

PLAN FOR REPLACEMENT UNITS

ARHA PRESENTATION FOR THE
WORK GROUP MEETING
FEBRUARY 9, 2016

ANDREW ADKINS INTRODUCTION

Andrew Adkins is bounded on the east and west by North Fayette and a private alley running parallel to West Street and north and south by Wythe and Madison Streets. Andrew Adkins is steps from the Braddock Road Metro Station.

This presentation covers ARHA's plan for relocation, demographics of the current households at Andrew Adkins, and bedroom needs of households on the waiting list.

The schedule for the redevelopment of Andrew Adkins anticipates a 2018 Tax Credit application. If successful, tenants would move in the Fall of 2018.

ARHA'S PLAN FOR RELOCATION

LIHTC App. Year	Project/Property	YEAR PLACED-IN-SERVICE (PIS)							
		2017	2018	2019	2020	2021	2022	2023	2024
	Beginning Balance of Restricted Funds								
NA	ARHA Administration Building			0					
2017	Ramsey Homes	(15)		52					
2018	Acquire Replacement Units	15	60						
2019	Andrew Adkins		(90)		60				
2020									
2021									
2022									
	Net Change in Portfolio	0	(30)	52	60				
	Total Replacement/New Units per year			52	60				
	Running Balance of Available Units/Funds	0	(30)	22	82				

Demolished	Replacement/ Net New
(15)	52
	75
(90)	60
(105)	187

ARHA'S PLAN FOR RELOCATION

Notes

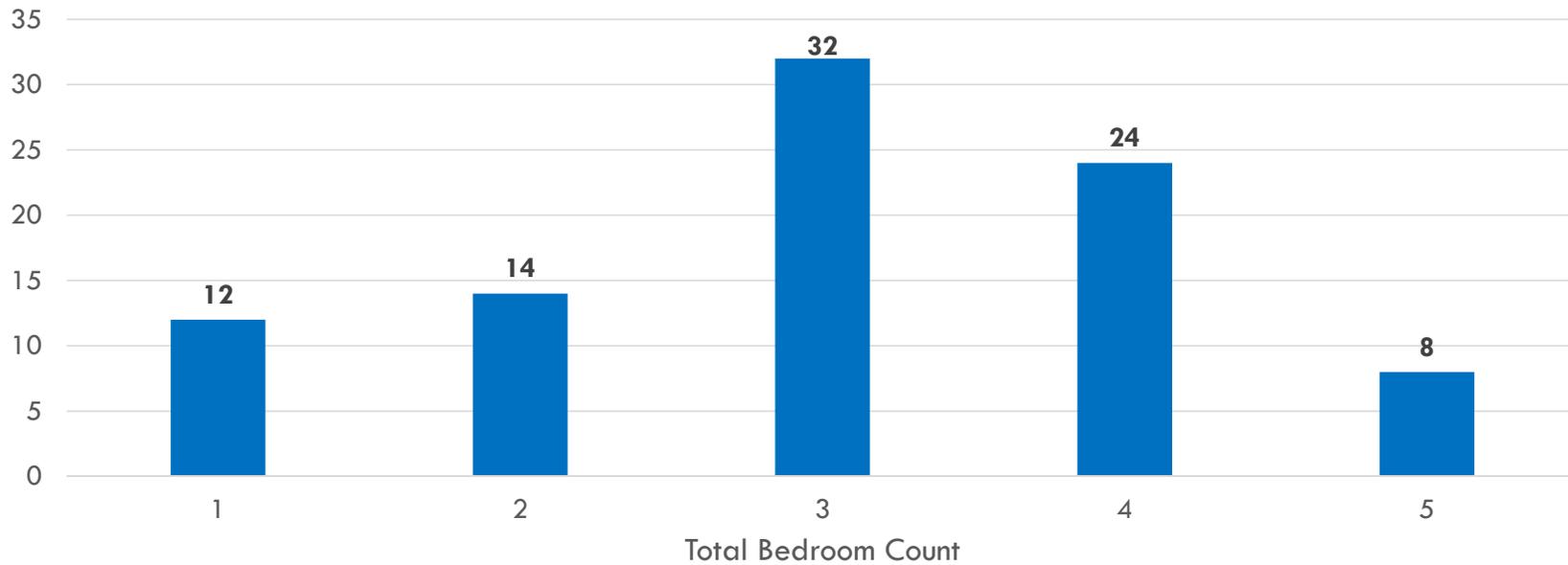
- A ARHA has begun the process of identifying off-site acquisition opportunities.

- B Presumes that Andrew Adkins will be demolished all at once. Potentially can be phased with partial demolition. This is yet to be determined. Survey has been completed and the engineering is underway.

- C The maximum number of families we would have to accommodate is **30 in year 2018**. This does not take into account that some families will take vouchers which would also further reduce the number of temporary units required. It also assumes we can acquire off-site replacement units.

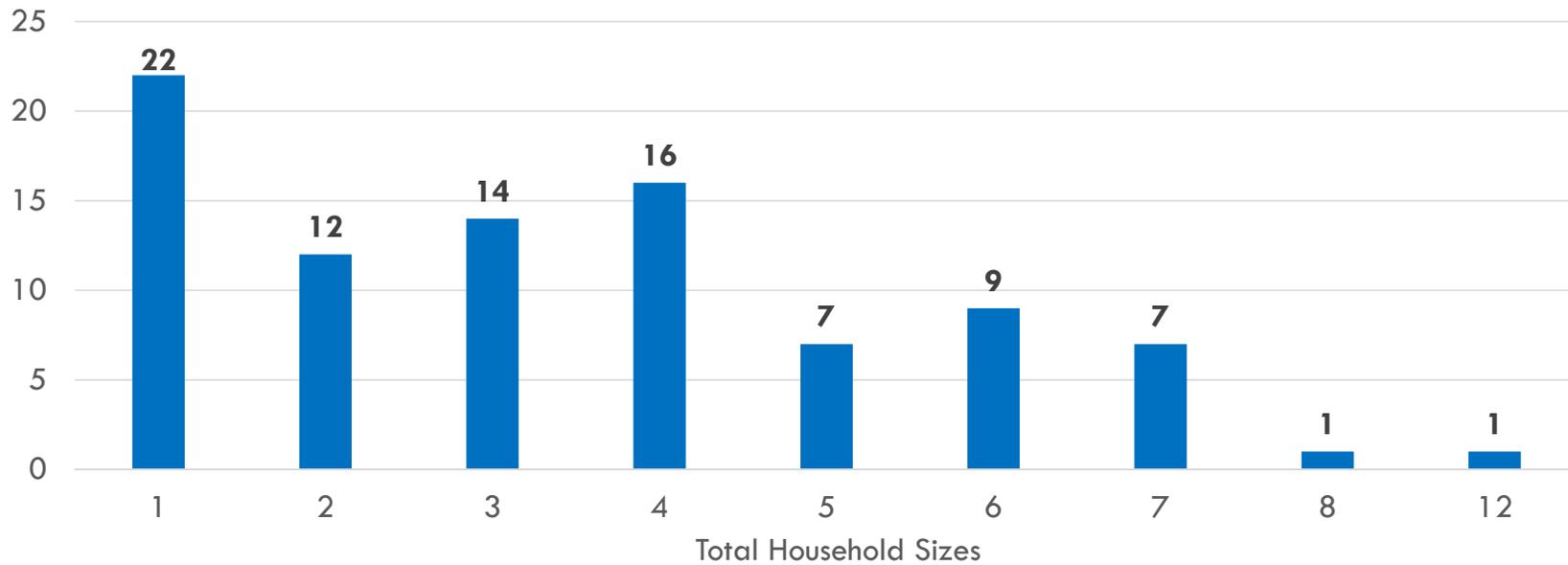
ANDREW ADKINS DEMOGRAPHICS

Andrew Adkins: Total Bedrooms = 272



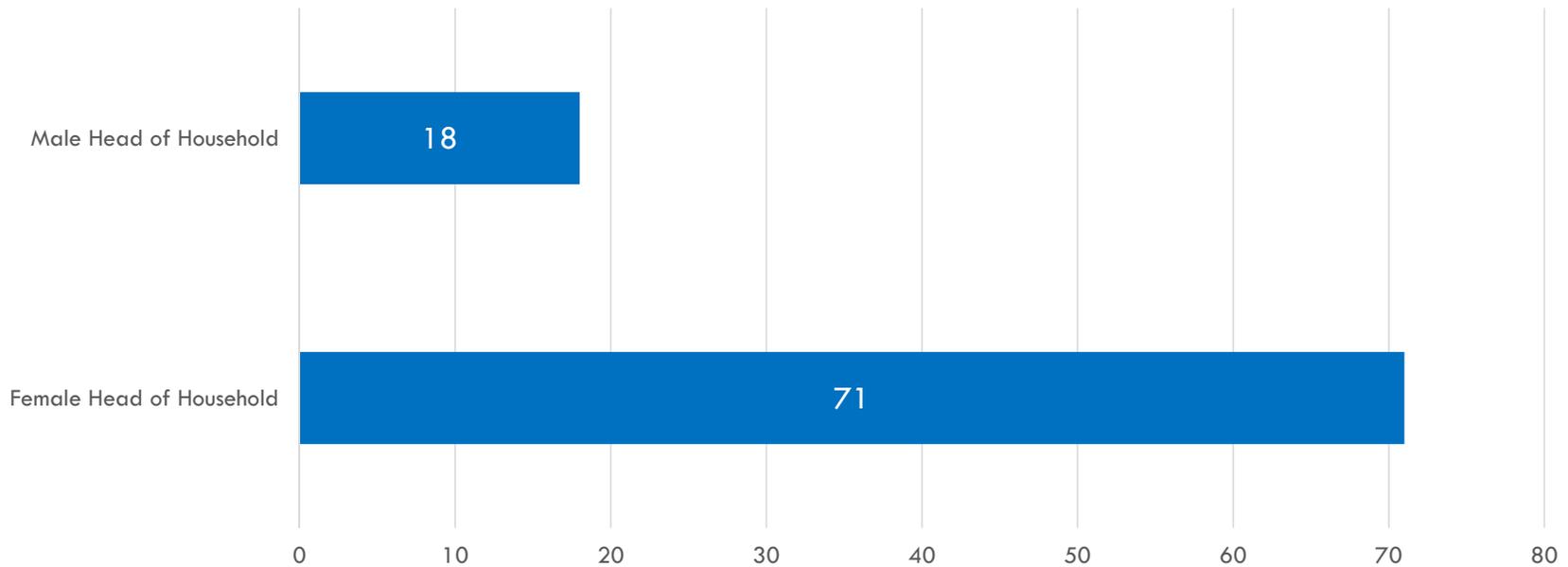
ANDREW ADKINS DEMOGRAPHICS

Andrew Adkins: 90 Units, One Vacancy = 89 Households



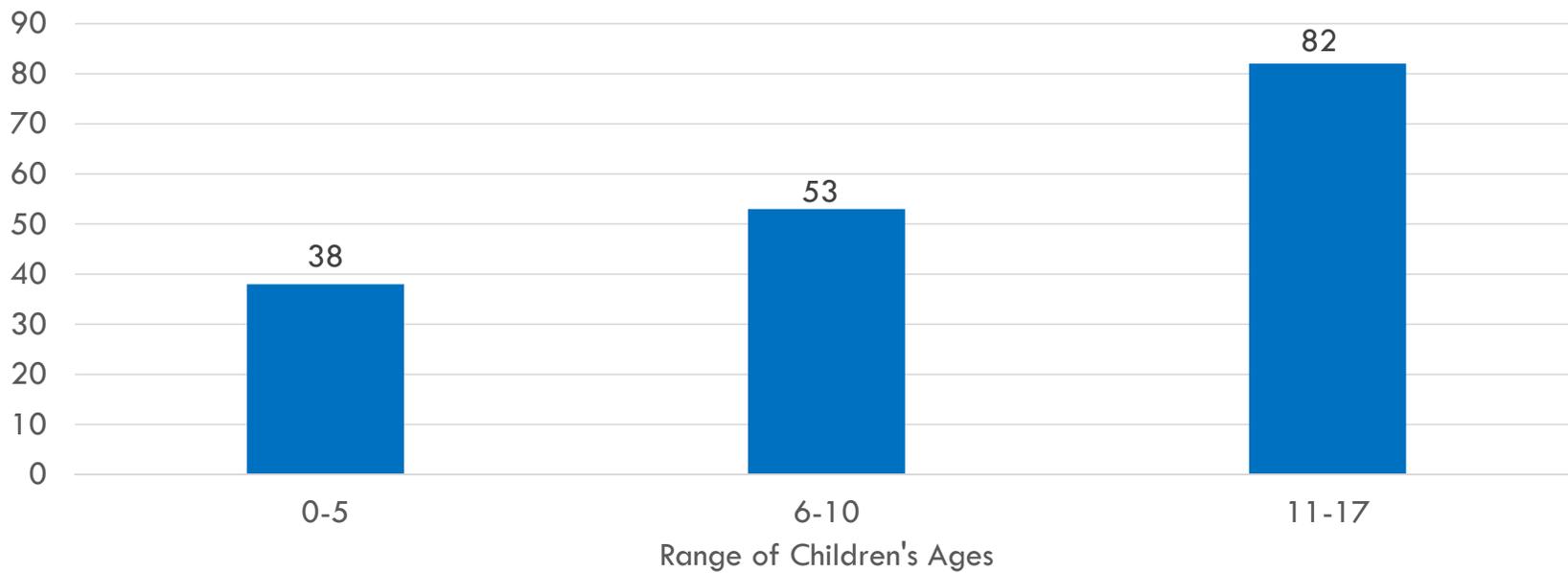
ANDREW ADKINS DEMOGRAPHICS

Andrew Adkins: Heads of Households



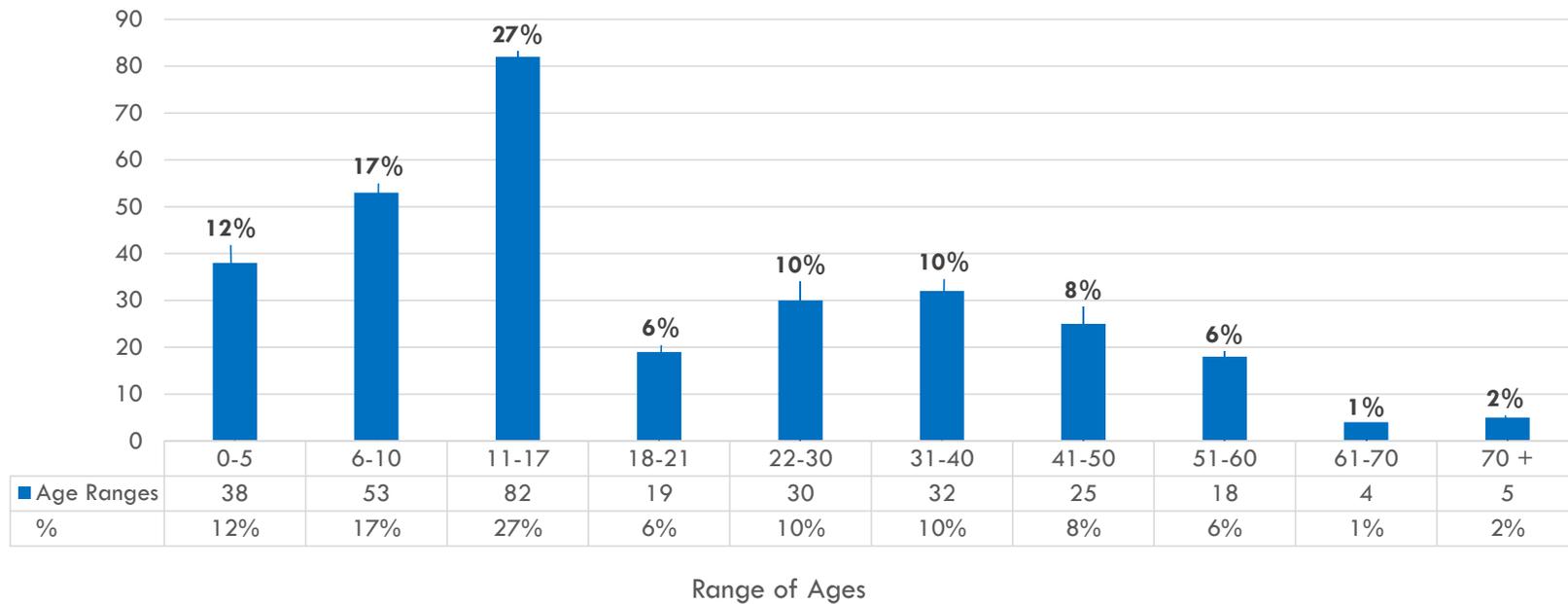
ANDREW ADKINS DEMOGRAPHICS

Andrew Adkins: Total Children Under 17 = 164



ANDREW ADKINS DEMOGRAPHICS

Andrew Adkins: Total Population = 306

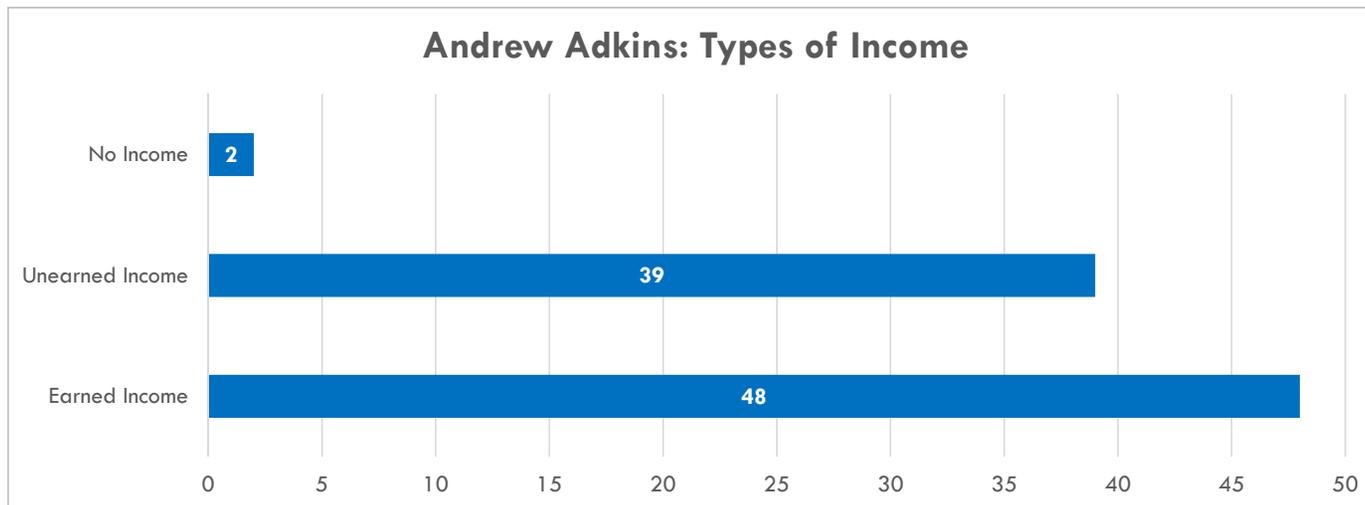


ANDREW ADKINS DEMOGRAPHICS

Types of Income include:

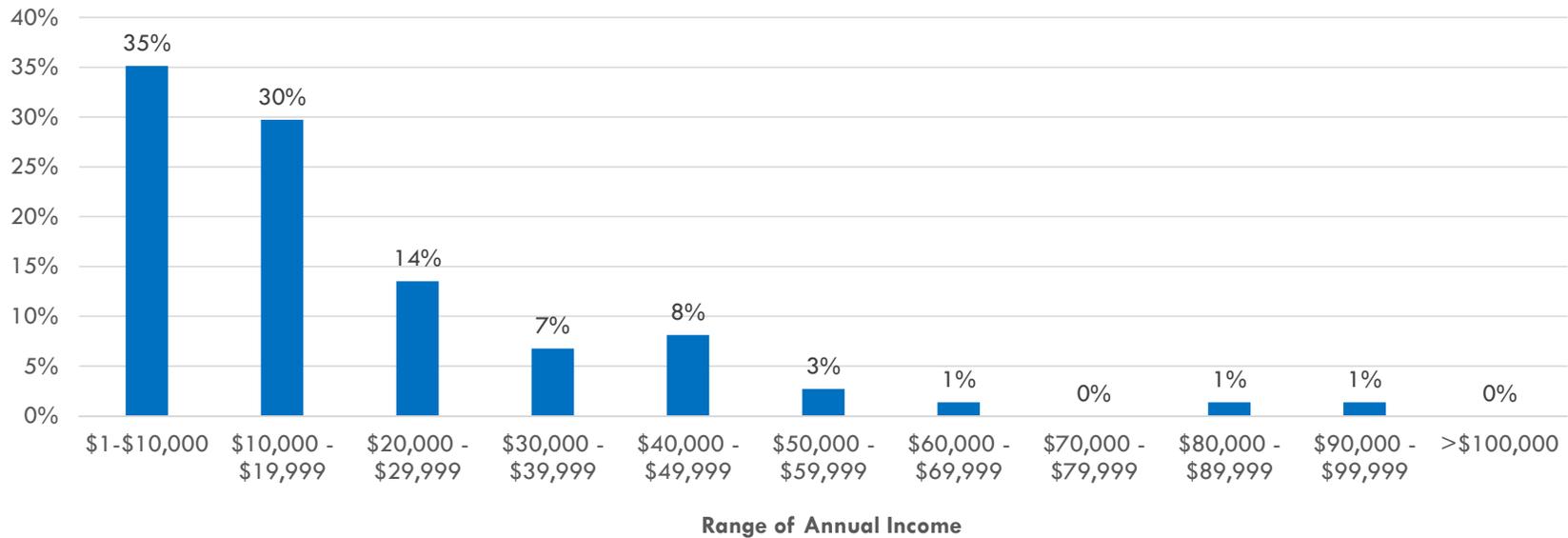
Earned: Wages, Self-Employed Business Owners (54% of households)

Unearned: Social Security, Pension, TANF, Child Support & Gifted Income (44% of households)



ANDREW ADKINS DEMOGRAPHICS

Andrew Atkins: Income Profile
Minimum Income = \$1,200 Maximum Income = \$97,212



ANDREW ADKINS RENTS

- Average Rent For Andrew Adkins = \$161
- Annual Rent Roll for Andrew Adkins = \$172,155

PUBLIC HOUSING WAITING LIST

- Waiting List Bedroom Unit Needs:
 - One Bedroom – 814
 - Two Bedrooms – 888
 - Three Bedrooms – 289
 - Four Bedrooms – 1
 - Five Bedrooms – 0