

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	<p>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: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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 with a copy of their PHA Plans.</p>

Notice:

ALEXANDRIA REDEVELOPMENT & HOUSING AUTHORITY
PUBLIC NOTICE

DATE: July 18, 2024

TO: GENERAL PUBLIC AND INTERESTED PARTIES

SUBJECT: ARHA'S FY 2025-2029 5-YEAR AGENCY PLAN

Public hearings will be held to discuss the Alexandria Redevelopment & Housing Authority's (ARHA) 5 Year Agency Plan FY 2025-2029, Annual Agency Plan FY 2025, and the Five-Year Cap Fund Plan FY 2024-2028 (the Plans). The 5-Year Agency Plan lays out the Agencies goals and objectives for the next five years. The Annual Agency Plan identifies ARHA's changes to essential PHA elements, and activities that enable the Agency to continue serving the needs of low-income, very low-income, and extremely low-income families for the next year. The 5-Year Cap Fund Plan shows how capital funds provided by HUD are to be allocated for ARHA building and unit improvements. "The Plans" will be available on the ARHA and City of Alexandria websites, at ARHA's main office and the 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 Wednesday September 11th, 2024, and Wednesday September 18th, 2024, at 5:00 p.m. until 6:00 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 "Plans" are 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.

Written comments and questions received by 5:00 p.m. September 20th, 2024, 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 23rd, 2024, 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. For information on how to access ARHA's public Board of Commissioners' meeting, please contact Juwahn Brown, Executive Assistant @ jbrown@arha.us.

For further information or to request reasonable accommodation, please call Denise Kaffka, Director of Compliance, Policies & Operations (COPs) @ (703) 549-7115 extension 225 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 all 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 ARHA 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 decade 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 tax credit compliance 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 BWR, Quaker Hill, Pendleton Park, West Glebe and other properties whose 15-year tax credit compliance period will expire over the 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 within a decade, ARHA will own or manage a portfolio of low-income housing units under HAP 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. Moreover, retrain staff to address the financial, maintenance and capital needs of project-based subsidized properties.
- 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, a RAD conversion FAQ, and consistent with our policy of community engagement, publish a resident subsidy repositioning handbook on the impact to their households. 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.
- l. Partner with adjacent private property owners to expand the footprint for development and ensure the inclusion of affordable housing units on the site.
- m. Acquire and develop land in the City of Alexandria that will allow ARHA to increase its imprint in the city and provide affordable homeownership opportunities for working families.

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

- a. Continue improvement of PHAS and SEMAP scores and ensure that ARHA will again become a PHAS standard performer.
- 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 updates and repairs 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. After subsidy repositioning 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. In addition, negotiate co-management arrangements with managers of redeveloped properties so that ARHA staff can learn from these work experiences.
- g. Strengthen the property management function of the agency through staff training and reorganization of staff functions.
- h. Implement new business system(s) for the management of the Agency's development projects, housing portfolio, HCV programs and related activities.
- i. Implement new PHA software that will increase accuracy and efficiency within the Agency, and when connecting to HUD.

- j. Increase the utilization of Agency provided web-based services. The Agency will continue to expand on-line services to assist applicants and residents with housing program transactions such as annual & interim certifications, submitting/updating housing wait list applications, and online rent payment. In addition. ARHA will update online services for Owners/Landlords such as 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 property managers/owners to address issues that negatively affect some voucher holders. ARHA will work with local housing advocates such as Legal Aide and the City's Department of Housing to develop ways to educate and/or work with local property managers/owners so that there is an increase of application approvals for those, including voucher holders, who are seeking affordable units to rent in the jurisdiction.
- c. Work with Legal Aide to set-up expungement clinics at ARHA. The purpose of expungement clinics is to remove old and lingering civil cases regarding unpaid rent from "records" so that they are not used to deny voucher holders (and others) approval for housing.
- d. Continue working with the City of Alexandria's Department of Housing, and the City's Eviction Prevention Task Force to identify high denial and eviction rates at various properties and develop methods for addressing these issues directly with property managers and leasing staff.
- e. Continue to administer and enhance the Agency's Homeownership program by developing new partnerships and increasing the number of program participants. ARHA staff will work on a new Homeownership action plan.
- f. 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).
- g. Continue to offer public housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, James Bland IV, and West Glebe.
- h. The Agency will also continue to establish site-based waitlists for public housing properties converted under Section 18 or RAD. Currently ARHA has site-based lists for the following properties: Park Place, Saxony Square, James Bland I, James Bland II, and West Glebe.
- i. 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.

- j. Convert financially burdened public housing units to HCV project-based units (Ladrey Highrise, Samuel Madden).
- k. To combat low levels of rental properties participating in the HCVP, increase the number of project-based Section 8 contracts in affordable housing or mixed income housing sites.
- l. Enter 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.
- m. Acquire land adjacent to existing ARHA property for future development of affordable housing.

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, Santa's Winter Wonderland and National Night-Out.
- p. Continue offering 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. Agency departments will work together to tackle the issue of residents' poor housekeeping. Currently methods are being explored to address the issue and determine what services may be offered locally. ARHA also hopes to 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 operational plans for Section 3 which will focus on increasing the number of employed persons in assisted family groups. ARHA will work closely with development partners to offer well-paid employment and career opportunities to residents. ARHA will also assist with providing access to job and life skills training to prepare residents to obtain employment in the redevelopment workforce and beyond.
- b. Create an online Section 3 worker and business registry database. The database will assist ARHA tenants and local lower-income residents with finding employment working on ARHA's redevelopment projects and help contractors locate potential workers.
- c. Develop strategies to assist residents with starting their own companies, especially Section 3 business concerns that can benefit from the large amount of Section 3 work available via ARHA's redevelopment projects that will be beginning soon.
- d. Continue to build a compliance program to ensure that the Agency's development projects are meeting Davis Bacon Federal Labor standards. This includes certifying that employees, including Section 3 workers and business, hired to work on ARHA projects are earning the federal prevailing wage rates when applicable. The Agency is looking into purchasing and implementing the industry standard software package, LCP Tracker, to assist with the analysis of weekly payroll reports and reporting requirements.

- e. 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.
- f. Promote programs to train and develop small businesses for ARHA residents to encourage self-sufficiency.
- g. 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.
- h. 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).
- i. Continue implementation of the Family Self-Sufficiency (FSS) and Resident Opportunities & Self-Sufficiency (ROSS) programs.
- j. The Agency will be developing an FSS and Homeownership section on the ARHA website. Basic information for both programs will be made available, as well as success stories, and access to the FSS and Homeownership applications. A selection of training courses such as, writing a resume, credit improvement, etc., will also be made available.
- k. The Agency is planning to develop a Homeownership action plan which will contain the program requirements, and ARHA's policies and procedures.
- l. Continue to provide a Self Sufficiency Coordinator for James Bland V to assist families.
- m. Continue to seek new local partners to offer support with homeownership education, finance, credit repair, and down payment assistance.
- n. The Agency will continue via its self-sufficiency programs to perform case management of family needs and goals as well as provide self-improvement training both in person and virtually.

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

	<p>numbers of accessible units under 504 guidelines and continues to provide additional accessible units through the new developments.</p> <ul style="list-style-type: none">c. Continue to offer reasonable accommodation to those with disabilities to ensure equal access to housing.d. Continue to provide annual Fair Housing training for Agency staff.e. Meet 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 the reporting period 2023-2024, 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:

- Partnering with private property owners to develop properties by using Faircloth to RAD operating subsidy. ARHA is currently considering potential development opportunities, some by joining ARHA adjacent land and others, solely using the developer's land. The Agency's goal is to increase the number of affordable units, especially for very low-income families, by including Faircloth to RAD units among the operating subsidies for these newly developed properties. In addition, we will continue to project base Section 8 vouchers where required.
- Applying for rental vouchers to replace repositioned public housing rental units due to the Section 18 disposition approval of Samuel Madden. (Total 66 units) and disposition approval for Andrew Adkins (total 90 units). In addition, through redevelopment of Sam Madden, increase the number of 0-30% AMI units on this site and add 30-80% AMI units.
- Applying for project-based 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 repair and update units as necessary during regular turnover using Capital Funds. This includes the replacement of appliances with new, energy efficient models, new bathrooms, cabinets, flooring, etc.
- Renovated the 43 units at Saxony Square and Park Place, converted operating subsidy to project based rental vouchers; returned all relocated residents to the property.
- 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 together 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 Square and the BWR properties; will submit RAD financing plans to reposition the current ACC operating subsidy into project based rental vouchers; commenced the planning of renovations to preserve these units which have completed the initial fifteen-year tax credit compliance period.

- Continued planning to preserve and expand units available to very low-income households (0-30% AMI) and leverage private and other funding sources to create new housing units through the redevelopment of ARHA-owned sites by achieving higher density through zoning modifications, demolition of existing units, and expanding the number of units affordable to 30-60% AMI households within ARHA's portfolio.
- Planning to Reposition ARHA's Section 9 operating subsidies through RAD and project-based assistance so that at the end of five years ARHA will not own or manage units whose operating subsidy is funded with public housing subsidies subject to an Annual Contributions Contract.
- 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.
- Obtain City Council approval to create Premiere Affordable Housing LLC which will 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.
- Received City Council approval for a process of accepting all future Special Purpose Entities for development deals, retroactive approval of previously created Spes, validation of 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.
- Acquired a parcel of land in Old Town for future ARHA development purposes.
- Holding community meetings to prepare residents who will be directly affected by changes due to both Section 18 and RAD conversion. ARHA has met with various elected and appointed officials and resident organizations to discuss development & relocation information at the Ladrey and Samuel Madden. Resident turnout was high. Additional meetings will continue throughout the fiscal year. ARHA also continues to provide notices, general conversion and tenant relocation FAQs. At a minimum, written materials for the communities affected have been translated into Spanish and Amharic.

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

- Improving PHAS and SEMAP scores. Multiple Departments are working together to increase PHAS scores. To implement this, the Agency meets weekly, which has led to a decrease in unit turnovers rates and vacancies.
- Restructured the ARHA Finance Department to be more responsive to the agency's needs, implement best practices in public housing financing, and create new processes and procedures to improve efficiency and prevent waste and promote good financial policies.
- Scheduling monthly meetings with the Compliance team (which includes housing inspectors) and Maintenance staff to discuss inspection findings for ARHA owned units. These meetings have led to an improvement in maintenance response times and quicker resolution of deficiencies found during inspections.
- Continuing to improve customer service for residents requesting maintenance needs and/or reporting maintenance emergencies.
- Implemented "pre-move in" quality control inspections of public housing units. This has reduced the number of failed third party move-in inspections and reduced unit turnover and vacancy times.
- Provided NSPIRE training and certification for ARHA housing inspectors. ARHA implemented NSPIRE/UPCS for public housing as required and will implement NSPIRE/HQS (for Section 8, PBV, Mod Rehab) as soon as the Agency's Yardi software has been updated. The new NSPIRE inspection protocols prioritize resident health and safety by focusing on three (3) areas; Unit- interior components and systems inside resident units, Inside-items and components inside the building such as laundry rooms, gyms, and other common spaces, Outside- which refers to the building site's exterior components, sidewalks, playgrounds and air conditioning units. Utilizing the new protocols has led to improvements to the entire property rather than primarily focusing on individual units.
- Implementing new PHA software, Yardi, which will increase accuracy and efficiency within the Agency and when connecting with HUD. The system is now operational with a few modules left to convert and configure.
- Planning to dispose and demolish for the redevelopment of obsolete public housing units that no longer meet HUD Asset Management Program guidelines.
- Completed new upgrade standards at Park Place and Saxony as a model for future renovations permitted by current capital funding levels.
- Upgrading and installing new security camera systems at ARHA properties. ARHA is working with the Alexandria Police Department to ensure that camera data can be used as evidence of criminal activity if needed.

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.
- Completed the conversion of Saxony Square and Park Place to project-based voucher units.
- Recently completed the conversion of three public housing properties, James Bland I, James Bland II, and Old Dominion via RAD to project-based vouchers.
- Implemented site-based wait lists for converted Saxony Square and Park Place. As required all active applicants on the HCV wait list were offered placement on Saxony Square and/or Park Place project-based voucher site-based lists.
- Implementing site-based wait lists for recently converted sites, James Bland I, James Bland II, & Old Dominion. Once the new PHA software conversion has been completed, ARHA will offer all HCV applicants placement on these site-based wait 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.
- Selected development partners for Ladrey for redevelopment into a 270-unit affordable housing property with rents serving households with AMIs ranging from 0% to 80% AMI.
- 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.
- Continuing to implement Small Area Fair Market Rents (SAFMRs) for the Housing Choice Voucher Program. ARHA's 2024 SAFMRs, which have increased the amount of subsidy for many voucher holders, have been approved by the Agency's Board and they will be effective soon. In the past, high rents in ARHA 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 of ARHA residents as they continue to facilitate the integration of subsidized affordable housing within the jurisdictions' more "affluent" market rate residential areas.

- Working on outreach efforts to address numerous issues that continue to negatively affect voucher holders and others seeking affordable units. 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 there are still barriers to renting in the jurisdiction such as excessive application and amenity fees as well as the use of decades old criminal and rental history reports. ARHA is working with local housing advocates such as Legal Aide to determine ways to identify voucher holder denial rates and develop ways to educate and/or work with leasing companies so that more voucher holders have access to available rentals.
- Added ARHA staff members to the City of Alexandria's Eviction Prevention Task Force. The Eviction Prevention Task Force is a multi-agency partnership composed of representatives from the Department of Community and Human Services, Office of Housing, Sheriff's Office, City Attorney's Office, Legal Services of Northern Virginia, Christ Church, and Emergency Financial Providers. The group is collecting and sharing data and working to understand the local eviction landscape, identifying and resolving gaps in eviction prevention services, and engaging stakeholders to address the crisis. The goals of the Task Force include reducing the number of evictions in Alexandria, diminishing the impact of eviction on residents and developing and implementing a long-term eviction prevention strategy that addresses the needs of residents and property owners.
- Created a new position, Landlord Liaison. The purpose of this position is to improve the Agency's relationship with local landlords and owners and assist voucher holders who may be having issues such as fair housing and tenant/landlord complaints, as well as property code violations.
- Meeting throughout the year with the Legal Aid Housing Advocates. This year, Legal Aid are planning to have a booth at several National Night Out venues to provide information on "renters rights" and how and where to file landlord/owner complaints. In addition, ARHA will soon be working with Legal Aide to set-up expungement clinics so that lingering cases can be removed from resident civil records that are often used to deny voucher holder leasing applications.
- Continuing 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. In addition, the ARHA website continues to offer online information to potential HCVP landlord/owner participants, including an

HCV landlord information packet which provides detailed information on the HCV program and requirements and a link to unit availability forms.

- Still partnering 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 encourages voucher holders to use this site to locate available affordable units in the area. ARHA continues to use Affordable Housings' online rent reasonable services, which has enhanced the finding of unit comps.
- Provided homeownership training for ARHA staff who are currently working on updating the Agency's Homeownership program. To better assist with homeownership, ARHA is now partnering with NACCA who will assist with providing homeownership education, financing, and credit repair. Additional partners are being sought. Organizations that have been contacted include Virginia Housing and the City of Alexandria Office of Housing. This year, ARHA is planning to offer an in-house Homeownership information seminar, create a Homeownership brochure and prepare a detailed presentation regarding the program which will be made available on the ARHA website.
- Continued to implement Public Housing site-based waiting lists for the LIHTC developments of Chatham Square, Braddock/Whiting/Reynolds, West Glebe & Old Dominion, and Old Town Commons (also known as James Bland I, II IV), Saxony Square, & Park Place. ARHA has recently added separate site-based lists for RAD converted pretties, Old Dominion, James Bland I, and James Bland II. All applicants currently on the HCVP wait list will be invited to apply for these properties as well. This will be offered when ARHA does an HCVP wait list purge this year.
- Continuing to enter 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.
- Implementing new security and camera systems to increase safety throughout ARHA's developments.
- Continuing to provide a 30-Day Pay or Quit Notice (as initially required by the CARES Act) for those who owe rent, late fees, and work order balances. The additional time provided by the 30-day Notice has helped many families bring their balances to zero and avoid eviction court all together. To further assist families, ARHA's Resident Services department continues to submit referrals and work closely with local organizations that offer funding assistance to residents. These organizations have been instrumental in preventing multiple evictions by providing residents with financial support.
- Updating and expanding the Section 3 program to meet ARHA's redevelopment goals. The Agency is working to ensure that employment and other economic opportunities generated by the use of HUD financial assistance for redevelopment is directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons. The Agency will continue to work closely with development partners to offer well-paid employment and career opportunities to ARHA residents. The Agency will also assist residents by providing access to job and life skills training focused on obtaining employment in the redevelopment workforce and beyond. Earlier in the year, ARHA published a Section 3 Worker and Business Survey which has been sent to ARHA residents and is now available on the ARHA website. The purpose of the survey is to develop a pool of potential Section 3 workers and businesses, and to assess their job skills and training needs. The survey also provides contact information so that ARHA and partners can discuss with potential workers and businesses employment and training opportunities as they become available. Already ARHA has received numerous responses. As the date to hire workers gets nearer, ARHA will also assist contractors with various activities such as job fairs and workshops focusing on "How to become a Section 3 Business".

- Updating and expanding the Agency’s Davis Bacon and Related Acts (DBRA) compliance “program”. As a recipient of HUD financial assistance, ARHA and its contractors and subcontractors are subject to the requirements the Davis-Bacon Act which guarantees fair wages, benefits, and overtime to employees while working on government-funded construction, alteration, or repair projects more than, \$2,000. This includes also ARHA’s resident Section 3 workers and businesses. To assist with this, ARHA has chosen an industry standard software package to assist with DBRA compliance. The system downloads and then analyzes contractor provided employee weekly pay-roll for all applicable employees and assists with Federal reporting requirements. Included in the software package is the ability to perform required on-site employee interviews via handhelds. ARHA compliance staff will begin training to use the new software in August 2024.
- Completing “Plans” for the Section 3 and DBRA programs. The Plans discuss the requirements of each program, the roles of the various entities involved, and required oversight and reporting. The Plans will be used internally and given to contractors and development partners. ARHA is preparing to provide in-house training for contractors to ensure that they are knowledgeable of Davis Bacon requirements, and they will be instructed on how to use the software which will allow them to upload their weekly payroll information.
- Meeting periodically 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.
- Continuing to provide web-based services for applicants and residents which offer more efficient methods to perform required transactions with the Agency. Currently the Agency is implementing a new on-line platform via Yardi, Rent Café. Through this platform:
 - Residents will be able to pay their rent. This simplifies the rent payment process and will serve to increase the number of residents paying on time.
 - Residents will be able to complete their recertifications and interim adjustment paperwork as well as upload required verifications directly to their housing specialists and property managers.
 - Rent Café will also be used to complete and update waiting list and eligibility applications.
- Continues to utilize the ARHA website (www.arha.us) to provide information to residents and the public. The website contains information about the housing programs and services offered, as well as up to date news regarding current events, projects, and publications which are available for download. The website provides multiple services such as:
 - Resident Services section. Provides general information about the programs offered by ARHA’s Resident Services such as ROSS, FSS, Senior

Activities, and Youth & Family programs. Currently being developed is a page dedicated to ARHA's Homeownership program.

- Online rent payment. Rent Café is ARHA's new rent payment platform, and a link on the website will be made available as soon as the platform is operational.
- Customer satisfactions surveys. There is currently a survey regarding ARHA services and there is a survey for feedback on maintenance services. The completed surveys are directly sent to the executive office. Residents often participate in the surveys, and they have become essential to improving customer service, and identifying ongoing issues/problems needing to be addressed.
- Maintenance Work Orders. Residents may fill out an online work order form that is directly emailed to the maintenance department's work order specialists. These are for non-emergencies only. For emergencies, the maintenance hotline information is posted on the website.
- Call Click Connect (CCC). This service provides an additional method for contacting the Agency to request information, leave comments, and complaints. The CCC service is monitored throughout the day and issues and/or requests are routed to the appropriate staff member to resolve.
- Section 3 Program. General information about the program is provided. In addition, there is a link to the online version of ARHA's Section 3 Worker & Businesses Survey which can be filled out online and directly submitted to Section 3 staff. There are also helpful links provided which include the annual HUD Income Limits, The Small Business Associations', "How to Start a Business in 10 Steps", and resources for women and minority owned businesses.
- VAWA- A page has been dedicated to the Violence Against Women Act (VAWA) which includes information and where to get help locally and nationally. Required VAWA applications and forms are also available for download in both English and Spanish. The Agency will have Amharic translations for these forms soon.
- Continued to keep ARHA residents informed of procedural changes, and new services offered. Notices are provided via mail, email, and website, when warranted.
- Continuing staff development and training. Training this year has included:
 - Ongoing mandatory, online training courses. Topics so far have included Sexual Harassment, Fair Housing, Retaliation in the Workplace, Diversity & Inclusion, Preventing Workplace Violence, Drug Free Workplace and Active Shooter Awareness.
 - ARHA staff attended three in-person Customer Service seminars. Additional sessions have been scheduled.

- ARHA staff are currently taking Cyber Safety training courses via an online training system.
- Continued and expanded services offered by the Agency’s Resident Services Department:
 - 21st Century Community Learning Center- Grant funding was awarded to the department last year 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. Resident Service is working to secure funds to continue these activities.
 - ARHA Scholars program- Last 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. ARHA hopes to continue this program soon.
 - Ruby Tucker Center (RTC)- The RTC continues to provide after school programs for ARHA children. Last year 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).
 - Summer Paid Intern Program. Every year, ARHA hires interns for each department. Interns are high-school students and college bound young adults who are hired as administrative or technical assistants. They learn important skills that can be used as a foundation for further employment, and/or education. The interns are also taken on several enrichment trips to local museums.
 - The Senior Center at the Charles Houston Recreation Center- The Senior Center has resumed all 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.

- Resumed role as a major contributing partner in National Night Out which will 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. In addition to food, music, resource tables, health services, and arts & crafts, activities were provided.
- 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 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 (70) active participants. There are approximately ten (10) graduations planned for 2024. 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 who 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 is focusing on securing training for those either interested or pursuing Homeownership.
- Updating and expanding the Homeownership program. ARHA has secured a partnership with NACA who assists those with lower income who wish to pursue homeownership. This program provides an opportunity not only to voucher holders but to non-voucher residents who wish to pursue homeownership. Methods to increase affordability include mortgage write downs, and downpayment and closing cost assistance. In addition, support for first time home buyers will be available such as courses in Financial Literacy, Credit Repair, and Home Buyer Education. Homeownership counseling will also be offered. ARHA staff is developing a Homeownership Action Plan.
- Continuing to administer 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 training courses 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:

- 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:
 - 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 implement Assessment of Furthering Fair Housing (AFFH) goals and strategies which have been developed to improve fair housing in our region.
 - Continuing to undertake affirmative measures to ensure accessible housing to persons with disabilities regardless of unit size needed. ARHA exceeds the required numbers of accessible units under 504 guidelines and continues to provide additional accessible units in all future redevelopment plans.

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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 are 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 2024 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.
- Continue to update VAWA information and links on ARHA’s Web site as needed.
- Complete easy-to-read and understand VAWA pamphlet to distribute to applicants and tenants.
- Provide VAWA information in Amharic.
- 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.

<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>ARHA will amend or modify its agency plan upon the occurrence of any of the following events:</p> <p>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.</p> <ul style="list-style-type: none"> a. 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. b. 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. c. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved annual plan.
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.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.

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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 to provide an Assessment of Fair Housing on a regional scale titled the Metropolitan Washington Regional Fair Housing Plan. The City of Alexandria finalized its version of the Fair Housing Plan in November of 2023. Going forward, The City of Alexandria and ARHA will be incorporating the Fair Housing Plan's goals and strategies in our Annual and Consolidated planning.

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.

Increase homeownership opportunities for members of protected classes through the following strategies:

- Increase housing affordability by increasing the number of partners who can assist ARHA's first time home buyers. Methods to enhance affordability include mortgage write-downs, down payment and closing cost assistance, and special purpose credit programs.
- Support first-time homebuyers by expanding financial literacy programs, homeownership counseling, and homebuyer education.

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. To protect housing rights of ARHA tenants:

- Work with local tenant advocacy 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.

- Improving the portability of vouchers across jurisdictions in the region.
- Reduce impediments to accessing rental housing by encouraging landlords to reduce, eliminate, or offset application and amenity 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. It has also been found that lingering civil cases such as non-payment of rent that have been dismissed and/or paid are being used to deny voucher holders applying for housing. To combat this ARHA will be holding expungement clinics with the assistance of Legal Aid. This will enable residents to remove these cases from their records.
- Develop ways to educate potential and participating landlords/owners on fair housing issues and current landlord/tenant legislation. For example, although Virginia, requires landlords to accept HCVs, tenants report that some landlords continue to refuse vouchers.
- Support organizations that provide fair housing outreach, education, and enforcement and expand the number of protected classes assessed annually.

3. 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.
- Support educating local landlords/owners 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.