

DATE: June 20, 2019

TO: Chairperson Daniel Bauman, ARHA Board of Commissioners

FROM: Keith Pettigrew, Secretary/Treasurer

SUBJECT: **VOTE TO APPROVE OF RESOLUTION NUMBERS 676-2019 TO 686-2019
SUBMIT TO HUD THE DISPOSITION APPLICATIONS FOR
VARIOUS ARHA PUBLIC HOUSING PROPERTIES**

ISSUE:

On December 14, 2018 the US Department of Housing and Urban Development (HUD) issued PIH Notice 2018-04 (HA) outlining the process under the Section 18 Disposition process to allow housing authorities to convert the public housing operating subsidies into Section 8 subsidies. Subsequently we met with the HUD field office, conducted additional due diligence, and then recommended to the Board of Commissioners that in the interest of Alexandria's public housing residents and of ARHA that we would pursue this initiative.

On or about February 1, 2019 I sent an individualized letter to the 754 residents living in ARHA's public housing properties. This notice kicked off a five-month process that culminates with the submission of the application for the repositioning of the public housing operating subsidies.

The Notice allows public housing agencies to utilize numerous justification as a disposition criteria. After review, we utilized three disposition criteria listed in the Notice: Unit Obsolescence, Scattered Site, and Surrounding Area. Based on the results of the Physical Needs Assessments (PNA) that we obtained for each public housing property, we identified the ARHA properties that would qualify for unit obsolescence. There were other properties that met the Scattered Site and Surrounding Area test and we have included these in the applications to be submitted to HUD.

ARHA's repositioning strategy entails three components: Section 18 Repositioning, RAD, and Voluntary Conversion. For those public housing properties that we cannot justify submission of a Section 18 application and whose closing costs (initial ARHA investment) are not prohibitive, we have commenced exploring RAD strategies. The final step in the repositioning strategy is to reduce the ARHA public housing portfolio below 250 units so that, pursuant to PIH Notice 2019-05 (HA), we can "voluntarily convert" the remaining units into Section 8 subsidies. This is a comprehensive approach that will eventually lead to the conversion of all of ARHA's public housing properties into Section 8 housing.

As part of the repositioning process, at the May meeting of the ARHA Board of Commissioners the Board approved Resolution 674-2019 authorizing the agency to submit the Amended Agency Plan to HUD. The significance of the amended Plan is that, as required by the above indicated PIH Notice 2018-04, we outlined for public housing residents and the community-at-large a review of the ARHA repositioning strategy that we had developed.

This current resolution requests approval of the numerous Disposition applications that we will be submitting to HUD for their review and approval. Attached to this memo are individual resolutions for each property that we will be submitting a Section 18 Disposition application.

DISCUSSION:

PIH Notice 2018-04 outlines the components and timetable that ARHA followed for submission of the Section 18 Disposition application for the public housing properties that ARHA determines meets the disposition criteria. In summary, the process required the following:

1. Individualized letters to public housing residents indicating our intent to submit a disposition application for their specific property. The letter was sent during the first week of February as no less than a 90 business day notice was required. We have met this time line.
2. Approval of an Amended Agency Plan. This process entailed a publication of the disposition proposal for each of the public housing units in the ARHA portfolio. A 45 day comment period, citywide hearings to obtain community comments, meeting with the ARHA Resident Advisory Board, and consultation with the city's elected officials. As outlined in the May resolution to the Board, ARHA met these standards and during the last week of May we submitted the Amendment to HUD. The HUD field office is currently reviewing the submission for approval.
3. Obtaining a Physical Needs Assessment for each property. ARHA procured consultants to prepare the PNA for each site. In May we received the results and requested a third-party engineering company to provide a cost-estimate of the scope of work outlined in the PNA. After review of the PNAs we calculated that only a specific number of units qualified under this justification.
4. Obtaining an Environmental Report (ER) for each property. ARHA procured consultants who prepared the ERs for each site. We have submitted to the City, the ERs for the sites which we will be submitting a Section 18 application. We have met with the city representative and he has concluded that since this disposition is of a limited scope and not the disposition that is required under a mixed finance application that a "categorically excluded" letter will be provided for each of the properties for which we will be submitting an application.
5. Consultation with Public Housing Residents. The Notice requires that ARHA meet with residents at each public housing site to review the disposition process that we would be using on their property, a review of the Section 18 repositioning initiative, and the implications of a change from Section 9 to Section 8 operating subsidies. We conducted meetings for every public housing site and a citywide meeting to allow those who could not make their site meeting to attend. In addition, ARHA staff prepared and distributed to residents of each site a fact sheet providing responses to

general repositioning questions and outlining possible impacts that new operating funding could have on their properties. The meetings were well attended and we kept records of all questions asked and our responses. In addition, the community engagement process required no less than two meetings with the Resident Advisory Board and receipt of written comments. We have met and exceeded the requirements of the Notice for transparency and to receive public comments to our plans.

6. Consultation with local elected officials. The Notice requires that we share our plans with the locally elected official. We did this through the presentation at the Joint Working Committee and through numerous discussions with city staff. The support letter from the city will be attached to each application.

The attached resolutions are the culmination of a laborious five month process that has allowed our staff to engage the community as well as analyze the entire ARHA public housing portfolio. We are confident that we have maximized the number of units in our inventory that will qualify under the terms outlined in the disposition Notice. We understand from HUD officials that decisions will be made on the submitted applications in an expedited manner so that we can anticipate receiving responses from HUD as early as late September.

RECOMMENDATION:

The ARHA Board of Commissioners approve Resolutions 676-2019 to 686-2019 authorizing submission to the US Department of Housing and Urban Development of Section 18 Disposition applications for various public housing properties in the City of Alexandria.

FISCAL IMPACT:

There is no fiscal impact.

HOUSING AUTHORITY BOARD OF COMMISSIONERS

**APPROVAL TO SUBMIT TO HUD
THE DISPOSITION APPLICATION FOR THE
ONE HUNDRED AND SEVENTY PUBLIC HOUSING UNITS
AT THE LADREY HIGH RISE PUBLIC HOUSING COMMUNITY**

RESOLUTION No. 676-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Ladrey High Rise (Ladrey Apartments) (AMP No. 004000001) that cannot be funded through the annual allocation of Capital Funds and the property does not generate cash flow that can be applied to address these capital needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues for the Ladrey Apartments without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, the Ladrey High Rise apartments qualify for disposition under 24 CFR 970.17(c) due to the property meeting the test for unit obsolescence; and

WHEREAS, Ladrey Apartments will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, for commensurate public benefit to maintain affordability to households below 80% of fair market rents, and therefore allow future redevelopment opportunities for the property by leveraging the increased revenue stream; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Ladrey Apartments to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Ladrey Apartments for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Ladrey Apartments will increase the redevelopment options so that Ladrey Apartments can undertake a comprehensive renovation of the residential units, common areas, and building systems; and

WHEREAS, the application being submitted for Ladrey is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Ladrey Apartments, and
- b) Approves the disposition of the Ladrey Apartments to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Ladrey Apartments will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE SIXTY SIX PUBLIC HOUSING UNITS AT THE SAMUEL MADDEN HOMES PUBLIC HOUSING COMMUNITY

RESOLUTION No. 677-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Samuel Madden Homes (Madden Homes) (AMP No. 004000003) that cannot be funded through the annual allocation of Capital Funds and the property does not generate cash flow that can be applied to address these capital needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Madden Homes without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, Madden Homes will qualify for disposition under 24 CFR 970.17(c) due to the property meeting the test for unit obsolescence; and

WHEREAS, Madden Homes will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, for commensurate public benefit to maintain affordability to households below 80% of fair market rents, and therefore allow future redevelopment opportunities for the property by leveraging the increased revenue stream; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Madden Homes to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Madden Homes for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Madden Homes will increase the redevelopment options so that in the future Madden Homes can become a mixed income community; and

WHEREAS, the application being submitted for Madden Homes is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Madden Homes, and
- b) Approves the disposition of the Madden Homes to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Madden Homes will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE NINETY PUBLIC HOUSING UNITS AT THE ANDREW ADKINS PUBLIC HOUSING COMMUNITY

RESOLUTION No. 678-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Andrew Adkins (Adkins) (AMP No. 004000003) that cannot be funded through the annual allocation of Capital Funds and the property does not generate cash flow that can be applied to address these capital needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Adkins without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, Adkins will qualify for disposition under 24 CFR 970.17(c) due to the property meeting the test for unit obsolescence; and

WHEREAS, Adkins will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, for commensurate public benefit to maintain affordability to households below 80% of fair market rents, and therefore allow future redevelopment opportunities for the property by leveraging the increased revenue stream; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Adkins to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Adkins for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Adkins will increase the redevelopment options so that in the future Adkins can become a mixed income community; and

WHEREAS, the application being submitted for Adkins is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Adkins, and
- b) Approves the disposition of the Adkins to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Adkins will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE THIRTY EIGHT PUBLIC HOUSING UNITS AT THE PARK PLACE CONDOMINIUM COMPLEX

RESOLUTION No. 679-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Park Place condos (Park Place) (AMP No. 004000004-Scattered Sites) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to meet its operating needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Park Place without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, Park Place will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Site Units in that these 38 public housing units are owned in fee simple within a complex of over 400 other condominiums; and

WHEREAS, Park Place will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, for commensurate public benefit to maintain affordability to households below 80% of fair market rents, and therefore allow future opportunities for the property by leveraging the increased revenue stream; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Park Place to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Park Place for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Park Place will increase the development options so that in the future Park Place can continue to house families earning less than 80% of the area medium income; and

WHEREAS, the application being submitted for Park Place is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Park Place, and
- b) Approves the disposition of the Park Place to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Park Place will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE FIVE PUBLIC HOUSING UNITS AT THE SAXONY SQUARE CONDOMINIUMS

RESOLUTION No. 680-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Saxony Square condos (Saxony) (AMP No. 004000005-Scattered Sites) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to meet its operating needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Saxony condos without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, Saxony will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Site Units in that these 5 public housing units are owned in fee simple by ARHA and scattered among other fee simple condominiums privately owned; and

WHEREAS, Saxony will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, for commensurate public benefit to maintain affordability to households below 80% of fair market rents, and therefore allow future opportunities for the property by leveraging the increased revenue stream; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Saxony to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Saxony for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Saxony will increase the options that ARHA has to reposition the property further for households earning less than 80% of the area medium income; and

WHEREAS, the application being submitted for Saxony is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Saxony condominiums, and
- b) Approves the disposition of the Saxony to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Saxony will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE FIFTEEN PUBLIC HOUSING UNITS AT THE BRAGG STREET PUBLIC HOUSING COMMUNITY

RESOLUTION No. 681-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the South Bragg Street (Bragg Street) (AMP No. 004000004) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to meet its operating needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Bragg Street without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, Bragg Street will qualify for disposition under 24 CFR 970.17(a) because the property meets the test for Surrounding Area and retention of the units is not in the best interest of the residents because the conditions in the area surrounding Bragg Street adversely affect the safety of the residents; and

WHEREAS, Bragg Street will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, and for commensurate public benefit to maintain affordability to households below 80% of fair market rents; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Bragg Street to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest and safety of the residents of the Bragg Street property for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Bragg Street property will increase the options that ARHA has to reposition the property further for households earning less than 80% of the area medium income; and

WHEREAS, the application being submitted for Bragg Street is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Bragg Street properties, and
- b) Approves the disposition of the Bragg Street public housing properties to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Bragg Street will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE EIGHTEEN PUBLIC HOUSING UNITS AT THE JAMES BLAND I PUBLIC HOUSING COMMUNITY

RESOLUTION No. 682-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the James Bland I (JB1) (AMP No. 004000010) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to maintain or operate efficiently the property; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the JB1 property without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, the JB1 property will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Sites and that ARHA has determined that, as configured, the units are unsustainable as public housing; and

WHEREAS, the JB1 property will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, and for commensurate public benefit to maintain affordability to households below 60% of fair market rents; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the JB1 property to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest the residents of the JB1 property for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the JB1 property will increase the options that ARHA has to reposition the property further for households earning less than 60% of the area medium income; and

WHEREAS, the application being submitted for the JB1 property is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the JB1 property, and
- b) Approves the disposition of the JB1 public housing property to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of JB1 property will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

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HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE EIGHTEEN PUBLIC HOUSING UNITS AT THE JAMES BLAND II PUBLIC HOUSING COMMUNITY

RESOLUTION No. 683-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the James Bland II (JB2) (AMP No. 004000011) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to maintain or operate efficiently the property; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the JB2 property without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, the JB2 property will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Sites and that ARHA has determined that, as configured, the units are unsustainable as public housing; and

WHEREAS, the JB2 property will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, and for commensurate public benefit to maintain affordability to households below 60% of fair market rents; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the JB2 property to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest the residents of the JB2 property for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the JB2 property will increase the options that ARHA has to reposition the property further for households earning less than 60% of the area medium income; and

WHEREAS, the application being submitted for the JB2 property is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the JB2 property, and
- b) Approves the disposition of the JB2 public housing property to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of the JB2 property will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE PHASE DISPOSITION APPLICATION FOR THE FORTY FOUR PUBLIC HOUSING UNITS AT THE JAMES BLAND IV PUBLIC HOUSING COMMUNITY PHASE ONE: TWELVE UNITS PHASE TWO: THIRTY TWO UNITS

RESOLUTION No. 684-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the James Bland IV property (JB4) (AMP No. 004000011) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to maintain or operate efficiently the property; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the JB4 property without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, the JB4 property will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Sites and that ARHA has determined that, as configured, the units are unsustainable as public housing; and

WHEREAS, the JB4 property will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, in a phased disposition with 12 units in the first phase and 32 in the second phase, and for commensurate public benefit to maintain affordability to households below 60% of fair market rents; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the JB4 property to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest the residents of the JB4 property for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the JB4 property will increase the options that ARHA has to reposition the property further for households earning less than 60% of the area medium income; and

WHEREAS, the application being submitted for the JB4 property is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the JB4 property in two phases, and
- b) Approves the disposition of the JB4 public housing property to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of JB4 property will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

APPROVAL TO SUBMIT TO HUD THE DISPOSITION APPLICATION FOR THE FIVE PUBLIC HOUSING UNITS AT THE 1131-1139 BEAUREGARD STREET

RESOLUTION No. 685-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the public housing units located at 1131-1139 Beauregard Street (Beauregard Street) (AMP No. 004000004) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to meet its operating needs; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Beauregard Street property without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, the Beauregard Street property will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Site Units in that these 5 public housing units are isolated public housing units within an otherwise home ownership community and the units cannot be sustained as public housing; and

WHEREAS, the Beauregard Street property will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, for commensurate public benefit to maintain affordability to households below 80% of fair market rents, and therefore allow future opportunities for the property by leveraging the increased revenue stream; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Beauregard Street property to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Beauregard Street property for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Beauregard Street property will increase the options that ARHA has to reposition the property further for households earning less than 80% of the area medium income; and

WHEREAS, the application being submitted for Saxony is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Beauregard Street property, and
- b) Approves the disposition of the Beauregard Street property to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of Beauregard Street property will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____

HOUSING AUTHORITY BOARD OF COMMISSIONERS

**APPROVAL TO SUBMIT TO HUD
THE PHASE DISPOSITION APPLICATION FOR THE
FIFTY TWO PUBLIC HOUSING UNITS AT THE
CHATHAM SQUARE PUBLIC HOUSING COMMUNITY
PHASE ONE: FOUR UNITS
PHASE TWO: FORTY EIGHT UNITS**

RESOLUTION No. 686-2019

WHEREAS, the Alexandria Redevelopment and Housing Authority (ARHA) has substantial capital needs at the Chatham Square property (Chatham) (AMP No. 004000006) that cannot be funded through the annual allocation of Capital Funds and the property does not generate sufficient cash flow to maintain or operate the property efficiently; and

WHEREAS, both the annual operating subsidies and capital funding programs for public housing programs nationally, and ARHA specifically, have historically been underfunded by Congress; and

WHEREAS, pursuant to PIH Notice 2018-04, ARHA has the opportunity to convert from public housing to Section 8 housing through the Section 18 Disposition process and the HUD repositioning initiative for public housing properties; and

WHEREAS, the reposition and subsidy change will allow ARHA to increase the operating revenues at the Chatham property without increasing tenant share of rent, and allow current residents to remain in the units that they currently reside; and

WHEREAS, the Chatham property will qualify for disposition under 24 CFR 970.17(c) because the property meets the test for Scattered Sites and that ARHA has determined that, as configured, the units are unsustainable as public housing; and

WHEREAS, the Chatham property will be disposed to Virginia Housing Development, LLC (VHD), an instrumentality of ARHA with a recorded restrictive use agreement, in a phased disposition with 4 units in the first phase and 48 units in the second phase, and for commensurate public benefit to maintain affordability to households below 60% of fair market rents; and

WHEREAS, after extensive community meetings and consultation with local elected officials there was no opposition to disposition of the Chatham property to VHD or generally to reposition ARHA's public housing properties into Section 8 housing; and

WHEREAS, the repositioning of ARHA's public housing portfolio will allow for greater local control and decision making over the current public housing units in the City of Alexandria; and

WHEREAS, ARHA and the Board have determined that it is in the best interest of the residents of the Chatham property for ARHA to dispose of the properties as contained in the Section 18 Disposition application being submitted to HUD; and

WHEREAS, ARHA and the Board have further determined that the increased operating revenue and the ability to leverage this potential cash flow at the Chatham property will increase the options that ARHA has to reposition the property further for households earning less than 60% of the area medium income; and

WHEREAS, the application being submitted for the Chatham property is consistent with the 1937 ACT, the Amended Agency Plan, and ARHA mission and strategic plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority, pursuant to the laws of the Commonwealth of Virginia, hereby:

- a) Approves submission to the US Department of Housing and Urban Development of the Section 18 Disposition application for the Chatham property in two phases, and
- b) Approves the disposition of the Chatham public housing property to the ARHA instrumentality, Virginia Housing Development, LLC to be evidenced with the restrictive covenants included in the application, and
- c) Affirms that residents of the Chatham property will not be relocated after approval of the application since the units, at the time of application for housing choice vouchers, will qualify under the housing quality standards of the Housing Choice Voucher Program.

BE IT FURTHER RESOLVED by the Board of Commissioners of the Alexandria Redevelopment and Housing Authority that the Chief Executive Officer is authorized to take any and all action necessary to ensure timely submission and pursuit of the Section 18 Disposition application and any subsequent amendments which may be required by HUD.

Adopted this June 20, 2019

ATTEST: ALEXANDRIA REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Daniel Bauman, Chairman

By: _____
Keith Pettigrew, Chief Executive Officer

Its: _____

Its: _____