

5-Year PHA Plan (For All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
A.1	PHA Name: The Alexandria Redevelopment & Housing Authority PHA Code: VA004 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2023 The Five-Year Period of the Plan (i.e., 2019-2023): 2023-2027 PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. Notice: ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY PUBLIC NOTICE DATE: August 3, 2022 TO: GENERAL PUBLIC AND INTERESTED PARTIES SUBJECT: ARHA'S 2023 5-YEAR AGENCY PLAN (DRAFT) Public hearings will be held to discuss the Alexandria Redevelopment & Housing Authority's (ARHA) FY 2023 5-Year Plan. The 5-Year Plan identifies ARHA's goals and objectives that will enable the Agency to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. The 5-Year Plan also includes a report on the progress the Agency has made in meeting the goals and objectives described in the previous 5-Year Plan and contains a statement of the goals, objectives, policies, etc., that will enable the Agency to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The 5-Year Plan will be made available on the ARHA and City of Alexandria websites, at ARHA's main office and property management offices at Princess Square and the Ladrey High-rise. The Plan will be provided either by mail and/or email upon request. ARHA will also be providing time for public comment (both before and after the scheduled public hearings).

Public hearings for the 5-Year Plan will be held at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314 on Tuesday September 6th, 2022, and Wednesday, September 7th, 2022, at 5:30 p.m. until 6:30 p.m.

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

ARHA's FY 2023 5-Year Plan is now available at, www.arha.us, www.alexandriava.gov, ARHA's main office at 401 Wythe Street, Alexandria, VA 22314, Princess Square at 1532 Princess St. Alexandria, VA 22314, and the Ladrey Highrise at 300 Wythe Street, Alexandria, VA 22314. Copies of the 5-year Plan will also be available at the Charles E. Beatley and Kate Waller Barret libraries (COVID-19 restrictions allowing). Questions and/or written comments may be submitted to ARHA by email to either, dkaffka@arha.us or jdiaz@arha.us through September 20th, 2022.

Written comments received by 5:00 p.m. September 20th, 2022, will, as appropriate, be addressed in the final version, and/or considered in the development of the next Five-Year Action Plan and/or the Annual Agency Plan. Interested parties will have an additional opportunity to comment on the Plan during the September 26th, 2022, ARHA Board of Commissioners meeting before the Board takes official action on the document. ARHA's Board of Director meetings that are open to the public, are currently, due to the COVID-19 pandemic, held "virtually". For information on how to access ARHA's public Board of Commissioners' meeting, please contact Cassandra Martinez, Executive Assistant @ cmartinez@arha.us.

For further information or request reasonable accommodations, please call Denise Kaffka, Senior Quality Assurance Specialist @ (703) 549-7115 extension 176 Or email: dkaffka@arha.us.

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

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

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B.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. Moreover, over the next five years AHRA expects to reposition the current public housing units through RAD, RAD-blend, Section 18 disposition, mixed finance developments, voluntary conversion and using Faircloth to RAD. In this manner, ARHA expects that over the next five years it will no longer manage units subsidized through Section 9 operating subsidies. As part of this repositioning strategy, ARHA will continue to preserve current affordable housing units through re-syndication of tax credits, acquisition of new affordable housing sites, and project basing Section 8 vouchers where necessary and feasible to preserve and expand affordable housing units in the City of Alexandria.					

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

A. Expand and preserve the supply of assisted housing under the following objectives:

- a. Apply for additional rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Saxony Square and Park Place Condominiums (total of 43 Units).
- b. Apply for additional rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Ladrey High Rise (total of 170 Units).
- c. Reposition public housing units through mixed-income development at Samuel Madden, Andrew Adkins, Yale Drive, Bragg Street, and other units in the housing authority's portfolio.
- d. Preserve and expand units available to very low-income households (0-30% AMI) and leverage private and other funding sources to create new housing units through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications, demolition of existing units, and expanding the number of units affordable to 30-60% AMI households within ARHA's portfolio.
- e. Acquire and rehabilitate existing affordable housing units that are nearing the end of their affordability period to preserve the units as affordable. ARHA acquired and rehabilitated Pendleton Park, which is a retiring HUD-236 project, adding twenty-four (24) units to our housing portfolio. ARHA will re-syndicate Chatham Square, BWR and other properties whose 15-year regulatory period will expire over these next five years.
- f. Convert public housing units to project-based assistance under RAD, including increasing the number of public housing units up to Faircloth Amendment eligible limits.
- g. Reposition ARHA's Section 9 operating subsidies through RAD and project-based assistance so that at the end of five years ARHA will not own or manage units whose operating subsidy is funded with public housing subsidies subject to an Annual Contributions Contract.
- h. Provide training to ARHA housing staff on the rules and regulations pertaining to the administration of Section 18 and RAD conversion project-based vouchers.
- i. Continue to hold community meetings to prepare residents who will be directly affected by changes due to both Section 18 and RAD conversion. Additionally, ARHA will prepare notices, and a RAD conversion FAQ. At a minimum, all written materials for the communities affected will be translated into Spanish and Amharic.
- j. Create an affiliate non-profit development entity that will assist ARHA to preserve and create new affordable housing units in the city.
- k. Provide to the adjoining owners an easement onto the property at Andrew Adkins to increase the number of affordable housing units in the City of Alexandria; and enter into a Shared Use Agreement for placement of utility vaults on an easement granted to the adjacent property owner.

B. Improve the quality of assisted housing under the following objectives:

- a. Continue improvement of PHAS and SEMAP scores.

- b. Continue to improve management functions and issues related to Asset Management, Finance, Housing Choice Voucher Program, Quality Control, HQS/UPCS unit inspections, work order turnaround times and quality control of ACC units.
- c. Continue substantial rehabilitation of older public housing stock at unit turnover through the Capital Fund Program until such time as the unit's operating subsidies are repositioned to RAD or vouchers at which time the property's operating revenue will permit leveraging of private, city, state, and federal funds to fund future capital needs
- d. Dispose and/or demolish obsolete public housing units that do not meet HUD Asset Management Program guidelines, including but not limited to Samuel Madden, Scattered Sites, Ladrey Building, former ARHA administration building, and Andrew Adkins Homes.
- e. Continue the replacement of publicly assisted housing units up to the existing Faircloth Amendment limits.
- f. Retrain ARHA staff away from management and maintenance of public housing units, to operating and maintaining RAD properties and ARHA-owned Section 8 properties.
- g. Strengthen the Asset Management function of the agency through staff training and reorganization of staff functions.
- h. Increase the utilization of Agency provided web-based services. Currently the Agency has provided on-line platforms to assist applicants and residents with housing program transactions such as submitting and updating housing wait list applications, annual & interim certifications, and online rent payment. In addition, ARHA will continue to provide an Owner/Landlord portal which provides, rent payment tracking, unit inspection information & results, unit availability posts, and downloads of forms and leasing packets.

C. Increase assisted housing choices under the following objectives:

- a. Continue to provide voucher mobility counseling to residents.
- b. Increase outreach efforts to local landlords/property managers/property owners who are not currently leasing to voucher holders.
- c. Continue to administer and enhance the Agency's Homeownership program by developing new partnerships and increasing the number of program participants.
- d. Continue to administer special voucher programs such as Mainstream, Emergency Housing, and "set-a-side" referral programs with the City of Alexandria's Department of Community and Human Services and local Continuum of Care (CoC).
- e. Continue to offer public housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, James Bland I, II, IV (Alexandria Crossing), West Glebe/Old Dominion.
- f. The Agency will establish site-based waitlists for public housing properties converted under Section 18 to project-based units.
- g. Pursue development opportunities for older public housing units through mixed finance-mixed income communities and increase the use of Housing Choice vouchers to qualified residents.
- h. Convert financially burdened public housing units to HCV project-based units (Saxony Square, Park Place, Ladrey Highrise).
- i. To combat low levels of landlord participation in the HCVP increase the number of project-based Section 8 contracts in affordable housing or mixed income housing sites.

- j. Enter into partnerships with private developers to increase equity participation in new and/or renovated housing to preserve and increase the number of affordable housing options in the City of Alexandria.
- k. Acquire land adjacent to existing ARHA property for future development of affordable housings.

D. Improve community quality of life and economic viability by providing an improved living environment under the following objectives:

- a. Explore and implement measures to de-concentrate poverty by developing mixed income housing while avoiding the construction of subsidized-only affordable buildings.
- b. Public Housing security improvements for safer housing throughout the city will be continued.
- c. Create an affordable independent living property within the existing ARHA portfolio.
- d. Pursue opportunities to redevelop public housing through mixed-finance, mixed-income communities, Andrew Adkins, Samuel Madden Uptown, Scattered Sites, Ladrey Highrise, former ARHA Administration office building, Bragg Street and others as opportunities arise.
- e. Promote and implement best practices for social integration at existing and new mixed income housing developments, by construction buildings with management offices and amenity space that promotes social interaction among residents.
- f. Create a non-profit instrumentality to promote economic opportunities and additional resources to support and expand ARHA's social service programs for residents.
- g. Promote in all redevelopment efforts the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives.
- h. Continue to meet with and support ARHA Resident Association groups (ARA, RAB), HOAs, Housing Boards and Property Managers where ARHA voucher holders reside.
- i. Meet regularly with residents of ARHA properties to gain insight into issues and needs.
- j. Meet with the City of Alexandria's Departments of Housing, Community & Human Services, and Health, as well as local organizations to keep Agency staff informed of issues and services that may be useful for ARHA residents.
- k. Continue to apply for grants that will expand resident services.
- l. Update methods offered to voucher holders to locate housing in specific zip codes in the jurisdiction.
- m. Continue to expand social services and resources offered to ARHA residents.
- n. Increase resident engagement to lessen disruption as the Agency rehouses residents while redeveloping properties.
- o. Continue to be a major contributing partner with the City of Alexandria, and numerous local organizations to plan, provide provisions and volunteers for annually held City community events such as, Youth Arts Festival, Santa's Winter Wonderland and National Night-Out.
- p. Continue to offer services for ARHA resident's children at the Ruby Tucker Center. The center provides afterschool programs in which children are offered snacks, help with homework, and participate in numerous activities.
- q. Resident Services, Asset Management, & Facilities/Modernization Departments will work together to tackle the issue of resident poor housekeeping. Currently methods are being

explored to address the issue and determine what services may be offered locally. ARHA hopes to soon, put a program together to assist residents who wish to improve their housekeeping skills.

- r. The Agency will continue to collaborate with local partners who aid residents with rent, security deposits and utilities assistance via referral programs.

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

- a. Continue to develop Agency policy, procedures, and an operational plan for Section 3, and increase the number of employed persons in assisted family groups.
- b. The Agency will continue to implement an intern and summer youth program for ARHA residents. These are paid internships which encourage skill building, teamwork, and training in various fields such as information technology, office administration, on-site management of grounds and common spaces, and a variety of other activities performed at the Agency.
- c. Promote programs to train and develop small businesses for ARHA residents to encourage self-sufficiency.
- d. Provide and/or continue to attract supportive services to improve ARHA tenants' employability through continued interaction and negotiation with private and/or public agencies in Alexandria.
- e. Provide and continue to attract supportive services to increase independence for the elderly and/or families with disabilities through continued work with the City Department of Community & Human Services to fund home health aides, the food bank, weekend meals, and the Crunch Bunch Program (activities program for seniors).
- f. Continue implementation of the Family Self-Sufficiency (FSS) and Resident Opportunities & Self-Sufficiency (ROSS) programs.
- g. Continue to provide a Self Sufficiency Coordinator for James Bland V to assist families.
- h. Continue to seek new local partners to offer support with homeownership education, finance, credit repair, and down payment assistance.
- i. The Agency will continue via its self-sufficiency programs to perform case management of family needs and goals and provide self-improvement trainings. ARHA is currently exploring offering virtual trainings.

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

- a. Maintain the Agency's affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex (including gender identity and sexual orientation), familial status and disability pursuant to Federal and State Fair Housing laws and regulations listed in ARHA's Admissions and Continued Occupancy Plan (ACOP), and the Housing Choice Voucher Administrative Plan.
- b. Continue to undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of unit size required. ARHA exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units through the new developments.

	c. Continue to offer reasonable accommodations to those with disabilities to ensure equal access to housing. d. Continue to provide annual Fair Housing training for Agency staff. e. ARHA will be meeting regularly with the City of Alexandria's Office of Housing to collaborate on preparing an Assessment of Fair Housing to ensure compliance with HUD's Assessment of Furthering Fair Housing (AFFH) requirement. This year the Agency will prepare a statement of ARHA's goals, strategies, and actions to further fair housing.
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Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

During reporting period 2018-2022, ARHA has completed many goals and objectives included with the last 5-Year Plan submitted by the Agency.

A. To expand and preserve the supply of assisted housing ARHA has/is:

- Rehabilitated units as necessary during regular turnover using Capital Fund. This included the replacement of appliances with new, energy efficient models, new bathrooms, cabinets, and updated flooring.
- Secured demolition disposition approval from HUD for Ramsey Homes and redeveloped the site into a 52-unit mid-rise apartment building.
- Secured Section 18 approval for the Ladrey Highrise and is in the planning stages of redevelopment.
- Received Section 18 approval for Park Place and Saxony Square. Both Saxony Square and a portion of Park Place have been converted to project-based units and are now leased under the HCV program. The remaining Park Place units will be converted this year.
- ARHA has selected development partners for Samuel Madden for redevelopment into mixed-income multifamily residential housing.
- Currently in the planning stages of leveraging private and other funding sources to create new housing opportunities through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications
- ARHA's VHD LLC has created Premiere Affordable Housing LLC to serve as a nonprofit partner in future development deals, review affordable housing opportunities for ARHA, and otherwise contribute to the development and expansion of affordable housing within and outside of the city of Alexandria.
- Met its goal of reducing public housing vacancy rates and has maintained at least an average 98% occupancy rate.
- Entered into a Shared Use and Utility Easement with the owner of property abutting Andrew Adkins.
- Evaluating purchase of property adjacent to Duke Street parcel to increase number of affordable housing opportunities.

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

- Improved PHAS scores and achieved SEMAP "High Performer" status.
- Improved oversight of housing programs via PIC, EIV and VMS systems.
- Improved the response time and correction of deficiencies found during HQS and UPCS inspections and/or reported by ARHA residents.
- Added a position in the Maintenance/Facilities department dedicated to the issuance and resolution of work orders. This has facilitated a decrease in the time between unit

turnovers, correction of unit deficiencies, and rehabilitation of older units. In addition, residents are now able to submit requests for maintenance via ARHA's web site.

- The Maintenance/Facilities department has hired contractors to provide specific services, repairs, and perform quality control of ACC units.
- Continued planning to dispose and demolish for the redevelopment of obsolete public housing units that no longer meet HUD Asset Management Program guidelines.

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

- Pursuing development opportunities for older public housing units through mixed finance-mixed income communities and increase use of housing choice vouchers to qualified residents.
- Redeveloped Ramsey Homes site into a 52-unit mid-rise apartment building called the Lineage, which is now leasing, and home to numerous ARHA residents.
- Received Section 18 approval for Park Place, Saxony Square, and the Ladrey Highrise. The Agency has completed the conversion of Saxony Square and a portion of Park Place to project-based voucher units.
- Site-based wait lists have been implemented for both newly converted Saxony Square and Park Place. As required, Asset Management is in the process of contacting all active applicants on the HCV wait list to offer placement on the Saxony Square and/or Park Place site-based wait lists.
- Selected development partners for Samuel Madden for redevelopment of the site into mixed-income multifamily housing.
- In 2020, ARHA was awarded an allocation of 48 Mainstream vouchers to assist non-elderly persons with disabilities. In addition, ARHA selected to add homelessness as an eligibility requirement. ARHA partnered with the City of Alexandria's Department of Community and Human Services and other local organizations to assist applicants with completing and submitting eligibility packets, attending voucher briefings, and locating housing. Currently all Mainstream vouchers are being utilized.
- In 2021, ARHA received 48 Emergency Housing Vouchers (EHV). The EHV program was established by the Biden administration as a response to the rise of homelessness and domestic violence during the Covid pandemic. The agency partnered with the City of Alexandria's Department of Community and Human Services and the local Continuum of Care (CoC) who were responsible for referring applicants. ARHA and partners worked together to determine eligibility, issue vouchers, locate housing and assist with leasing. At the time of this report ARHA has leased 47 out of 48 vouchers.
- Continued to administer an active voucher portability program. ARHA Housing staff counsel residents who wish to "port" to other jurisdictions, as well as assists with the preparation of required resident portability paperwork to be sent to receiving jurisdictions. To facilitate the portability process, request forms are available at the front desk of the main office, and the forms have been made available by mail and/or email. Information on portability is also provided during "in-house" (and virtually during the pandemic) intake briefings. Additionally, portability information, and portability request forms are included in the Agency's intake briefing packets.

- The Agency continues to implement Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. Earlier in the year, ARHA released its 2022 SAFMRs which has increased the amount of subsidy for most voucher holders. In the past, high rents in the jurisdiction resulted in most voucher holders renting in the same few neighborhoods. With the continued utilization of the SAFMRs, ARHA's voucher holders are now able to lease units throughout the jurisdiction, including those which offer higher opportunity and lower poverty. The use of SAFMRs is central to ARHA's de-concentration goals as they continue to help facilitate the integration of subsidized affordable housing within the jurisdictions' more "affluent" market rate residential areas.
- Increasing outreach efforts to potential voucher property owners:
 - a. The Agency actively "networks" with potential HCV landlord participants by periodically contacting apartment communities in the jurisdiction that do not accept vouchers. ARHA staff also speaks with private owners and leasing agents whenever possible and is always willing to answer questions about the HCV program.
 - b. Housing Managers and Housing Specialists hold HCVP landlord/owner briefing sessions for all new (and repeat if requested) landlord/owners, property managers, and anyone considering listing their units with the ARHA's HCV program.
 - c. Agency website offers online information to potential HCVP landlord/owner participants, including an HCV landlord brochure and an example Landlord Briefing packet.
 - d. Listing vacant units for rent to vouchers holders has been made easier by the online "Unit Availability" form and ARHA'S Landlord portal which offers account services, inspection information, and the download of leasing documents.
- Working to secure new partners for the Agency's Homeownership program who will assist with providing homeownership education, financing, and credit repair. Partners are also being sought that can assist with down-payments. Organizations that have been contacted include, the VHDA, NACA, and the City of Alexandria Office of Housing.
- In January 2021, ARHA opened the wait list to the public for the Housing Choice Voucher & Public Housing programs, as well as the site-based waiting lists for public housing/ LIHTC properties, Chatham Square, Braddock/Whiting/Reynolds, West Glebe & Old Dominion, and James Bland I, II, IV. The wait list application process was primarily conducted online, however reasonable accommodations were granted for those who due to disabilities were unable to use the online platform. ARHA received approximately 40,000 applications for the various wait lists offered. In addition, applicants were invited to create an account for the Agency's web-based application called Assistance Connect, that allows applicant/account holders to review and update their waitlist applications, and to contact ARHA staff.
- Continued to implement Public Housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, West Glebe & Old Dominion, and Old Town Commons (also known as James Bland I, II IV).
- Added two (2) site-based wait lists for Saxony Square and Park Place which were recently converted from public housing to project-based Section 8 via Section 18. The Agency plans to have separate site-based wait list for all public housing properties converted under Section 18 and RAD.

- Continuing to enter into partnership with private developers to increase the number of project-based units and increase other affordable housing options.

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

- Promoting 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. ARHA complied with Earth Craft requirements during the redevelopment of Ramsey Homes into a fifty-two (52) units multifamily mid-rise building.
- Continuing to identify pandemic related issues that affect residents. In response to the on-going COVID pandemic, the Agency continues to communicate frequently with residents to keep them informed of changes. Since the pandemic started, ARHA has provided “in-house” COVID vaccinations for residents and staff on numerous occasions and is now currently in the planning stages of offering another booster session.
- Implemented Federal and State eviction moratorium which started in March 2020 and ended June 30, 2022. ARHA has been committed to assisting residents who have not been able to pay rent during the eviction ban. Residents who needed help with paying rent were assisted with submitting applications to the Virginia Rent Relief Program which provided financial assistance to eligible applicants. The Agency also assisted with submitting referrals to local agencies known to help residents pay rent and utilities, and if necessary, residents are given the opportunity to pay what they owe via a repayment agreement.
- Continuing to work with the ARHA Resident Association (ARA) and the Resident Advisory Board (RAB) which are active in the ARHA community. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA management.
- Continued to keep ARHA residents informed of procedural changes and new services offered. Multiple notices have been provided in response to the pandemic, to introduce, resident and applicant web portals, and online rent payment services. Notices are also sent to keep residents apprised off news regarding Section 18 and RAD conversions. Notices are provided via mail, email, and website, when warranted.
- Performing on-site oversight of ARHA properties. Asset Management Housing Specialists have resumed (waived during 2020-2021 due to the pandemic) the oversight of the housing developments to which they have been assigned. Housing Specialists perform on-site visits which includes an examination of the interior and exterior of the property’s buildings as well as common spaces. After each monthly site-visit, Housing Specialists submit their findings directly to the Housing Manager and the Asset Management Director. These reports assist with facilitating quicker reaction times to resolve on-site deficiencies and provides a way to make prevention recommendations for maintaining the property’s building exteriors, interiors, and common spaces.
- Continuing staff development and training. ARHA staff has met with the City of Alexandria and other local agencies for training on a variety of topics to better assist ARHA’s residents. Early in the pandemic, the City of Alexandria’s Health Department provided training on the Covid-19 virus. This was an extensive presentation, including

scientific/medical information about the virus, as well as, how to stay safe. This presentation was attended by most ARHA staff members. This training was also made available to residents. Additional trainings have included topics on homelessness, mental health, substance abuse, domestic violence, and safety, including “active shooter” events.

- Expanding resident services offered by the Agency’s Resident Services Department. Recently grant funding was awarded to the department which was used to allow ARHA children and their parents to attend the 21st Century Community Learning Center which offers ongoing education and skill building classes. Children are offered educational tutoring, assistance with home-work assignments, and numerous other skills building classes. Parents can attend self-improvement classes such as parenting workshops, employment preparation, and behavioral issues in the family.
- After two years of cancellations due to COVID-19, the Agency is resuming its role as a major contributing partner in community events. The first community event in 2022 is National Night Out which will be held at multiple ARHA properties. At each location there will be cook outs, refreshments, and visits from the local Police and Fire Department. Later in the year ARHA is planning to hold Santa’s Winter Wonderland (SWW). SWW is a popular community event which provides gifts to ARHA’s children along with a visit with Santa. This event is supported by volunteers from ARHA and numerous local organizations and is covered by local press.
- Entered into a shared use agreement with owners of property adjacent to the Andrew Adkins public housing property for the purpose of improving public infrastructure and eliminating hazards associated with overhead utility lines.

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

- Administering the Family Self Sufficiency (FSS) program. Currently, the FSS program has eighty-five (85) participant slots and has seventy-six (76) active participants. The program has partnered with several agencies and nonprofit organizations such as the City of Alexandria Workforce Development Program to provide job readiness workshops, and Brite Paths who provide budgeting workshops. There have been many success stories from the FSS Program during the past 5 years to include tenants earning degrees and several that have purchased homes.
- Continued the ROSS program. The program has been successful developing resources to increase resident employment opportunities and self-sufficiency. ROSS participants have access to an ARHA maintained “Clothing Closet” which offers business attire for residents attempting to find employment. ROSS program participants also attend the various self-improvement workshops held throughout the year at the Agency. These trainings are open to all ARHA residents on topics that include, Self-Development, Financial Literacy, Credit Repair, Obtaining Employment, etc.

E. Ensure equal opportunity and affirmatively further fair housing, ARHA has/is:

- Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex (including gender identity and sexual orientation),

familial status, and/or disability following State and Federal guidelines, HUD regulations, and the Agency's policies in the Admissions and Continued Occupancy Plan (ACOP), and HCVP Administrative Plan.

- Affirmative actions include, providing swift action to resolve applicant and resident issues that could pertain to Fair Housing. Posting the HUD, Fair Housing flyer in the lobby of the main office, aiding with submitting fair housing complaints by providing direction to the correct website and helping with submission instructions. In addition, ARHA staff attends Fair Housing training regularly. Other affirmative actions include:
 - a. Providing reasonable accommodations to ensure that applicants and residents with disabilities are assured equal access to housing.
 - b. Working with the City of Alexandria's Office of Housing to meet the Assessment of Furthering Fair Housing (AFFH) requirement.
 - c. Continuing to undertake affirmative measures to ensure accessible housing to persons with 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 (now the Lineage) and will continue to do so with all future redevelopment plans.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

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). In March of 2021, The US House of Representatives passed an updated Violence Against Women Reauthorization Act (VAWA) which has at this time, not been taken up by the US Senate.

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, 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 relating to domestic violence, dating violence, or stalking is not grounds for terminating the victims' tenancy. The Authority may bifurcate a lease 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

ARHA's Resident Services and Asset Management departments, in collaboration with local government agencies and private non-profit institutions, work together to help with ARHA applicants, residents and their families, 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 aid them in overcoming abuse and other cultural or social barriers that prevent them from becoming self-sufficient.

ARHA implements procedures and policies 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 16 of the HCVP Administrative Plan. Policies/procedures implemented include:

1. ARHA will notify applicants and program participants of their rights under this law, including their right to confidentiality and the limits thereof [24 CFR 5.2007(3)(i)(ii)]. To do so, ARHA includes VAWA information in the intake briefing packet for all housing programs, meets directly with Residents and Applicants as needed to discuss potential/ongoing domestic/sexual assault. ARHA posts information regarding VAWA in its offices and on its Web site. The Agency will also make the information readily available to anyone who requests it, to include HUD-Form 50066. This information will include:
 - a. A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking.
 - b. The definitions of domestic violence, dating violence, and stalking provided in VAWA.
 - c. An explanation of the documentation that the ARHA may need from an individual who claims the protections provided by VAWA.
 - d. How to request a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking
 - e. A statement of the ARHA's obligation to keep confidential any information that it receives from a victim unless (a) the ARHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information
 - f. The City of Alexandria's Sexual Assault Center and Domestic Violence Program 703.683.7273 (Sexual Assault Hotline) or 703.746.4911 (Domestic Violence Hotline), and the National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY)
2. ARHA notifies owners and managers of their rights and responsibilities under this law. VAWA information is included in the Landlord/Owner Briefing Packet which is available at the main office and on the ARHA website.

3. PROGRAMS

Several key organizations, The City of Alexandria's Sexual Assault Center and Domestic Violence Program and the State run, Virginia Sexual & Domestic Violence Agencies provide services to aid and refer people who are experiencing or have experienced domestic violence, dating violence or stalking violence in the short and long term. Both organizations have hotlines available 24/7. The City's Sexual Assault Center and Domestic Violence Program, working in cooperation with ARHA staff continues to be successful in identifying victims of domestic violence and in providing help and counseling to the residents.

	4. GOALS ARHA goals for 2022 and forward are focused on an increased awareness of the VAWA laws for residents and applicants by: • Revising existing Policies to reflect VAWA changes to requirements • Provide Agency Staff training on VAWA regulations and services offered • Update VAWA information and links on ARHA’s Web site • Create an easy-to-read and understand VAWA pamphlet to distribute to applicants and tenants • Provide Spanish and Amharic information on VAWA • Increase participation with the Agency’s Domestic/Sexual Abuse partners. 5. RESOURCES • ARHA Resident Services and Asset Management Departments • Sexual Assault Center and Domestic Violence Program, City of Alexandria • Department of Community & Human Services, City of Alexandria
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. ARHA will amend or modify its agency plan upon the occurrence of any of the following events: A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. d. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan. e. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant. f. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved annual plan.

C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

ARHA is a "non-qualified" PHA and therefore will be submitting this section on the FY 2024 Annual Plan. However, ARHA is already meeting and working with the City of Alexandria and the Regional Fair Housing Project Team in order to meet AFFH requirements next year.