recently, ARHA received TPVs for the 170 Ladrey units and soon the relocation of the Ladrey residents will begin. The current development plan for the Ladrey is to keep it as an elderly and/or disabled building.

#### **Conversion of Public Housing to under the Voluntary or Mandatory Conversion programs.**

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** – 38 units from Section 9 operating subsidy to project-based Section 8 funds. The conversion is completed.

**Saxony Square** (VA004000005) – 5 units from Section 9 operating subsidy to project-based Section 8 funds. The conversion was completed in 2023.

**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 Faircloth to 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. 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.

In 2021, ARHA received the CHAP (Commitment to Enter into a Housing Assistance Payments) award letters, and we continue to work with HUD towards the RAD conversion of the following sites:

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			12	6				18
James Bland II			12	6				18
Braddock, Whiting, Reynolds			24	24				48
Old Dominion			24	6	6			36
West Glebe			10	4	20	14		48
Total Units			108	72	26	14		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 remains 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.

## Project Based Vouchers

### *Repositioning Operating Subsidies*

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 approval to renovate the building. If this is approved and the Agency moves forward with renovating the Ladrey the number of project-based units will be reduced to 120. HUD has approved issuance of TPVs for residents to relocate to temporary housing as the planning continues. In addition, ARHA may request that a portion of the TPVs issued for Ladrey be converted to project-based vouchers in non-public housing multifamily and/or designated elderly buildings.

**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.

### *Project-Basing Vouchers/New Acquisition*

Consistent with the Agency's Plan(s) to reposition our properties funded with Section 9 operating subsidies, ARHA will seek to leverage Authority resources to support the acquisition of existing multifamily developments within the jurisdiction. The proposed acquisition(s) will support the relocation of ARHA public housing residents as the agency repositions its legacy public housing portfolio. As part of this strategy ARHA, upon HUD approval, will project-base units in a newly acquired multifamily non-public housing, senior building. ARHA will keep the building as senior only and will provide various supportive services for the senior residents. The new acquisition is in the City of Alexandria's Old Town neighborhood. The proposed number of project-based vouchers for this acquisition is expected to be up to 132.

*Amended Project-Based Voucher Chapter in HCVP Administrative Plan*

In anticipation of continued use of project-based vouchers in the Agencies' conversion and acquisition strategies, staff have recently updated the PBV Chapter of the HCVP Administrative Plan to include all updated regulations and policies which, when approved, will govern the use of project-based vouchers for the Agency going forward. To expedite approval and to ensure that the utilization of project-based vouchers is consistent with ARHA's Administrative Plan, the amended Project Based Voucher Chapter has been attached to this annual agency plan. The attached Chapter will receive the required 45-day comment period and will be available for discussion in the upcoming public hearing in July. Please see Attachment I for details on amended policies.

**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 2026.

**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 Faircloth 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 Faircloth 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.
- Applying for rental vouchers to replace repositioned public housing rental 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 during regular turnover 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.
- Prepared 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.
- Planning to Reposition ARHA's Section 9 operating subsidies through RAD and project-based assistance so that at the end of five years ARHA will not own or manage units whose operating subsidy is funded with public housing subsidies subject to an Annual Contributions Contract.
- Working with private developers to place Faircloth to RAD units in non-public housing sites and therefore increase the number of affordable housing units in Alexandria.
- Acquired a lot in the Old Town neighborhood of Alexandria that will be used to develop affordable housing. Currently, ARHA is doing feasibility studies and will begin looking for development partners by the Q4. Of 2025.



- Issue a new RFQ to solicit additional qualified development partners for Andrew Adkins, Cameron Valley, and the MROP units at Hopkins-Tancil.
- Activating 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 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.
- 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.
- Entered a Shared Use and Utility Easement agreement with the owner of property abutting Andrew Adkins.
- Evaluating development proposed by the owners of property adjacent to Duke Street parcel to increase the number of affordable housing opportunities.
- Acquired a parcel of land in Old Town for future ARHA development purposes.
- Holding community meetings to prepare residents who will be directly affected by changes due to both Section 18 and RAD conversion. ARHA has met with various elected and appointed officials and resident organizations to discuss development & relocation information at the Ladrey and Samuel Madden. Resident turnout was high. Additional meetings will continue throughout the fiscal year. ARHA also continues to provide notices, general conversion, and tenant relocation FAQs. At a minimum, written materials for the communities affected have been translated into Spanish and Amharic.

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

- Focusing on improving PHAS, REAC and SEMAP scores.
- Hired an Inspection Manager to oversee all inspection activities at the Agency.
- Implementing NSPIRE protocols for HQS inspections by October 1<sup>st</sup>, 2025. Once implemented, NSPIRE will be the primary inspection protocol used by the Agency. NSPIRE protocols prioritize resident health and safety by focusing on three (3) areas; *Unit*-interior components and systems inside resident units, *Inside*-items and components inside the building such as laundry rooms, gyms, and other common spaces, *Outside*- which refers to the building site's exterior components, sidewalks, playgrounds and air conditioning units.
- Implemented "pre-move in" quality control inspections of ARHA owned units. This has reduced the number of failed third party move-in inspections and reduced unit turnover and vacancies.
- Scheduling quarterly meetings with the Compliance, Inspections and Maintenance teams to discuss inspection findings for ARHA owned units. These meetings have resulted in continued improvements in the administration of inspections, and in the maintenance team's response time, & resolution of deficiencies.
- Improving customer service for residents requesting maintenance needs and/or reporting maintenance emergencies.
- Continued implementation of new PHA software, Yardi. The system is now fully operational with only a few modules still being configured. User training is ongoing.

- Working to strengthen property management functions at the Agency. New property managers have been hired, and training continues. Property Managers will focus on leasing, the up-keep and safety of each property as well as being responsible for community and tenant issues.
- A new Asset Recovery Department has been created to focus on rent collection, repayments agreements, and legal processes such as evictions and non-compliance.
- Planning to dispose and demolish for the redevelopment of obsolete public housing units that no longer meet HUD Asset Management Program guidelines.
- Upgraded security camera systems at ARHA properties. ARHA continues to work with the Alexandria Police Department to ensure that camera data is available for use as evidence of criminal activity.
- Meeting monthly with Agency Resident Police Officers (RPOs) to address issues at ARHA's properties.
- Increasing the utilization of web-based services for applicants, residents, and landlords/owners. Currently the Agency is working on the implementation of a multifaceted on-line platform via Yardi, Rent Café. Through this platform:
  - Residents can pay their rent. This simplifies the rent payment process and increases the number of residents paying on time.
  - Residents may register for a Rent Café account which enables them to upload required verifications and paperwork directly to their housing specialists and property managers. Residents will soon be able to complete and submit their recertification and interim "packets" online.
  - Applicants may now register to use the platform to update their waiting list applications. When waiting lists open, applications will also be completed and submitted via Rent Café. Additionally, future waitlist updates will be performed via Rent Café.
  - Leasing and lease renewal forms will soon be available online.
  - Landlords/Owners may create accounts on Rent Café which allow them to upload and manage direct deposit information, post unit availability forms, review payments, and see inspection results.

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

- Pursuing development opportunities for older public housing units through mixed finance-mixed income communities and increase use of housing choice vouchers to qualified residents.
- Implemented site-based wait lists for converted Saxony Square and Park Place. As required all active applicants on the HCV wait list were offered placement on each project-based voucher site-based lists.
- Completed the conversion of three public housing properties, James Bland I, James Bland II, and Old Dominion via RAD to project-based vouchers.
- Implementing site-based wait lists for recently converted sites, James Bland I, James Bland II, & Old Dominion. ARHA will offer all HCV applicants placement on these site-based wait lists when the wait list is purged in 2025.
- 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 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, and Emergency Housing which assists the homeless. In addition, ARHA continues to implement 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 counseling/services. Portability request forms are available at the front desk of the main office and are available by mail and/or email upon request. Portability information and forms are provided during intake briefings and included in the Agency’s briefing packet.
- Continuing to implement Small Area Fair Market Rents (SAFMRs) which provide increased payment standards for higher rent zip codes in the jurisdiction. In the past, high rents in the City of Alexandria resulted in many voucher holders renting in the same few “lower rent” neighborhoods. Since ARHA began using SAFMRs there has been an increase in the de-concentration of ARHA residents throughout the City. Voucher holders are now able to rent in more “affluent” residential areas which offer higher opportunity and lower poverty.
- Working to improve outreach efforts with local rental leasing companies to address issues that negatively affect voucher holders and others seeking affordable units. Major barriers to renting units include excessive application fees, amenity rates, and the use of outdated criminal and rental history reports when screening applicants.
- Participating in the City of Alexandria’s Eviction Prevention Task Force. The Task Force is a multi-agency partnership composed of representatives from the Department of Community and Human Services, Office of Housing, ARHA, Sheriff’s Office, City Attorney’s Office, Legal Services of Northern Virginia, Christ Church, and Emergency Financial Providers. The goals of the Task Force include reducing the number of evictions in Alexandria, diminishing the impact of eviction on residents, and implementing a long-term eviction prevention strategy that addresses the needs of residents and property owners.
- Partnering with the City of Alexandria’s Office of Community Services (OCS) to provide support for ARHA residents who have gone through court proceedings for eviction. Before evictions occur, OCS representatives call ARHA residents directly to discuss potential financial help.
- Hired a Landlord Liaison to work directly with HCV landlords, owners, and tenants on issues such as fair housing, various tenant/landlord complaints, and property code violations.
- Continue to work with Legal Aid of Alexandria housing advocates. Legal Aid continues to have a booth at several of ARHA’s National Night Out venues to provide information on “renters rights” and how and where to file landlord/owner complaints. In addition, ARHA hopes to work with legal aid to offer expungement clinics.
- Providing HCVP landlord/owner briefing sessions for new landlords, owners, and property managers listing their units with ARHA’s HCV program. In addition, the ARHA website continues to offer online information to potential HCVP landlord/owner participants, including a link to unit availability forms and a newly updated HCV landlord information packet which provides detailed information on the HCV program requirements, including landlord, tenant, and PHA responsibilities.
- Continue to partner with Affordable Housing ([www.affordablehousing.com](http://www.affordablehousing.com)). Property-managers, landlords, and owners throughout the City can list available units on the site.

ARHA encourages voucher holders to use this site to locate available units in the jurisdiction. ARHA continues to use Affordable Housings' online rent reasonable services, which has enhanced the process of locating market rate unit comps.

- ARHA's Homeownership program is now partnering with NACA who provide homeownership education, financing, and credit repair. Additional partners are being sought.
- Continued to implement public housing 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), Saxony Square, & Park Place. ARHA has recently added separate site-based lists for RAD converted pretties, Old Dominion, James Bland I, and James Bland II.
- Continuing to enter into partnerships with private developers to increase the number of project-based units and other affordable housing options.

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

- 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 the University of Virginia to include sustainability components in all future ARHA renovation projects and as a partner for sustainability on the Madden redevelopment.
- 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.
- Entered into a shared use agreement with owners of property adjacent to the Andrew Adkins public housing property for the purpose of improving public infrastructure and eliminating hazards associated with overhead utility lines.
- Updated security camera systems to increase safety throughout ARHA's developments.
- Continuing to provide 30-Day Pay or Quit Notices (as initially required by the CARES Act) for those owing rent, late fees, and work order balances. The additional time provided by the 30-day Notice has helped many families bring their balances to zero and avoid eviction court all together. To further assist families, Resident Services continues to work closely with local organizations that offer funding assistance. These organizations have been instrumental in preventing multiple evictions by providing financial support.
- Meeting periodically with Resident Advisory Board (RAB) and Resident Association members who are active in the ARHA community. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA's management.
- Continuing to utilize the ARHA website ([www.arha.us](http://www.arha.us)) to provide information to residents and the public. The website contains information about the housing programs and services offered, as well as up to date news regarding current events, projects, and publications available for download/review. The website provides information on multiple services such as:

- Resident Services. This section provides general information about the programs offered such as ROSS, FSS, Senior Activities, and Youth & Family programs. Currently being developed is a page dedicated to ARHA's Homeownership program.
- Link to online rent payment via Rent Café.
- Customer satisfactions surveys- Sent directly to the executive office. The surveys assist the Agency with improving customer service and identifying ongoing issues/problems needing to be addressed.
- Maintenance Work Orders. Residents can send in work orders directly to the maintenance department's work order specialists. These are for non-emergencies only. For emergencies, the maintenance hotline information is posted on the website.
- Call Click Connect (CCC). This service provides an additional method for contacting the Agency to request information, submit comments, and complaints. The CCC service is monitored throughout the day and issues and/or requests are routed to the appropriate staff member to resolve.
- Section 3 Program. General information about the program has been provided online. In addition, there is a link to ARHA's Section 3 Worker & Businesses Survey which can be filled out online and is directly submitted to Section 3 staff. There are also helpful links provided such as, 'The Small Business Associations,' 'How to Start a Business in 10 Steps', and resources for women and minority owned businesses.
- VAWA- A page has been dedicated to the Violence Against Women Act (VAWA) which includes information and where to get help locally and nationally. Required VAWA applications and forms are also available for download in both English and Spanish. The Agency will have Amharic translations for these forms soon.
- Continued to keep ARHA residents informed of procedural changes, redevelopment plans, and new services offered. Notices are provided via mail, email, and website.
- Continuing staff development and training. Topics have included sexual harassment, fair housing, retaliation in the workplace, preventing workplace violence, drug free workplace and active shooter awareness.
- Held several in-person Customer Service seminars in the last 12 months for ARHA staff. Additional sessions have been scheduled.
- Requiring all ARHA staff to take cyber safety training courses.
- Continuing and expanding services offered by the Agency's Resident Services Department:
  - 21<sup>st</sup> Century Community Learning Center- Resident Service is working to secure funds to continue these activities. The program helps students meet state and local academic standards in core academic subjects.
  - Ruby Tucker Center (RTC)- The RTC continues to provide after school programs for ARHA children. The RTC is a participating site of the *Linking Instruction Nurturing Knowledge* program referred to as the LINK Club, a free after-school program offered by Alexandria City Public Schools. The program prepares students for challenges and opportunities by addressing their comprehensive needs through a whole-child approach. During LINK Club, ACPS certified teachers work with students to "link" the social-emotional and academic services received during the school day to the support provided during after school hours. This includes academic tutoring, homework help, project-based learning, and social-emotional



support. Students also have a weekly STEMulation Club to brainstorm ways to solve everyday challenges and enhance their understanding of essential concepts in science, technology, engineering, and mathematics (STEM).

- Summer Paid Intern Program. Every year, ARHA hires interns for each department. Interns are high-school students and college-bound young adults who are hired as administrative or technical assistants. They learn important skills that can be used as a foundation for further employment, and/or education. The interns are also taken on several enrichment trips to local museums.
- The Senior Center at the Charles Houston Recreation Center- The Senior Center offers daytime classes, activities, and healthy meals. Seminars are also offered on numerous topics such as preventing falls, nutrition, exercising, computing safely, and organizing finances. The Krunch Brunch group plans educational, physical, and cognitive enhancing activities for the Seniors such as shopping, bowling, going to museums, and local events.
- AVA Made. This year a non-profit organization was created by Resident Services called AVA Made: Making a Difference through Empowerment, which supports ARHA's resident and community service activities. The mission of AVA Made is to foster an inclusive environment by empowering individuals and strengthening communities with essential resources and support. The organization is dedicated to creating opportunities for growth and self-sufficiency, while helping Alexandrians unlock their full potential and inspire positive change. AVA Made has been partnering with local community businesses to raise funds to support various ARHA resident activities such as the Winter Wonderland event that serves over 400 families during the holiday season, an annual camping trip for middle schoolers, and ARHA's Out-of-School Time programming, field trips, and many other local opportunities.
- A partner in National Night Out which is held annually at multiple ARHA properties. At each location there will be cook-outs, refreshments, and visits from the local Police, Fire, and Health Departments, as well as Legal Aid of Alexandria.
- Continuing to partner with the city and other organizations to have community cookouts at different sites throughout the city. Food, music, resource tables, health services, and arts & crafts, activities are provided.
- Preparing to hold Santa's Winter Wonderland (SWW). SWW is a popular community event which provides gifts to ARHA's children along with a visit with Santa. This event is supported by volunteers from ARHA and local organizations and is covered by the local press.

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

- Administering the Family Self Sufficiency (FSS) program. Currently, ARHA's FSS program has eighty (80) participant slots and has eighty (80) active participants. There are multiple graduations planned for this year. The program continues to partner with agencies and nonprofit organizations in the area who offer a myriad of services and training that greatly benefit FSS participants. These include the City of Alexandria's Workforce Development Program who provides job readiness workshops and job fairs, and Brite Path who provides financial literacy workshops such as, budgeting, credit repair, and investing.

This year FSS staff is also focusing on securing training for those interested in or pursuing Homeownership.

- Updating and expanding the Homeownership program. ARHA has secured a partnership with NACA. ARHA's partnership with NACA provides homeownership opportunities for all ARHA residents, not just voucher holders. NACA's methods to increase affordability include mortgage write downs, and no downpayment or closing costs. In addition, support for home buyers will be available via courses in financial literacy, credit repair, and home buyer education. One on one homeownership counseling is also offered. ARHA staff are currently developing a Homeownership Action Plan.
- Continuing to administer the ROSS program. The program has been successful in developing resources to increase resident employment opportunities and self-sufficiency. ROSS program participants are encouraged to attend various self-improvement workshops provided throughout the year. Topics have included self-development, financial literacy, credit repair, obtaining employment, resume writing, and earning college credits.
- Implementing the Section 3 program. The Agency is working with development partners to ensure that economic opportunities, such as employment on Agency redevelopment projects are directed at low and very low-income households, particularly ARHA residents. Last year, ARHA published a Section 3 Worker and Business Survey which was sent to ARHA residents and is available on the ARHA website. The purpose of the survey is to develop a database of potential Section 3 workers and businesses, and to assess their job skills and training needs. The Agency also assists residents by providing access to job and life skills training focused on obtaining employment in the redevelopment workforce and beyond. ARHA held an Opportunity Fair in April to register potential Section 3 workers for the Samuel Madden redevelopment project. The event was well attended with at least 70 participants. Recently, an OSHA 10 certification course was offered for free and all attendees were certified. ARHA is planning to continue offering OSHA 10 certification at least quarterly for the next year.
- Implementing Davis Bacon and Related Acts (DBRA) compliance for the Samuel Madden project which begins demolition soon. The Davis-Bacon Act guarantees fair wages, benefits, and overtime to employees while working on government-funded construction projects. To assist with this, ARHA has chosen an industry standard database application, LCP Tracker, to assist with DBRA compliance. The system analyzes uploaded employee weekly payroll information for all applicable employees and assists with Federal reporting requirements. Included in the software package is the ability to perform required on-site employee interviews via handhelds.
- Completed "Plans" for the Section 3 and DBRA programs. The Plans discuss the requirements of each program, the roles of the various entities involved, and required oversight and reporting. The Plans will be used internally and given to contractors and development partners. ARHA is preparing to provide training for contractors on how to use the LCP Tracker software which they will use to upload their weekly payroll information.

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

- Undertaking measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and/or disability following State and Federal guidelines, HUD regulations, and the Agency's policies in the Admissions and Continued Occupancy Plan (ACOP), and HCVP Administrative Plan.



- Ensuring swift action to resolve applicant and resident issues that could pertain to fair housing, posting the HUD, fair housing flyer in the lobby of the main office, aiding with submitting fair housing complaints by providing directions to the correct website and helping with submission instructions. In addition, ARHA staff attend fair housing training annually. Other actions include:
  - Providing reasonable accommodation to ensure that applicants and residents with disabilities are assured equal access to housing.
  - Continuing to ensure accessible housing for people with disabilities. ARHA exceeds the required number of accessible units under 504 guidelines and will continue to provide additional accessible units in all future redevelopment plans.

DRAFT

DRAFT

DRAFT


C.	<b>Other Document and/or Certification Requirements.</b>

C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y    N</p> <p>(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.</p>
C.2	<p><b>Certification by State or Local Officials.</b></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>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

**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:

DRAFT



## **Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs**

### **A. PHA Information.** All PHAs must complete this section (24 CFR 903.4).

**A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

### **B. Plan Elements.** All PHAs must complete this section.

#### **B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

**Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

**Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hopec6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4)).

**Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/centers/sac/demo\\_dispo/](https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/) and 24 CFR 903.7(h).

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission; (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))  
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

**Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

#### C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).
- 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. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).
- C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.