The New Housing for All
January 2020
ARHA

• 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
FSS & ROSS Programs

6 2019 FSS Graduates

$7,000 Average Escrow

50 Active ROSS Participants

Ms. Yvonne McKoy
Recent Graduate & Homeowner

Ms. Sharmaine Orellana
Upcoming Graduate & JB V Success Story

1st Annual FSS Regional Joint Graduation Ceremony

Career Development Cohort
JB IV Supportive Services

65 Active Participants
Chatham Square
Old Town Commons
Ramsey Homes

15 Units

BEFORE

57 Units

AFTER
Repositioning Tools
Transforming Public Housing Subsidy

**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

1/3 Low Income
Workforce
Market Rate

Mixed Use Master Development Plan

ARHA
Alexandria Redevelopment and Housing Authority
Preserving & Expanding Affordability

ARHA’s Strategy

REPOSITIONING
+
REDEVELOPMENT
+
RESYNDICATION