



Alexandria Redevelopment and Housing Authority

Public Housing Repositioning Strategy

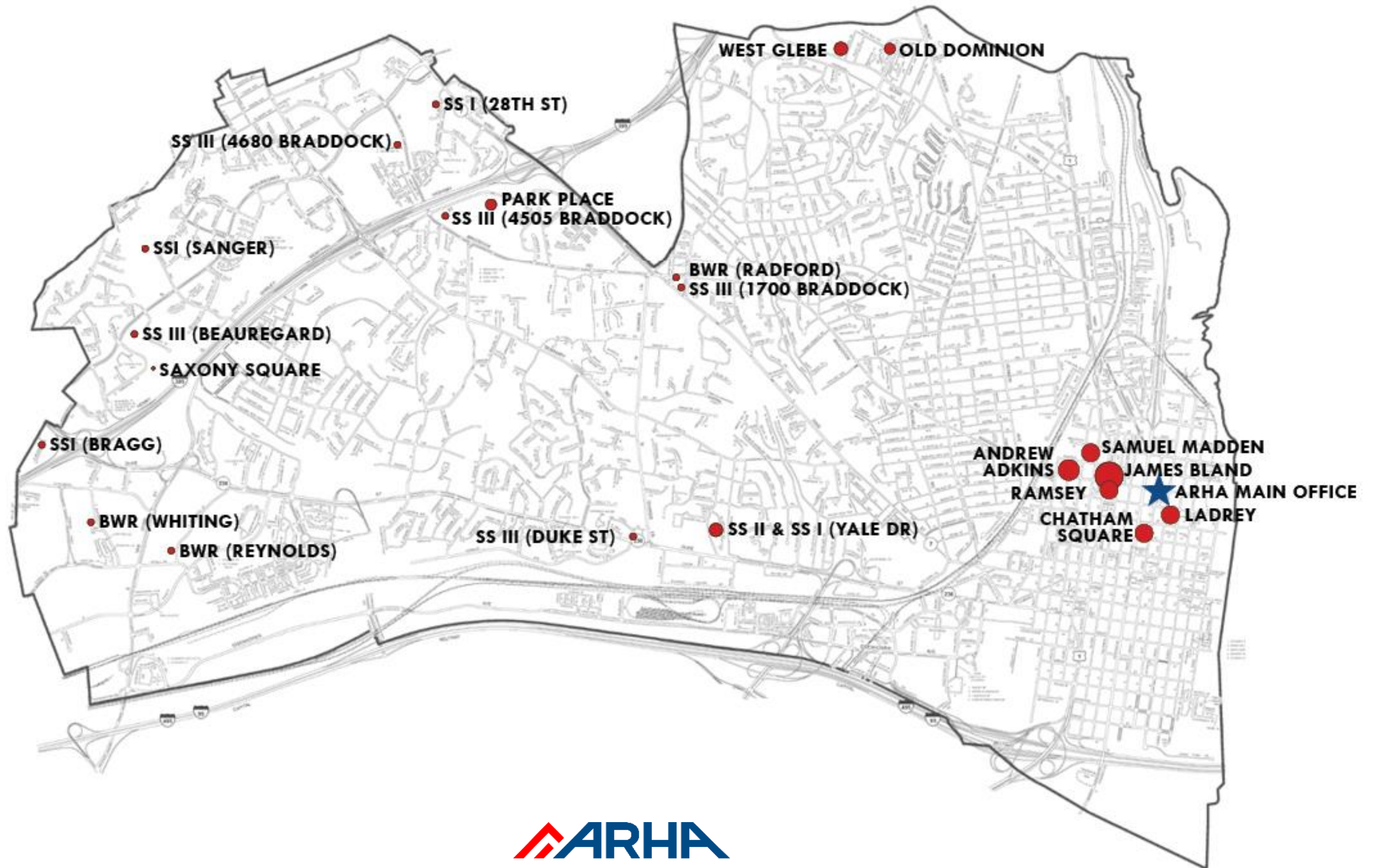


ARHA Redevelopment Work Group - July 2019

Keith Pettigrew, CEO

Daniel Bauman, Board Chairperson

ARHA Public Housing Properties



Public Housing Context

- **754** public housing units subsidized with Section 9 subsidies
- National Crisis – severely underfunded
 - Operating Funds – Public housing agencies cannot address all the maintenance needs
 - Capital Funds – Subject to Congressional appropriations
- Nationally Capital needs = in excess of annual appropriations

Repositioning Tools

Transforming Public Housing Subsidy

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

Section 18 Application Goal

- *HUD's goal* –
 - Reduce public housing portfolio nationally by 10%
- *ARHA's goal* –
 - Preserve the 754 current public housing units as Section 8 subsidized units
 - Improve resident's living conditions
 - Have greater local control of capital investments

Rental Assistance Demonstration - RAD

- Allows ARHA to increase current subsidy to RAD Rents (lower than Section 8 rents)
- **Advantages:**
 - Quicker renovation of apartments
 - Improved quality of housing for residents
 - Limited temporary relocation may be required

Voluntary Conversion

- PHA with less than 250 units in its portfolio,
- HUD allows conversion to Section 8 without Section 18 disposition

- ARHA: **754 ACC units**

Section 18 Application:	441 units
RAD:	84 units
<u>Total Conversion:</u>	<u>525 units</u>
Voluntary Conversion	229 units*
Total ACC Units	754 units

Section 18 Application

Obsolescence

- Threshold requirement: Repairs are over 57% of TDC
 - Samuel Madden, Andrew Adkins, Ladrey

Scattered Site

- Isolated units cause inefficiencies
 - Beauregard, Chatham Square, Park Place, Saxony, JB I, JB II, JB IV

Surrounding Neighborhood

- Changes in neighborhood cause health and safety risk for residents
 - Bragg Street

Current Action Items

Section 18

- Housing Quality Standards (HQS) inspection of 441 units
- Apartment Repairs - improving living conditions of current residents

RAD

- Financial Review for RAD Straight subsidy conversion
- Physical Condition Assessments (PCA)
- Secure closing costs and reserve 20 years of capital funding

Post Section 18 Award Action Items

Section 18

- Apply for Housing Choice Vouchers
- Units pass HQS inspection
- Resident Engagement

ARHA'S LONG RANGE STRATEGY

- Determine Public Private Partnership – Select Partners
- Self-develop Sites
- Home Ownership program with the city
- Retain as income generating properties
- Re-syndicate Expiring Use Sites



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