



Alexandria Redevelopment & Housing Authority

ARHA HISTORY

- STATE ESTABLISHED IN 1939 AS A CHARTERED SUBDIVISION OF THE COMMONWEALTH
- HUD FUNDS ALL ANNUAL OPERATING COST AND PROVIDES CAPITAL FUNDING FOR THE UPKEEP AND MAINTENANCE OF OUR PROPERTIES
- CITY APPOINTS THE NINE MEMBER BOARD OF COMMISSIONERS
- NO CITY FUNDING PROVIDED FOR OPERATION AND/OR CAPITAL EXPENDITURES
- CITY FUNDING HAS BEEN PROVIDED FOR REDEVELOPMENT PROJECTS:
 - Chatham Square
 - Quaker Hill
 - Glebe Park
- SITE REDEVELOPMENT MUST CONFORM TO ALL CITY PLANNING ZONING, LICENSING, AND PERMIT REQUIREMENTS



ARHA PROPERTY INVENTORY

(OWNED BY ARHA – NOT THE CITY)

	<u>CITY WIDE</u>	<u>BRADDOCK</u>
Public Housing*	839	365
Moderate Rehab	111	-
Assisted	104	-
Section 8	1,722	-
Tax Credit	60	-
Total	<hr/> 2,836	

*Includes 100 LIHTC Units



BRADDOCK ROAD HOUSING UNIT COMPARISON

<u>BRADDOCK ROAD AREA</u>	<u>TOTAL UNITS</u>
NON-ARHA UNITS (88.2 %)	2,735
ARHA UNITS (11.8 %)	<u>365</u>
TOTAL HOUSING UNITS	3,100



ARHA PROPERTY LOCATED IN BRADDOCK PLANNING AREA

PROPERTY NAME

TOTAL UNITS

Bedroom Mix in Planning Area

BLAND

2 Br.	106
3 Br.	42

148

BLAND ADDITION

1 Br.	9
3 Br.	24
4 Br.	13

46

ADKINS

1 Br.	12
2 Br.	10
3 Br.	36
4 Br.	23
5 Br.	9

90

MADDEN

2 Br.	46
3 Br.	20

66

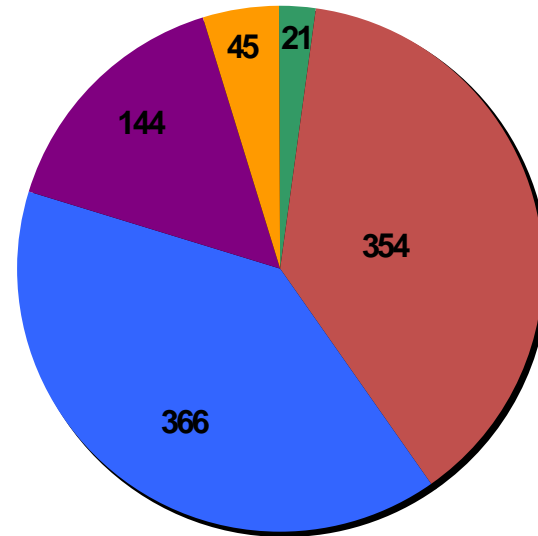
RAMSEY

2 Br.	15
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15

TOTAL ARHA UNITS

365

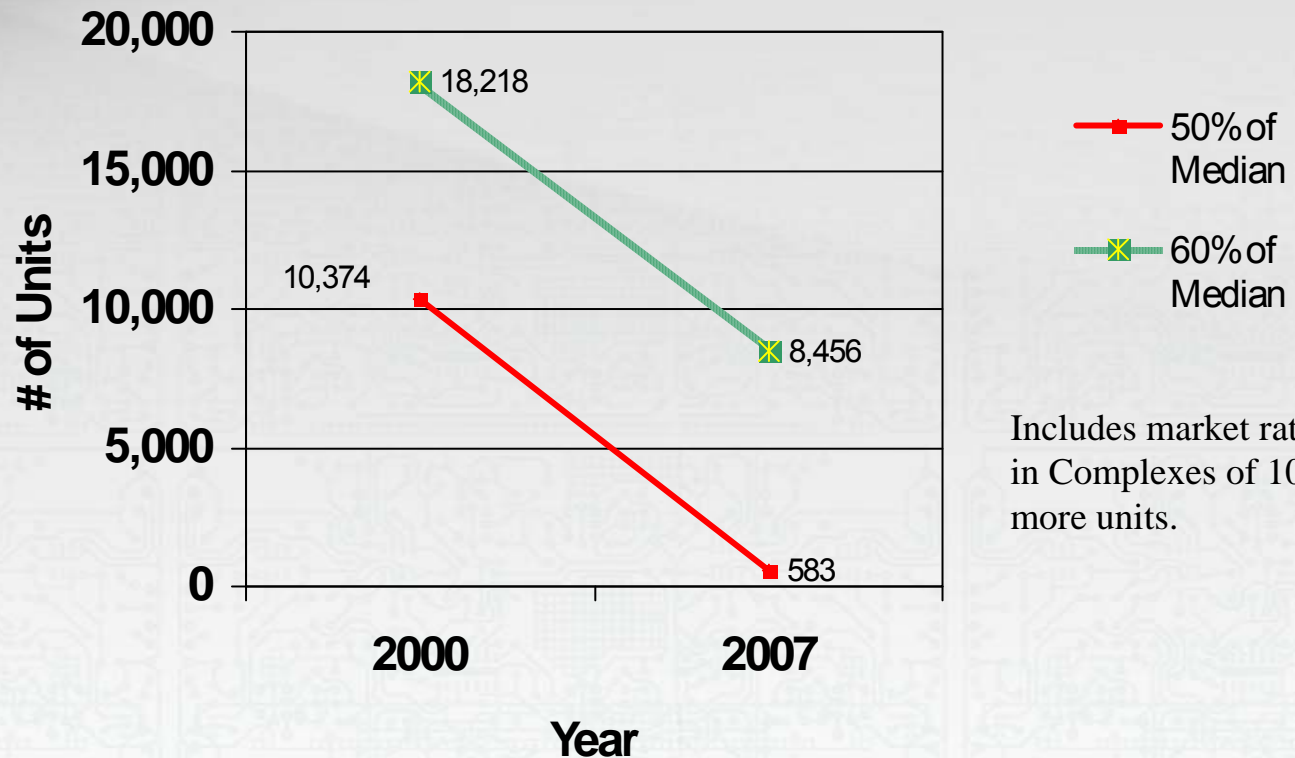


Total Bedrooms = 930



ALEXANDRIA RENTAL HOUSING TREND

DECLINED IN ABSOLUTE NUMBERS AND PERCENTAGE OF HOUSING



Includes market rate units
in Complexes of 10 or
more units.



HISTORICAL PUBLIC HOUSING LOCATIONS

- PRIOR TO 1970 ALL PUBLIC HOUSING WAS EAST OF RAILROAD TRACKS EXCEPT FOR 246 UNITS LOCATED ON DUKE STREET
- PRESENTLY, THE LOCATION OF PUBLIC HOUSING HAS MOVED TOWARDS THE WEST:
 - WEST OF I-395 50 UNITS
 - WEST OF QUAKER LANE AND EAST OF I-395 68 UNITS
 - WEST OF RAILROAD TRACKS AND EAST OF QUAKER LANE 150 UNITS
112 AFFORDABLE UNITS



ASSISTED RENTAL HOUSING CONCENTRATION BY CENSUS TRACTS

• FOX CHASE	26.80 %
• ARLANDRIA	20.50 %
• TUCKER SCHOOL	16.40 %
• BRADDOCK METRO	15.40 %*
• OLD TOWN	15.41 %

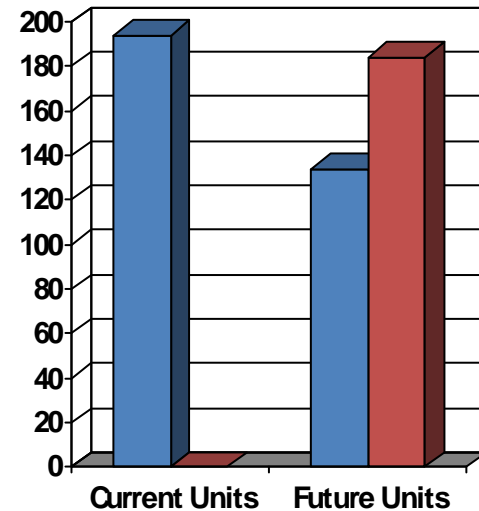
• PH • PUBLICLY ASSISTED • PRIVATE NON-PROFIT

*** Prior to Redevelopment of Bland**



REDEVELOPMENT OF BLAND PH PROJECT

<u>STATUS</u>	<u># OF UNITS</u>
CURRENTLY <i>LI DIVERSITY</i>	194 100 %
.....	
FUTURE REDEVELOPMENT <i>LI DIVERSITY</i>	318 134 (42%)
<i>MR DIVERSITY</i>	184 (58%)



THIS OUTCOME IS BASED ON THE CURRENT EYA PLAN THAT IS UNDER REVIEW BY ARHA AND IS BEING DISCUSSED AS PART OF THE BRADDOCK ROAD PLANNING PROCESS WITH THE COMMUNITY. THE HOPE VI APPLICATION SUBMITTED TO HUD ALSO CONTAINS THIS UNIT MIX.



ARHA REAL ESTATE DISPOSITION REQUIREMENTS

- **SUBJECT TO HUD APPROVAL OF:**
 - **DEMOLITION AND DISPOSITION APPLICATION**
 - **RELOCATION PLAN**

- **COMPLIANCE WITH RESOLUTION 830**
 - **ONE FOR ONE REPLACEMENT OF 1150 UNITS CITYWIDE**

- **SELECTION OF DEVELOPMENT PARTNER**
 - **APPROVAL OF ARHA BOARD**
 - **IMPLEMENTATION OF DEVELOPMENT SCHEDULE**

- **COLLABORATE WITH CITY DEPARTMENTS**
 - **CITY MANAGER**
 - **PLANNING AND ZONING**
 - **HOUSING**

- **COORDINATE WITH WORKING GROUP**
 - **MAYOR & CITY COUNCIL**
 - **ARHA CHAIRMAN & V. CHAIRMAN**
 - **CITY LEGAL COUNSEL**



ARHA DISPOSITION REQUIREMENTS (Continued)

- **FINANCE THE DEVELOPMENT**
 - **DEVELOPER**
 - **CITY**
 - **STATE – VHDA**
 - **OTHER PRIVATE/PUBLIC SOURCES**

- **COMMUNITY OUTREACH AND RESIDENT PARTICIPATION**
 - **HOPE VI**
 - **BRADDOCK ROAD PLANNING**
 - **ARHA RESIDENT PLANNING**



RESOLUTION 830 COMPLIANCE

(ONE FOR ONE REPLACEMENT)

<u>LOCATION</u>	<u># OF UNITS</u>
CITYWIDE	1150
BRADDOCK	365

The extent to which the one for one replacement can not be accomplished on-site produces significant impacts:

- *Location of alternative off-site locations*
- *Obtaining financing for the cost of acquisition and development of replacement units from local sources*
- *Completing and obtaining HUD approval of:*
 - *Relocation Plan*
 - *Demolition/Disposition Application*
- *Funding Relocation Plan*
- *Obtaining all local approvals*
- *Obtaining ARHA Board approval*
- *Undertaking relocation of residents*
 - *Can not proceed until off-site replacement housing sites are controlled*



CHALLENGES TO REDEVELOPING PUBLIC HOUSING INTO MIXED-INCOME HOUSING

- **RELOCATION**

- Uniform Relocation Act mandates certain relocation benefits that must be provided (replacement housing payments, moving cost assistance, relocation, counseling, etc.)
- Where will families relocate (temporary and permanent, ACC or Section 8 vouchers)

- **EVERY UNIT DEMOLISHED MUST BE REPLACED SOMEWHERE (*RESOLUTION 830*)**

- Density vs. “Fair Share” considerations

- **APPROPRIATE SITE PLAN (BALANCING THE NEEDS OF THE CURRENT AND FUTURE RESIDENTS)**

- Mix and type of housing (rental vs. for-sale; market rate vs. affordable vs. PH units; families vs. seniors)
- Marketing demand; attracting a range of incomes
- Advancing the current redevelopment plan with EYA within the established time schedule to produce a project that can be financed and produce reasonable returns

- **CREATING SUCCESSFUL MIXED-INCOME COMMUNITY**

- Wrap around supportive services for PH residents to encourage and increase economic independence
- New re-occupancy criteria for mixed-income community within ARHA occupancy requirement mandated by HUD
- High quality design that changes the physical shape of PH
- Strong property management to establish and enforce high occupancy standards



CHALLENGES TO REDEVELOPING PUBLIC HOUSING INTO MIXED-INCOME HOUSING (Continued)

- **FINANCING**

- Establishing cost effective financing to produce mixed-income project
- Cost of funds impact scale of development build-out
- Planning, pre-development and project construction timing impacts project expenses
- Diversified sources of funds required for development of mixed-income project
- Elongated financing and development schedule usually associated with mixed-income projects has significant cost implications

- **MANAGING EXPECTATIONS AND BALANCING DIVERSE COMMUNITY AND RESIDENT NEEDS**

- Open space, streetscapes
- Security
- Transportation
- Retail Opportunities
- Density and Height
- Income concentration
- Etc.



CHALLENGES TO REDEVELOPING PUBLIC HOUSING INTO MIXED-INCOME HOUSING (Continued)

- **FINDING ALTERNATIVE SITES TO DEVELOP REPLACEMENT OF RESOLUTION 830 UNITS NOT ACCOMODATED ON EXISTING SITE**
 - Cost Implications
 - Limited Alternative Site Locations
 - Financing the Replacement Units
- **LARGE BEDROOM UNITS AT BLAND AND ADKINS COMPLICATES CAPACITY TO REBUILD THEM ON EXISTING SITES**
- **PROVISION OF RIGHT TO RETURN TO EXISTING RESIDENTS**
 - Impacts unit mix for new development
 - Associated Financial Implications



ARHA REDEVELOPMENT PRINCIPLES

- **CONFORM TO HUD'S DIRECTIVE TO CREATE MIXED-USE DEVELOPMENTS TO REPLACE OBSOLETE PUBLIC HOUSING**
 - **HOPE VI**
- **UPGRADE EXISTING AND PROPOSED PROPERTY INVENTORY TO CURRENT QUALITY HOUSING STANDARDS**
 - **AIR CONDITIONING**
 - **WASHER & DRYER**
 - **GARBAGE DISPOSAL**
 - **ENERGY-EFFICIENT APPLIANCES**
- **MAXIMIZE THE OPPORTUNITY FOR ALL RESIDENTS DESIRING TO STAY IN THE COMMUNITY ACCESS TO AFFORDABLE REDEVELOPED HOUSING**
- **PRESERVATION OF AFFORDABLE HOUSING FOR LOW-INCOME PERSONS/FAMILIES IN THE CITY**
 - **RESOLUTION 830**
- **SUPPORT ECONOMIC MOBILITY PROGRAMS FOR RESIDENT TO INCREASE THE OPPORTUNITY FOR HOME OWNERSHIP**



ARHA REDEVELOPMENT PRINCIPLES (Continued)

- **COLLABORATE WITH THE CITY IN ALL REDEVELOPMENT EFFORTS IN AREAS THAT IMPACT ARHA PROPERTIES**
- **SELECT DEVELOPERS SENSITIVE TO THE UNIQUE REQUIREMENTS TO CREATE MIXED-INCOME PROJECTS WITH HOUSING FOR LOW INCOME**



THANK YOU!!



Alexandria Redevelopment
& Housing Authority