

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**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 and 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.

<b>A.</b>	<b>PHA Information.</b>																														
A.1	<p>PHA Name: <u>Arlington Count, VA=DHS-Housing Choice Voucher Program</u>      PHA Code: <u>VA028</u>          PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u>          PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)          Number of Housing Choice Vouchers (HCVs) <u>1634 (1549+85 Project Based)</u>          PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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 of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The Annual Plan is available on the Arlington County Website: <u>HCV - Housing Choice Voucher Program (formerly Section 8) – Official Website of Arlington County Virginia Government (arlingtonva.us)</u> The Annual Plan can be reviewed in person at 2100 Washington Blvd., 3<sup>rd</sup> Floor Arlington, VA 22204.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																								
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<b>B.</b>	<b>Plan Elements.</b>				
<b>B.1</b>	<b>Revision of Existing PHA Plan Elements.</b> a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.  (b) If the PHA answered yes for any element, describe the revisions for each element(s): The rent determination will be revised to comply with HOTMA regulations.				
<b>B.2</b>	New Activities. – Not Applicable				
<b>B.3</b>	<b>Progress Report.</b> Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See Attachment				
<b>B.4</b>	Capital Improvements. – Not Applicable				
<b>B.5</b>	<b>Most Recent Fiscal Year Audit.</b> (a) Were there any findings in the most recent FY Audit? There were no findings in FY audit. Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:				
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>				
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" 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.				
<b>C.2</b>	<b>Certification by State or Local Officials.</b> 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.				
<b>C.3</b>	<b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b> 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	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="margin-left: 20px;">Y   N</p> <p style="margin-left: 20px;"><input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
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**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.

**Fair Housing Goal:**

Describe fair housing strategies and actions to achieve the goal

**See Attachment**

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## Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

**A. PHA Information.** All PHAs must complete this section. (24 CFR §903.4)

**A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

**B. Plan Elements.** All PHAs must complete this section. (24 CFR §903.11(c)(3))

**B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

**Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

**Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

**Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

**Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

**C. Other Document and/or Certification Requirements.**

**C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an APH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## Annual Plan Attachment

### Progress Report.

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

#### Goal 1: Expand the supply of assisted housing

**Arlington County's Housing Choice Voucher Program (AHCVP) Progress:** The AHCVP was awarded an additional 16 "Fair Share Vouchers" during Fiscal Year 2023 and considered applying for additional vouchers when there are opportunities. Since February 2015, the AHCVP program administers 42 Project-Based RAD vouchers for an affordable senior apartment community that was originally funded under HUD's Section 236 program. Seniors in Arlington County have a higher cost burden than others who are aged 65 or below and many of them pay more than 30% of their income on rent. The subsidies provided through the RAD Project-Based HAP Contract helped to reduce the cost burden of these vulnerable seniors. AHCVP has committed an additional 43 Project-Based vouchers that provide housing assistance to elderly and/or disabled individuals/families.

In December 2017, AHCVP, in partnership with the Washington DC Veterans Administration Medical Center, was awarded 15 HUD VASH vouchers. In April 2018, AHCVP was awarded 40 Mainstream vouchers and thereafter another 12 vouchers to total 52 vouchers. AHCVP was most recently awarded 36 Emergency Housing Vouchers in 2021.

**Goal: SEMAP scoring:** Strive to comply with scoring requirements set forth by HUD. Meet or exceed required scoring levels.

**AHCVP Progress:** The program received high performance status for 2023 Fiscal Year, has received this status for 14 consecutive years, and will strive to maintain it.

#### Goal 2: Increase Assisted Housing Choices

**AHCVP Progress:** The program has and will continue to conduct landlord outreach by offering in-house workshops and informational packets, especially in areas of low poverty in the county. Many new and current landlords participated in the workshop. The turnout was extremely successful. The landlords continue to work in partnership with the AHCVP and are interested in the benefits it provides to low-income residents of Arlington County.

A new position was created within the Department of Human Services Housing Assistance Bureau that will be shared by the Housing Program including the AHCVP called "Landlord Engagement Management Analyst". This position will be responsible for the following:

- Ensure payment standards are consistent with each HUD regulatory requirements and County's policies
- Track and monitor rental market trends by zip code
- Onboard and train landlords on HUD/HCV regulations
- Provide technical assistance to landlord to facilitate access and use of the landlord portals(s)
- Conduct quality assurance duties including tracking payments, ensuring compliance
- Conduct outreach to potential new landlords to increase the County's available units
- Conduct landlord satisfaction surveys

Due to the supply of market rate affordable units diminishing, the county has worked with private landlords to increase the housing stock. As a condition of financing, the owners are required to accept HCV clients for these committed affordable units. Approximately 93% of these rental units are leased by AHCVP families. It is anticipated that households living in these committed units will increase. Affordable housing is a primary goal for the county.

AHCVP has partnered with Arlington's Department of Community Planning, Housing & Development (CPHD) to initiate quarterly forums with the goal to strengthen community connections while engaging in discussions around community needs. The first forum was conducted on March 30, 2018, and the topics were:

- Reducing Evictions
- Understanding Prevention Resources.

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Arlington's Housing Matters Forum is designed for both tenants and landlords and provides opportunities to share information and discuss various housing topics including:

- Eviction and fair housing laws
- Housing assistance resources
- Challenges related to affordable housing.

The forums were suspended in 2020 due to the COVID pandemic and virtual forums were conducted; plans are being developed to reactivate the forums annually.

AHCVP has enhanced our website to expand the information that is available to prospective landlords and made a landlord portal available in Fiscal Year 2023.

### **Goal 3: Improve community quality of life and economic vitality**

**AHCVP Progress:** The AHCVP performs an assessment annually to determine if de-concentration measures need to be taken in partnership with other housing service divisions within the county who provide financial assistance to developers wanting to build and/or rehabilitate housing in the county. Some of the housing units are then made affordable for the families served by the program: some in areas that help to promote de-concentration of poverty. To date, many AHCVP families reside in higher poverty areas in the county due to lack of affordable housing in other parts of the county. However, many Low-Income Tax Credit Properties in these areas where support systems are in place for these families provide other resources, such as a Community Center, staffed with personnel from the Department of Human Services, that sets up programs to help families and children with education, back to school programs, and English for Speakers of Other Languages (ESOL) classes. Tutoring is also offered at these centers.

Through the CPHD office, many owners/landlords developing rental units in Arlington County have agreed to allow a certain number of the units to be affordable for low-income families for a certain number of years. These committed affordable units are leased by approximately 93% of AHCVP families: an increase of approximately 15% (some of these units are in the development status) over previous years. Through HQS and Code Enforcement services, the rental units are kept up to standards, improving the quality of life for the families.

### **Goal 4: Promote self-sufficiency and asset development of families and individuals.**

**AHCVP Progress:** The program had a mandatory Family Self-Sufficiency program that helped these households with one-on-one counseling and support provided by the Family Self Sufficiency Coordinator. The following workshops were conducted for participants:

- Budgeting
- Credit Counseling
- Preparing to Become a Homeowner
- Financial Strategies
- Educational Opportunities
- The Importance of Credit Scores
- Credit Cards
- Individual Development Account – IDA
- Surviving a Layoff
- Repairing your Credit
- Closing Process.

By the end of 2014, all participants of the program graduated. The AHCVP was initially awarded 26 mandatory slots by HUD. Many of the families received not only sizable escrow funds upon graduation but were also able to put a down payment on a home, pay for school tuition at local colleges, and/or received promotions in their jobs which afforded them higher pay and promoted their goal toward self-sufficiency. All graduates were thankful for the program that assisted them in developing themselves and providing them with a better quality of life for their families.



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Since the AHCVP program is under the umbrella of the Department of Human Services' comprehensive one-stop social service delivery system, the following resources are available:

- Aging and Disability Services
- Adult Protection & Social Services
- Adult Day Program
- Nursing Case Management & In-Home Care Services
- Senior Adult Mental Health
- Intellectual & Developmental Disability Services
- Regional Adult Facilities & Geriatric Mental Health Team
- Behavioral Healthcare

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## Annual Plan Attachment

- Emergency Services
- Psychiatric Services
- Mental Health Services
- Substance Abuse Services
- Dual Diagnosis Services
- Violence Intervention
- Project PEACE
- Child & Family Services
- Child Care Services
- Child Protection Services
- Foster Care & Adoptions
- Community Based – Substance Abuse Prevention & Behavior Services
- Parent Education
- Mental Health/Substance Abuse
- Partnership for Children, Youth, & Families
- Economic Independence
- Housing Choice Voucher Program
- Community Assistance
- Community Corrections
- Community Outreach Program
- Arlington Employment Center
- Public Assistance
- Housing Grants
- Homeless Programs
- Permanent Supportive Housing
- Public Health
- Community Health Services
- WIC
- Dental
- Community Health Protection
- Environmental Health
- Laboratory
- Occupational Health
- School Health
- Parent Infant Education

**Goal 5: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sexual orientation, familial status, and disability.**

**And:**

**Promote fair housing and the opportunity for all AHCV families of all ethnic backgrounds to experience freedom of housing choice.**

**AHCVP Progress:** The program has policies and procedures in place to ensure that measures are taken to ensure equal opportunity in housing. The program publishes public notices in the top-spoken languages in Arlington, other than English, and in newspapers aimed at various ethnicities. Announcements are also sent directly to dozens of nonprofits serving area residents, including organizations providing services primarily to African American, Latinx, Vietnamese, Somali, and Ethiopian populations. Documents are available in languages other than English, and staff makes frequent use of the Language Line translation service. The program staff includes members who speak Spanish, and those fluent in Spanish who use their bilingual abilities on the job receive premium pay per County policy, established in 2005. Staff can use the Language Line and Interpreters as needed.

## Annual Plan Attachment

The county and AHCVP program are consistent with Fair Housing practices. In fact, the County's Human Rights Ordinance prohibits discrimination in residential housing for home seekers. The county monitors local housing conditions and provides information about how to file a complaint in case of discriminatory housing practices.

**Goal 6: Ensure that all units meet Housing Quality Standard (HQS) and subsequently National Standards for the Physical Inspection of Real Estate "NSPIRE" families pay fair and reasonable rents.**

**AHCVP Progress:** Compliance with HQS requirements and subsequently NSPIRE that is expected to be implemented by October 1, 2024 and rent reasonableness determinations are excellent and part of the reason this program has been rated a "High Performer." Affordablehousing.com" previously known as "Go Section 8" software purchased by the program in 2005 provides an ample database for rental units with Arlington County used by the inspectors to determine rent reasonableness for comparable units within the community so that families pay fair and reasonable rents. In addition, the agency has made HQS one of its performance measures to ensure that families are living in safe, decent, and affordable housing. Another measurement utilized by the agency is to determine if families receiving a rental subsidy have more financial resources available to them for non-rental expenses. For the past few years, it has been determined that AHCVP households would not have enough disposal income to meet non-rental expenses without a rent subsidy. Therefore, the quality of housing and the reasonable rents determined by the agency is fair and in accordance with the laws, regulations, and policies, making it a little easier for families to maintain their lifestyle with an increase in disposable income.

**Goal 7: Provide voucher mobility counseling.**

**AHCVP Progress:** Applicants and participants moving are provided information on portability at the briefings and a list of affordable units outside of AHCVP jurisdiction.

**Goal 8: Increase voucher payment standards (according to market needs).**

**AHCVP Progress:** AHCVP has established payment standards within 90 -110% of the published Small Area Fair Market Rents (SAFMR) for all bedroom sizes in 2018. The 16 zip codes in Arlington County were grouped into four zones, of which two are classified as "Opportunity" areas. The establishment of the SAFMR is providing opportunities for the AHCVP participants to lease units that were not previously within the payment's standards. The SAFMR are updated annually.

### **Other PHA Goals and Objectives:**

The Department of Human Services (DHS) plays a key role in implementing many Consolidated Plan strategies. The Economic Independence Division within DHS includes the Arlington Employment Center, Customer Service Center, Community Assistance Bureau, Housing Assistance Bureau, and Public Assistance Bureau. The Housing Assistance Bureau, was created in 2009, and brings together in one organizational unit the following programs:

- AHCVP
- Local Housing Grants Program
- Homeless Prevention and Rapid Re-housing, Homeless Shelters, and Transitional Housing
- Permanent Supportive Housing

In 2017 Fairfax County Redevelopment and Housing Authority (FCRHA) accepted the responsibility of administering 141 Tenant Protection Project Based units located in Arlington County for elderly and disabled individuals/families. AHCVP did not have the capacity of administering these vouchers in 2017; therefore, HUD requested FCRHA to do so. A request from AHCVP and FCRHA was submitted to HUD to transfer the responsibility of administered these 141 vouchers to AHCVP. This request is currently being reviewed by HUD.

## Annual Plan Attachment

The AHCVP works closely with all programs within the Economic Independence Division in coordinating services for families. The AHCVP also has Memorandum of Agreements with many of the units within DHS, such as the Public Assistance Bureau, Aging and Disability Services, Child and Family Services, the Arlington Employment Center and the Community Assistance Bureau to further address needs that are identified. The AHCVP also partners with the Family Health Services Bureau, which provides a quarterly report to the Inspection Supervisor to assist with a data match to determine if families that have leased units through the AHCVP have children under six years of age that have been identified to have unacceptable blood lead levels. The Community Assistance Bureau provides continual assistance for the security deposits loan program. The families will obtain a loan for the security deposit and sign a monthly repayment agreement. The Community Assistance Bureau also has a Clinical Coordination Unit where clients can be evaluated for services provided by Arlington County or referred to outside services as needed.

**VAWA:** The AHCVP will continue to assist victims of domestic violence, dating violence, sexual assault, or stalking. These services will be provided either directly through Arlington's DHS or in cooperation with other service providers. In addition, the AHCVP Administrative Plan includes a preference for Victims of Domestic Violence as established by the Violence Against Women Act (VAWA) to assist child and adult victims in obtaining or maintaining housing and to enhance victim safety in assisted families.

The additional four preferences are:

- Permanent Supportive Housing
- Homeless families
- Families who live, work, or have been offered employment in Arlington County
- Individuals who qualify under the Olmstead Act

AHCVP will continue to work to ensure accessible housing to persons with all varieties of disabilities or populations identified through targeted funding, such as:

- Project-Based Contracts that provide supportive case management services for elderly and/or disabled 1-2 person households.
- The Milestones Program (targeted to homeless persons with chronic mental disabilities and/or dually diagnosed individuals). Although the Milestones contract with HUD expired in June 2018 (Continuum of Care decided to reallocate these funds to another population), Arlington County will continue to support these clients through local resources.
- Through the Northern Virginia Regional Council, AHCVP has partnered to provide housing subsidies to clients that qualify for the Housing Opportunities for Persons with AIDS (HOPWA) program.
- In partnership with the Division of Child and Family Services within DHS, AHCVP was awarded 50 Family Unification Program (FUP) vouchers. FUP vouchers are used to reunite children with their families that have now stabilized challenges through extensive case management, and it has been determined that the last barrier is adequate affordable housing. FUP also provides assistance to youth 18-21 years old who left foster care at age 16 or older and lack adequate affordable housing. AHCVP continues to work closely with the Division of Child and Family Services to fill vacancies.

AHCVP has updated the software used to manage the program. The updates provide the following recent technology:

- Waiting list portals
- Applicant portals
- Participant portals
- Landlord portals
- Web-based portals which will provide relational data updates with inspections
- Easier customized reports to manage and analyze data.

This recent technology was successfully used when the Mainstream Program waiting list was opened in 2020 and again in 2023 for the opening of the AHCVP Waitlist. An on-line portal was made available to the public over ten days. Reasonable accommodation and language translations was made available. Applications were received from

## Annual Plan Attachment

all over the United States. There were 18,989 on-line applications, 385 paper application, 133 duplicates applications were verified, resulted in 19,374 preliminary applications received for AHCVP. A computerized lottery was processed, and 5,000 preliminary applications were retained.

The Modernization Act of 2016 (HOTMA) sections 102 and 104 and detailed in the final rule published in Federal Notice 88 FR 9600 on February 14, 2023, details significant changes that affect the rental calculations in the HCVP. Separate guidance was published by The Office of Public and Indian Housing (PIH) on September 29, 2023 (Notice PIH 2023-27) and revised and reissued on February 2, 2024. HOTMA includes significant program and requires significant systems changes. HUD is also in the process of finalizing major changes in the Housing Information Portal (HIP) which will be the system all Public Housing Authorities submit the required data for the HCVP; therefore, full compliance with the final rule by the January deadline is not attainable. Because these HOTMA changes apply to all current participants and new admissions, implementation of the HOTMA final rule cannot be achieved immediately on a universal basis but rather is an ongoing process that will happen over the course of a year as routine program activities occur. Each Public Housing Authority is allowed to establish its own compliance date as early as January 1, 2024, but no later than January 1, 2025. AHCVP establish its compliance date to be January 1, 2025. These regulatory changes necessitate the revision of AHCVP Administration Plan prior to the compliance date of January 1, 2025. It is expected that this Annual Plan will need to be revised in this Fiscal year 2024 or in 2025 and will be reflected in the Five-Year Plan that will be updated in 2025.

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Brooke Hammond Perez, the Economic Independence Division Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year 2024 of the Arlington County-DHS-Housing Choice Voucher Program is consistent with  
the

*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

The Arlington County DHS Housing Choice Voucher Program is within the Arlington County  
Structure and consolidated efforts are maintained to ensure consistency with the Arlington County  
Consolidated Plan

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official: Brooke Hammond Perez	Title:
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);



- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Arlington County, VA-DHS-Housing Choice Voucher Program      VA028  
 PHA Name      PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2024

5-Year PHA Plan for Fiscal Years 20   - 20  

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Name of Executive Director: Vanessa Street		Name of Economic and Independence Division Director: Brooke Hammond Perez	
Signature	Date	Signature	Date

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