



Alexandria Redevelopment and Housing Authority



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# The New Housing for All

January 2020

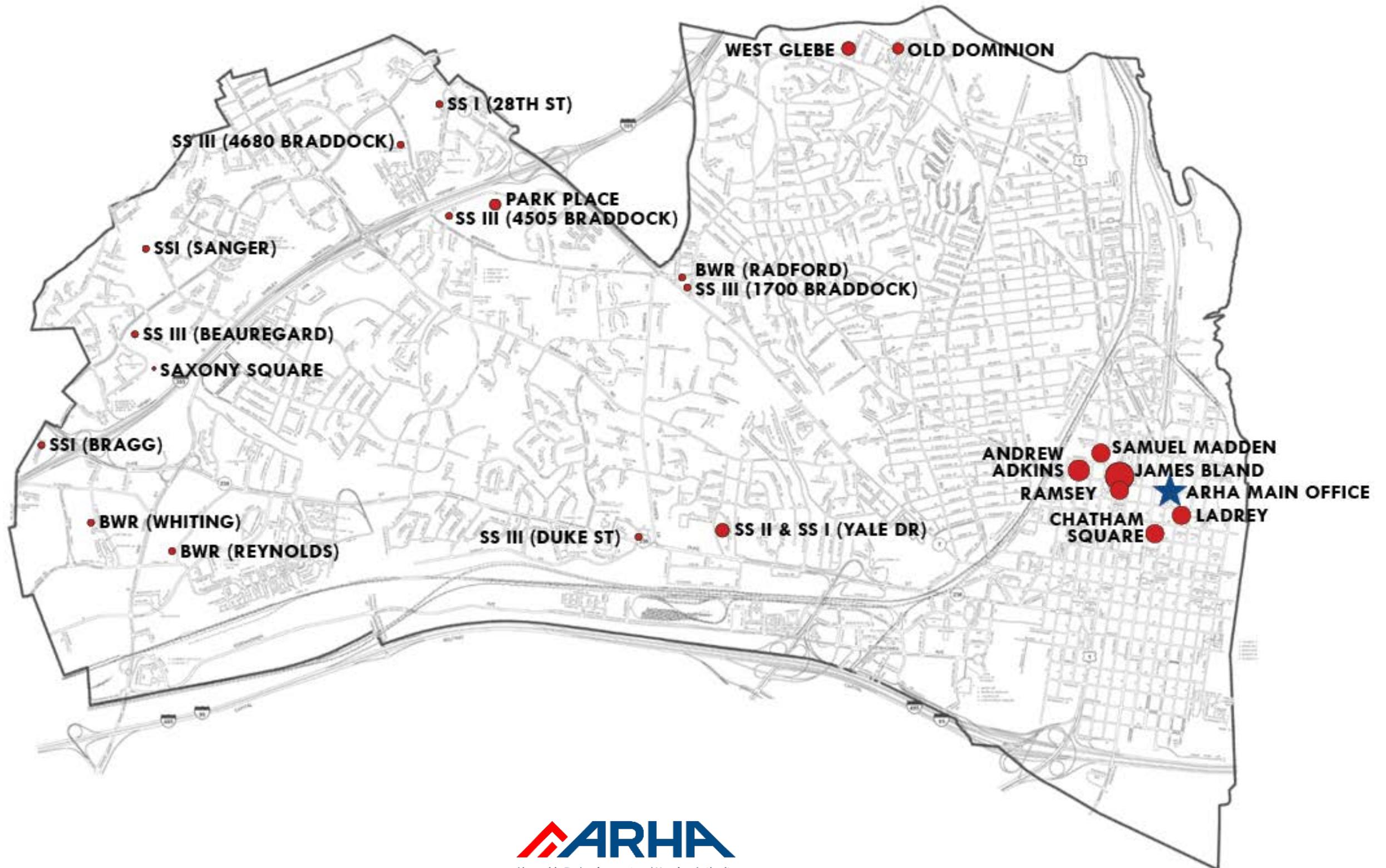


# ARHA

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- 1,140 units in Alexandria, 754 of which are PH
- 1,400 Housing Choice Vouchers administered in the city
- Headquarters – Asset Management, Facilities, Resident Services, Finance & Development
- Resident Programs:
  - Family Self Sufficiency (FSS) Program
  - Resident Opportunity & Self Sufficiency (ROSS) Program
  - James Bland V Supportive Services Program

# ARHA Public Housing Properties



# FSS & ROSS Programs

6

2019 FSS Graduates

\$7,000

Average Escrow

50

Active ROSS  
Participants



1<sup>st</sup> Annual FSS Regional Joint Graduation Ceremony



Ms. Yvonne McKoy  
Recent Graduate  
& Homeowner



Ms. Sharmaine Orellana  
Upcoming Graduate  
& JB V Success Story



Career Development Cohort

# JB IV Supportive Services

**65** Active Participants



# Chatham Square

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# Old Town Commons

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# Ramsey Homes

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# Repositioning Tools

## Transforming Public Housing Subsidy

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SECTION 18

RAD

VOLUNTARY  
CONVERSION

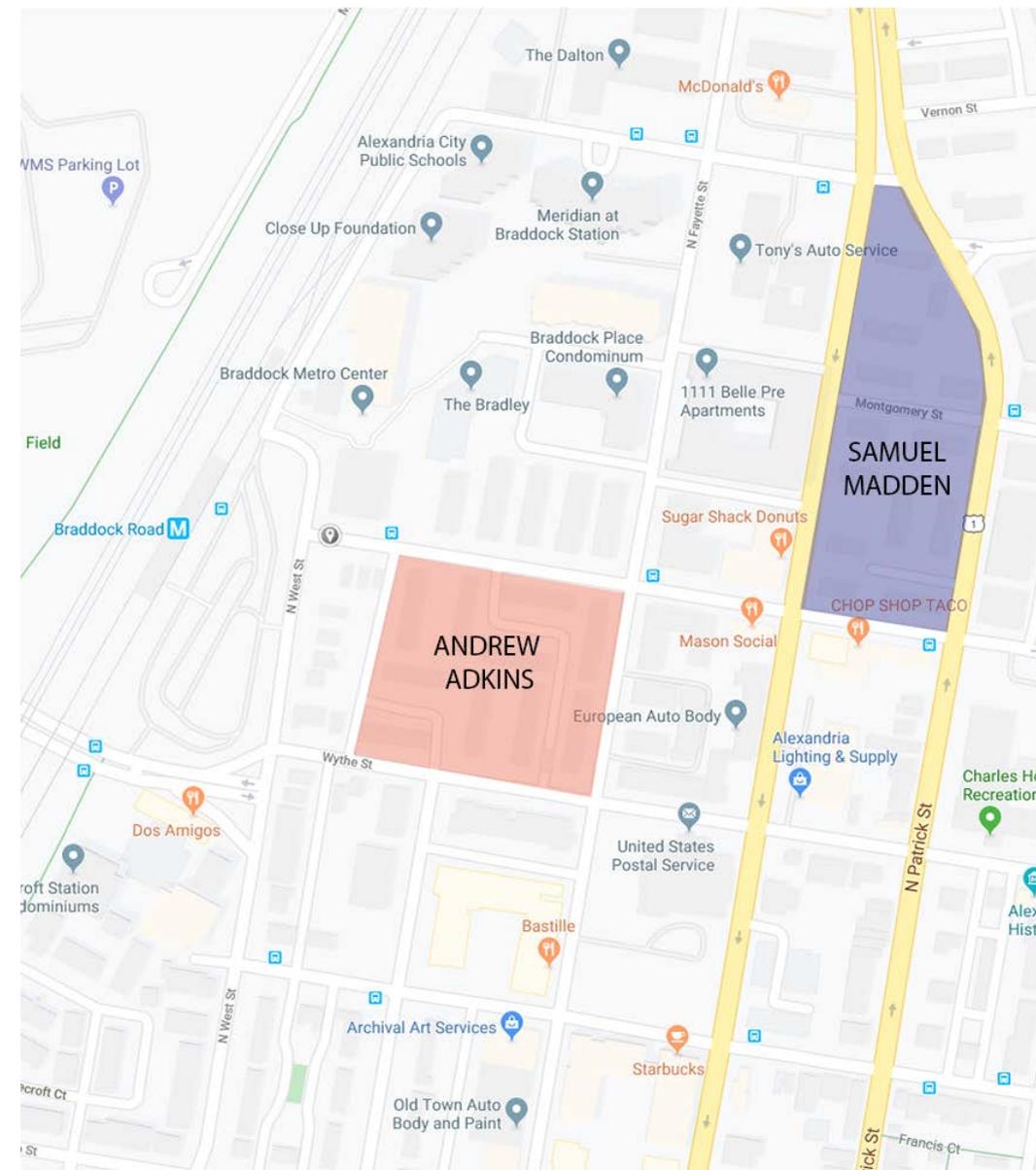
### IMPACTS on Public Housing Residents:

- Rent continues to be 30% of household income
- ARHA greater flexibility to improve quality of apartment
- HUD oversight continues since ARHA owns the property

# Mixed Income Redevelopment

## Impacts of Repositioning on Redevelopment:

- Project Based Vouchers increase cash flow → increasing debt
- Increase # of affordable units
- Potential for fully mixed-income properties with shared amenities



# Development Principles



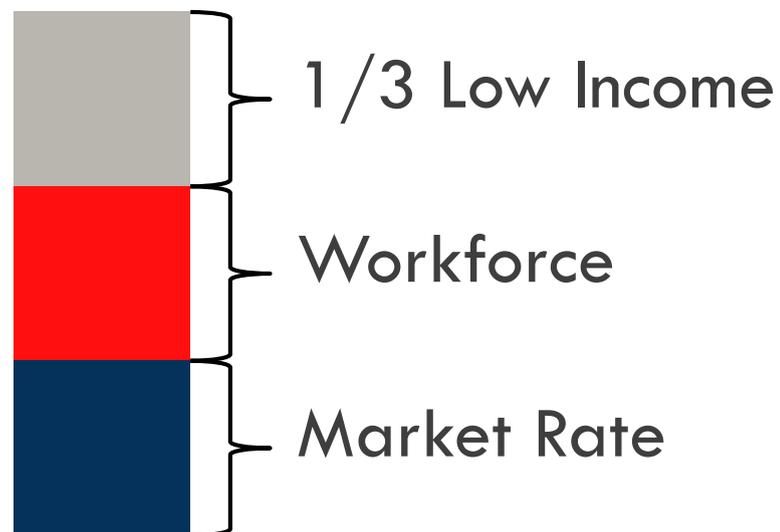
One-for-One replacement of all low income units



Mixed income community w/ fully integrated affordable units

**Private Public Partnerships**

Resident Input = Key



# Preserving & Expanding Affordability

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## ARHA's Strategy

REPOSITIONING  
+  
REDEVELOPMENT  
+  
RESYNDICATION