



Alexandria Redevelopment and Housing Authority



ARHA's DEVELOPMENT INITIATIVES
June 27, 2022

Alexandria By The Numbers

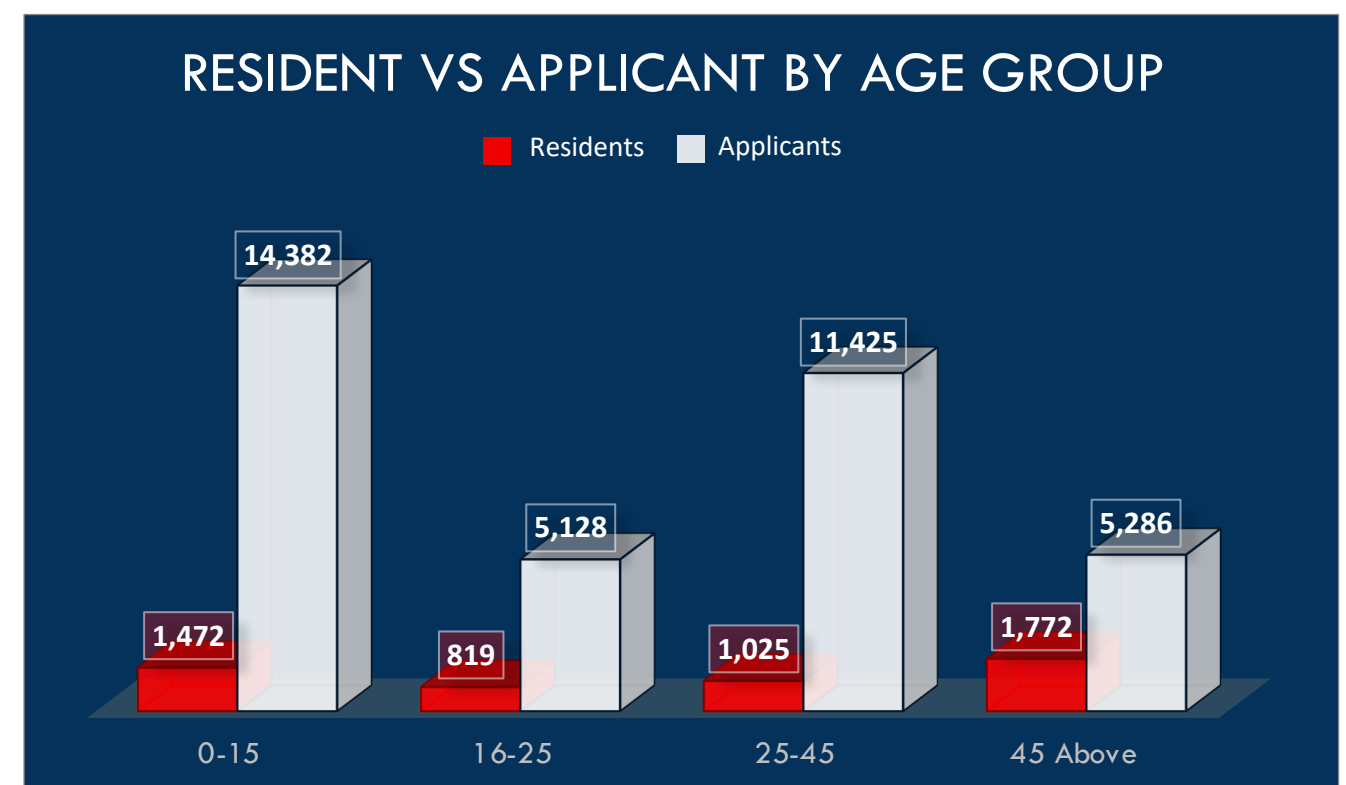
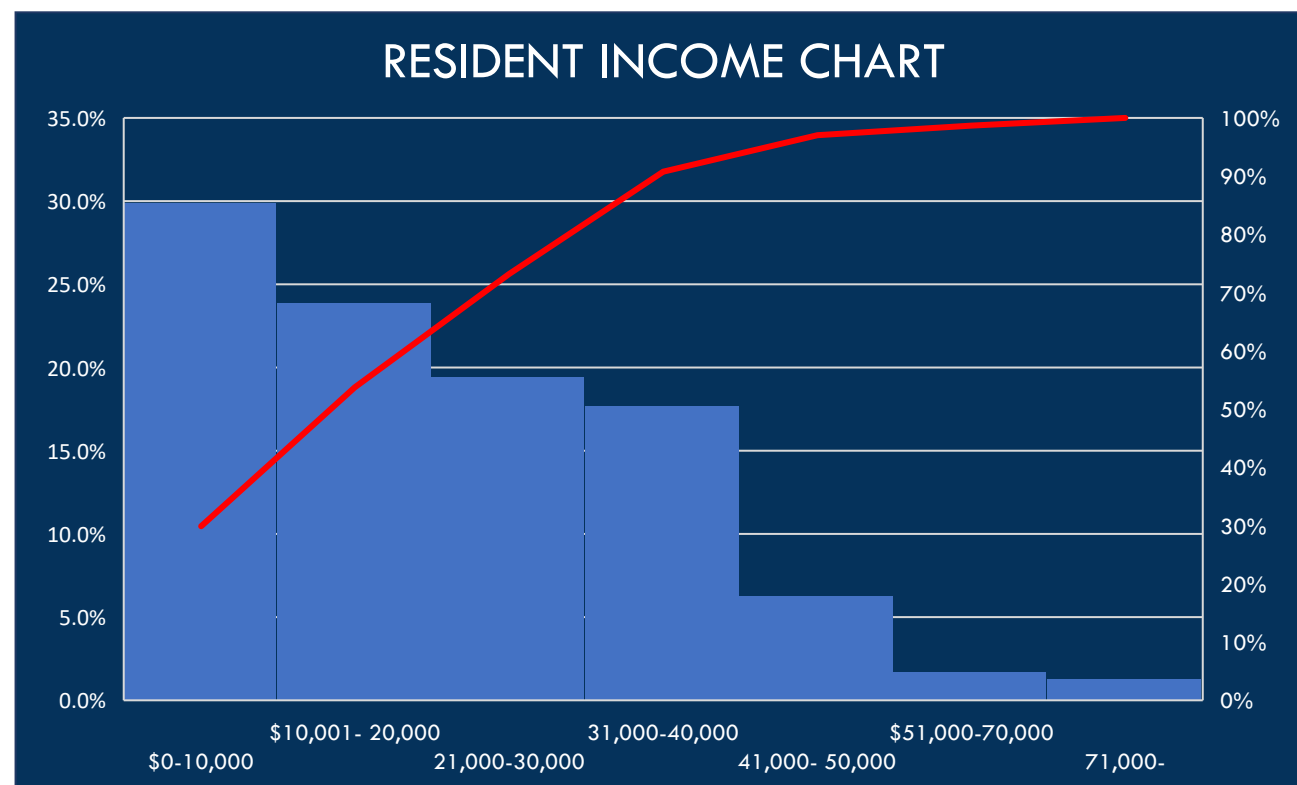
14,300 market affordable units lost
from 2000 to 2020

15,200 renter households earning less
than \$75k and are cost burdened

6,600 renter households earning less
than \$50k and spend >50% on
housing-related costs

Source: City of Alexandria Office of Housing

ARHA By The Numbers



Common Salaries Priced Out

\$63,274	Teacher w/ MEd	\$62,691	Plumber
\$50,840	Starting City Police	\$39,832	Receptionist
\$33,633	Nursing Aide	\$32,656	Retail Sales
\$28,288	Housekeeper	\$9,260	SSI

Source: City of Alexandria Office of Housing

Repositioning Operating 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 apartments
- Secure private and conventional funds for capital improvements

Development Principles



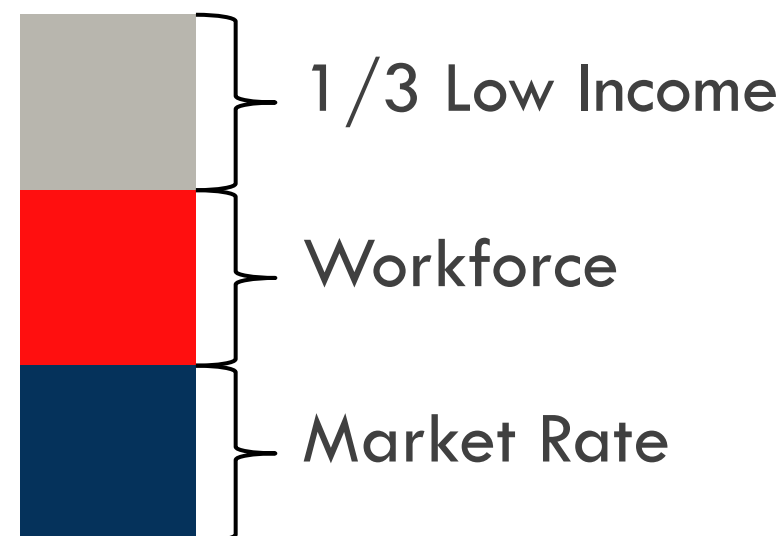
One-for-One replacement of all low income units



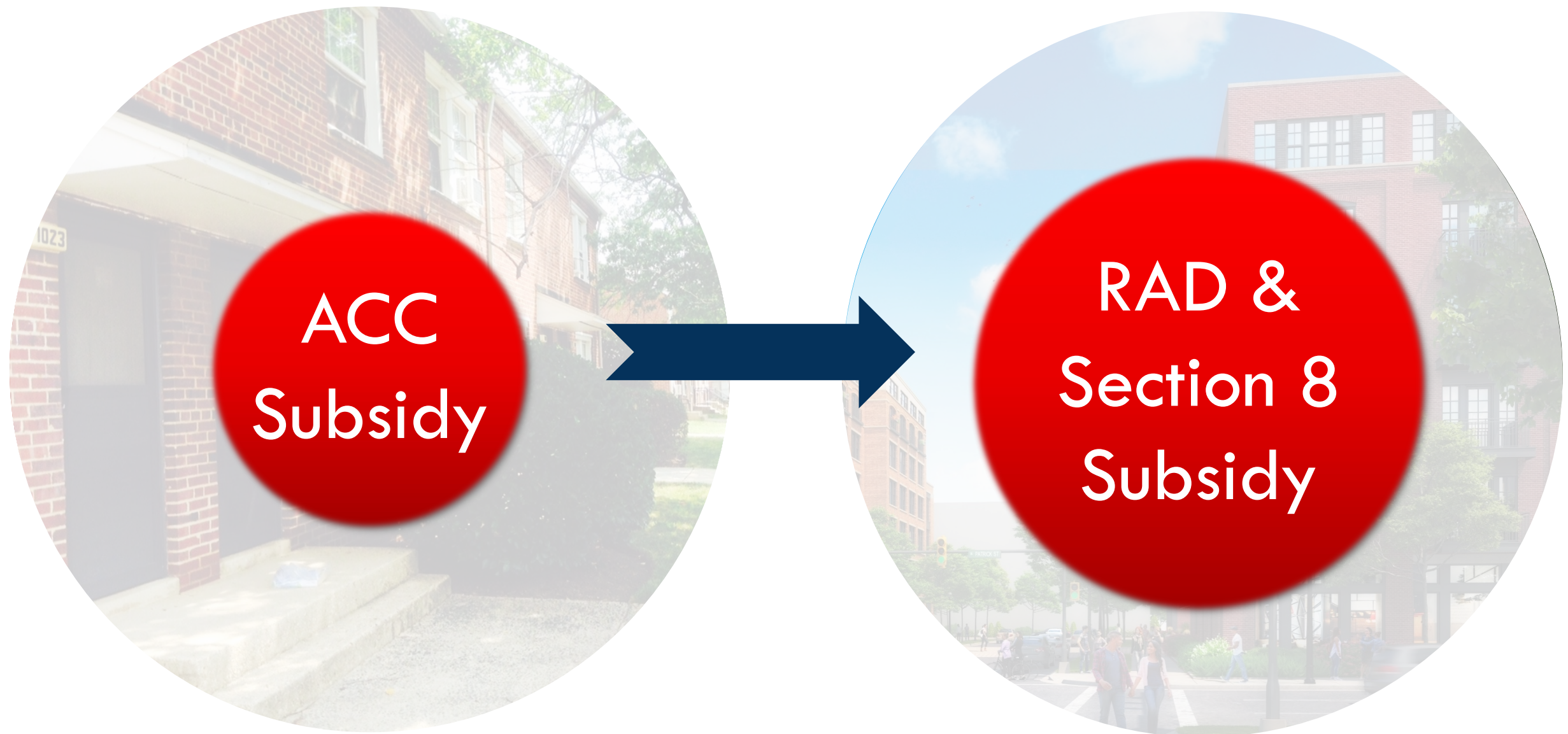
Mixed income community w/ fully integrated affordable units

Private Public Partnerships

Resident Input = Key



Pillar One – Repositioning Subsidy



Pillar Two – Repositioning our Residents



Empower



Collaborate



Strengthen



Pillar Two – Repositioning our Residents



Human Capital Investment & Community Engagement

- Power of resident voices
- More than bricks and mortar
- Provide onsite programs and services
- Sustainable funding for resident services
- Community visioning

Pillar Three – Repositioning our Agency

Transforming ARHA

- Strategic Planning
- New business plan
- New processes & procedures
- Retraining staff
- Improved customer service



Three Pillars of Repositioning



Operating
Subsidies



Human
Capital
Investments



Development
Financial
Capacity

ARHA Development Team



Keith Pettigrew
Chief Executive Officer



David Cortiella
Development Consultant



Kanesha Brown
Development Project Manager



Wanda Sherrod
Senior Development Project Manager



Thomas Jones
Development Consultant



ARHA

// FAIRSTEAD

MILL CREEK™
RESIDENTIAL

TCG
Development
Advisors, LLC

ARHA
Joint Work Session
Monday June 27, 6:30pm

SAMUEL MADDEN HOMES TODAY



COMMUNITY PARTNERSHIP

COMMUNITY PARTNERS



OVERSEEING
CHILDCARE
CENTER



PROVIDING
FOOD-SECURITY
SERVICES

SUSTAINABILITY PARTNER



HOPKINS HOUSE
ABC BUILDING | FAIRFAX, VA

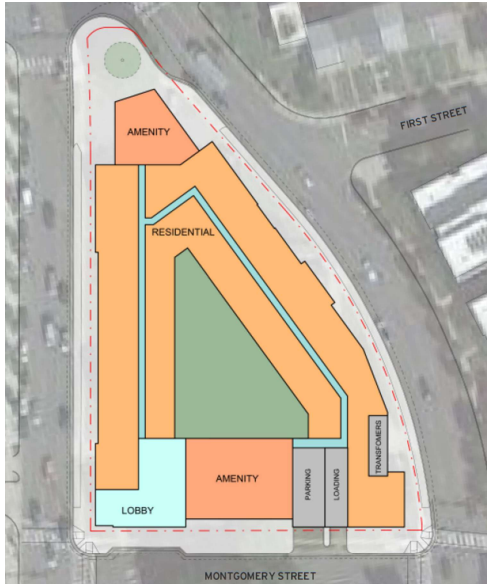


ALIVE!
FOOD DISTRIBUTION TEAM | ALEXANDRIA, VA

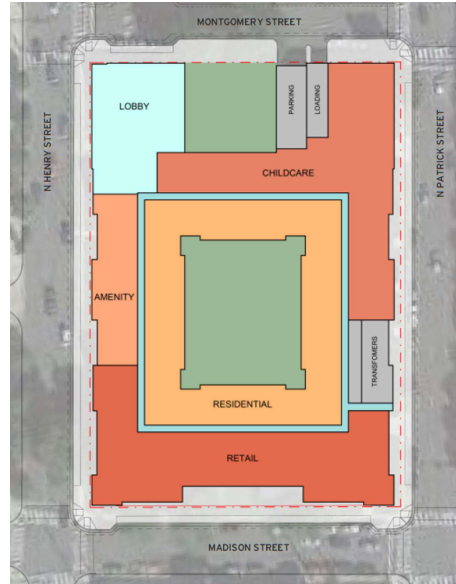


HOPKINS HOUSE
HELEN DAY PRESCHOOL ACADEMY GRADUATES | ALEXANDRIA, VA

CONCEPTUAL DESIGN MIXED-USE COMMUNITY



NORTH BUILDING



SOUTH BUILDING

