



Alexandria Redevelopment and Housing Authority



Portfolio Analysis

PRESERVE - GROW - DIVERSIFY - EXPAND CAPACITY

Assessment

As part of its portfolio assessment, ARHA undertook a comprehensive analysis of its past development experience, the development potential for affordable housing in Alexandria, and the changing environment of public housing. The attached analysis will provide guidance on future development potential, goals for the agency, and a framework for future Board action.

This is a working document for the Board to use, mold and adapt as conditions and opportunities change.

Assessment - Major Takeaways

1. Staying the course is not an option given long term capital needs.
2. ARHA needs to take proactive steps to reposition its public housing portfolio for long-term financial viability.
3. Selling ARHA land limits options long-term.
4. Replacing units in scattered condo structures is not financially viable long-term.
5. ARHA needs to diversify and grow rental portfolio to become financially sustainable; reduce operating costs.
6. Comprehensive redevelopment plan by site should guide decision making.
7. HUD has provided new asset repositioning tools.

Vision & Principles

Vision

ARHA is the premiere affordable housing developer in the City of Alexandria.

Guiding Principles

1. ARHA will increase the number of affordable rental units within each development project that they undertake.
2. ARHA will take aggressive action to expand local decision making for the units in its portfolio by utilizing asset repositioning tools provided by HUD and utilizing financing vehicles that allow long term affordability.
3. ARHA, to the greatest extent feasible, will redevelop the rental units in its portfolio within a mixed income environment.

ARHA Goals

1. PRESERVE – No net loss of existing affordable housing opportunities (resyndicating LIHTC properties at Year 15)
2. GROW – Add net new affordable rental units through combination of strategies (redevelopment, acquisition, partnerships)
3. DIVERSIFY – Diversify types of units, range of affordability, and income streams to ensure financial sustainability
4. EXPAND CAPACITY – for self-development (VHD, LLC); for public/private partnerships (private developers)

Repositioning ARHA's Public Housing Properties



Alexandria Redevelopment and Housing Authority

HUD Section 18 Context

- 754 **public housing units** subsidized with Section 9 subsidies
- Underfunded operating and capital budgets
 - Operating Funds – ARHA receives a maximum of \$625 per unit each month (combination of tenant portion and subsidy)
 - Capital Funds - Each year HUD awards us approximately \$1.2 million (\$2,448 per unit) for these units
- **ARHA needs** more than \$34.5 million (\$70,570 per unit) to make needed repairs to all of our public housing units

HUD's Repositioning Initiative

- HUD's national goal is to reduce public housing portfolio by 10% in the next year
- The Initiative is to preserve affordable units by changing the operating subsidy from Section 9 to Section 8. This will reduce the amount of Capital Funds HUD has to provide nationwide.
- Section 18 Disposition Conversion Eligibility:
 - Scattered Sites that are inefficient to operate
 - Large public housing sites that are unsustainable to operate (Adkins, Madden, Ladrey)
 - Properties within larger communities with high HOA or condo fees (Park Place, Saxony, Chatham Square)

Impact on Residents

- Public housing residents will NOT see a change in their rent
- Residents will NOT have to move from their unit since we are only submitting a Disposition, not a Demolition application
- With Section 8 the subsidy will be tied to the unit, therefore, ARHA will have to certify the household for an appropriately unit size
- Residents will have to sign a Section 8 Project Based Voucher (PBV) lease
- With a newly signed lease, Section 8 rules will apply to residents and their units

Section 18 Application Steps

- ARHA Agency Plan Amendment
- Environmental Record Review and NEPA release
- Meetings with Residents
- Consultation with Local Officials
- Provide support for justification used for each property

 Rolling Deadline – starting from June 28, 2019

ARHA Public Housing Properties

Property	# of Units	Property	# of Units
Andrew Adkins	90	Chatham Square	52
Samuel Madden	66	James Bland	80
Ladrey	170	Braddock	6
Scattered Sites I	50	S Whiting	24
Scattered Sites II	30	S Reynolds	18
Scattered Sites III	41	Old Dominion	36
Park Place	38	West Glebe	48
Saxony Square	5		

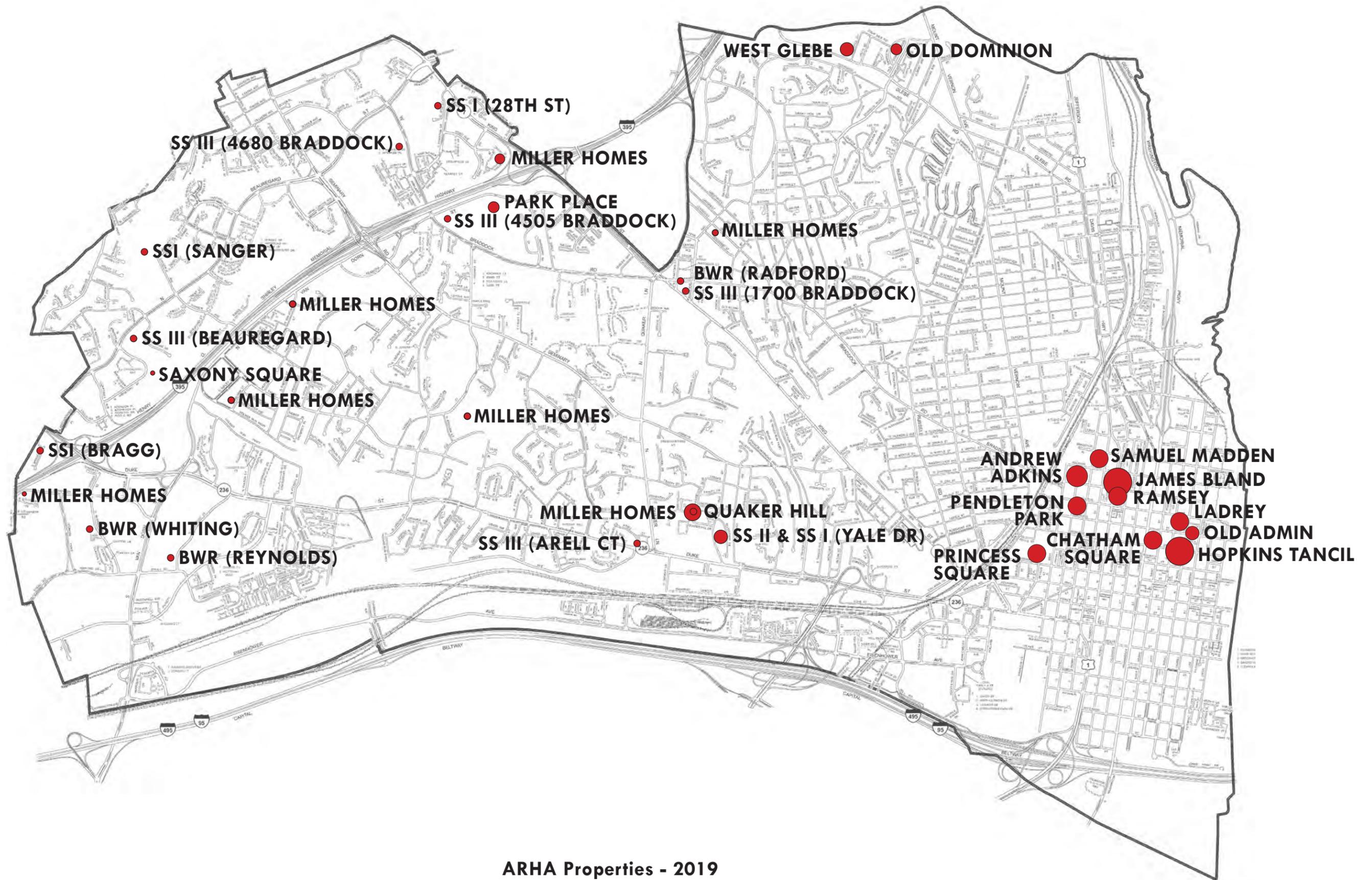
Development Implications

Section 8 Project Based Subsidy will allow ARHA to:

- Expand local decision making for portfolio by moving away from HUD's Capital Fund model.
- Plan ahead for capital needs with predictable revenue stream.
- Improve ARHA's fiscal health through consistent reserve contributions.
- Expand the number of affordable units we are able to finance in redevelopment deals. Project Based Vouchers with an Alexandria FMR are extremely desirable.

ARHA Properties - 2019





SAMUEL MADDEN



899 & 999 N. HENRY STREET

BUILT IN 1945

PROPERTY DETAILS

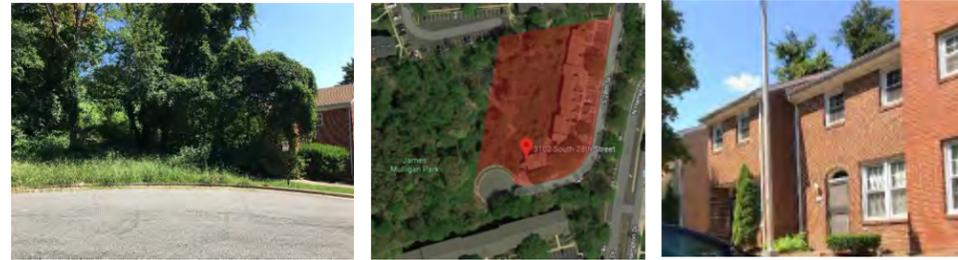
- Townhome development across 13 buildings with large open space
- 66 Public Housing units
 - » 46 two-bedroom units
 - » 20 three-bedroom units
- 3.44 acre site
- RB Zoning, 22 dwelling units per acre; BAR Review required
- Braddock Road Small Area Plan

AMENITIES

- Important gateway to Old Town Alexandria, located at the point where Route 1 divides into two one-way streets
- 0.4 miles east of the Braddock Road Metro Station
- Two blocks from the Charles Houston Recreation Center



28TH STREET (part of Scattered Sites I)



3102-3130 S. 28TH STREET

BUILT IN 1979

PROPERTY DETAILS

- Underdeveloped site with large hill behind row of townhomes
- 15 Public Housing units
 - » 7 two-bedroom units
 - » 8 three-bedroom units
- 1.56 acre site
- RAB Zoning, 27 dwelling units per acre
- Alexandria West Small Area Plan

AMENITIES

- Underdeveloped site in the West Side
- 1/4 miles from new Alexandria Gateway development with market & affordable multi-family as well as onsite retail (including Harris Teeter)



LADREY



300 WYTHE STREET

BUILT IN 1968

PROPERTY DETAILS

- 11-story high rise building designated for elderly and disabled residents
- 170 Public Housing units
 - » 60 studio units
 - » 110 one-bedroom units
- 1.99 acres
- RC Zoning, 54.45 dwelling units per acre
- Old Town North Small Area Plan

AMENITIES

- Walkable to two grocery stores: Trader Joe's & Harris Teeter,
- Across the street from The Oronoco Waterfront Residences which sold from \$1.2M to \$4.5M
- Two blocks from Oronoco Bay and Founders Parks located along the Potomac River providing access to miles of walking, biking, and jogging trails



ANDREW ADKINS



700 NORTH FAYETTE STREET

BUILT IN 1969

PROPERTY DETAILS

- Townhome development across 10 buildings with open space
- 90 Public Housing units
 - » 12 one-bedroom units
 - » 14 two-bedroom units
 - » 32 three-bedroom units
 - » 24 four-bedroom units
 - » 8 five-bedroom units
- 3.44 acre site
- RB Zoning, 22 dwelling units per acre; BAR Review required
- Braddock Road Small Area Plan

AMENITIES

- Possible transit-oriented development given its location adjacent to the Braddock Road Metro Station
- Three blocks from the Charles Houston Recreation Center
- Just steps away from the best of Old Town including shopping and fine-dining



YALE DRIVE (Scattered Sites II and part of I)



57-75; 101-131 YALE DR & 100-134 ELLSWORTH DR

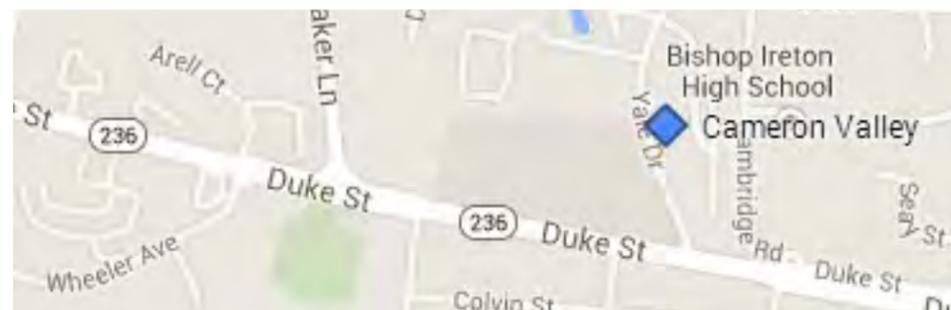
BUILT IN 1985

PROPERTY DETAILS

- Townhouse development on a hill across 6 buildings (including the adjacent Scattered Sites I - 57-75 Yale Drive)
- 40 Public Housing units
 - » 4 two-bedroom units
 - » 35 three-bedroom units
 - » 1 four-bedroom unit
- 3.52 acre site
- RB Zoning, 27 dwelling units per acre
- Taylor Run Small Area Plan

AMENITIES

- Located in a residential and retail area off of Duke Street
- Walkable to Alexandria Commons Shopping Center



PARK PLACE



2500 N. VAN DORN STREET

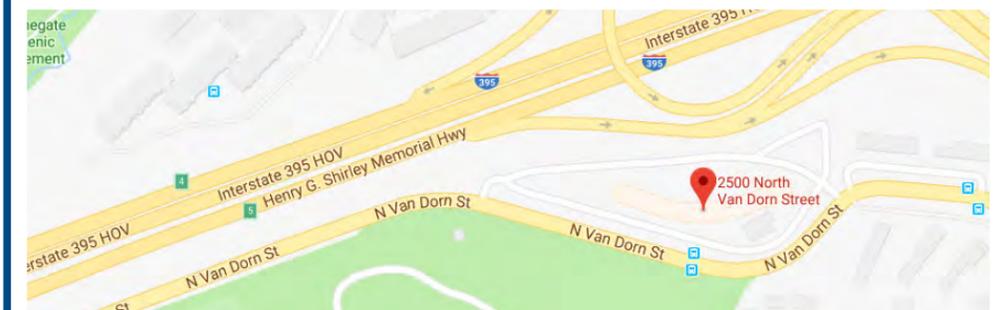
BUILT IN 1988

PROPERTY DETAILS

- 15-story high rise condo building in predominately residential neighborhood off of Interstate 395
- 38 Public Housing units
 - » 35 studio units
 - » 3 one-bedroom units
- Seminary Hill Small Area Plan

AMENITIES

- Located near the intersection of Van Dorn St and West Braddock Rd.
- Across the street from Fort Ward Park.



CHATHAM SQUARE



BLOCKS OF N. ROYAL, EUILLE, COOK

BUILT IN 2005

PROPERTY DETAILS

- Affordable units interspersed within 100 market rate townhomes that sold for up to \$1.7M
- 52 Public Housing & LIHTC units
 - » 26 two-bedroom units
 - » 26 three-bedroom units
 - » 8 Fully Accessible units
- CRMU/X Zoning
- Old Town & Old Town North Small Area Plans
- LIHTC Compliance Period Expiration - December 31, 2020

AMENITIES

- 4 courtyards and 2 tot lots
- Structured parking below dwelling units
- Walk to riverfront parks and shops



BWR



RADFORD, S WHITING, S REYNOLDS

BUILT IN 2005

PROPERTY DETAILS

- Three townhome developments developed together using LIHTC
- 48 Public Housing & LIHTC units
 - » 24 two-bedroom units
 - » 24 three-bedroom units
- Fairlington/Bradlee Small Area Plan (Braddock) & Landmark/Van Dorn Small Area Plan (Whiting & Reynolds)
- LIHTC Compliance Period Expiration - December 31, 2020

AMENITIES

- Braddock - In Unit Washers & Dryers, Tot Lot
- Reynolds - In Unit Washers & Dryers, Garages under townhomes, yards
- Whiting - Accessible units, tot lot, balconies and patios



SAXONY SQUARE



N ARMISTEAD STREET

BUILT IN 1967

PROPERTY DETAILS

- Garden style condominium complex with 264 total units
- 5 Public Housing units
 - » 4 two-bedroom units
 - » 1 three-bedroom unit
- Alexandria West Small Area Plan

AMENITIES

- Located off of N Beauregard in West Alexandria



HOPKINS TANCIL



N ROYAL, HOPKINS, ORONOCO

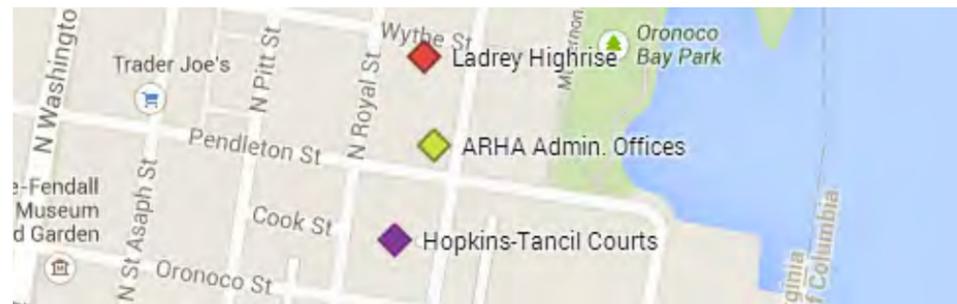
BUILT IN 1942

PROPERTY DETAILS

- 16 row townhome development with large open space
- 111 Mod Rehab units
 - » 36 one-bedroom units
 - » 16 three-bedroom units
 - » 51 two-bedroom units
 - » 8 four-bedroom units
- 4 acre site
- RM Zoning, 30 dwelling units per acre
- Old Town & Old Town North Small Area Plans

AMENITIES

- Located in close proximity to the Potomac River and miles of trails for walking, biking, and jogging along multiple waterfront park areas
- Walkable to two grocery stores: Harris Teeter and Trader Joe's



ADMIN BUILDING



600 NORTH FAIRFAX STREET

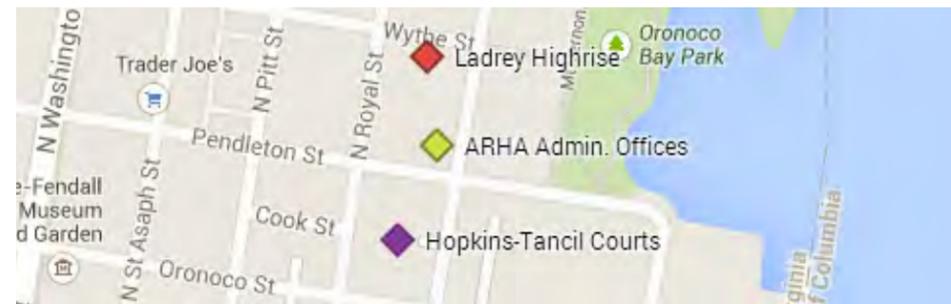
BUILT IN 1950

PROPERTY DETAILS

- Two story building with parking lot
- 0.41 acre site
- RC Zoning, 54.45 dwelling units per acre
- Old Town North Small Area Plan

AMENITIES

- Located across the street from the Oronoco Waterfront Residences which sold from \$1.2M to \$4.5M
- Five blocks from King Street and City Hall
- Walkable to parks, groceries and retail



BRAGG ST (Scattered Sites I)



27-55 S BRAGG ST

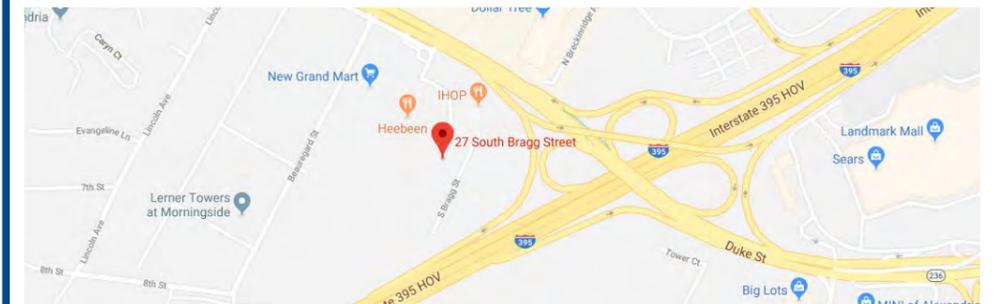
BUILT IN 1985

PROPERTY DETAILS

- 3 row townhome development with surface parking lot
- 15 Public Housing units
 - » 8 two-bedroom units
 - » 7 three-bedroom units
- 1.14 acre site
- OCM Zoning, 54.45 dwelling units per acre
- Alexandria West Small Area Plans

AMENITIES

- Small playground located off of surface parking lot
- Site is surrounded by commercial and retail uses. Most of these uses are mid to high rise structures ranging from 4 to 10 stories.



SANGER AVE (Scattered Sites I)



5802-5820 SANGER AVE

BUILT IN 1979

PROPERTY DETAILS

- 2 row Townhouse development with surface parking lot
- 10 Public Housing Units
 - » 4 two-bedroom units
 - » 5 three-bedroom units
 - » 1 four-bedroom unit
- 0.61 acre site
- RA Zoning, 27 dwelling units per acre
- Alexandria West Small Area Plan

AMENITIES

- Surface area parking lot onsite
- Behind the William Ramsay Elementary School
- Adjacent to the Dora Kelley Nature Park and Holmes Run Trail



BEAUREGARD ST (Scattered Sites III)



1131-1139 N BEAUREGARD ST

BUILT IN 1990

PROPERTY DETAILS

- 1 row townhouse development with surface parking)
- 5 Public Housing units
 - » 5 two-bedroom units
- 0.44 acre site
- RA Zoning, 27 dwelling units per acre
- Alexandria West Small Area Plans

AMENITIES

- Small playground adjacent to the townhomes
- Bus stop located adjacent to site



ARELL CT (Scattered Sites III)



3481-3499 DUKE ST

BUILT IN 1989

PROPERTY DETAILS

- 2 row Townhouse development
- 10 Public Housing units
 - » 10 three-bedroom units
- 0.53 acre site
- RB Zoning, 22 dwelling units per acre
- Seminary Hill Small Area Plans

AMENITIES

- Surface area parking lot onsite
- Bus stop located adjacent to site
- 1.6 miles from the Eisenhower Metro Station



1700 BRADDOCK RD (Scattered Sites III)



1700-1718 W BRADDOCK ST

BUILT IN 2007

PROPERTY DETAILS

- 2 row Townhouse development with surface parking lot
- 10 Public Housing Units
- 10 three-bedroom units
- 0.41 acre site
- RB Zoning, 22 dwelling units per acre
- Fairlington/Bradlee Small Area Plan

AMENITIES

- Surface area parking lot onsite
- Playground onsite
- Adjacent to the 6 LIHTC units on Radford St (part of BWR asset)



4505 BRADDOCK RD (Scattered Sites III)



4505-4519 W BRADDOCK RD

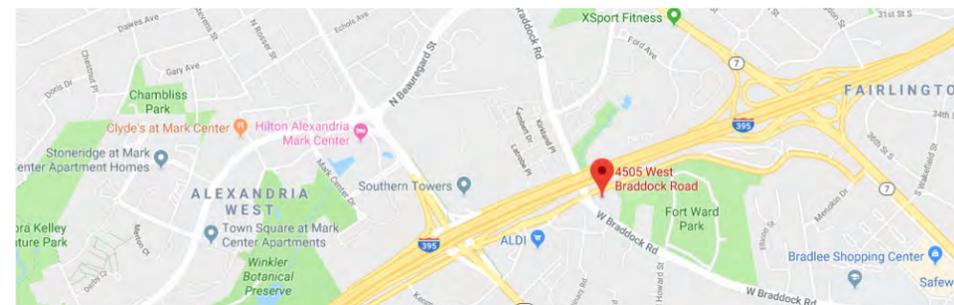
BUILT IN 1990

PROPERTY DETAILS

- 2 row Townhouse development with surface parking lot
- 8 Public Housing Units
- 8 three-bedroom units
- 1.02 acre site
- RB Zoning, 22 dwelling units per acre
- Seminary Hill Small Area Plan

AMENITIES

- Surface area parking lot and playground onsite
- Adjacent to Fort Ward Park
- Bus stop adjacent to site on N Van Dorn St



4680 BRADDOCK RD (Scattered Sites III)



4680-4694 W BRADDOCK RD

BUILT IN 1990

PROPERTY DETAILS

- 2 row Townhouse development with surface parking lot
- 8 Public Housing Units
- 8 three-bedroom units
- 0.43 acre site
- RA Zoning, 27 dwelling units per acre
- Alexandria West Small Area Plan

AMENITIES

- Surface area parking lot onsite
- Adjacent to Fort Ward Park
- Bus stop adjacent to site on N Van Dorn St



OLD DOMINION



3902, 3910 & 3963 OLD DOMINION BLVD BUILT IN 1940/2009

PROPERTY DETAILS

- 3 Adjacent Properties: Affordable units interspersed within Market Rate Townhomes and 2 Garden Style Buildings
- 36 Public Housing & LIHTC Units
 - 24 two-bedroom units
 - 6 three-bedroom units
 - 6 four-bedroom units
- 0.83 acres total across 3 properties
- RA Zoning, 27 dwelling units per acre
- Potomac West Small Area Plan
- Compliance Period Expiration - November 13, 2024

AMENITIES

- Part of larger development - 8 Market Rate Homes and 10 Workforce Housing Units under a Homeowner Association
- 5 minute walk to Four Mile Run Park



WEST GLEBE



851- 885 W GLEBE RD BUILT IN 2010

PROPERTY DETAILS

- 3 building property
- 48 Public Housing & LIHTC Units
 - 10 two-bedroom units
 - 4 three-bedroom units
 - 20 four-bedroom units
 - 14 five-bedroom units
- 0.20 acre site
- RA Zoning, 27 dwelling units per acre
- Landmark/ Van Dorn Small Area Plan
- Compliance Period Expiration - July 16, 2025

AMENITIES

- Playground and passive park onsite
- Walkable to Charles Barrett Elementary School
- One mile from Four Mile Run Park



RAMSEY HOMES



699 N PATRICK ST UNDER CONSTRUCTION

PROPERTY DETAILS

- Multi-family elevator building
- 52 LIHTC Units (6 of which are Public Housing Units)
 - 10 one-bedroom units
 - 36 two-bedroom units
 - 6 three-bedroom units
- 0.55 acre site
- CRMU/M Zoning (Commercial Residential Medium Use)
- Braddock Road Small Area Plan

AMENITIES

- 6 fully accessible units
- Across the street from the Charles Houston Recreation Center
- 5 Blocks from Braddock Road Metro Station
- 15 Units at 30% AMI, 11 units at 50% AMI and 26 units at 60% AMI



JAMES BLAND



BLOCKS WITHIN N PATRICK, MONT., SNOWDEN, & WYTHE BUILT '11-'14

PROPERTY DETAILS

- 4 phases of development that include Triplex and Multi-Family units interspersed within Market Rate Townhomes and Condominiums
- James Bland I, II, IV - 80 Public Housing & LIHTC Units
 - 60 two-bedroom units
 - 20 three-bedroom units
- James Bland V - 54 Project Based Voucher Units
 - 40 two-bedroom units
 - 14 three-bedroom units
- Coordinated Development District (CDD) #16
- Braddock Road & Northeast Small Area Plans
- Compliance Period Expiration - March 3, 2026 - March 27, 2029

AMENITIES

- Within larger development with 159 Market Rate Townhomes and 86 Market Rate Condominium Units
- 5 blocks from Braddock Road Metro Station



PENDLETON PARK



608-610 N. PAYNE

BUILT IN 1971

PROPERTY DETAILS

- Garden Style Apartment building
- 24 LIHTC Units
 - 6 one-bedroom units
 - 12 two-bedroom units
 - 6 three-bedroom units
- 0.47 acre site
- RC Zoning, 54.45 dwelling units per acre
- Braddock Road Small Area Plan
- Compliance Period Expiration - April 26, 2027

AMENITIES

- 5 fully accessible units
- Surface parking lot onsite
- 2 Blocks from Braddock Road Metro Station



PRINCESS SQUARE



1400 PRINCESS ST & 300 BLOCK OF WEST ST

BUILT IN 1988

PROPERTY DETAILS

- 5 buildings, 1 Garden Style Apartment building and 4 rows of Townhomes
- 69 Market Affordable Units
 - 40 two-bedroom units
 - 29 three-bedroom units
- 2.55 acre site
- RB Zoning, 22 dwelling units per acre
- Braddock Road Small Area Plan

AMENITIES

- 2 Surface parking lots onsite
- Walking distance to both King Street and Braddock Road Metro Stations
- Adjacent to the Jefferson Houston School



QUAKER HILL



1100 QUAKER HILL DRIVE

BUILT IN 2004

PROPERTY DETAILS

- Multi-family building and Townhomes
- 60 LIHTC Units
 - 30 two-bedroom units
 - 30 three-bedroom units
- RC Zoning, 54.45 dwelling units per acre
- Taylor Run Small Area Plan
- Compliance Period Expiration - April 30, 2025

AMENITIES

- Within larger development with 238 total units, some townhomes some condos
- Swimming Pool & Community Center Onsite



MILLER HOMES



VARIOUS ADDRESSES

ACQUIRED IN 2015

PROPERTY DETAILS

- Various property types
- 16 Market Affordable Units
 - 9 two-bedroom units
 - 7 three-bedroom units
- Across the Taylor Run, Seminary Hill, North Ridge/Rosemont, Fairlington/Bradlee, Landmark/Van Dorn and Alexandria West Small Area Plans
Braddock Road Small Area Plans

AMENITIES

- Condos purchased as replacement units during the redevelopment of West Glebe, Old Dominion and James Bland.
- Units are occupied by Section 8 Housing Choice Voucher holders