

<b>PHA 5-Year and Annual Plan (2018-2022)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY</u> PHA Code: <u>VA004</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>769</u> Number of HCV units: <u>1926</u>					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1: n/a					
	PHA 2: n/a					
	PHA 3: n/a					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					

**5.1**

**Mission.** State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:

“ARHA is a leader in the provision, preservation, and expansion of quality affordable housing opportunities for low income families in the City of Alexandria. In partnership with its stakeholders, ARHA uses its housing and other assets to enhance housing choice, self-sufficiency, and improved quality of life for its residents. By leveraging its operational and capital resources, ARHA promotes economic opportunities for residents, disadvantaged businesses, and neighborhoods. ARHA is and will continue to be responsive to its constituents by delivering the highest quality housing and related services that meet their needs.”

5.2	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the <u>progress the PHA has made in</u> meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PHA Goals:</p> <p><b>A. Expand and preserve the supply of assisted housing</b> under the following objectives:</p> <ol style="list-style-type: none"> <li>a. Apply for additional rental vouchers to replace lost PH rental units due to the disposition of Saxony Square and Park Place Condominiums (total of 43 Units).</li> <li>b. Reduce public housing vacancy rates and increase occupancy rate to 98%.</li> <li>c. Leverage private and other funding sources to create new housing opportunities through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications.</li> <li>d. Acquire and rehabilitate existing affordable housing units that are nearing the end of their affordability period in order to preserve the units as affordable. ARHA acquired and rehabilitated Pendleton Park, which is a retiring HUD-236 project, adding 24 units to our housing portfolio.</li> </ol> <p><b>B. Improve the quality of assisted housing</b> under the following objectives:</p> <ol style="list-style-type: none"> <li>a. Improve Public Housing Management: PHAS score so that ARHA is rated a High Performer.</li> <li>b. Maintain ranking as a High Performer in the Housing Choice Voucher program SEMAP indicators.</li> <li>c. Improve management functions related to Asset Management Finance, Voucher Unit inspections, Voucher Program Quality Control oversight, and Asset Management functions inherent to UPCS annual unit inspections, Work Orders, Asset Inventory, and Quality Control for all ACC units.</li> <li>d. Continue substantial rehabilitation of older public housing stock at unit turnover through the Capital Fund Program.</li> <li>e. Dispose or demolish for the redevelopment of obsolete public housing units that do not meet HUD Asset Management Program guidelines (Saxony Square, Park Place, Samuel Madden, Ramsey Homes, Scattered Sites (Cameron Valley), Ladrey Building and Andrew Adkins Homes).</li> <li>f. Continue the replacement of public housing with the redevelopment of Ramsey Homes. This effort will replace 15 public housing units built in 1943 with new units and will add 37 new units of affordable housing to the community.</li> <li>g. Apply for vouchers in order to accommodate households due to the disposition of Saxony Square, Park Place Condominiums, Ramsey Homes, Cameron Valley, Andrew Adkins Homes, Samuel Madden Homes, Ladrey Highrise, 28<sup>th</sup> Street and any other development that occurs during the period covered by this plan.</li> </ol> <p><b>C. Increase assisted housing choices</b> under the following objectives:</p> <ol style="list-style-type: none"> <li>a. Provide voucher mobility counseling to residents.</li> <li>b. Increase outreach efforts to potential voucher property owners.</li> <li>c. Implement voucher home-ownership program and continue collaborate efforts with the City Office of Housing to use State SPARC funding from the Virginia Housing Development Authority and City’s Down Payment Assistance program to further ARHA Policies for home-ownership.</li> <li>d. Continue Implementation of Public Housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, Alexandria Crossing (previously known as Glebe Park Apartments) and Old Town Commons (previously known as James Bland)</li> <li>e. Pursue development opportunities for older Public Housing units through mixed finance-mixed income communities and increase use of HCVP to qualified residents.</li> <li>f. Convert financially burdened public housing units to Housing Choice Vouchers (Saxony Square, Park Place Condo)</li> </ol>
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**D. Improve community quality of life and economic viability by providing an improved living environment** under the following objectives:

- a. Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income and mixed income developments such as Chatham Square, Braddock/Whiting/Reynolds Townhomes, Alexandria Crossing (previously known as Glebe Park Apartments), Old Town Commons (previously known as James Bland), and Ramsey Homes.
- b. Continue Public Housing security improvements for safer housing at Ladrey High-Rise, Andrew Adkins Homes, Samuel Madden Homes and S. Whiting St.
- c. Designate developments and/or buildings for particular resident groups (seniors and/or elderly persons with disability): Ladrey High-rise.
- d. Pursue opportunities to redevelop public housing through mixed-finance, mixed-income communities, including home-ownership opportunities: Andrew Adkins, Samuel Madden Uptown, Ramsey Homes, 28th Street, Ladrey High-rise, Saxony Square, Cameron Valley, and Park Place.
- e. Promote and implement best practices for social integration at existing and new mixed-income housing developments, from lessons learned from previous endeavors.
- f. Promote the creation of a non-profit organization or denomination to improve economic opportunities and additional resources to support and expand ARHA's social service programs and provide a solid infrastructure for future growth by carrying out the agency adopted Section 3 Policies on the Ramsey Homes and Andrew Adkins redevelopment efforts.
- g. Promote and encourage the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives through use of LEED and Earth Craft in all redeveloped communities.

**E. Promote Self-sufficiency and asset development** of assisted household under the following objective:

- a. Developed Agency Policy, procedures and Operational Plan for Section 3, and increased the number of employed persons in assisted family groups.
- b. Continue to promote and implement programs to train and develop small businesses for ARHA residents, which helps to encourage self-sufficiency.
- c. Continue to provide and/or attract supportive services to improve assistance toward residents' employability through interaction and negotiation with private and/or public agencies in the City of Alexandria.
- d. Continue to provide and/or attract supportive services to increase independence for the elderly and/or families with disability through ongoing coordination with the City Department of Human Services, which funds home health-aides, the Crunch Bunch Program, food bank and weekend meal programs.
- e. Continue FSS Program for HCV Program and PH residents.
- f. Continue to provide a Self Sufficiency Coordinator for James Bland V (54 new PBV units) to assist families.

**F. Ensure equal opportunity and affirmatively further fair housing** under the following objectives:

- a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability pursuant to the Admissions and Continued Occupancy Plan, and the Section 8 Administrative Plan.
- b. Continue to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. ARHA exceeds required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through the redevelopment of Ramsey Homes and Andrew Adkins, and will continue to do so with all future redevelopment plans.

**G. The PHA has completed several goals set forth in the previous 5-Year Plan, including the following:**

- a. Asset Management Conversion of all sites:

The PHA completed the AMP conversion 100% and reorganized the AMP's into three operational regions, each under a Property Manager and supporting staff.

b. Implementation of Project Based Accounting:  
PBA has been fully implemented at each AMP level.

c. Redevelopment of James Bland Homes: James Bland Homes and James Bland Addition consisted of a contiguous 5-block site, improved with 194 public housing units. The redevelopment process was completed in four phases over a 5-year period; the implementation was dependent on the success of various competitive tax credit applications for each phase.

Phase I consists of 37-market rate, fee simple homes, all of which have been sold and settled. There are 18 replacement public housing units proportionately distributed on the site; six of which are 504 accessible. The block is built out and was fully occupied as of September 2011.

Phase II consists of 39 market rate, fee simple homes, and 18 replacement public housing units proportionately distributed on the site; six of which are 504 accessible. This phase is built out and was fully occupied as of September 2012.

Phase III was combined with Phase V.

Phase IV consists of 44 public housing rentals proportionately distributed on the site with 61 total market rate townhouse and condominium units. This phase is built and completed with 100% occupancy as of August, 2013; all market rate homes and condominiums are sold and settled. This Phase IV site includes a public park and six 504 accessible units.

Phase V, the final phase combined the last two blocks and resulted in the completion of 54 project-based affordable housing rental units and 94 market rate units for sale, townhomes, and condominiums. Low Income Housing Tax Credits and other financing are in place. Site work started in early 2013 and all work on this redevelopment effort was completed as of the end of 2014, resulting in 134 replacement public housing units that are indistinguishable from its 231 market rate neighbors. There are six units built to accommodate persons with disabilities under the 504 regulations.

The James Bland community is currently 100% occupied and is located adjacent to the new Charles Houston Recreation Center constructed by the City of Alexandria, which offers a wide variety of programs for the neighboring Old Town Commons community such as an indoor gymnasium with a full basketball court, swimming pool, boxing ring, dance studio, community meeting rooms, and full commercial kitchen.

e. Pendleton Park: Pendleton Park was the last expiring HUD-236 property in the City of Alexandria. Situated in the Braddock East section of the City and located yards from the Braddock Road Metro Station, this 24-unit mid-rise was very valuable real estate. After overcoming numerous difficulties and obstacles, on April 2012, ARHA purchased Pendleton Park. The purchase was financed with 9% tax credits, an ARHA soft loan, and a permanent low-interest mortgage provided by the state housing finance agency. The rehabilitation of the units was completed as of July 2013. This new acquisition reinforces ARHA's commitment to preserve and expand affordable housing availability in the City of Alexandria.

f. The Ramsey Homes site has been rezoned to accommodate additional density and has secured 9% tax credits in the 2017 funding year. ARHA has a target closing date of 12/22/2017 and has submitted a Disposition Application to the HUD Special Applications Center with a request for an expedited processing due to the timing of the tax credit funding obligations. The existing project consists of 15 units of public housing and will be redeveloped with a 52-unit multi-family rental that will be 100% affordable to households earning up to 60% of the AMI. Six (6) of the units will be subject to the public housing regulations and subsidized by an ACC with HUD.

g. The PHA has otherwise determined the disposition of Ladrey High-rise to be appropriate for reasons that are consistent with the goals of the PHA and the PHA Plan and that are otherwise consistent with the Act. ARHA is working to secure 4% tax credits and tax-exempt bonds for Ladrey High-rise. This is a building that houses seniors and young disabled and is in dire need of improvements. ARHA intends to submit a Disposition Application and Mixed-finance Proposal in 2018 in order to dispose of this asset to a special purpose entity created for the purpose of developing tax credit housing. The impediment to this project is the lack of sufficient income to underwrite the required debt needed for improvements. ARHA would require Tenant Protection Vouchers that can be Project-based in order to advance this project. Discussions are underway with the DC Field Office of HUD.

i. Mandatory revisions to the ACOP policies on eligibility, selection and admissions and revisions to flat rents and minimum rent policies have been completed and approved on May 2016, by the Board of Commissioners and reviewed by HUD.

j. The revised Housing Choice Voucher Administrative Plan was implemented after the April, 2016 regularly scheduled board meeting approval.

k. Completion of Capital Improvements projects under the Annual and 5-Year Plan remain on track.

l. Obligation and expenditure of the ARRA Stimulus grant was completed 100% ahead of the scheduled obligation and expenditure dates.

m. ARHA completed the Strategic Plan. This Plan was developed simultaneously and in concert with a Housing Master Plan effort launched by the City's Office of Housing. The Board of Commissioners approved the Strategic Plan during the October 22, 2012 regularly scheduled board meeting.

n. ARHA implemented a Smoke Free policy for all the Authority's developments, approved by the Board of Commissioners on 9/23/2012 and incorporated into the ACOP revision of 2014 as submitted to HUD.

o. Completed a reorganization of the Agency dividing responsibilities across the following departments: Human Resources, Asset Management, Voucher Programs, Facilities and Modernization, and Finance. The Development Department has effectively been folded into a new start up development corporation, Virginia Housing Development LLC.

In addition to the development and implementation of new Personnel Policy Manual, and new Procurement Manual, the Board of Commissioners approved a new Risk Control Manual, Fleet Management Policy, and the implementation of a Contract for a new Public Housing Software, to replace the older and obsolete system. The new system will provide the authority with an integrated housing software that will increase performance in the areas of Asset Management, Financial, Reporting, and will enhance the Agency's ability to expand into future business models and endeavors directed at the future growth of the organization.

p. Completed the reorganization of the Social Services team in an effort to improve the scope of services being provided to ARHA residents and to coordinate and interact with the City's offices and private organizations to enhance these services.

**6.0 PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the Annual PHA Plan. For a complete list of PHA Plan elements, refer to Section 6.0 of the instructions.

A. The following PHA Plan Elements have been revised by the PHA since its last Annual Plan Submission:

- i. Housing Needs
- ii. Financial Resources
- iii. Fiscal Year 2016 Audit
- iv. Continued Implementation of Smoking Cessation and Second Hand Smoke Reduction Program (HUD Notice PIH 2009-21)  
Approved by Board Resolution No. 572, on 9/23/2012. Smoking Cessation Chapter added to 2016 ACOP.

B. The PHA (ARHA) provides copies of the Annual Plan at the following locations within the City of Alexandria:

- i. ARHA Administrative Offices, 401 Wythe St. Alexandria, VA
- ii. City of Alexandria, City Hall, King Street, Alexandria, VA
- iii. Public Library, Duke Street Branch, Alexandria, VA
- iv. Public Library, Mount Vernon Avenue, Alexandria, VA
- v. ARHA Web site: [www.arha.us](http://www.arha.us)



**PHA POLICIES GOVERNING ELIGIBILITY, SELECTION AND ADMISSIONS****PUBLIC HOUSING ELIGIBILITY:**

a. The PHA verify eligibility for admission to public housing as follows:

- When families are within a certain number of being offered a unit: (state number): 30
- When families are within 30 days of being offered a unit: 30 days.
- Other eligibility factors: Income Targeting, Citizenship.

b. The PHA uses the following non-income (screening) factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Housekeeping
- Chatham Square & Braddock/Whiting/Reynolds Apartments, Alexandria Crossing (GP & OD) and Old Town Commons (formerly James Bland Homes) require credit check for waiting list applicants due to the LIHTC status of these developments. In addition: Chatham Square and Braddock/Whiting/Reynolds are subject to Tenant Selection Criteria that require, among other items, that the household make a minimum income and have minimum job tenancy (this is a requirement for all developments with Low Income Housing Tax Credit status).
- Will incorporate other non-public housing alternative methods to the screening process.
- The PHA does request criminal records from law enforcement agencies for screening purposes.

**WAITING LIST ORGANIZATION**

a. The following methods are used to organize its public housing waiting list:

- Community-wide list
- Site-based waiting lists: Ladrey High-rise, Park Place Condominium, and all LIHTC developments. (Braddock/Whiting/Reynolds, Alexandria Crossing/Old Dominion, Chatham Square, Old Town Commons I, II, IV-All assisted units),

b. Interested persons may apply for admission to public housing at the following locations:

- PHA main administrative office at 401 Wythe St., Alexandria
- 300 Wythe Street, Ladrey Building Management Office (Ladrey Waiting List only)

1. The following site-based waiting lists previously approved by HUD, will be operated by the PHA in the coming year: Ladrey High-rise, Park Place Condominium, Hopkins-Tancil Courts (mod rehab project), Section 8, and Public Housing.

c. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office at 401 Wythe St., Alexandria
- 300 Wythe Street, Ladrey Building Management office

d. Applicants ordinarily are given one (1) vacant unit choice before they are removed from the waiting list.

e. This policy is consistent across all waiting list types, with the exception of Disabled applicants for reasonable accommodation.

**ADMISSION PREFERENCES**

a. Income targeting:

The PHA **does not** plan to exceed the federal targeting (minimum of 40%) requirements by targeting more than 40% of all new admissions to public housing to families **at or below 30% of median area income**.



**b. Transfer policies:**

Under the following circumstances, transfers will take precedence over new admissions:

- Emergencies
- Over housed
- Under housed
- Administrative reasons determined by the PHA (e.g., to allow modernization rehab work, redevelopment, casualty, etc.)
- For reasonable accommodation

**c. Admission Preferences:**

1. The PHA has established preferences for admission to public housing (**other than date and time** of application submission).

d. In addition to preference

e. The PHA employs the following preferences:

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Homelessness
- Substandard housing
- High rent burden (rent is > 50 percent of income)

Currently used preferences: (select below)

- Working families
- Families that are unable to work because of age or disability
- Residents who live and/or work in the jurisdiction
- Veterans and veterans' families

f. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers

**OCCUPANCY REVIEW CURRENT RULES**

a. The following reference materials can be used by applicants and residents to obtain information about the rules of occupancy of public housing:

- The PHA-resident lease
- The PHA’s Admissions and Continued Occupancy Policy (ACOP)
- PHA briefing seminars or written materials
- Other source (list): House Rules and Schedule of Charges that are attached to the Public Housing Lease, Chatham Square, BWR, Alexandria Crossing, and Old Town Commons Apartments lease rider.

b. Residents must notify the PHA of changes in family composition as follows:

- At an annual reexamination and lease renewal
- Any time family composition changes
- Other (list): Any time family income changes.

**DECONCENTRATION AND INCOME MIXING**

a.  Yes  No: Did the PHA’s analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to (b) was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists.  
If selected, list targeted developments below:  
Chatham Square, Braddock/Whiting/Reynolds (BWR), Alexandria Crossing (G. Park/O. Dominion), Old Town Commons.
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments.  
If selected, list targeted developments below:  
Chatham Square, Braddock/Whiting/Reynolds (BWR), Alexandria Crossing (Glebe Park/Old Dominion), Old Town Commons.
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:  
Chatham Square, Braddock/Whiting/Reynolds (BWR), Alexandria Crossing (Glebe Park/Old Dominion), Old Town Commons.

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to (d) were yes, how would you describe these changes? (select all that apply)

- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)

- List (any applicable) developments below:  
Chatham Square, Braddock/Whiting/Reynolds (BWR), Alexandria Crossing (Glebe Park/Old Dominion), Old Town Commons (a/k/a James Bland and James Bland Addition).

6.1

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

**SECTION 8**

**All the questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

a. What is the extent of screening conducted by the PHA? (Select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation.
- Other (list below): Citizenship

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective property owners? (Select all that apply)

- Criminal or drug-related activity: (YES )
- Other (describe below): Two previous property owner's names and addresses.

6.1

**(2) Waiting List Organizations**

a. The Section 8 tenant-based assistance waiting lists will be not merged with any other program or organization.

b. Interested person may apply for admission to Section 8 tenant-based assistance at the following location:  
ARHA's Administration Office at 401 Wythe Street, Alexandria, VA.

**(3) Search Time**

The PHA gives time extensions on standard 60-day period of search for a unit on a case-by-case basis. The circumstances of the individual and other extenuating external factors (i.e.: market conditions, etc.) are taken into account.

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application)  
(if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the PHA jurisdiction
- Local-set aside: ARHA and City of Alexandria MOU.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- 1      MOU
- 2      Residency
- 2      Former Federal preferences:
- 2      Veterans
- 2      Victims of domestic violence
- 2      Elderly
- 2      Disabled

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (2)
- Veterans and veterans' families (2)
- Residents who live and/or work in your jurisdiction (2)
- Other preferences: Will recommend to the ARHA Boards of Commissioners, Veterans & Veterans' Family preference by increasing points.(1)
- Other preferences: Local-set aside: ARHA and City of Alexandria MOU.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)

- Date, time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction":

- This preference has previously been reviewed and approved by HUD

6. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. The following documents and/or other reference materials contain the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA.

- The Section 8 Administrative Plan
- Briefing sessions and written materials

b. The PHA announce the availability of any special-purpose section 8 programs to the public by the following:

- Through published notices
- Other as listed below:

- ARHA newsletter
- ARHA Web site
- ARHA Board docket published monthly and placed on Public Libraries and City Offices
- City of Alexandria website
- Local Newspaper advertising
- The opening of the Section 8 and Public Housing Waiting Lists (May open in 2017-2018)



**FINANCIAL****Planned Resources and Uses**

<b><u>Sources</u></b>	<b><u>Planned \$</u></b>	<b><u>Planned Uses</u></b>
<b>1. Federal Grant (FY 2017)</b>		
a) Public Housing Operating Fund	\$3,866,349	Public Housing
b) Public Housing Capital Fund	\$1,001,476	Public Housing
c) Hope VI Revitalization	0	
d) Hope VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,179,079	Section 8
f) Public Housing Drug Elimination Program (including technical assistance	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	1,367,733	Section 8
Other Federal Grants:	0	N/A
<b>2. Prior Year Federal Grants (unobligated funds)</b>	0	N/A
<b>3. Public Housing Dwelling Rental Income</b>		
a) Income	1,326,561	Public Housing
<b>4. Other Income</b>	\$114,375	Public Housing
<b>5. Non-Federal Sources (listed below)</b>		
a) Business Activities/Component Units	\$4,643,808	Non-Federal
b) Interest Income	\$104,217	Non-Federal
c) State + Local	\$4,548,154	Non-Federal
<b>Total Resources</b>	<b>\$40,282,789</b>	

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**RENT DETERMINATION POLICIES** [24 CFR Part 903.7 9 (d)]

**(1) Income Based Rent Policies (\*)**

The following describes the PHA's income based rent setting policies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, as per the appropriate boxes below.

a. Use of discretionary policies:

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the highest of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

b. **Minimum Rent (\*)**

1. What amount best reflects the PHA's minimum rent? (select one)

- \$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

c.

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

6.3

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member  
 Other (describe below):

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income) (Select one)

- Yes

2. For which kinds of developments are ceiling rents in place?

- Yes  No: For all public housing developments  
 Yes  No: For LIHTC developments

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study  
 Fair market rents (FMR)  
 100 percent of operating costs for general occupancy (family) developments  
 The "rental value" of the unit  
 Other (list below): City of Alexandria, Tenant Landlord Board Rent Limitations, and tax credit rent ceiling formula.

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent?

Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)  
- \$100

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
  - 75 % to 100% of operating costs
  - Rental value of unit
  - City policy regarding rent increases.

**SECTION 8 TENANT-BASED ASSISTANCE**

**B. Section 8 Tenant-Based Assistance**

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Payment Standards**

Description of the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

100% of FMR

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

None

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below):

For larger size families to be more successful in locating the unit.

6.3

d. How often are payment standards reevaluated for adequacy? (Select one)

Annually

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (Select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Budgetary constraints

**(2) Minimum Rent (\*)**

a. What amount best reflects the PHA's minimum rent? (select one)

\$50

b. The PHA has adopted discretionary minimum rent hardship exemption policies.

Yes  No:

--	--

## 6.4 OPERATIONS AND MANAGEMENT

### A. PHA Management Structure

ARHA is divided into three (3) operational business units. Each business unit has its unique operating objectives and performance standards. Under this model, each business unit is expected to efficiently deliver high quality services and to achieve and maintain viability in terms of desirability (i.e., housing and programs) and financial strength (positive net operating income).

#### (1) Asset Management

. All housing programs and supporting staff will now be under one Asset Management Department with a Director and three (3) Program Managers. Within the Asset Management Department, all housing activities have been divided into three functional program areas:

- Intake/Leasing- responsible for the management of all waiting lists, as well as, leasing activities for all programs (move-ins, port-ins, and transfers).
- Occupancy- responsible for performing all housing program's annual recertifications, changes in income and household composition, move-outs, and port-outs. Also manages tenant and landlord/owner issues after a tenant moves into a unit.
- Compliance- responsible for ensuring that all ARHA housing programs are performing according to HUD, State and local rules and regulations. Also, manages tenant legal issues, inspections, quality control, rent collection, repayment agreements, and community service.

In addition, the maintenance (Facilities and Modernization Department) of all ARHA owned units is centralized. All resident calls are directed to a maintenance request "call center".

Housing administered by Asset Management:

Public Housing: Eleven (11) Asset Management Projects (AMP) consisting of 24 properties with a total of approximately 769 units. Staff of the Asset Management Department execute essential activities of marketing, intake and leasing, property management, property maintenance and resident supportive services.

Housing Choice Voucher Program currently administers approximately 1926-units of tenant-based rental assistance. Staff from the Asset Management Department is responsible for the distribution and utilization of vouchers, assessment of housing quality, and ARHA relations with participating property owners. The Homeownership program is contained within the Housing Choice Voucher program.

(2) Virginia Housing Development Limited Liability Corporation (VHDLCC) is the development and planning arm of ARHA. The Chief Operating Officer of the VHDLCC plans and implements development, redevelopment and housing preservation efforts on behalf of ARHA and as set forth in the Board adopted 2012-2022 Strategic Plan, as well as manages ARHA's property acquisitions and disposition of non-viable properties. ARHA also has the legislative authority to issue Multi-Family Private Activity Bonds for its jurisdiction and any jurisdiction that does not have its own legislative authority and who approves ARHA as the issuing agency. The agency also monitors the developments that have received bonds for compliance with the bond transaction.

(3) Central Office Operations provides administrative and supervisory support to the other business units in the form of Legal Representation, Information Technology Support, Financial Management and Accounting, Procurement, Compliance, Reporting and other administrative services. Central Office Operations also includes



Facilities Maintenance and Modernization and Resident & Community Services. Operation of the Family Self-Sufficiency (FSS) Program is now under Resident & Community Services. The Director of Facilities and Modernization is responsible for major modernization and capital improvement, and oversees construction services provided by ACE, LLC, an independent general contracting and construction enterprise, on behalf of ARHA.

ARHA is governed by a nine-member Board of Commissioners, which is appointed by the Alexandria City Council to staggered four-year terms. The Chair and Vice-Chair positions are elected annually by all the Board members. Since 1998, ARHA residents held a seat and have served on the Board of Commissioners; residents are encouraged to apply for the open Board position when it becomes available. The Board has one staff person, the Chief Executive Officer (CEO). The CEO has a Deputy Executive Director, an Executive Assistant and four top-level staff persons whom report directly to him.

**6.5 B. HUD Programs Under PHA Management**

Following is the list of Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each.

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	769 (*)	72
Section 8 Vouchers	1926	113
Section 8 Mod Rehab	109	20

(\*) number may fluctuate due to ongoing redevelopment activities, including demo removals and new construction additions.

**C. Management and Maintenance Policies**

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Asset Management and Maintenance:
  - a) Maintenance Manual
  - b) Risk Control & Fleet Management Manual
  - c) Integrated Pest Management Policy
  - d) Admissions and Continued Occupancy Policy (ACOP-2016 Rev.)
  - e) Personnel Policy Manual
  
- (2) Section 8 Management:
  - a) Section 8 Administrative Plan – 2016 Rev.

**6.6**

**PHA GRIEVANCE PROCEDURES**

The PHA uses the following Grievance Procedures for each of its programs:

**A. Public Housing**

- 1. The PHA has established a written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.
- 2. The PHA office allows residents and/or applicants to public housing to contact the following office(s) to initiate the PHA grievance process:
  - a. PHA main administrative office at 401 Wythe Street
  
  - c. Asset Management offices at the Ladrey Building, 300 Wythe Street

**B. Section 8 Tenant-Based Assistance**

1. The PHA has-established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.
2. The PHA office allows residents and/or applicants to Section 8 or assisted families, to contact the following office(s) to initiate the informal review and informal hearing processes:
  - a. PHA main administrative at 401 Wythe Street, Alexandria, VA 22314

**PHA SAFETY AND CRIME PREVENTION MEASURES****A. Need for measures to ensure the safety of public housing residents**

1. The PHA's need for measures to ensure the safety of public housing residents are as follows:
  - a. Residents fearful for their safety and/or the safety of their children
  - b. Observed lower-level crime, vandalism and/or graffiti
  - c. People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  
2. The data and/or information used by the PHA to determine the need for PHA actions to improve safety of residents:
  - a. Safety and security survey of residents
  - b. Analysis of crime statistics over time for crimes committed "in and around" public housing authority
  - c. Resident reports
  - d. PHA employee reports
  - e. Police reports and regularly scheduled meetings with the APD
  - f. Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
  - g. Other sources:
    - Resident Police Officers (RPO)
    - City appointed North End Task Force
    - City's monthly facilitated Quality of Life meetings.
    - City's Crime reports (web site)
  
3. The following developments below are the most affected:  
Scattered Sites, Andrew Adkins, Alexandria Crossing, Samuel Madden Homes, Ladrey High-rise, S. Whiting Street.

**B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List of the crime prevention activities the PHA has undertaken or plans to undertake during the Plan's year:
  - a. Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
  - b. Crime Prevention through Environmental Design
  - c. Activities targeted to at-risk youth, adults, or seniors
  - d. Other activities include:
    - Resident Police Officers (RPO) at troubled sites
    - Collaborate with HOA for security patrols.
    - Increase number of RPO's
    - Installation of video security cameras at the Alexandria Crossing at West Glebe, Andrew Adkins & Ladrey HR
    - Additional security lighting for night watch PHA wide
    - Construction of a youth-teen center for after school activities

2. The following developments below are the most affected:  
Scattered Sites, Andrew Adkins, Alexandria Crossing, Samuel Madden Homes, Ladrey High-rise & Chatham Square.

**C. Coordination between PHA and the police**

1. Coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- a. Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- b. Police provide crime data to housing authority staff for analysis and action
- c. Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- d. Police regularly testify in and otherwise support eviction cases and debarment policy.
- e. Police regularly meet with the PHA management and residents
- f. Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- g. Other activities (list below):
  - Resident Police Officers,
  - Installation of video security cameras,
  - Neighborhoods National Night-Out in cooperation with the Alexandria Police Department
  - Monthly Meetings and follow-up with Police incident reports

2. Affected Sites: coordination is carried out PHA wide at all sites.

**6.8** **PET POLICY**

ARHA has adopted policies pertaining to the keeping of pets in public housing units and the criteria and/or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of the ARHA to provide a decent, safe, and sanitary living environment for all our residents, protecting and preserving the physical condition of the property and the financial interest of the ARHA. This policy also explains the exemption of assistive animals, which are allowed to reside in public housing communities with applicable restrictions waived.

This policy allows pets to be owned by all residents. The pet owners must meet reasonable conditions established by ARHA. According to the HUD proposal, these conditions may include a nominal fee to cover extra costs; a pet deposit to cover extraordinary cost; restrictions on the number and type of pets and limits based upon the type of building. This new law is in addition to HUD’s current rules governing pets in public and assisted housing for elderly families and families with disabilities, which was passed by the ARHA Board of Commissioners in January 1987. ARHA, in establishing a Pet Policy, is also trying to honor the rights of all ARHA public housing residents and employees and to abide by the laws of the City of Alexandria.

**A. MANAGEMENT APPROVAL OF PETS**

All pets must be approved in advance by the ARHA management. All pet owners must submit written requests and enter into a Pet Agreement with ARHA.

**B. ARHA PET POLICY**

In accordance with federal law, residents of federally funded public housing shall not be prohibited from owning and keeping common household pets (animals that assist the handicapped are excluded from this policy) subject to the limitations set forth in the Pet Policy. ARHA may refuse to register a pet that does not meet the conditions of the pet policy. If the ARHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be mailed by certified, signed receipt, in accordance with HUD Notice requirements.

The resident/pet owner will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

**6.9** **CIVIL RIGHTS CERTIFICATIONS** [24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**6.10** **FISCAL AUDIT** [24 CFR Part 903.7 9 (p)]

1. Under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)) the PHA is required to have an annual audit conducted.
2. The most recent fiscal audit was submitted to HUD.
3. Findings: there were no findings as the result of that audit.
4. If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 0
5. Have responses to any unresolved findings been submitted to HUD? N/A  
If not, when are they due (state below). N/A

**6.11 PHA Asset Management**

24 CFR Part 903.7 9 (q)]

1. The PHA is engaged in activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan.
2. The following types of asset management activities have been undertaken by the PHA during the previous period and will continue during the current plan:
  - a. Development-based accounting
  - b. Procurement of Contract support services for Asset Management conversion.

3 Management Fees:

The allowable management fees are as follows:

Management Fees -	\$ 63.52 PUM
Bookkeeping Fee -	\$ 7.50 PUM
<u>Asset Management Fee -</u>	<u>\$10.00 PUM</u>
<b>Total -</b>	<b>\$ 81.02 PUM</b>



## **VIOLENCE AGAINST WOMEN AND DEPARTMENT OF JUSTICE REAUTHORIZATION ACT OF 2005**

### **1. BACKGROUND**

On January 5, 2006, President Bush signed into law the Violence Against Women and Department of Justice Reauthorization Act (“VAWA”) of 2005 (Public Law 109-162) and on August 12, 2006, signed into law technical corrections to the VAWA (Public Law 109-271). On March 7, 2013, President Obama signed the Violence Against Women Reauthorization Act (VAWA) of 2013.

The VAWA protection applies to families applying for or receiving Public Housing Program assistance, Housing Choice Voucher Program (including rental assistance payments under the project-based vouchers), Section 8 Project-Based Certificate Program, and Section 8 Moderate Rehabilitation Program (excluding Mod Rehab SRO), as required by the provisions of Sections 606 and 607 of the VAWA. The law protects victims of domestic violence, dating violence, stalking, as well as their immediate family members generally, from being evicted or being denied housing assistance if an incident of violence is reported and confirmed. The VAWA also provides that an incident or actual or threatened domestic violence, dating violence or stalking does not qualify as a serious or repeated violation of the lease nor does it constitute good cause for terminating the assistance, tenancy, or occupancy rights of the victim. Furthermore, criminal activity directly relating to domestic violence, dating violence, or stalking is not grounds for terminating the victims’ tenancy. O/A may bifurcate a lease in order to evict, remove, or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain in the unit.

### **2. POLICY IMPLEMENTATION**

Pursuant to the VAWA and Justice Department Reauthorization Act of 2005, the Alexandria Redevelopment and Housing Authority (“ARHA”) implemented related policies, including the execution of a Memorandum of Understanding between the ARHA and Second Chance Employment Services (“SCES”) on 11/7/2005, which in addition to providing assistance to low-income families, disabled and elderly citizens and other social services in conjunction with the City of Alexandria, had a significant role in the provision of free services to ARHA residents who are victims of domestic violence, dating violence or stalking.

Further, ARHA’s Social Services Division, in collaboration with local government agencies and private non-profit institutions, has begun implementing an assistance program for the residents and their families, with the majority of participants being women and children, who are the most affected by domestic violence acts. These programs have been successful in informing victims of domestic violence about the legal protection afforded under VAWA and in providing counseling about victims’ rights, available resources and the inherent benefits of acts of violence and enrolling in various types of counseling programs that can assist them in overcoming abuse and other cultural or social barriers that prevent them from becoming self-sufficient.

ARHA is implementing procedures to assure applicants and residents are aware of their rights under the VAWA as described in Chapter 16 of the ACOP and Chapters 3 and 12 of the HCVP.

### **3. PROGRAMS**

Two key organizations, Second Chance Employment Services and the City’s Office of Women, working in cooperation with ARHA staff have been successful in identifying victims of domestic violence and in providing help and counseling to the residents. Second Chance Employment Services (“SCES”) is a non-profit agency that assists vulnerable at-risk individuals who have been victims of various types of Domestic

Violence. These individuals have limited skills, extraordinary barriers to employment and are encouraged to create a positive living environment. SCES provides highly individualized training and Counseling services including but not limited to one-on-one counseling sessions, workshops, and referrals to outside agencies.

The other is the City of Alexandria, Office on Women, which provides emergency assistance to victims including ARHA residents. The agency offers a 24-hour hotline that residents can call to discuss their individual situations as it relates to Domestic Violence, Dating Violence and Stalking issues. The Department of Human Services provides additional support and counseling.

#### **4. GOALS**

ARHA goals for 2017 and forward are focused on an increased awareness of the law regarding the Violence Against Women and Department of Justice Reauthorization Act of 2005 and 2013 for the residents and their families by:

- Revise existing Policies to reflect VAWA requirements and changes
- Include information page and links in ARHAs' Web site
- Distribute easy-to-read and understand printed materials
- Provide bi-lingual information on VAWA
- Seek new partners to participate in the program

#### **5. RESOURCES**

- ARHA Social Services functions carried out through Asset Management
- The Office on Women, City of Alexandria
- Second Chance Employment Services, D.C.
- Department of Human Services, City of Alexandria

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### **ARHAs SMOKING CESSATION AND SECOND HAND SMOKE REDUCTION PROGRAM**

**6.13**

ARHA, as per Board Resolution No.572, has implemented the Smoke Cessation and Second Hand Smoke Reduction Program, in partnership with the City of Alexandria, the Public Health Advisory Commission and the Clean and Smoke Free Air Coalition of Alexandria. ARHA has adopted a smoke free housing policy for ARHA residents and properties, and offers tobacco cessation services to residents. This initiative is supported by HUD Notice PIH-2009-21 (HA) and Notice PIH-2017-03 Issued February 15, 2017 et-al.

**7.0**

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

**A. Hope VI Activities:**

a. N/A

**B. Mixed Finance Modernization, Development, Demolition and/or Disposition:**

As part of the Agency redevelopment efforts, ARHA will continue its Mixed-Finance, Mixed-Income efforts with the Ramsey Homes site, Ladrey Highrise, and five sites proposed for redevelopment with private developer partners. 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 a Disposition Application and a Mixed-Finance Proposal in 2017. The redevelopment effort would 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 applied for 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 Highrise (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. Total ACC units affected is 170.

3. ARHA has selected Top-Ranked Developer Partners for five (5) development sites related to RFP 14-02, Part 2B issued in February of 2014. It is expected that Mixed-Finance Proposals for two of these sites will be submitted in 2018. ARHA also expects to apply for 9% Low Income Housing Tax Credits in the 2018 competitive process for the first of its five (5) RFP sites.

- ARHA Administrative Office Building (600 N Fairfax Street) Disposition only 2018. Sale at FMV.
- Andrew Adkins (AMP No. VA004000003) (HUD No. VA04-08) (90 ACC units) Disposition only 2018 for Mixed-finance redevelopment. ARHA is currently negotiating a Purchase and Sale Agreement with its selected development partner and is engaged in the local development review process to rezone the site and secure other government approvals. ARHA intends to apply for tax credits in 2018 and, if we are successful in our bid for the credits, will submit a Disposition Application to HUD in 2018.

ARHA has selected 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)

**C. Demolition and 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 will be submitted to HUD's Special Application Center ("SAC") by year-end 2018. 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 will 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 Ramsey Homes (AMP No. VA004000003) (HUD No. VA04-05): ARHA is also in the process of redeveloping its Ramsey Homes site and submitted a HUD Disposition Application and Mixed-finance Proposal in 2017. An Application for allocation of 2017 Low Income Housing Tax Credits was awarded, and the equity from the sale of the credits, combined with soft loans from ARHA and the City will be used to redevelop this site into a 52-unit, 100% affordable rental community, commensurate with the ARHA Strategic Plan, the City Housing Master Plan and the city small area plans for the community. This effort will be constructed and placed-in-service by year end 2019.

4. Disposition Only of Ladrey Highrise (AMP No. VA004000001) (HUD No. VA04-09): This effort will also require HUD approval of a Disposition Application in 2018.

5. ARHA has selected Top-Ranked Developer Partners for five (5) development sites related to RFP 14-02 Part 2B issued in February of 2015. It is expected that Disposition Applications pertaining to two of these RFP sites will be submitted in 2018. The development sites include:

- ARHA Administrative Office Building (600 N Fairfax Street)
- Andrew Adkins (AMP No. VA004000003) (HUD No. VA04-08) (90 ACC units)

The remaining three sites will require approval of a Disposition Application in this 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)

The 2018 Agency Plan will provide specific information based on the planning process, including future disposition applications according to the ARHA 2012-2022 Strategic Plan.

**7.1 D. Conversion of Public Housing.**

None

**E. Home Ownership Program:**

The PHA included in its Section 8 Administrative Plan, policies for use of the Section 8 Voucher for mortgage payment. ARHA works in cooperation with the City's Office of Housing to assist clients with homeownership initiatives. The City promotes homeownership by offering low interest loans made possible by a grant, awarded to the City by the state housing finance agency as well as NSP grant funds. In addition to administering the grant funds that provide low-interest mortgage loans, the City provides for down payment assistance up to \$50,000 per household.

**F. Project-Based Vouchers:**

The PHA has a contract for 109 Project-Based Vouchers at Hopkins-Tancil Courts. (REMS No. 800024748) There are 4 Project-Based Vouchers at the Pendleton Park Development, which are administered by Navigate. There are 54 Project Based Vouchers in James Bland Phase V.

**G. Section 8 Tenant Based Assistance:**

- a. The PHA plans/administers a Section 8 Home Ownership program pursuant to Section 8(y) of the U.S. Housing Act of 1937, as implemented by 24 CFR Part 982.
- b. The program description can be located in on Chapter 15 of the Section 8 Administrative Plan.
- c. Program Size: the PHA has limited the number of families participating in the section 8 home ownership program to 25 or fewer participants.
- d. Eligibility Criteria: in addition to HUD criteria, the PHA program has eligibility criteria that give FSS families priority if multiple applicants apply.

**H. PHA Community Service and Self Sufficiency Programs**

- a. Cooperative Agreements: the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services.
- b. The Agreement's execution date was 07/20/2005.
- c. Other coordination efforts between the PHA and TANF Agency are:
  1. Client referrals.
  2. Information sharing regarding mutual clients (for rent determination and otherwise)
  3. Coordinate the provision of specific social and self-sufficiency services and programs to eligible families.
  4. Joint administration of other demonstration programs.
  5. Local preference for the Department of Human Services (DHS).
- d. Following Services and Programs are offered to residents and participants:
  1. Section 8 Admission Policies.
  2. Preference in admission to Section 8 for certain public housing families.
  3. Preference/eligibility for Section 8 Homeownership option.
  4. Policies listed under the FSS program.

e. Economic and Social Self-Sufficiency Programs: the PHA promotes, coordinates and /or provide programs to enhance the economic and social self-sufficiency of residents under the FSS program and services listed below:

1. Senior/Assisted Services: estimated size is approximately 200; provided as a walk-in service at Ladrey & the Main Office.

2. Residents Services: estimated size is approximately 300, provided as a walk-in service at the Main, 401 Wythe Office.

3. Family Self-Sufficiency Program: program at the start of 2005 required 50 public housing and 38 Section 8 participants.

As of the 2018 Agency Plan, there were, 112 participants combined (Section 8 & Public Housing) in the FSS program.

**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

**8.0**

<p><b>8.1</b></p>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>The PHA is attaching the CFP Annual Statement/Performance Evaluations for the following years:</p> <ol style="list-style-type: none"> <li>1. HUD Form 50075.1 -- CF FY 2017 – including Replacement Housing Factor Grant</li> </ol> <p><b>NOTE:</b>  <b>SEE SECTION 13.0 FOR LIST OF ATTACHMENTS AND OTHER DOCUMENTS, INCLUDING ABOVE CERTIFICATIONS</b></p>
<p><b>8.2</b></p>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><b>Note:</b> <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2 submitted to HUD DC Field Office and through the EPIC system.</p>



**8.3**

**Capital Fund Financing Program (CFFP).**

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

**n/a**

## 9.0 HOUSING NEEDS

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The Comprehensive Housing Affordability Strategy was conducted to obtain the information below. The housing needs in the jurisdiction, broken down by family types based on income, race, ethnicity, disabilities and age, are as follows:

### **By Income:**

- Income less than or equal to 30%, of AMI is overall 6,960
- Income greater than 30%, but less than or equal to 50% of AMI is overall 5,775
- Income greater than 50% but less than 80% of AMI is overall 5,545

### **Elderly & Disabled Families:**

- The elderly overall is 3,970
- Families with disabilities overall is 1,790

### **Race & Ethnicity: 0-80% AMI**

- Race/Ethnicity White (non-Hispanic) is overall 48,390 or 55%
- Race/Ethnicity African American is overall 18,440 or 21%
- Race/Ethnicity Hispanic is overall 10,700 or 12%
- Race/Ethnicity Asia & Pacific Islander is overall 4,878 or 6%
- Race/Ethnicity Native American is overall 250 or 1%
- Other & Multiple Races is overall 4,495 or 5%

The **Section 8 & Public Housing** waiting lists were open August 15<sup>th</sup> thru the 19<sup>th</sup> of August 2011. The waiting list total is (4906) with an annual turnover of 242. The housing needs of families on the waiting list totals are as follows:

- Extremely low income is greater than or equal to 30% AMI. The number of families is 3680, which is 75%
- Very low income is less than 30% but greater than or equal to 50% AMI. The number of families is 981, which is 20%
- Low income is less than 30% but greater than 80% AMI. The number of families is 245, which is 5%
- The number of families with children is 3240; which is 76%

### **Elderly & Disabled Families:**

- The number of elderly families is (767), which is 16%
- The number of families with disabilities is ( 767), which is 16%

### **Race & Ethnicity:**

- The total number of White families is (72), which is (1.6%)
- The total number of African American families is (4715), which is (96%)
- The total number of Asian families is (15), which is (.3%)
- The total number of American-Indian families is (6), which is (.1%)
- The total number of Hispanic families is (99), which is (2%)

### **Characteristic by bed room size:**

- Families on the list for 1 bedrooms is (2159), which is (44%)
- Families on the list for 2 bedrooms is (1913), which is (39%)
- Families on the list for 3 bedrooms is (736), which is (15%)
- Families on the list for 4 bedrooms is (82), which is (1.7%)
- Families on the list for 5 bedrooms is (15), which is (.3%)

The Elderly/Disabled waiting list is currently closed. The waiting list total is (632), with an annual turnover of (24).

Note: due to percentage rounding, numbers may not add up to 100%

(1) Sources: HUD, Alexandria Office of Housing, and other government and private housing industry sources.

**STRATEGY FOR ADDRESSING HOUSING NEEDS**

**The PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year is listed below.**

**A. Need: Shortage of Affordable housing for all eligible population**

**Strategy 1.** Maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development:
  
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

**Strategy 2:** Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Work with City of Alexandria to expand housing opportunities with privately owned properties.

9.1

**B. Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1:** Target available assistance to families at or below 30 % of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Adopt rent policies to support and encourage work

**C. Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1:** Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

**D. Need: Specific Family Types: The Elderly**

**Strategy 1:** Target available assistance to the elderly:

- Seek designation of public housing for the elderly only: Ladrey High-rise
- Apply for special-purpose vouchers targeted to the elderly, should they become available: assisted living

**E. Need: Specific Family Types: Families with Disabilities**

**Strategy 1:** Target available assistance to Families with Disabilities:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Maintain waiting list for handicap accessible units at Chatham Square and Braddock/Whiting/Reynolds Apartments, and increase accessible units by providing 5% & 2% hearing and vision impaired at Alexandria Crossing (formerly Glebe Park) and Old Town Commons (formerly James Bland Homes) redeveloped through the use of Tax Credits.

**Note:** ARHA exceeds the number of accessible units required under HUD 502.

**F. Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1:** Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (listed below):
  - a) Utilize bilingual staff to communicate in both written and verbal forms.
  - b) Implement goals of the Limited English Proficiency Committee

**Strategy 2:** Conduct activities to affirmatively further fair housing:

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Meet with regional realtor professional organizations to educate about the Section 8 Program for private property owners.

**9.1 Other Housing Needs & Strategies:**

The following factors influenced the PHA' selection of the strategies that will pursue:

- Funding constrains
- Staffing constrains
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrates in the Consolidated Plan and other information available to the PHA.
- Influence of the housing market on the PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with advocacy groups
- Limited stock of large size units in Alexandria
- Limited availability of sites for the construction of new affordable housing units and/or replacement of existing units.

**Other Strategies:**

ARHA, in conjunction with the City of Alexandria, has completed and adopted the 2012-2022 Strategic Plan. The Plan addresses the future redevelopment of ARHA properties that are underutilized, in order to increase the density and therefore maximize the use of the land to create additional affordable housing units within mixed income developments, and to set forth strategies for economic growth and self-sufficiency, by the creation of unrestricted sources of income from business enterprises, that will ensure ARHA financial viability for years to come.

The implementation phase of the ARHA 2012-2022 Strategic Plan is in progress and will be monitored for accomplishment of the goals set forth.

**10.0 Additional Information.** Describe the following, as well as any additional information HUD has requested.

**(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.**

The PHA has completed several goals set forth in the current 5-Year Plan, including the following:

- a. Asset Management Conversion of all sites
- b. Implementation of Project Based Accounting
- c. Major redevelopment of Alexandria Crossing (formerly Glebe Park) completed 100%
- d. Major redevelopment of Old Town Commons (formerly James Bland) completed 100%
- e. Implementations of new Policies on Eligibility, Selection and Admissions
- f. Completion of Capital Improvements projects under the Annual and 5-Year Plan
- g. Implementation of various social service programs
- h. Major reorganization of the Agency, including human resources, asset management modeling, Section 8 program and other operational areas.
- i. Increased and preserved the number of affordable housing units with the purchase of Pendleton Park.
- j. Increased the numbers of accessible units in newer developments. Currently ARHA exceeds the number of accessible units required under HUD 502.
- k. Implementation of Smoke-Free Policy PHA wide
- l. Preliminary selection of developer partners for redevelopment of 5 RFP sites: Hopkins-Tancil, Cameron Valley, Andrew Adkins, Samuel Madden, and ARHA Administrative Building.
- m. Ramsey Homes is advancing through the City’s site plan approval and permitting process after having received approval from City Council in November 2016 and after securing 9% Low-Income Housing Tax Credits in May of 2017. Upon completion, 37 net new units will be added to the ARHA’s portfolio.

**(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”**

1. Criteria for Substantial Deviation and Significant Amendments

i. Substantial Deviation from the 5-Year Plan:

- a. Addition or deletion of Strategic Goals.
- b. Any deviation that requires review and input by the ARHA Residents Association (ARA) as well the approval by the Board of Commissioners.

2. Significant Amendment or Modification to the Annual Plan

- a. Any change to rent or admission policies or organization of the waiting list.
- b. Additions of non-emergency (\*) work items over \$50,000 in the CFG (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Agency Plan).
- c. Any change with regard to demolition or disposition, designation of housing, homeownership program or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect change in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirement of OMB circular No. A-87 (Cost Principal for State, Local and Indian Tribal Government) and 25 CFR Part 85 (Administrative requirements for Grants and Cooperative Agreements), as well as Federal, State or local regulations or statutes.

(\*) Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital fund granting. Management improvements are not eligible as emergency work.

**11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan.

**Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* [attachment va004a01]
- (b) Form HUD-50077-SL, *Certification of State and Local Official Plan Consistency with the Consolidated Plan* [attachment va004b01]
- (c) Form HUD-50077-CR, *Civil Rights Certification* [attachment va004c01]
- (d) Form HUD-50070, *Certification for a Drug-Free Workplace* [attachment va004d01]
- (e) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* [attachment va004e01]
- (f) Form SF-LLL, *Disclosure of Lobbying Activities* [attachment va004f01]
- (g) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* [attachment va004g01]

**NOTE:**

SEE SECTION 13.0 FOR LIST OF ATTACHMENTS AND OTHER DOCUMENTS, INCLUDING ABOVE CERTIFICATIONS.



**12.0 Other Information**  
(24 CFR Part 903.7, 9 (r))

**A. Public Meetings:**

**12.1**

**ALEXANDRIA REDEVELOPMENT  
& HOUSING AUTHORITY  
PUBLIC NOTICE**

DATE: August 3, 2017

TO: GENERAL PUBLIC AND INTERESTED PARTIES

SUBJECT: PUBLIC HEARING ON DRAFTS OF ARHA'S 2018 ANNUAL AGENCY PLAN AND THE FIVE-YEAR ACTION PLAN FOR THE PERIOD OF JANUARY 1, 2018 – DECEMBER 31, 2022

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Public hearings will be held on Monday, August 21<sup>st</sup>, and Wednesday, August 23<sup>th</sup>, for obtaining public comments on two items: (1) the FY 2018 Annual Agency Plan draft; and (2) the Five-Year Action Plan for the period of January 1, 2018 – December 31, 2022.

The public hearings will be held at, 300 Wythe Street on August 21<sup>st</sup>, and 401 Wythe Street on August 23<sup>th</sup>. Both meetings will be from 6:00 p.m. to 7:00 p.m. Written comments may also be made on these items and submitted to ARHA at 401 Wythe Street, Alexandria, VA 22314 or emailed to [elacy@arha.us](mailto:elacy@arha.us) through Friday, September 8<sup>th</sup>. The FY 2018 Agency Plan will be made available on the ARHA website at [www.arha.us](http://www.arha.us) and on the City of Alexandria's website: [www.alexandriava.gov](http://www.alexandriava.gov). Hard copies of the Agency Plan can be obtained at 401 Wythe Street. Copies are also available at the following libraries:

DUNCAN BRANCH	2501 Commonwealth Avenue
BEATLEY CENTRAL	5005 Duke Street
BURKE BRANCH	4701 Seminary Road

The Agency Plan describes progress made in carrying out ARHA's approved One-Year Action Plan during the recently completed fiscal year and assesses annual performance in relation to the priorities and goals established in that document. The 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 2017-2018.

ARHA's Five-Year Action Plan identifies Asset Management, Capital Funds and Community Development activities to be undertaken to address other needs and priorities established during 2018 – 2022 and the One-Year Action Plan during the 2018 program year. The Plan submission to HUD, which includes the ARHA's application for Capital Funds based on the most current physical needs assessment, will take place on or before October 15<sup>th</sup>.

During the public hearing, staff from ARHA's Asset Management, Modernization, Social Services programs, and Administration will be available to answer questions and receive public comments. All comments received by 5:00 p.m. Friday, September 8<sup>th</sup>, will, as appropriate, be addressed in the final draft, and/or taken into account in the development of the Five-Year Action Plan and One-Year Agency Plan. Interested parties will have an additional opportunity to comment on the Plans 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 200.

**c. Resident's Organizations**

Staff made an additional effort to inform the Residents Advisory Board (RAB), the Ladrey Residents Council (LRC) and the Alexandria Residents Association (ARA), that The meetings where scheduled for August 21<sup>th</sup>, 2017 at the Ladrey Building and August 23<sup>th</sup>, 2017 at 401 Wythe St., at 6:00 PM. See Section vapp4r01 if applicable.

12.1

## 12.2 Minutes of the Public Meetings

The meeting held on August 21<sup>st</sup>, 2017 was well attended. Members from the Residents Advisory Board (RAB), the Ladrey Residents Council (LRC) attended as well as ARHA residents and Carpenters Homeless Shelter employees. ARHA staff present were, Connie Staudinger, Director of Development, Edward Lacy, Compliance Supervisor and Denise Kaffka, Quality Control Specialist. The meeting lasted one hour.

The meeting began with a few updates regarding the upkeep of the Ladrey building. The issue of pest control, replacing carpet and repainting the units were discussed.

Director of Development, Connie Staudinger gave the group and update of the status in the FY2018 Annual Agency Plan regarding the rehabilitation of the Ladrey High-rise. The group was told that ARHA be will using Virginia Housing Development (VHD), LLC to complete acquisition and rehabilitation of the Ladrey. This will require HUD approval of the disposition application, Tenant Protection Vouchers, and a Mixed Finance Proposal. If this is successful then ARHA will move forward with the rehabbing of the Ladrey hi-rise. Ms, Staudinger stated that the planned improvements will greatly enhance the quality of life for the residents of the Ladrey High-rise. The total number of units that will be affected is, 170.

Ladrey residents asked if there was a timetable established yet for this project. Ms. Staudinger was not able to give dates because the project has yet to be approved and the funding secured. ARHA is hoping to be moving forward in FY 2018. Several Ladrey residents expressed that they eager for changes to be made. Residents were assured by Ms. Staudinger that they will be made aware of all progress made in getting this project approved and funded.

RAB, LRC members and Ladrey residents voiced their concern regarding the enforcement of the no-smoking rule at the Ladrey High-rise. Residents said that even though most people go outside to smoke as required there are still residents smoking in the building and that second hand smoke is a problem. ARHA staff reiterated that smoking of any kind is not allowed inside the building and if anyone is aware of someone smoking then staff must be made aware so that enforcement may take place. Edward Lacy told the group that he would also accept anonymous complaints in case residents are fearful of retaliation for registering a complaint with ARHA. Some residents said that they knew which apartments the smoke was coming from and that they will inform Mr. Lacy.

Another major issue discussed was the propping open of the back door. Entry to the Ladrey High-rise is restricted. One must be a resident or a staff member with a "key" to gain entry to the building's lobby. All visitors must be let in. During the day, when staff is present the backdoor is not an issue. However, after staff leaves for the day often the back door is propped open. When this occurs in the evening, some residents of the building do not feel safe enough to use the common areas because of unknown people in the building. This undermining of building security is a serious issue and may result in termination of rental assistance for whoever is doing it. This issue must be resolved as soon as possible. Several solutions were suggested. One is to put a camera above the door so the person who is propping the door open is recorded. This seems to be the most cost effective and easy solution and it will be brought to the attention of the Director of Facilities immediately.

This meeting and the comments that were made has made it apparent to ARHA staff that an increase in the enforcement of the rules and regulations governing the Ladrey High-rise must occur. In order to do this, Ladrey residents must be willing to inform ARHA staff in a timely manner when questionable behavior and practices are observed. Denise Kaffka who attended the meeting has informed the Director of Asset Management of the issues raised during the meeting and currently possible solutions are being discussed and will soon be implemented.

The meeting held on August 23<sup>rd</sup>, 2017 was briefly attended by ARHA staff only. The ARHA staff conducting the meeting were Edward Lacy and Denise Kaffka. For the most part questions concerning what the Annual Agency Plan is were discussed.

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**12.4 A. ARHA Residents Association (ARA):**

**A. ARHA Residents Association (ARA):**

- The ARA provided comments regarding the Agency Plan.
- The ARHA **has not** taken any action as a result of the ARA meetings, other than the actions already outlined the Agency Plan documents.

**B. The RAB indicated no challenges to the Plan.**

- Residents Advisory Board (RAB) members provided neither comments nor recommendations to the Plan.
- The ARHA **has not** taken any action as a result of the RAB meetings, other than the actions already outlined the Agency Plan documents.

**C. Description of Election process for Residents on the ARHA Residents Association.**

- The ARHA does not meet the exemption criteria as provided under Section 2(b) (2) of the U.S. Housing Act of 1937.
- The resident who serves as PHA Board member was elected by the residents as the President of the ARHA Residents Association (ARA) under the following process:
  - Nomination of Candidates for place in the ballot
  - Candidates are nominated by resident and assisted family organizations
  - Candidates could be nominated by an adult recipient of the PHA assistance
  - Self-Nomination by candidate registering with the PHA and requesting a place on the ballot.

**Eligible Candidates:**

- Any household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Adults included on lease of public housing units, who are at least 18 years old.

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12.

**Action taken by the PHA:**

- The ARHA **has not** taken any action at this time, other than the actions already outlined in the Agency Plan documents, based on the following facts:

ARHA is not taking any action in accordance with applicable regulations under 24 CFR Parts 700, 900, et-al, as some of the recommendations are in conflict with existing Federal Regulations, HUD regulations and with the Fair Housing Act. Further, ARHA's mission and by-laws limits the Authority's capabilities, not to mention the lack of funding, to create new programs or to take action on the recommended changes, as it would be interfering with other governmental programs, the City's own regulatory agencies for Affordable Housing, or would be a redundancy with the City's Consolidated Plan and Action Plan, the City's Strategic Plan as well as other City funded programs which either cover some of the issues presented by ECVN, or fall under the City's jurisdiction to create and/or enforce.

Additionally to the Commonwealth of Virginia, which in a January 2012 Settlement Agreement reached with the DOJ to increase community living opportunities for people with intellectual and developmental disabilities; thus, the state was mandated to take steps to address those needs, including a provision of rent assistance subsidy which is a key focus of the Virginia's DOJ Housing Plan.

Although state housing agencies have applied for new rental assistance funding from HUD through the Section 811 Project Rental Assistance (PRA) competition, Virginia created a bridge rental assistance program with \$800,000 in state appropriated funds, in addition to the Virginia Housing Development Authority (VHDA), who has sought and received approval from HUD to provide special preference in its federal Housing Choice Voucher program to people who are part of the Settlement Agreement target population.

HUD has allowed VHDA to create a small pool of housing vouchers specifically for the DOJ target, which will enable persons receiving Medicaid Waiver assistance to be provided a housing voucher without the substantial wait that would otherwise be necessary under HUD Section 8 guidelines used for Public Housing entities.

(More information can be found at <http://alexandriava.gov> / about the City's Consolidated Plan, and Strategic Plan, City's CAPER, Office of Housing, Alexandria Commission of Persons with Disabilities, City's Human Rights Commission, City Council and other departments with jurisdiction over these issues as well as HUD.gov website and the Commonwealth of Virginia).

**13.0 ATTACHMENTS SUBMITTED ELECTRONICALLY BY THE PHA AS PER SECTIONS (8), (8.1) AND (11) OF THE PLAN.**

<i>Items</i>	<i>Attachment</i>	<i>Description</i>
1.	va004a01	HUD Form 50077 - PHA Certification of Compliance with PHA Plans & related regulations
2.	va004b01	HUD Form 50077-SL - Certification by State or Local Official Plans Consistency with Consolidated Plan
3.	va004c01	HUD Form 50077-CR - Civil Rights Certification
4.	va004d01	HUD Form 50070 - Certification for a Drug Free Workplace
5.	va004e01	HUD Form 50071 - Certification for Payments to Influence Federal Transactions
6.	va004f01	HUD Form Standard Form LLL - Disclosure of Lobbying Activities
7.	va004g01	HUD Form 50075.1 Capital Fund Grant Program Annual Statement P&E 2017
8.	va004h01	HUD Form 50075.2 Capital Fund Program 5 Year Action Plan
9.	va004i01	Board Resolution approval to submit to HUD the 2018 Agency Plan
10.	va004j01	City of Alexandria Environmental Review Abstract NEPA 24CFR58.35(a)
11.	va004k01	HUD Form 7015.15 Request for Release of Funds and Certification
12.	va004v01	HUD Form 50075 PHA Annual Agency & 5-Year Plan 2018-2022

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