



ARHA

ON THE MOVE

ARHA News

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January 2018

NEW CEO TAKES THE HELM

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From left to right: Kevin Harris, Kia Terry, Margo Heard, Shanelle Gayden, Wykiki Alston, and Keith Pettigrew.

Keith Pettigrew is ARHA's new CEO. Mr. Pettigrew comes to ARHA with a history of successes in a variety of executive roles. Prior to joining ARHA, he was the Senior Management Advisor and Senior Deputy Director for Human Resources at the District of Columbia Housing Authority.

Mr. Pettigrew also served as the Deputy General Manager for Operations for the Housing Authority of New Orleans. He also served as a subject matter expert, conducted operational assessments, and provided technical assistance for various housing authorities and community development agencies throughout the country, including Harrisburg, Pennsylvania; Cincinnati, Ohio; Honolulu, Hawaii; Brownville, Texas; Amarillo, Texas; Gary, Indiana; and Pinal County, Arizona.



CEO'S CORNER

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Cindy Thompson
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Newsletter

Editor: Rose Williams Boyd

Contributors: Denise Kaffka, Ian Hawkins, Oscar Rider, Cynthia Dickerson and Jason Ellis



Happy New Year from the ARHA Family!

As the new CEO, I am extremely excited about 2018. The staff, Board of Commissioners, and I, remain steadfastly committed to not only maintaining ARHA's mission of providing decent, safe and affordable housing for residents of the City of Alexandria, but also exploring other creative ways to enhance the foundation built by our predecessors.

We have begun making changes to our operational makeup that will translate into greater work efficiency and improved customer service. As always, our ultimate goal is to provide excellent service to our residents, while also engaging with the community at-large.

We look forward to working with an invigorated Resident Association and the Ladrey Advisory Board, breaking ground on the impending redevelopment of the Ramsey Homes site, and continuing our strong relationship with the various community partners and stakeholders. Again, Happy New Year everybody!

Ladrey Quality of Life Improvement Plan



The largest property in our real estate portfolio is the 170-unit Ladrey multi-family building that houses senior and disabled persons who are capable of living independently. An Improvement Plan has been devised to enhance the property conditions for the current residents.


There will be a combination of physical, program and policy changes that are designed to enhance the quality of the living experience for the residents. The Property Improvement Plan include the following actions:

- Removal of carpet and the installation of tile;
- Painting of the common areas on all floors;
- Installation of security cameras on all floors;
- Engagement of security personnel from 6:00 pm to 6:00 am;
- Activation of the door alarm system at 7:00 pm;
- Enforcement of the Non-Smoking Policy in the building; and
- Furnishing of the common lobby area on the residential floors.

A meeting was convened with all of the property residents on October 18 to review the Plan and advise them about the process for handling work orders, issuance of 21/30 Notices, and the review of the increasing need for assisted living assistance to a growing population of residents. This will certainly be a major consideration when the permanent redevelopment plans are formulated. ARHA will establish regular monthly meetings with the residents to keep them abreast about the status of implementing the Life Improvement Plan and other lease related requirements. ARHA is committed to the provision of quality living conditions in all of our properties, especially our seniors who have contributed to the City.

PORTFOLIO OF ARHA AWARD WINNING MULTIFAMILY COMMUNITIES


ARHA is thrilled to announce our Award Winning Multi-Family Communities Portfolio. This document is a new tool that can be used as a reference to learn and become more familiar with the multi-family communities owned and managed by ARHA.




**ARHA AWARD WINNING
MULTI-FAMILY COMMUNITIES PORTFOLIO**

Chatham Square


Alexandria Redevelopment & Housing Authority
401 Wythe Street, Alexandria, VA 22314
Phone # 703.549.7115
www.arha.us / www.vhdllc.us




OLD TOWN COMMONS (JAMES BLAND)



The former James Bland public housing development covers five blocks (8.49 acres) within the Parker Gray Historic District. The redevelopment effort is ARHA's largest project thus far, executed in four phases beginning in 2008 with the last phase being completed in 2014. The original James Bland community consisted of 194 public housing units that were replaced by a total of 379 homes of which 134 were affordable triplex and multi-family units built side by side with 245 market rate townhomes and condominiums, thus embracing the mixed-income neighborhood concept.



The triplex buildings containing affordable units read from the streetscape as two adjacent townhomes, blending seamlessly into the rows of high-end townhouse units. The multi-family units likewise cannot be distinguished from the market rate condominium buildings.



An interesting mixture of Colonial Revival, Italianate, Folk Victorian, Queen Anne, and modern "industrial inspired" detailing provides a blend of styles that complement the vernacular architecture.


AWARDS WON:

- Best in American Living Awards (BALA), 2013 Gold Award, Neighborhood of the Year
- Delta Associates Awards for Excellence, 2013 Best Mid-Atlantic Neighborhood Impact Condominium Community
- The Great American Living Awards (GALA), 2011 Best Interior Merchandising, 2011 Best Designed Architecture, 2010 Best Green Community, 2010 Most Innovative Infill Neighborhood
- NAHRO (NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT) AWARD OF MERIT:
- 2014 NAHRO Award of Merit - Successful Use of a Public Private Partnership
- ULI AWARD OF EXCELLENCE: 2014 Finalist: Jack Kemp Affordable & Workforce Housing Models of Excellence
- VIRGINIA GOVERNOR'S HOUSING AWARD: 2013 Virginia Governor's Housing Award - Best Mixed-Income Project

ARHA Multifamily Communities Portfolio 2017 7

We have created an integrated 26-page agency portfolio that outlines ARHA's current and future developments. Our Portfolio features detailed information on each property including location, unit styles, demographics, number of units per building, etc. You can also find a summary regarding the RFP 14-02 and the selection of development partners.

RFP 14-02 CONCLUDES WITH THE SELECTION OF DEVELOPMENT PARTNERS FOR FIVE SITES




ARHA, in partnership with its affiliated development corporation, Virginia Housing Development LLC ("VHDLIC"), published RFP 14-02, Part 1 on January 6, 2014, seeking responses from highly-qualified private development partner(s) to assist in the redevelopment of seven (7) of its oldest and largest sites. In this effort, ARHA encouraged concepts that promote creation of sustainable, mixed-income communities that are well integrated with the surrounding neighborhood. This effort is expected to result in world-class, signature projects that will be life changing for our residents and the surrounding communities.

The 3-part process concluded on August 16, 2016 when ARHA confirmed that three private developer partners were designated as the highest ranked respondent for the offered sites. Also, during the process ARHA dropped two (2) of the offered sites from the RFP, reducing the number of sites to five (5).

ARHA has selected what we believe to be highly-qualified development teams to undertake and manage the development of the Development Sites in partnership with ARHA and its affiliated development corporation, Virginia Housing Development LLC. The role of the private developers is to design and implement a redevelopment program for the applicable Development Site(s) including, a detailed architectural plan, environmental plan, financing plan, marketing plan, employment opportunities plans and project management and project execution plans from conception through completion, all advanced in cooperation with ARHA, ARHA's resident representatives, equity and debt providers, HUD and the City.




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Ramsey Homes

MISSION STATEMENT

For over 70 years, the Alexandria Redevelopment and Housing Authority has provided adequate and affordable housing, economic opportunities and a suitable living environment free from discrimination for the citizens of Alexandria. Our mission for the next five years is to be an industry leader in the development and management of model mixed income communities that provide the opportunity for residents to achieve self-sufficiency and to participate in economic opportunities that are made possible through this model.

For over 70 years, the Alexandria Redevelopment and Housing Authority has provided adequate and affordable housing, economic opportunities and a suitable living environment free from discrimination for the citizens of Alexandria. ARHA's commitment to excellence is reflected within its portfolio of exceptionally crafted communities.

Visit our website at www.arha.us and www.vhdllc.us

ARHA Resident Association



Hello:

I hope that everyone enjoyed the holiday season. This is a wonderful time of year!

We are excited because the ARHA Resident Association is growing in number, knowledge, and influence. This really is a great time for the residents of ARHA.

Now, let's talk about some current and upcoming events you all need to know about!

1. Welcome the New ARHA CEO, Keith Pettigrew – Mr. Pettigrew is joining ARHA after a career of service in public housing and transportation in New Orleans and Washington, DC. The Association officers had the pleasure of meeting with Mr. Pettigrew and he is a welcomed addition to the leadership at ARHA. He has expressed his passion for service and his heart for residents. We look forward to working with him as a group and we know that you all will have a great experience once you get a chance to meet him.
2. **Residents Are Getting Section 3 Contracts!!** – You better get on board. Section 3 is alive and kicking at ARHA. This is your opportunity to better the lives of your family. This small but powerful Section 3 clause is already altering the lives of some residents. ARHA's FSS program has a small business cohort that is helping residents realize their dreams of owning their own business. However, they have taken it a step further by awarding some residents contracts for their business. This is huge! You need to join the Resident Association and the Family Self-Sufficiency program to learn about how to capitalize on Section 3. Now is the time for you to start that business you have always been talking about.
3. **Nominations and Elections for Local ARHA Property Housing Councils** – The ARHA City-Wide Resident Association (ARA) will be setting up a resident association at each property in the ARHA portfolio. This will allow us to better serve the needs of all residents because the needs of each property can be communicated faster through their property resident association. We are taking nominations now. The formal nomination, election, and appointment process will be posted at your individual properties in December. If you or someone you know are interested in running for office, please email residentassociation@arha.us or call 703-549-7115 ext. 124 for more info. This is your opportunity to have a say in what happens at your property.
4. **The Next ARHA Resident Association Meeting** – If you are an ARHA resident, you can be a member of the **Resident Association. It's free! We meet the 3rd Tuesday of every month at 6:30pm at the ARHA main office**
– 401 Wythe St. Alexandria, VA 22314. We discuss topics like the things stated above and much more. However, everything that we talk about is with the intent to improve your quality of life as a resident.

I appreciate your reading this section of the newsletter, and I look forward to connecting more with everyone in the near future.

ARHA'S SMALL BUSINESS PITCH COMPETITION IS A HIT...

DMV's Queen of Clean Sweeps Away a Cleaning Contract!



Anitra Ellis, CEO of the DMV's Queen of Clean, headquartered in Alexandria, is a stellar example of the how residents can leverage economic opportunities that are available at ARHA. Ms. Ellis is the BOSS, and she is ready for big business. Anitra not only won 1st place in the Small Business Pitch Competition which resulted in her winning \$500 in Cash and Prizes, but she recently negotiated and solidified a contract cleaning a couple of ARHA properties. What a way to start out!

Ms. Ellis is building the inroads to a life she always dreamed about. No stranger to hard work, Anitra is ready for this huge opportunity and the relentless grit it will take to endure and grow.

Economic opportunities like this exist for agencies that are financially supported by HUD because of a law found in the Code of Federal Regulations (CFR 135) called Section 3-Economic Opportunities for Low Income Families.

For more information on Section 3 visit:

https://www.hud.gov/program_offices/fair_housing_equal_op/section3/section3

ARHA'S PITCH PERFECT!

Small Business & Contracting Cohort Pitch Grand Prize Winners:

- 1st Anitra Ellis (DMV Queen of Clean)
- 2nd Holly Johnson (Rock Solid Consulting)
- 3rd Harriet Green (Future Treasures)

Additional Pitch Contestants:

Jackie Williams, (JW Consulting)
Tasha Moses, (Rustic Scale Bakery), and
Latoya Austin (concept for youth home services)

ARHA made \$100 contributions to contestants who were not grand prize winners but displayed great skill and courage in their pitch presentations.



The Small Business Pitch Competition took place on September 5 and attracted celebrity judges such as Warren Brown from Cake Love, Yvonne Rivers from Phoebe Marketing, Kim Bonner-Trademark and Patent Attorney, and ARHA's very own Bernadette Curtis-Lambert of Curtis Lambert International.

The Pitch Competition was underwritten by FSS private partners such as John Marshall Bank who provided \$1,000 cash for our grand prize winners. ARHA sponsored coaching sessions for our very first cohort members through our small business pitch coach Yvonne Rivers, CEO of Phoebe Marketing. Ms. Rivers sponsored the very first training sessions that put our small businesses into first gear and prepared them to do business with ARHA.

John Marshall Bank Senior Vice President Kerry Donley, is leading the charge in hopes of getting other banks to sign on to a local bank challenge which will support start-up resident-owned businesses.

The Pitch competition is a component of the Small Business and Contracting Cohort of ARHA's Family Self Sufficiency (FSS) Program. If you have a small business that you would like to develop, contact Racquel Williams-Jones at rwilliams@arha.us. Cohort 2 has just begun and we are looking forward to our next Pitch competition—Spring of 2018.



Resident Spotlight On Ronald Head, Resident Entrepreneur

Ronald Head is a shining example of how to utilize one's participation in a housing assistance program to improve one's life. Nine (9) years ago, Ronald found himself in need of help. He remembers the day he was called in to fill out his housing application for the Housing Choice Voucher program here at ARHA and the hope he felt when moving his family into their new home. Although Ronald was thankful for the assistance, he was determined to make the best of his ARHA residency when he was chosen to participate in ARHA's Family Self Sufficiency (FSS) program. For the next five years in FSS Ronald, with the help of his FSS Coordinator, developed life goals and worked diligently to achieve them. After graduating from FSS, he felt ready to realize his main goal, starting his own company. Using his FSS escrow account check he purchased a truck and, Ron's Landscaping Services was born.

Ronald's company was not an instant success. At first, he worked only in the summer. Ronald went door to door asking if he could mow the lawn. The work was hard, the hours long and as his sole source of income, money was tight. However, Ronald refused to give up. Slowly overtime, as he gained skills and clientele, the business grew. According to Ronald, it was all worth it. Now, six years later, Ron's Landscaping Services is an all year round company with steady clients and profits. In addition, the business continues to grow.

Ronald is quick to say that without the help of the Housing Choice Voucher program and the guidance of the FSS program he would not be where he is now. Ronald is a successful business owner, a supporting loving father and active community member. He is a wonderful example of what an ARHA resident can achieve with planning, hard work, and determination.

Keep up the great work!

Ron's Landscaping offers many services and is currently accepting new jobs and clients. Services offered include:

- Yard Maintenance
- Mulching Power Washing Gutter Cleaning
- Leaf Removal and many others

To contact Ron's Landscaping call: 571-438-3017

Friday, September 15, 2017

HOUSTON 45th ANNIVERSARY CELEBRATION



HISTORY

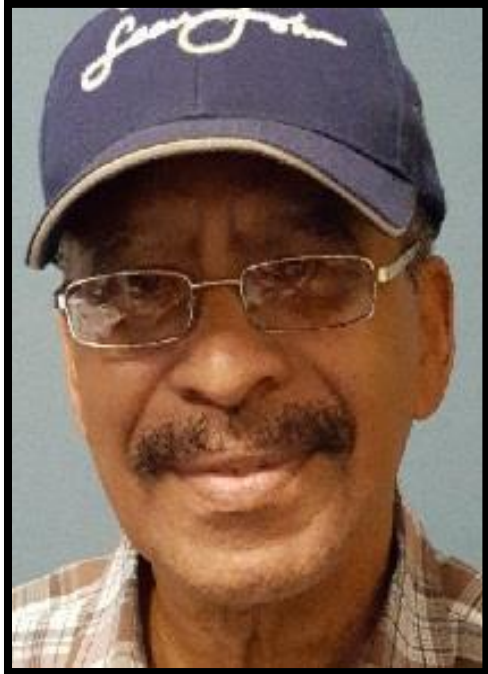
Another year has come and gone and the Senior Center @ Charles Houston is celebrating 45 years of existence. Alexandria was the first Northern Virginia City, and Hopkins House Association was the first agency to sponsor a Senior Congregate Meal site. Later, four sites were added under the auspices of a director from Richmond, Virginia. The Alexandria Redevelopment and Housing Authority currently sponsors the senior center in partnership with the City of Alexandria Department of Community & Human Services' Division of Aging and Adult Services.

Previous center managers/directors of the center include Mrs. Elsie Taylor Jordan, Mrs. Jessie Mae Adams and Mrs. Joyce Mayo and Ms. Vanessa Greene. Current program staff also includes Kiyah Tyler, Operations & Outreach Manager, and Teresa Gibson, Nutrition & Activity Aide. Ms. Greene has been center director since 1993.

In 2005, the "Krunch Bunch" Senior Center received the Excellence in Aging Award for an Organization, presented by Alexandria's Commission on Aging and in 2013 received the Departmental Progressive Club, Inc.'s Community Service Award. In 2016, the center director, Ms. Vanessa Greene, received the Annie B. Rose Lifetime Achievement Award in Aging, presented by Alexandria's Commission on Aging.

Life isn't something we build but rather, what we experience in every moment regardless of where we are or who we are with.

The Senior Center @ Charles Houston cultivates new experiences and creates memories.



“Lights Out” Leroy Jennings Retires

ARHA has lost one of its most beloved and respected staff members with the retirement of Electrician, Leroy Jennings, who officially retired October 2.

Leroy first came to ARHA seventeen years ago when he joined the Maintenance staff as a certified electrician. He brought to the department much needed electrical expertise and his skills were always in demand. In 2006, Leroy left ARHA to pursue an opportunity with the City of Alexandria.

After several years with the City, Director of Facilities and Modernization Chaba Josa who knowing the talent and work ethic of Leroy, asked if he would be interested in working for ARHA again contacted

Leroy. Leroy accepted the position and once again became a valued member of the ARHA team.

After re-joining ARHA, Leroy quickly got back to setting-up electrical systems and providing troubleshooting and repairs. Not only did Leroy do an excellent job in his field of expertise but also he was always willing to help with any Facilities and Modernization projects. He could always be depended upon to get the job done efficiently and effectively. Leroy was also quick to help bring to life many of ARHA’s community events. Leroy is responsible for designing and installing the wonderful lights at Santa’s Winter Wonderland, as well as making sure that all ARHA events had power and lighting where and when needed.

Perhaps Leroy’s greatest attribute, beyond his work achievements, is his exceptional personality. Leroy was always patient and positive in his interactions with ARHA staff and residents. He would take the time to explain an electrical issue or help fix a broken chair. In addition, Leroy was quick to share his great sense of humor and be a good listener. For the many who know him, this is what will be missed the most.

Leroy’s skills and work ethic are not easily replaced. Therefore, he has agreed to work as a consultant with the Facilities and Modernization Department. Already, he has worked on several projects since retiring.

It may be “lights out” for Leroy Jennings at ARHA, but its “lights on” as a, “retiree” who has exciting plans to travel and other interests to pursue. Everyone at ARHA wishes Leroy the best. He will be missed!

