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| Annual PHA Plan  ***(Standard PHAs and Troubled PHAs)*** | **U.S. Department of Housing and Urban Development**  **Office of Public and Indian Housing** | **OMB No. 2577-0226**  **Expires: 02/29/2016** |

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

**Applicability.** Form HUD-50075-ST is to be completed annuallyby **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***- APHA 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 PHAthat 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.

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| **A.** | **PHA Information.** | | | | | |
| **A.1** | **PHA Name**: \_Alexandria Redevelopment & Housing Authority **PHA Code**: VA004  **PHA Type:**  Standard PHA  Troubled PHA  **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2019  **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  **Number of Public Housing (PH) Units 754 Number of Housing Choice Vouchers (HCVs) 1912 Total Combined Units/Vouchers 2695**  **PHA Plan Submission Type:**  Annual Submission Revised Annual Submission  **Availability of Information.** PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.  DRAFT  ARHA’s public outreach:  Notice posted in libraries listed below, on both the City of Alexandria and ARHA’s websites as well as the notice was 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: August 13, 2018  TO: GENERAL PUBLIC AND INTERESTED PARTIES  SUBJECT: PUBLIC HEARING ON DRAFTS OF ARHA’S 2019 ANNUAL AGENCY PLAN  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Public hearings will be held on Monday, August 27st, and Wednesday, August 29th, for the purpose of obtaining public comments on the draft of the FY 2019 Annual Agency Plan.  The public hearings will be held at; 300 Wythe Street on August 27st, and 401 Wythe Street on August 29th. All meetings will be from 5:30 p.m. to 6:30. p.m. Written comments may also be submitted to ARHA at 401 Wythe Street, Alexandria, VA 22314 or emailed to [elacy@arha.us](mailto:elacy@arha.us%20) through Thursday, September 6th. . A hard copy of the Agency Plan can be obtained at 401 Wythe Street. Copies will also be available, August 15th at the following libraries:  DUNCAN BRANCH 2501 Commonwealth Avenue  BEATLEY CENTRAL 5005 Duke Street  BURKE BRANCH 4701 Seminary Road  The 2019 Annual Agency Plan draft describes progress made carrying out ARHA’s approved Five-Year Action Plan FY 2018-2021, which identifies Asset Management, Capital Funds and Community Development activities to be undertaken and addresses other needs and priorities established for this time frame. The Annual Agency Plan covers the recently completed fiscal year and assesses annual performance in relation to the priorities and goals established in the approved Five Year Plan. The Annual Agency Plan identifies Federal, State and local resources used, housing activities undertaken, HUD’s and ARHA’s policy changes, Capital Funds, Development activities, and Social Services programs during the one-year period represented by ARHA’s Fiscal Year 2018-2019.  The 2019 Agency Plan submission to HUD, which includes ARHA’s application for Capital Funds based on the most current physical needs assessment, will take place on or before October 15, 2018.  During the public hearings, staff from ARHA’s Asset Management Department, will be available to answer questions and receive public comments. Written comments received by 5:00 p.m. Thursday, September 6th, 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 September 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 167.  **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: |  |  |  |  |  |
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| **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 (See b.)  Rent Determination.  Operation and Management.  Grievance Procedures.  Homeownership Programs.  Community Service and Self-Sufficiency Programs.  Safety and Crime Prevention.  Pet Policy.  Asset Management. (See b.)  Substantial Deviation.  Significant Amendment/Modification  (b) If the PHA answered yes for any element, describe the revisions for each revised element(s):  Financial Resources:  **Sources Planned $ Planned**   |  |  |  |  | | --- | --- | --- | --- | | 1. **Federal Grant (FY 2018)**    1. Public Housing Operating Fund | $4,451,418 | Public Housing |  | | b) Public Housing Capital Fund | $ 941,156 $1,001,476 | Public Housing |  | | c) Hope VI Revitalization | 0 |  |  | | d) Hope VI Demolition | 0 |  |  | | e) Annual Contributions for Section 8 Tenant-Based Assistance | $23,678,795 | Section 8 |  | | f) Public Housing Drug Elimination Program (including technical assistance funds) | 0 | N/A |  | | g) Residents Opportunity and Self-sufficiency grants | $131,037 | FSS |  | | h) Community Development Block Grant | 0 | N/A |  | | i) HOME | 0 | N/A |  | | j) Moderate rehabilitation | 1,377,176 | Section 8 |  | | Other Federal Grants: | 0 | N/A |  | | **2. Prior Year Federal Grants (unobligated funds)** | 0 | N/A |  | | **3. Public Housing Dwelling Rental Income** |  |  |  | | a) Income | 1,464,743 | Public Housing |  | | **4. Other Income** | $128,412 | Public Housing |  | | **5. Non-Federal Sources (listed below)** |  |  |  | | 1. Business Activities/Component Units | $3,818,235 | Non-Federal |  | | 1. Interest Income | $94,123 | Non- Federal |  | | 1. State + Local | $4,624,079 | Non-Federal |  | | **Total Resources** | **$40,709,171** |  |  |   Asset Management:  Management Fees:    The allowable management fees are as follows:  Management Fees - $ 63.52 PUM  Bookkeeping Fee - $ 7.50 PUM  Asset Management Fee - $ 10.00 PUM  **Total -** $ 81.02 PUM  Rent Determination.  The Agency has implemented the required, Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. The change to SAFMRs is facilitating ARHA’s de-concentration goals, as well as, benefitting ARHA HCVP Tenants. Many areas within ARHA’s jurisdiction have high rents and have not been feasible for many voucher holders in the past. With the use of SAFMRs and the resultant increase in subsidy, more voucher holders will be able to lease up in these areas, which offer higher opportunity and lower poverty.  Operation and Management.  The Agency CEO is in the process of reorganizing the Agency’s Asset Management department. In addition to Occupancy and Intake & Leasing, Compliance and the Family Self Sufficiency (FSS) program have been added to the Asset Management department. In 2018, a new Director of Asset Management was selected. The CEO, who came on board late 2017, is still evaluating Agency operations and may make additional changes in the near future.  (c) The PHA must submit its De-concentration Policy for Field Office review.  ARHA complies with its obligation to promote the de-concentration of poverty in its covered housing developments. As mandated by, 24 CFR 903.1 and 903.2, ARHA adopted changes to its admissions policy by updating waiting list preferences, adopting site based waiting lists, as well as, added policy for unit transfers.  A statement of ARHA’s de-concentration policy and strategy is included as required by, 24 CFR 903.7(b), in its Admissions and Continued Occupancy Plan, (ACOP) Chapter 4, Applications & Waiting List pg. 13-14 and Chapter 12, Transfer Policy pg. 12-14. The policy is attached. | | | | | |
| **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 (See b.)  Demolition and/or Disposition. (See b.)  Designated Housing for Elderly and/or Disabled Families. (See b.)  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:  **Mixed Finance Modernization or Development**  As part of the Agency redevelopment efforts, ARHA will continue its Mixed-Finance, Mixed-Income efforts with the Ramsey Homes site, Ladrey High-rise, and five sites proposed for redevelopment. ARHA expects to submit Mixed-Finance Proposals for all Public Housing sites.  1. Ramsey Homes (AMP No. VA004000003) (HUD No. VA04-05): ARHA is in the process of redeveloping its Ramsey Homes site and has ~~submitted~~ received ~~a~~ Disposition approval ~~Application~~ and a Mixed-Finance Amendment. The redevelopment effort will result in the demolition of the 15-unit Public Housing site and the construction of 52 new units of affordable housing constructed with low-income housing tax credit (LIHTC) funding. ARHA completed the rezoning efforts in 2016 and was awarded tax credits in March of 2017. ARHA is using its development arm, Virginia Housing Development LLC to complete this effort. Total ACC units affected is 15; there will be 6 ACC units put back on site, along with 46 units affordable to households from 30 – 60% of the AMI.  2. Ladrey High-rise (AMP No. VA004000001) (HUD No. VA04-09): ARHA is using Virginia Housing Development LLC to complete an acquisition/rehabilitation of Ladrey High-rise. This effort will require HUD approval of a Disposition Application, Tenant Protection Vouchers, and a Mixed-Finance Proposal. ARHA contemplates using 4% LIHTC funding paired with an issue of tax-exempt bonds. If this effort is successful, ARHA will be creating substantial improvements to the quality of life for the senior and disabled occupants of this community, which may be designated, as elderly housing Total ACC units affected is 170.  ARHA has identified developer partners for the below sites for Disposition and redevelopment under the Mixed-finance Guidelines during the 2018-2022 reporting period.   * Samuel Madden Homes (Uptown) (AMP No. VA004000003) (HUD No. VA04-03)(66 ACC units) * Hopkins-Tancil (111 Moderate Rehab PBV units; 2 units offline for teen center) * Cameron Valley (AMP No. VA004000004) (HUD No. VA04-11) (40 ACC units)   **Demolition and/or Disposition.**  A major goal of ARHA is to use its resources in a manner that promotes 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). Total ACC units affected will be thirty eight (38). Application may be submitted to HUD’s Special Application Center (“SAC”) by 2019. The 38 ARHA-owned ACC units are part of an overall high-rise condominium community located at 2500 Van Dorn Street in Alexandria, Virginia, totaling 403 units; the remaining 365 units are market rate, homeownership units. Of the 38 total units, 35 are efficiencies and 3 are 1-bedroom. The high condominium fees have made this project financially unfeasible as ACC units. The approval of the disposition application will allow the Agency to dispose of the ACC, sell the units, and accommodate the current occupants with vouchers.  **2**. Disposition Only of Saxony Square Condo: (AMP No. VA004000005-Scattered Sites) (HUD No. VA04-13). Total ACC units affected will be five (5). Application may be submitted to HUD’s SAC. The five ARHA-owned ACC units are part of an overall garden style, walk up condominium community located at 483 North Armistead Street in Alexandria, Virginia, totaling 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 will allow the Agency to dispose of the ACC but accommodate the current occupants with vouchers. This will allow ARHA and the City of Alexandria to retain the much needed affordable units.  3. Disposition Only of Ladrey High-rise (AMP No. VA004000001) (HUD No. VA04-09): This effort will also require HUD approval of a Disposition Application in 2019.  4. ARHA is in the process of identifying Developer Partners for five (5) development sites related to RFP 14-02 Part 2B issued in February of 2015.  The five (5) sites will require approval of a Disposition Application in this 2018-2022 reporting period.   * ARHA Administrative Office Building (600 N Fairfax Street) * Andrew Adkins (AMP No. VA004000003) (HUD No. VA04-08) (90 ACC units) * Samuel Madden Homes (Uptown) (AMP No. VA004000003) (HUD No. VA04-03)(66 ACC units) * Hopkins-Tancil (111 Moderate Rehab PBV units; 2 units offline for teen center) * Cameron Valley (AMP No. VA004000004) (HUD No. VA04-11) (40 ACC units) | | | | | |
| **B.3** | **Civil Rights Certification.**  Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan. | | | | | |
| **B.4** | **Most Recent Fiscal Year Audit**.   1. Were there any findings in the most recent FY Audit?   Y N     1. If yes, please describe: | | | | | |
| **B.5** | **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   1. **Expand and Preserve the Supply of Assisted Housing:**   1. Reduced Public Housing vacancy rates. Increased the occupancy rate to 99%.   1. **Improve the Quality of Assisted Housing:** 2. Improved PHAS scores for the Public Housing program. ARHA will continue to work towards achieving “high performer” status for its Public Housing program so that the Agency may qualify for “Move to Work” status. 3. For FY 2017, maintained “high performer” status for the Housing Choice Voucher program. 4. Completed upgrades to the Ladrey Hi-Rise building. New floors were put in and painting was done for all common areas, and hallways for each level. 5. Continued progress on replacing 15 Public Housing units with the redevelopment of Ramsey Homes. After securing 9% Low-Income Housing Tax Credits in May of 2017, demolition of the development has begun. Upon completion, 37 new units will be added to ARHA’s portfolio. 6. **Increased Assisted Housing Choices** 7. ARHA staff continues to counsel Tenants on portability to other jurisdictions. 8. The Agency continues to administer the Homeownership Voucher Program. Currently there   are 18 voucher families who own their home. ARHA collaborates with the City of Alexandria’s Department of Housing who offers free first time homebuyers’ classes as well as administers funding programs for help with down payments and closing costs. Currently ARHA is in the process of finding additional first time homebuyer resources that are available to ARHA Tenants.   1. ARHA continues to utilize site-based waiting lists for Public Housing developments. 2. **Improve Community Quality of Life** **and Economic Viability by Providing an Improved Living Environment** 3. This year, a new security system and cameras were installed at the Ladrey Hi-Rise building. In addition, the Agency completed a fire & emergency evacuation plan for the Ladrey Hi-Rise, which houses elderly and disabled residents. This was done with the help and input of The City of Alexandria Police and Fire Departments, and the Ladrey Hi-Rise Resident Advisory Board (RAB) as well as, input from Ladrey residents and ARHA staff from various Agency Departments. This plan has been in the making for several years and has now been implemented.   Security cameras were also added to the corners of buildings in the Andrew Adkins development.   1. ARHA staff members hold quarterly community meetings for each ARHA development. During these meetings, Tenants are encouraged to speak about issues the community is facing, improvements that can be made, etc. ARHA also has given an office to the ARHA Resident Association who recently elected new officials. Representatives from the association use the office to meet with Tenants and to administer the association. The Resident Advisory Board (RAB) continues to meet regularly at the Ladrey Hi-Rise building. 2. Asset Management Occupancy Specialists are now responsible for overseeing the developments they have been assigned. Specialist must visit and report on the developments monthly. Specialists meet with Tenants on site to discuss community issues as well as, report on the status of the exterior (grounds) and interior (common space in buildings) spaces of the developments they are responsible. 3. Asset Management is currently focusing on improving Tenant “housekeeping”. ARHA has adopted a new policy that requires the head of household of all New Admissions to view a, “Good Housekeeping” video. This is an educational video, which shows efficient methods for cleaning and maintaining a home. In addition, ARHA continues to require Tenants whose units have failed inspection due to bad housekeeping to view the video. 4. **Promotion of Self-Sufficiency and Asset Development** 5. Social Services Coordinator for James Bland V residents (54 units) has conducted numerous trainings on various topics, “Goal Objectives, Effective Communication”, “Positive Thinking”, Budget Management”, “Credit Restoration”, “Employment Development”, “Life Skills-Self Esteem”. 6. The FSS Program has graduated, 6 Housing Choice Voucher and Public Housing participants this year so far. All graduates accrued escrow. Several more participants are preparing to graduate before the end of the year. 7. ARHA was recently awarded the ROSS grant and is now implementing the program. A program director has been hired who is currently developing resources to increase resident employment opportunities and self-sufficiency. 8. The Agency has continued to implement social service programs and activities. Currently, the Agency is providing summer intern jobs for high school and college students. Interns work in a variety of ARHA departments (Finance, Asset Management, and Information Technology) and learn valuable work skills. ARHA also is providing summer work for 21 ARHA teens in the “ARHA Summer Youth Program”. This program not only provides part-time employment but also offer the youth free breakfast and lunch.5. ARHA continues to provide and attract supportive services for elderly and/or disabled residents through ongoing coordination with the City’s Department of Human Resources, which continues to fund, home health aides, the “Crunch Bunch” program, as well as provides access to the food bank and weekend meals program. 9. ARHA staff attended Domestic Abuse training provided by the City’s Department of Human Services. ARHA continues to work closely with the City and attends meetings on this and other socials services topics. 10. ARHA continues to make efforts to change the low-income level of many Public Housing and Housing Choice Voucher families. ARHA works towards increasing resident’s job skills through the Social Services and Family Self Sufficiency (FSS) programs. These programs not only offer case management of family needs and goals but they provide trainings on topics that include, Self-Development, Financial Literacy, Credit Repair, Obtaining Employment, etc. These training sessions are open to all ARHA residents. 11. **Ensure Equal Opportunity and Affirm Fair Housing** 12. ARHA always undertakes affirmative action to ensure access to housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation, and gender identification pursuant to the most recent Admissions and Occupancy Plan and the Housing Choice Voucher Administrative Plan. 13. Asset Management Staff attends Fair Housing training provided by the Commonwealth of Virginia annually. 14. ARHA ensured accessible housing for those with disabilities, and currently exceeds the required number of accessible units under the 504 guidelines. ARHA will include accessible units in the new Ramsey Homes Development and will continue to do so with all future redevelopment plans. | | | | | |
| **B.6** | **Resident Advisory Board (RAB) Comments.**  (a) Did the RAB(s) provide comments to the PHA Plan?  Y N     1. If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. | | | | | |
| **B.7** | **Certification by State or Local Officials.**  [Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *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. (Previously submitted) | | | | | |  |
| **B.8** | **Troubled PHA.**  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N N/A    (b) If yes, please describe: | | | | | |
| **C.** | **Statement of Capital Improvements**. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). Submitted and approved 9/13/2017 | | | | | |
| **C.1** | **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.  Capital Fund Action Plan submitted and approved by HUD, 9/13/2017. | | | | | |