

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 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, including changes to these policies, 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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>THE ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY</u> PHA Code: VA004 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 717 Number of Housing Choice Vouchers (HCVs) 1948 Total Combined Units/Vouchers PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans. </p>

Notice:

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
PUBLIC NOTICE

DATE: July 17th 2023
TO: GENERAL PUBLIC AND INTERESTED PARTIES
SUBJECT: ARHA'S 2024 ANNUAL AGENCY PLAN (DRAFT)

Public hearings will be held to discuss the Alexandria Redevelopment & Housing Authority's (ARHA) FY 2024 Annual Agency Plan. The Annual Agency Plan identifies ARHA's changes to, essential PHA elements, and activities that will enable the ARHA to continue to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. In addition, the Annual Agency Plan contains a progress report on goals and objectives identified in our FY 2023-2027 5-Year Plan. The FY 2024 Annual Agency Plan will be 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 Annual Plan will be held at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314 on Wednesday September 6th, 2023, and Thursday, September 7th, 2023, at 5:30 p.m. until 6:30 p.m.

Due to the reduction of safety issues presented by the COVID-19 pandemic, for all attendee's masks are now optional.

ARHA's FY 2024 Annual Agency Plan is 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 Annual Agency 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, 2023.

Written comments received by 5:00 p.m. September 20th, 2023, 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 25th, 2023, ARHA Board of Commissioners meeting before the Board takes official action on the document. ARHA's Board of Director meetings are open to the public. For information on how to attend ARHA's public Board of Commissioners' meeting, please contact Cassandra Martinez, Executive Assistant at cmartinez@arha.us.

For further information or to request reasonable accommodation, 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	No. of Units in Each Program
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			Program(s) not in the Consortia	PH	HCV
Lead PHA:					
		%			

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

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

Y N

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

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

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B.2

New Activities.

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

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

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

Mixed Finance Modernization or Development

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

In 2021, ARHA issued an RFP to three previously qualified and procured development firms to submit a proposal for the redevelopment of the Samuel Madden public housing community site. The goal of the RFP was to build a mixed income, mixed use community with increased density, replace on site all 66 public housing units, reposition these units through RAD or Section 18 repositioning, and increase the overall number of affordable units by making units available to household earning between 30-60% AMI. In 2022, ARHA selected development partners and plans are moving forward for the redevelopment of Samuel Madden into mixed-income multifamily residential housing. ARHA will continue to meet with Samuel Madden residents to discuss significant developments in the redevelopment process.

In February 2023, the City Council approved all the entitlements for Madden. The only other thing that was referenced in Board reports is that we need to obtain from the Planning Commission the "Certificate of Appropriateness". This approval will allow us to obtain the building permit for the

style of building that will be constructed. Sixty percent (326 units) of the 532 residential units to be constructed on the current Madden site will be affordable, with the balance (206 units) being market rate. ARHA will submit a Section 18 demolition and disposition application to reposition the current 66 Madden units as Project Based Vouchers utilizing the obsolescence criteria. In addition, additional Faircloth to RAD units and PBVs will round out the balance of the 161 total units that will serve household incomes between 0% and 30% of AMI. The other 165 affordable units ranging from 31% AMI to 80% AMI will be rent-restricted and will be financed with Low Income Housing Tax Credits. In addition, the redevelopment project will include 13,836 SF of retail space, including a Food Hub, and a 13,540 SF early learning center. One multifamily building will be constructed on each of the two parcels that comprise the Madden Homes property. Each building will have underground parking. As both buildings are being created as one community, the amenities in each building will be available to residents of the other building. In addition, the redeveloped site will include open courtyards, meeting and activity space, an onsite management office building in each building, security, and other amenities.

The Madden redevelopment will be financed in part with a twinning of 4% and 9% LIHTCs. The 9% LIHTC application was submitted in 2023, which has been approved. In Virginia we are required to also apply for 4% credits despite there not being a cap on the amount of 4% credits that a state could issue. A financial closing for both projects is projected for Q4 2023 or Q1 2024 with construction commencing on or about Q1 2024 or Q2 2024. There will be a 20-month construction period, therefore, we anticipate occupancy of the new buildings on or about Q4 2026. All current Madden residents in good standing will have a right to return to the redeveloped community.

In 2021, the Board of Commissioners also issued a redevelopment opportunity for the combined site of the existing Ladrey building together with the adjacent former ARHA administrative office site. The goal is to construct a multifamily building to house the existing 170 units at Ladrey by converting the units to project-based vouchers and additional affordable and market rate units. The building will have an onsite management office, amenity space for use by all the residents, underground parking and units that meet current building codes. HUD has approved Section 18 repositioning and ARHA has negotiated a Master Development Agreement with the procured development team. Ladrey residents were part of the evaluation panel and have remained active throughout the negotiation process with the development team. ARHA and the development team submitted the zoning application to the City in March 2023. Approval is expected by February 2024. We anticipate a financial closing for this property on or about Q4 2024.

ARHA received Section 18 disposition approval for Park Place and Saxony Square. In 2021-2022 the 38 units at Park Place and 5 units at Saxony Square were renovated and the operating subsidies were converted to Section 8 Project Based Vouchers. In 2023 the 43 total units Converted fully from public housing to project-based vouchers.

Andrew Adkins is a part of the Samuel Madden AMP. ARHA will be submitting a Section 18 obsolescence application for the entire Samuel Madden AMP, which includes Andrew Adkins' property. ARHA is working on submitting the Section 18 application for the Madden AMP in Q3 2023. There will be one application for the AMP. Samuel Madden property will be submitted for demolition and disposition, while Andrew Adkins will be submitted for disposition only, both through obsolescence.

The Agency continues to pursue opportunities to redevelop the entire public housing portfolio through mixed-finance, mixed-income communities, Scattered Sites, Bragg Street, Yale Drive (the former Cameron Valley site). As well as other sites as opportunities arise. Additionally, with all current and future redevelopment, ARHA is exploring strategies to promote and implement best practices for de-concentrating poverty by developing mixed income housing while avoiding the construction of subsidized-only affordable buildings. In addition, best practices for social integration are being planned for existing and new mixed income housing developments such as constructing buildings with management offices and providing amenity space that promotes social interaction among residents.

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

ARHA will continue to implement its repositioning strategy with the eventual goal of closing out of public housing through the HUD conversion tool “Streamline Voluntarily Conversion once the portfolio has 250 public housing units or less. At this point, ARHA will apply to convert the remaining units into project-based vouchers. Once this step is implemented, the full repositioning of ARHA’s current public housing portfolio will have been achieved. Our goal is to reach this voluntary conversion goal within the next five years.

Demolition and/or Disposition.

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

- 1. Disposition Only of Park Place Condominiums (VA004000004-Scattered Sites).** Total ACC units affected are thirty-eight (38). HUD approved the disposition application and during FY 2022, ARHA renovated the units and received project-based section 8 vouchers. The full conversion through Section 18 to Section 8 Project Based Vouchers of the Park Place units was completed in early 2023. Total units affected is 38.
- 2. Disposition Only of Saxony Square Condos: (VA004000004-Scattered Sites).** Total ACC units affected is five (5). HUD approved the disposition application. During FY 2022 ARHA renovated the units and received project-based section 8 vouchers and the units leased. The full conversion through Section 18 to Section 8 Project Based Vouches of the Saxony units was completed in early 2023. Total units affected is 5.
- 3. Demolition, Disposition and Reposition of Samuel Madden Homes AMP (VA004000003).** ARHA has selected development partners for redeveloping Samuel Madden into mixed-income multifamily residential housing. As part of the redevelopment plan of the Samuel Madden AMP, ARHA will submit to HUD a Section 18 demolition and disposition application for the Samuel Madden Homes and in the same application a Section 18 disposition application for Andrew Adkins. Madden has a redevelopment plan that consists of rebuilding the units together with our development partners. ARHA will work closely with a relocation specialist to relocate the families offsite during the construction period. In the event the Section 18 obsolescence application is not approved, ARHA will explore a RAD and Section 18 Blend. ARHA will reposition the operating subsidy on the units through Section 18 repositioning (or alternatively, a RAD Blend) and finance the construction of a portion of the affordable units with Low Income Housing Tax Credits. The outcome of this redevelopment will be replacement of the 66 public housing units with a repositioned operating subsidy, new public housing Faircloth Amendment repositioned units (through Faircloth to RAD conversion), additional affordable housing for household between 30-60% AMI, project basing existing vouchers, and market rate housing. The redeveloped site will have amenity space for use by all residents, green space, management office and other amenities. Total units affected is 66. The Andrew Adkins development consists of 90 public housing units. The project

will be a part of the Section 18 application with the Samuel Madden project. A third-party vendor was commissioned to assess both Samuel Madden and Adkins for obsolescence. The redevelopment of Andrew Adkins will be finalized after the solicitation and award of a redevelopment partner. Upon approval of the Section 18 obsolescence application, ARHA will request tenant protection vouchers. Relocation efforts have been ongoing and administered by ARHA and a relocations specialist.

- 4. Demolition, Disposition and Reposition of Ladrey High-Rise (VA004000001) and former ARHA Administration Building.** ARHA has received disposition approval from HUD for the 170 Ladrey units and at or prior to demolition of the units, we will convert the units to project-based vouchers. Originally planned as a revocation of the existing structure, however the ARHA Board voted for a demolition of the existing structure and construction of a new affordable building to include replacement of the 170 current units with the addition of up to 100 additional units between 30-80% AMI. ARHA will work with the HUD SAC office to amend the redevelopment plan. In 2023 ARHA will sign a Master Development Agreement with the procured development partner to construct a multifamily building. The building would cover the current Ladrey site combined with the adjacent former ARHA Administration building. As part of the redevelopment plan, ARHA will submit to HUD a demolition and refinancing plan for the existing Ladrey building and a disposition application for the former ARHA Administration building. To rebuild the units, together with our development partner, ARHA will finance the construction with Low Income Housing Tax Credits. The outcome of this redevelopment will be replacement of the 170 public housing units with a repositioned operating subsidy, additional affordable housing for household between 30-0% AMI. The redeveloped site will have amenity space for use by all residents, green space, management office, underground parking, and other amenities. Total ACC units affected is 170.
- 5. Reposition of Chatham Square (VA004000006) and Braddock, Whitting & Reynolds, known as BWR (VA004000007).** The tax credit compliance period for these properties has expired and the units require an infusion of capital improvements. Therefore, ARHA has decided to reposition the operating subsidies of the units through RAD or a RAD/Section 18 Blend. This repositioning will allow the properties to incur debt on the property, obtain sufficient funds for a comprehensive modernization of the units and common areas as needed. In addition to the debt, ARHA will apply for 4% tax credits for additional equity. ARHA is considering the scope of the unit improvements and when decided will determine if the units can be renovated with occupied units or if a relocation plan will be required.
- 6. Disposition and Demolition of Cameron Valley (VA004xxxxx)** ARHA will commission an obsolescence study for the Cameron Valley development. Upon the results of the obsolescence study, ARHA will prepare and submit a Section 18 application to SAC. The plan would be to submit a disposition application to SAC and upon completion of the redevelopment plan amend the notice to include demolition of the property.

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

- ARHA Administrative Office Building- Section 18 disposition/demolition application with Ladrey Property-
- Ladrey High Rise (170 ACC units)- Section 18 disposition approval from SAC. Amending approval to add demolition.
- Andrew Adkins (90 ACC units)- Section 18 disposition application to be submitted with Samuel Madden property to be submitted in Q3 2023.
- Samuel Madden Homes (Uptown) (66 ACC units)- Section 18 demolition/disposition application with Andrew Adkins property, to be submitted in Q3 2023
- Cameron Valley (40 ACC units)

With regards to Hopkins Tancil, ARHA is working with HUD to obtain program rule changes that will allow the property's operating subsidy to be changed and the site to be redeveloped.

Conversion of Public Housing to Project Based Vouchers and/or Tenant-Based Assistance

ARHA's continued goal is to reposition the operating subsidy of the current ACC units so that within the next five years ARHA will not own or manage any housing units subject to an Annual Contributions Contract funded with Section 9 operating subsidy and Capital Funds. We will achieve this as follows:

Ladrey High Rise – 170 units from Section 9 operating subsidy to project-based Section 8 funds.

Park Place – 38 units from Section 9 operating subsidy to project-based Section 8 funds.

Saxony Square – 5 units from Section 9 operating subsidy to project-based Section 8 funds – CONVERTED 2023

Yale Drive (Cameron Valley) – 40 units from Section 9 operating subsidy to project-based Section 8 funds

Chatham Square – 52 units from Section 9 operating subsidy to RAD rents

BWR – 48 units from Section 9 operating subsidy to RAD rents

James Bland I – 18 units from Section 9 operating subsidy to RAD PBV

James Bland II – 18 units from Section 9 operating subsidy to RAD PBV

West Glebe – 48 units from Section 9 operating subsidy to RAD rents

Old Dominion – 36 units from Section 9 operating subsidy to RAD PBV

Samuel Madden – 66 units from Section 9 operating subsidy to PBV through Section 18 conversion

Balance of the ACC portfolio – when less than 250 units, convert to project-based vouchers through streamline voluntary conversion.

Conversion of Public Housing to Project-Based Assistance under RAD

Consistent with the repositioning initiative that we have undertaken for all our properties funded with Section 9 operating subsidies, ARHA properties, Chatham Square, BWR, Old Dominion, West Glebe, and James Bland, I & II were submitted for the RAD program. These properties are financed using Low Income Housing Tax Credits and have public housing residents. Except for routine maintenance and periodic replacement reserve projects, these projects have not had any substantial capital infusion. ARHA is repositioning these properties by submitting a request for voluntary conversion via Section 18 or a RAD application in order to improve the quality of housing for ARHA residents, preserve the units as affordable into the future, and secure the capital funds that are required to make the major repairs that the property requires. As part of the RAD application process, ARHA has reached out to the residents for comments specifically on the RAD financing plan. ARHA will continue to meet with residents during the RAD conversion process.

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

Property Name	Bedroom Size							Total Units per Property
	(All Family Units)	0	1	2	3	4	5	
Chatham Square			26	26				52
James Bland I			12	6				18
James Bland II			12	6				18
Braddock, Whiting, Reynolds			24	24				48
Old Dominion			24	6	6			36
West Glebe			10	4	20	14		48
Total Units			108	72	26	14		220

Upon conversion, the unit types will remain the same. In some cases, some bedroom sizes may change as the Housing Authority improves its housing stock and redevelops its units to ensure compliance with the federal Fair Housing requirement to have a minimum of 5% units at each development be fully mobility accessible and 2% of the units at each development be accessible to those with hearing and/or vision impairments. Pursuant to the RAD CHAP awards, ARHA will submit an application into the Inventory Removal module in PIC for the disposition of the sites.

ARHA remains firmly committed to improving the quality of life for its residents and providing deeply affordable housing to extremely low to moderately low-income individuals and families. Through the Rental Assistance Demonstration (RAD) program, ARHA will continue to own its properties and provide its residents with expanded choices and opportunities. ARHA will also have the ability to evaluate and immediately address many needed capital improvements and will continue to serve the same population.

The RAD program offers ARHA an opportunity to transition from its current public housing funding platform to a more stable, predictable, and sustainable funding source, the Project-based Voucher (PBV) program, which will be administered by the ARHA. The same families who are eligible today for public housing will be eligible for the PBV program.

Occupancy by Over-Income Families

A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family. ARHA currently has 717 ACC units and therefore we do not admit any families to the public housing program that are over-income. However, ARHA is in the process of

updating the ACOP to include regulations at 94 CFR 960.507 as well as incorporating the newest guidance found in NOTICE: PIH-2023-03(HA), issued on March 13, 2023, regarding over-income public housing families.

The most recent guidance states that during public housing annual or interim reexaminations it must be determined if the family's income exceeds the applicable over-income limit. This limit is calculated by multiplying the Very Low-Income (VLI) for the family size in ARHA's jurisdiction by a factor of 2.4 (120% of AMI). If the income is over the limit, the Agency must notify the family that they are required to have their income reviewed again in twelve (12) months to see if they remain over-income. Once a family's income exceeds the applicable over-income limit, ARHA is required to begin tracking a twenty-four (24) consecutive month grace period. If it is discovered through annual or interim income reexaminations during the 24-month grace period that a previously over-income family is now below the over-income limit, the family is no longer considered over-income and the twenty-four (24) hour grace period would be stopped. If the family is found to be over the income limit again, they will be entitled to a new twenty-four (24) consecutive month grace period if the family's income once again exceeds the over-income limit. If the family remains over-income for twenty-four (24) consecutive months, it will be ARHA policy that their assistance will be terminated within 6 months. The ACOP will contain the extended regulations, policies, required notices to the family, and Agency reporting requirements.

Currently, ARHA has no public housing families that have exceeded the over-income limit.

Occupancy by Police Officers

ARHA has implemented the Resident Police Officers (RPO) program for many years and is continuing to collaborate with the local police to recruit and retain RPOs. ARHA's RPOs have been integral in reducing criminal activities, mediating disturbances, and deescalating problematic interactions among residents.

Police Officers living in ARHA units are required to do the following:

- Patrol/inspect the property, either on way to or upon returning from work, checking the stairwells and common areas, at least three times during the week and daily on the weekends.
- Whenever possible, be present during evictions;
- Assist, if needed, with the barment of individuals.
- Make presence known in the development and learn the residents' names, as well as any special needs or accommodations, if appropriate.
- Address minor and informal police-related concerns brought to attention by the property manager and/or residents and make appropriate referrals as needed.
- Bring to ARHA's attention any resident behavior or other actions that impact the overall quality of life in the development.
- Assist management in addressing any nuisance activity that occurs on the property; and
- Provide incident reports to ARHA on any criminal activity on the property and in the surrounding area.

Currently ARHA has four (4) police officers living in the following properties:

- 1 at Andrew Adkins
- 1 at Princess Square
- 1 at the Ladrey
- 1 at Hopkins Tancil

Units with Approved Vacancies for Modernization

In 2023, in consultation with HUD and in anticipation of the redevelopment of the Samuel Madden Homes property, ARHA will designate the site for modernization. This will allow ARHA to stop referring qualified applicants for vacant units. This will permit ARHA to relocate residents over a designated period to relocate existing residents consistent with the Uniform Relocation Act as amended.

B.3

Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

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

- Partnering with private property owners to develop properties by using Faircloth to RAD operating subsidy. ARHA is currently considering potential development opportunities, some by joining ARHA adjacent land and others, solely using the developer's land. The Agency’s goal is to increase the number of affordable units, especially for very low-income families, by including Faircloth to RAD units among the operating subsidies for these newly developed properties. In addition, we will continue to project base Section 8 vouchers where required.
- Applying for rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Samuel Madden. (Total 66 units).
- Applying for rental vouchers to replace public housing units at the Ladrey High Rise (total of 170 units) after amending the development plans for the Ladrey from comprehensive rehabilitation to demolition and redevelopment. In addition, ARHA is planning to increase the project density to include affordable units for workforce housing.
- Continuing to rehabilitate units as necessary during regular turnover using Capital Funds. This includes the replacement of appliances with new, energy efficient models, new bathrooms, cabinets, flooring, etc.
- Secured Section 18 approval for the Ladrey Highrise and is in the planning stages of Tenant relocation.
- Renovated the 43 units at Saxony Square and Park Place, converted operating subsidy to project based rental vouchers; returned all relocated residents to the property.
- ARHA and procured development partners have obtained the zoning and city council approval for the redevelopment of Samuel Madden into mixed-income and mixed-use multifamily residential housing. The Agency with development partners is now working on financing options and Tenant relocation plans.
- Prepared public housing physical needs assessment of the 100 units at Chatham Place and the BWR properties; will submit RAD financing plans to reposition the current ACC operating subsidy into project based rental vouchers; commenced the renovation planning process to preserve these units which have completed the initial fifteen-year tax credit compliance period.
- Continued planning to preserve and expand units available to very low-income households (0-30% AMI) and leverage private and other funding sources to create new housing units through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications,

demolition of existing units, and expanding the number of units affordable to 30-60% AMI households within ARHA's portfolio.

- Planning to Reposition ARHA's Section 9 operating subsidies through RAD and project-based assistance so that at the end of five years ARHA will not own or manage units whose operating subsidy is funded with public housing subsidies subject to an Annual Contributions Contract.
- Work with private developers to place Faircloth to RAD units in non-public housing sites and therefore increase the number of affordable housing units in Alexandria.
- Issue a new RFQ to solicit additional qualified development partners for Andrew Adkins, Cameron Valley, and the MROP units at Hopkins-Tancil.
- Utilized ARHA's VHD LLC to create 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.
- Worked with the City Council to define a process for city approval of all future Special Purpose Entities for development deals, retroactively previously created SPEs, validate the creation of VHD and Premiere Housing Development.
- Continuing to work towards goals of reducing public housing vacancy rates that have maintained at least an average 98% occupancy rate and vacant unit turnaround from 20 days to less than 15 days.
- Entered a Shared Use and Utility Easement with the owner of property abutting Andrew Adkins.
- Evaluating development proposed by the owners of property adjacent to Duke Street parcel to increase number of affordable housing opportunities.
- Holding community meetings to prepare residents who will be directly affected by changes due to both Section 18 and RAD conversion. Community ARHA has met with to discuss development & relocation information are the Ladrey and Samuel Madded. Resident turnout was high. Additional meetings will be held soon. ARHA also continues to provide notices, general conversion and tenant relocation FAQs. At a minimum, written materials for the communities affected have been translated into Spanish and Amharic.

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

- Preparing to implement HOTMA changes for administered housing programs, effective 1/1/2024. Staff have already viewed an introduction to the HOTMA changes, and full training is being planned for all Asset Management staff. In addition, ARHA will be updating the HCVP Administrative Plan and ACOP so they will reflect the new HOTMA regulations and corresponding Agency policies.
- Improving PHAS scores, maintain "High Performer" status achieved on SEMAP.
- Scheduling monthly meetings with Asset Management and Maintenance staff to discuss inspection issues, which has improved the response time and correction of deficiencies found during HQS and UPCS inspections of ARHA owned units.
- Improved services provided by the Maintenance department. Unit turnover and completion of unit deficiencies rates have decreased.
- Continuing to provide web-based services for applicants and residents. Currently the Agency provides on-line platforms such as Assistant Connect which allows those with accounts to update wait list applications, housing transaction paperwork, and direct messaging to ARHA housing specialist staff.
- Continues to manage and update the ARHA website (www.arha.us). The website contains information about the housing programs and services offered, as well as up to date news regarding

current events, projects, and publications which are available for download. The website provides multiple services such as:

- Online rent payment platform, which is now the preferred method of rent payment for residents.
- Customer satisfactions surveys, one for residents regarding ARHA services and the other for feedback on maintenance. Residents often participate in the surveys, and they have become essential to improving customer service, and identifying ongoing issues/problems needing to be addressed.
- Landlord/owner portal which offers housing payment tracking and unit inspection information & results. Also available for download are leasing packets and unit availability forms.
- Call Click Connect (CCC) service is linked to the ARHA website. The service provides an additional method for contacting the Agency to request information, leave comments, and complaints. The CCC service gives ARHA the ability to quickly respond as the “calls” are monitored throughout the day and are then routed to the appropriate staff member to resolve.
- Planning to dispose and demolish for the redevelopment of obsolete public housing units that no longer meet HUD Asset Management Program guidelines.
- Working on creating new upgrade standards at Park Place and Saxony as a model for future renovations permitted by current capital funding levels.

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.
- Received Section 18 approval for Park Place, Saxony Square, and the Ladrey Highrise and is in various stages of disposition. The Agency has completed the conversion of Saxony Square and Park Place to project-based voucher units.
- Implemented site-based wait lists for converted Saxony Square and Park Place. As required, Asset Management contacted all active applicants on the HCV wait list to offer placement on Saxony Square and/or Park Place project-based voucher site-based lists.
- Selected development partners for Samuel Madden for redevelopment of the site into mixed-income multifamily housing; ARHA to manage waiting list for mobile voucher units to be included in this redevelopment.
- Administering awarded allocation of 48 Mainstream vouchers to assist homeless, non-elderly persons with disabilities and 48 Emergency Housing Vouchers (EHV) issued to house the homeless during the Covid pandemic. ARHA is always willing to acquire new types of vouchers and housing programs that will offer additional sources of housing.
- Continued to administer an active voucher portability program. 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 upon request. Information on portability is also provided during intake briefings. Additionally, portability information, and portability request forms are included in the Agency’s intake briefing packets.
- Implementing Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. ARHA’s 2023 SAFMRs, which have increased the amount of subsidy for voucher holders, have been approved by the agency Board and they will be effective soon. In the past, high rents in the jurisdiction resulted in most voucher holders renting in the same few “lower rent” neighborhoods. With the continued utilization of the SAFMRs, many of ARHA’s voucher holders can now afford to lease units throughout the jurisdiction, including those which offer higher

opportunity and lower poverty. The use of SAFMRs has served to improve de-concentration as they facilitate the integration of subsidized affordable housing within the jurisdictions' more "affluent" market rate residential areas.

- Continuing outreach efforts to potential voucher property owners.
 - Since the State of Virginia passed legislation (2020) stating that landlords with more than four rental units cannot refuse to rent to a tenant solely based on a housing voucher, the number of properties leasing to ARHA voucher holders has increased, especially in the more affluent areas of the jurisdiction. However, there are still barriers to renting in the jurisdiction such as extremely high application fees and the use of decades old criminal reports. ARHA is working on ways to identify high denial rates at various properties and on methods for addressing these issues directly with property managers and leasing staff.
 - ARHA's Asset Management staff continues to network with property managers and owners and answer any questions and/or concerns they may have regarding leasing to HCV voucher holders.
 - The Agency staff continues to hold HCVP landlord/owner briefing sessions for new landlord/owners, property managers, and anyone considering listing their units with the ARHA's HCV program.
 - The ARHA website offers online information to potential HCVP landlord/owner participants, including an HCV landlord information packet which provides detailed information on the HCV program requirements.
 - Recently ARHA partnered with Affordable Housing (www.affordablehousing.com) who provide marketing materials to send to property managers, landlords, and owners throughout the City. The marketing materials show how to list vacant units on the Affordable Housing site for free. ARHA is also encouraging voucher holders to use this site to locate available affordable units in the area. ARHA is also now using Affordable Housings' online rent reasonable service to identify available market rate unit comps.
- Attended Homeownership training this year. ARHA continues to work with residents who are interested in homeownership. To better assist with homeownership, ARHA staff is actively working to secure new partners for the 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. This year, ARHA is planning to create a new Homeownership brochure and detailed presentation regarding the program which will be made available in the office and posted on the website.
- Opened the Moderate Rehabilitation wait list for one day on April 19th, 2023, ARHA received 1006 applications for Hopkins Tancil development which is ARHA's only Moderate Rehabilitation property (109 units). Continued to implement Public Housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, West Glebe & Old Dominion, and Old Town Commons (also known as James Bland I, II IV), Saxony Square, & Park Place; and after redevelopment ARHA will expand the site-based waiting lists to include Sam Madden, Andrew Adkins, the Ladrey and other redeveloped properties.
- Continuing to enter into partnerships 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:

- Exploring and implementing measures to de-concentrate poverty by developing mixed income housing while avoiding the construction of subsidized-only affordable buildings.
- Promoting the use of best practices in the implementation of Green Buildings and Energy Conservation initiatives through use of LEED and Earth Craft in all redeveloped communities. ARHA complied with Earth Craft requirements during the redevelopment of Ramsey Homes into a fifty-two (52) unit multifamily mid-rise building.
- Partnered with the University of Virginia to include sustainability components in all future ARHA renovation projects and as a partner for sustainability on the Madden redevelopment.
- Received City Council approval of plans to achieve Net Zero Ready status for one building at the redeveloped Samuel Madden Homes property and LEED Silver on the second building.
- Entered into a shared use agreement with owners of property adjacent to the Andrew Adkins public housing property for the purpose of improving public infrastructure and eliminating hazards associated with overhead utility lines.
- Continuing as required, implementation of the CARES Act 30-day Notice for those who owe rent, late fees, and work orders. The additional time provided by the 30-day Notice has helped families to bring their balances to zero, and in some cases, avoid eviction court all together. To further assist families, ARHA's Resident Services department continues to submit referrals to local organizations that can provide the family with funding to reduce their account balance.
- Meet with Advisory Board (RAB) and Resident Association members who are active in the ARHA community. Both associations meet on a regular basis and when necessary, bring their concerns to ARHA management.
- Continued to keep ARHA residents informed of procedural changes, new services offered. Notices are provided via mail, email, and website, when warranted.
- Performing on-site oversight of ARHA properties on a regular basis. On-site visits include examination of the interior and exterior of the property's buildings as well as common spaces. After each 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 provide 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. Training in the past has included topics on homelessness, mental health, substance abuse, domestic violence, and safety, including "active shooter" events.
- Expanding services offered by the Agency's Resident Services Department:
 - Recently grant funding was awarded to the department which allowed ARHA children and their parents to attend the 21st Century Community Learning Center. The program helps students meet state and local academic standards in core academic subjects, such as reading and math; offers students a broad array of enrichment activities that can complement their regular academic programs; and offers literacy and other educational services to the families of participating children.
 - This year, the ARHA Scholars program was implemented. The program allows residents to earn college credits by attending college level courses held at the Agency. Teachers have been provided by the local community college, NOVA.
 - Reopened the Ruby Tucker Center (RTC), which provides after school programs for ARHA children. Recently the RTC became a participating site of the *Linking Instruction Nurturing Knowledge* program referred to as the LINK Club. LINK Club is a free after-school program offered by Alexandria City Public Schools. The program is designed to prepare participating students for the challenges and opportunities of today and tomorrow

by addressing their comprehensive needs through a whole-child approach. During LINK Club, ACPS certified teachers work with the students to “link” the social-emotional and academic services received during the school day to the support provided during after school hours. This includes academic tutoring, homework help, project-based learning and social-emotional support. Students also have a weekly STEMulation Club to brainstorm ways to solve everyday challenges and enhance their understanding of essential concepts in science, technology, engineering and mathematics (STEM).

- The Senior Center at the Charles Houston Recreation Center has resumed full time services. The Senior Center offers daytime classes, activities, and healthy meals. Seminars are also offered on numerous topics such as preventing falls, nutrition, exercising, computing safely, and organizing finances. The Krunch Brunch has also resumed activities. The Krunch Brunch group plans educational, physical, and cognitive enhancing activities for the Seniors such as shopping, bowling, going to museums, and local events.
- After two years of cancellations due to COVID-19, the Agency is resuming its role as a major contributing partner in community events. National Night Out will again be held this year at multiple ARHA properties. At each location there will be cook-outs, refreshments, and visits from the local Police and Fire Department.
- Partnered with the city and other organizations to hold community cookouts at different sites throughout the city this year. In addition to food, music, resource tables, health services, and arts & crafts, activities were provided. This year cookouts were held at several ARHA sites, including Hopkins Tancil, Princess Square, and Andrew Adkins.
- 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 the local press.

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

- Administering the Family Self Sufficiency (FSS) program. Currently, the FSS program has eighty-five (85) participant slots and has seventy-six (76) active participants. There are several graduations planned for 2023. The program continues to partner with agencies and nonprofit organizations in the area who offer a myriad of services and trainings that greatly benefit FSS participants such as the City of Alexandria Workforce Development Program to provide job readiness workshops and job fairs, and Brite Path who provides financial literacy workshops such as, budgeting, credit repair, and investing. This year FSS staff attended Homeownership training.
- 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, earning college credits etc.

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

	<ul style="list-style-type: none"> ▪ 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 directions to the correct website and helping with submission instructions. In addition, ARHA staff attend Fair Housing training regularly. Other affirmative actions include: <ul style="list-style-type: none"> ○ Providing reasonable accommodation to ensure that applicants and residents with disabilities are assured equal access to housing. ○ Working with the City of Alexandria’s Office of Housing to develop an Assessment of Furthering Fair Housing (AFFH) which will assess fair housing in our region and develop goals and strategies to improve fair housing in the region. ○ Continuing to undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of unit size needed. 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	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The Capital Fund Five Year Action Plan for FY 2022-2026 was approved on 11/23/2022.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C. Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/>

	(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.	
C.2	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.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.	
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> If yes, include Challenged Elements.	
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:	
D.	Affirmatively Furthering Fair Housing (AFFH).	
D.1	Affirmatively Furthering Fair Housing (AFFH). 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. The Metropolitan Washington Council of Governments (COG), and representatives from 8 member governments came together over the last year to provide an assessment of fair housing on a regional scale. From the assessment of fair housing, the Metropolitan Washington Regional Fair Housing Plan was developed. The City of Alexandria and ARHA will be incorporating the Fair Housing Plan's goals and strategies in our Annual and Consolidated planning. <table border="1" style="width: 100%;"><tr><td>Fair Housing Goal:</td></tr></table>	Fair Housing Goal:
Fair Housing Goal:		

1. Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities for members of protected classes.

- a. Increase homeownership opportunities for low- and moderate-income members of protected classes through the following strategies:
- Support innovative approaches specifically designed to increase homeownership opportunities, such as cooperative homeownership models and community land trusts.
 - Support policies and practices that will increase the supply of affordable homeownership housing units, such as allowing and encouraging higher-density, smaller units/ADUs and duplexes.
 - Explore feasibility of including affordable housing set-asides in new housing developments include subsidized home ownership opportunities in addition to subsidized rental opportunities.
 - Increase housing affordability through mortgage write-downs, down payment and closing cost assistance, special purpose credit programs, and other affordable homeownership subsidies.
 - Support first-time homebuyers by expanding financial literacy programs, homeownership counseling, and homebuyer education.
 - Increase funding for repair, rehabilitation, and renovation programs and products.

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2. Protect the housing rights of individuals with protected characteristics.

Evictions and significant rent increases contribute to the displacement of protected class members, particularly Black and Hispanic residents, and persons with disabilities. The pandemic has highlighted the vulnerability of renters and its racial and ethnic disparities.

- a. Work with local organizations and the city to increase the scale and scope of housing mobility programs such as unit search assistance and pre-move services which provides individualized coaching for families to remove barriers in accessing opportunity neighborhoods. Housing mobility is a valuable tool to address high segregation levels in the HCV program. In many places in the region, voucher families have been limited in where they can live. Additional local resources, along with increased mobility strategies and better coordination throughout the region, will give families a broader range of housing options.
- b. Improving the portability of vouchers across jurisdictions in the region.
- c. Reduce barriers to accessing rental housing by encouraging landlords to reduce, eliminate, or offset application fees for voucher users and follow HUD’s guidance on the use of criminal backgrounds in screening tenants. Stakeholders reported that high application fees for rental housing are a significant barrier for voucher holders. Additionally, some landlords continue to refuse rental housing to prospective tenants based on criminal background checks revealing decades-old criminal histories or minor misdemeanors.
- d. Expand and increase support for fair housing outreach, education and training, testing, and enforcement. Support organizations that provide fair housing outreach, education, and enforcement and expand the number of protected classes assessed annually. Although Virginia, requires landlords to accept HCVs, tenants report that some landlords continue to refuse vouchers. Landlords have also refused to participate in the Emergency Rental Assistance Program, preferring to file for eviction instead. Tenants facing eviction reported difficulties in accessing these emergency rental assistance funds, and victims of housing discrimination did not know where to get help.

3. Change zoning and land use policies to expand access to fair housing. Increase the development, geographic distribution, and supply of affordable housing. Zoning for single-family homes in the region makes it hard to develop affordable housing. To change this, ARHA collaborating with local leaders can:

- Revise zoning regulations to allow as-of-right Accessory Dwelling Units
- Increase inclusionary zoning incentives for more affordable housing units to be created in a new mixed income building or increase fees for developers to pay for someone else to build affordable housing in a different location sometime in the future.
- Adopt zoning changes to make it easier to develop affordable housing
- Advocate to include a fair housing equity analysis when reviewing significant rezoning proposals and specific plans

4. Increase community integration and reduce housing barriers for persons with disabilities:

- Explore ways to increase the supply of permanent supportive housing units by utilizing innovative funding streams, like affordable housing bonds, affordable housing trust funds, commercial linkage fees, and real estate transfer taxes.
- Increase support for rental assistance programs for persons with disabilities and advocate for additional resources.
- Support education regarding the application of the Fair Housing Act's reasonable accommodation duty in the context of criminal history screening.
- Advocate for the adoption of design standards that require at least 10 percent of total units in new multifamily developments receiving public funds to be accessible to persons with mobility disabilities and at least 4 percent for persons with hearing and/or vision disabilities.

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