

Major Themes from City Council, ARHA & Planning Commission Joint Work Session 050219

1. ARHA has been conducting a comprehensive assessment of its entire real estate portfolio (public housing, redeveloped sites, scattered sites)
2. ARHA's land assets are very valuable: going forward, ARHA wants to look at redevelopment and financing structures that would allow them to retain ownership of the underlying land
3. ARHA's current demographics reflect that most households served are 1-2 persons; with limited exceptions, the income of most households is less than \$50,000/year
4. There is tremendous local housing demand – nearly 8,500 households are currently on ARHA's waiting lists for public housing and/or housing choice vouchers
5. ARHA's portfolio performs unevenly: projects that are 100% public housing have operational deficits; projects that include project-based vouchers work well financially
6. ARHA's scattered sites are hard to manage efficiently and condo fees continue to increase; the disposition and replacement of these units must be addressed in the mid-to-long term
7. ARHA faces challenges related to the upcoming end of initial affordability periods for its LIHTC properties, including Chatham Square and Braddock, Whiting and Reynolds
8. Some of ARHA's LIHTC properties have extensive capital needs and debt, due to high operating costs and deficits; these will have to be addressed if ARHA acquires/preserves them, and they will look to the City for assistance
9. ARHA is exploring several potential mechanisms to reposition its portfolio, including conversion of public housing to RAD (Rental Assistance Demonstration), to Section 18 and /or through mixed-income redevelopment using public-private partnerships (PPPs)
10. RAD or Section 18 provide rental subsidies or a higher payment standard that creates sufficient cash flow to enable debt for renovation or redevelopment
11. ARHA's capacity to self-develop and/or to work with PPPs is limited
12. ARHA wants to explore zoning tools that will enhance its future development goals
13. Next steps include completing a physical needs assessment of its public housing properties; preserving expiring LIHTC properties; meeting with selected RFP developers to discuss ARHA's vision and strategies; submitting applications for RAD and/or Section 18
14. Different approaches may be needed for the properties
15. The City's development approval process needs to be streamlined
16. ARHA would like to pursue a Master Plan to guide future redevelopment efforts