



ARHA

ON THE MOVE

ARHA News

Vol. II No. 2

October 2017

Ramsey Homes Redevelopment to Advance *Site to be transformed into a Vibrant Mixed-Income*

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Proposed Redeveloped Ramsey Homes/Patrick Street view

On May 19, ARHA learned that our Low Income Housing Tax Credit Reservation Application was a winner. This application was the culmination of three years of predevelopment work.

The existing Ramsey Homes public housing units were built in 1942 by the federal government for use as wartime housing for African American defense workers and acquired by ARHA in 1953 for use as public housing. The existing four buildings will be demolished and replaced with one building containing 52 dwelling units. The site plan also includes underground parking and significant open space that will be available for public use. (Con't, page 13)



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Newsletter

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CEO'S CORNER

FISCAL YEAR 2018 FEDERAL FUNDING FOR HOUSING

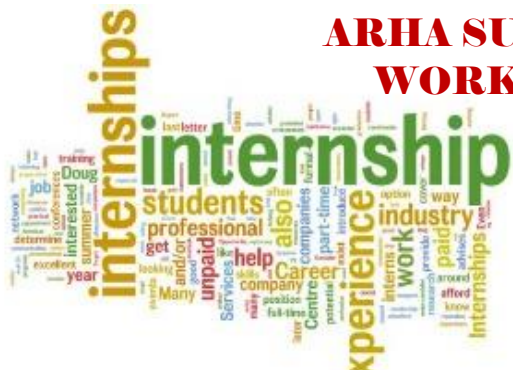
As Congress reconvened in September, they were faced with increasing the debt limit, funding the Government for the balance of FY 2017 and approving FY 2018 appropriation bills for the Department of Housing and Urban Development (HUD). There are significant variations between the President's (Administration), and the House and Senate versions of the FY 2018 Transportation, Housing and Urban Development (T-HUD) Appropriation Bills.

The Senate Appropriation Bill provides \$60.058 billion in overall funding that is \$2.407 billion higher than current funding levels and \$3.5 billion higher than the House bill. The Senate bill would provide \$4.5 billion to support the operation of public housing. This is \$100 million more than funding for FY 2017, \$100 million more than the House bill and \$600 million more than what was proposed in the Administration's FY 2018 budget request.

The funding levels proposed for the other programs that are essential to ARHA were more favorably treated in the Senate T-HUD bill. The Senate bill provides \$11.51 billion to renew all project-based rental assistance contracts for Calendar year 2018, an increase of \$691 million from the FY 2017 funding level. Funding for the Housing Choice Vouchers (HCVs) provides \$1 billion in additional funding above FY 2017. The Senate bill provides \$11.51 billion to renew all project-based rental assistance contracts for Calendar year 2018, an increase of \$691 million from the FY 2017 funding level.

Funding for the Housing Choice Vouchers (HCVs) provides \$1 billion in additional funding above FY 2017. The President's budget would have led to more than 250,000 low-income people losing their housing choice vouchers. The Senate Bill also provides \$40 million for new HUD-Veteran Affairs Supportive (VASH) vouchers and \$20 million in additional funding for new Family Unification Program (FUP) vouchers. There was also additional funding earmarked to assist people with disabilities. The Senate bill also proposes \$1.945 billion for the Capital Fund, \$3.5 million more than FY 2017 funding.

ARHA SUMMER INTERNS AND BEAUTIFICATION WORKERS PROVIDE EXCELLENT SUPPORT



The Alexandria Redevelopment and Housing Authority (ARHA), for the past six years, has afforded approximately 40 college students or graduating high school seniors, an opportunity to gain valuable work experience to complement their academic studies during the summer break.

The ARHA Summer Internship Program this year started in late May and extended until mid-August. The 2017 Summer Intern Class consisted of 12 participants. Four of the 12 were new interns this year, and all of the remaining interns were returning from previous years of participation. ARHA has been fortunate in its ability to identify, attract and select summer intern candidates from colleges and universities such as: North Carolina A&T; Virginia Tech; Virginia Commonwealth University; Winston-Salem University; Virginia State University; Salisbury State University; Strayer University; Old Dominion University; and, Ohio State University. ARHA management staff was impressed with the tremendous work each of the interns performed in providing administrative and logistical support to the staff. The ARHA Summer Internship Program managers strive to ensure the interns have a meaningful work experience.

The 2017 Summer Intern Class hit the ground running this year, assisting with early childhood development activities at the Ruby Tucker Center; updating database applications affecting residents participating in the Family Self-Sufficiency and Section 3 resident development programs; creating spreadsheets to enable program staff to effectively monitor program attendance and participation level; and, increased resident workshop outreach and awareness through the use of targeted social media.

In addition, this year's summer interns handled other asset management assignments admirably, such as, managing the residents visiting the front desk, reviewing and updating resident files, and supervising and coordinating the beautification activities for the summer workers.

ARHA was also enhanced this year with the assistance of approximately 22 summer workers (youth ages 14-19), who were assigned to the Housing Beautification Program. The summer workers came to ARHA through a partnership with the Alexandria Workforce Development Center. In addition to performing the duties associated with litter control, the Beautification Team workers participated in workshops designed to broaden their awareness of socio-economic issues, public health and harassment/bullying challenges, as well as the ARHA Fun Day at Kings Dominion.

ARHA is most grateful for the generous community support and donations, which enabled the Authority to provide breakfast and work supplies for all the summer workers. The Beautification Team was equipped with gloves, backpacks, water bottles and other equipment needed to work outdoors and discard debris. It was encouraging to have several first time workers on the Team this year.

The Summer Internship and Summer Worker Programs were established by our CEO, Roy Priest, to provide an opportunity for youth to obtain valuable work experiences that will serve them well as they pursue meaningful career-focused employment.

ARHA's BEAUTIFICATION TEAM GETS THE JOB DONE!!!

Thanks to everyone who helped make the program successful. ARHA properties never looked so good. I also want to extend special thanks to the staff who attended the award ceremony honoring our Summer Youth Initiative's "Beautification Team." The support from my coworkers was heartwarming.

It was a pleasure for us and for our ears to hear such dynamic speeches as: "*What Being a Summer Intern Means*" – Rose Boyd, "*The Future Is Now*" – Todd Stubblefield, "*Who are you?*" – Roy Priest. The points, which were covered by the three presenters, were so interesting that it opened many eyes as well as minds. It was extremely informative, and the participation illustrated the importance of the Summer Youth Program for each individual. I am certain many will incorporate the messages into their daily lives.

I truly appreciate the presenters for their commendable job of communicating with our youth. Three of our Beautification Team members were presented awards by Councilwoman Redella S. "Del" Pepper and Councilman Willie F. Bailey, Sr. during the Youth Employment Program's closing ceremony. The awardees were: **Najee Dillard** (*Most Improved*), **Ricardo Foster** (*Exceptional Initiative*), and **Jahari Calhoun** (*Leadership Award*).

Once again, thanks to all for making the program and award ceremony a success.
Ian H.





Resident Spotlight **On** **Margo Heard**

Margo Heard is one of ARHA's great resident contributors! Ms. Heard has been an ARHA resident for over 40 years, and she has used this time to not only better her life, but also the lives of her immediate family and community. Ms. Heard's personal story as a subsidized housing participant is one of hard work and perseverance.

Over 40 years ago, when Ms. Heard became an ARHA resident she had three children, little education, and few prospects. As she tells it, knowing that she would have a roof over family's head provided her with the opportunity to improve her situation. First, she got her GED. Once that was under her belt it was off to work. In almost every job she has had, Ms. Heard has worked her way up. Her first major job as an ARHA resident was working for a store. She began as a shelf stocker and ended up as the trusted bookkeeper. She then switch jobs to work for Fairfax County. Once again, she worked her way up from custodian to building supervisor.

Not only did Ms. Heard always work fulltime, she also raised three children while taking care of her elderly father. Ms. Heard is grateful for the housing assistance and support that ARHA gave her. She was determined to use this support as a platform from which to achieve, and she did just that! She is an excellent role model for all ARHA residents.

After retiring in 2005, Ms. Heard took on a new role - serving her community and the City of Alexandria. In retirement, Ms. Heard became involved with multiple City planning projects such as the tearing down and redevelopment of James Bland (now Old Town Commons), The Braddock Advisory Board, and the ARHA Strategic Plan. She attended many meetings and served as an advocate for all ARHA residents. Ms. Heard also served on the Economic Opportunities Commission for many years.

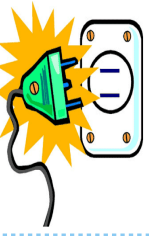
For the past 10 years, Ms. Heard has also given her time to the ARHA Resident Association. This Association serves as an advocate for all ARHA residents, and Ms. Heard has been the Treasurer for many years. Often, Ms. Heard can be found at ARHA's Administrative building where she volunteers her time to help other ARHA residents with their issues, whatever they may be. Ms. Heard has no plans to slow down anytime soon. She wants to continue to serve and give back to her community.

Thank you Margo Heard!

You are an inspiration. Keep up the great work!

DID YOU KNOW?

ELECTRICITY



Did you know that during 2016, ARHA Maintenance staff electrician completed 188 work orders related to electrical problems such as no power, lighting, circuit breakers, appliances, etc., excluding calls for Fire Alarm Systems and preventive maintenance city-wide? In comparison, during the first six months of 2017, staff has already exceeded last year's total by completing 181 electrical related work orders!



Did you know that during 2016, our Heating, Ventilation and Air Conditioning staff (HVAC) completed 388 work orders related to troubleshooting, repair and/or replacement of HVAC equipment? In comparison, during the first six months of 2017, staff has already exceeded last year's total by completing 431 HVAC related work orders!

During 2016, our maintenance staff completed 4247 work orders related to troubleshooting, repairing, painting, plumbing leaks, roofing, windows, and other building repairs, as well as preventive maintenance and work related to HUD inspections. In comparison, during the first six months of 2017, completed 2872 work orders that is 24% more WO completed than for the same period of 2016.

Emergency Calls: during 2016, our maintenance staff responded and completed 626 emergency work orders and 286 urgent work orders.

We would like to remind all our residents to always call our direct maintenance phone number 703 823 2742 for emergency service calls after business hours, it is available 24/7 and during weekends and holidays.

REMEMBER, for life threatening situations, fire, gas smell, or other severe health problems, always call 911 first. For non-threatening situations, you should **NOT** call first responders, as someone may need their help on a real life or death situation.



City of Alexandria Kicks Off Resolution 830

The City of Alexandria and ARHA have engaged a consultant to serve as a facilitator for the upcoming discussions related to Resolution 830. Resolution 830 is a joint resolution between the City and ARHA, which dates back to the 1980s, that requires every unit of public or publicly-assisted housing to be replaced back onsite, or within the City, whenever redevelopment occurs. A full copy of Resolution 830 can be viewed at <http://www.vhdllc.us/resolution-830.html>. The City will develop a comprehensive communications plan in order to manage the engagement of stakeholders and opportunities for public comment. The meeting dates and times, once determined, will be published on the City and ARHA websites. Residents are encouraged to watch for the announcement of these meetings and diligently attend and participate. This discussion is important to the preservation of existing units and the creation of new affordable housing in the City of Alexandria - a goal that we must all highly prioritize.



Redeveloped West Glebe



Redeveloped James Bland



ARHA Resident Association

Greetings Residents,

It is always a pleasure to have an opportunity to communicate with you. There are many things that are happening around us that can impact our quality of life. Therefore, it is critical that we stay in the know as residents. In the short time I have served as your president, I have learned about many events and opportunities available for residents that many of us are not taking advantage of. However, all that is going to change! It's a new day! You will be kept up to date on what's happening nationally, locally, and organizationally that directly impacts your quality of life. The job of keeping you updated is a two-fold responsibility.

The Resident Association will make info available, and on the other side, you, as a resident, will need to act when you hear about things that will affect your life. Your taking action might mean sharing the info with others, enrolling in a new program, attending a meeting, volunteering, or signing a petition. Inaction is no longer an option! Now, let's talk about some upcoming things that we all need to know about and take action on.

1. **Resolution 830** – This is an agreement that the City of Alexandria has made with ARHA to ensure that all residents will continue to have a place to live when ARHA redevelops the land and a resident has to move. The interpretation of this agreement is being reviewed. There will be upcoming meetings to determine whether and how Resolution 830 can be updated. The Resident Association will let you know when the meetings will occur. When you get the notice, you must take action and attend the meetings!
2. **Section 3 Jobs & Training** – This program was created by HUD to ensure that residents get an opportunity for jobs, contracts, and training from their local housing authority. This means that there is potential money out there for you, but you have been missing out on it! Let's take action. Come to a Resident Association meeting or join the Family Self-Sufficiency program to learn about how to capitalize on Section 3.
3. **ARHA CEO, Mr. Priest Retirement** – Mr. Priest is retiring, and we are going to miss him. He did an excellent job during his tenure, and we want to send him off well. We are planning to have a farewell gathering for him that will allow the residents to say goodbye on Saturday, September 30. For more info contact the ARHA Resident Association Office 703-549-7115 ext. 124.
4. **Resident Association Meetings** – 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 described above and much more. Everything that we talk about is intended to improve your quality of life as a resident.

HAI GROUP AWARDS TWO OF ARHA MOMENTUM LEADERSHIP RESIDENTS WITH SCHOLARSHIPS



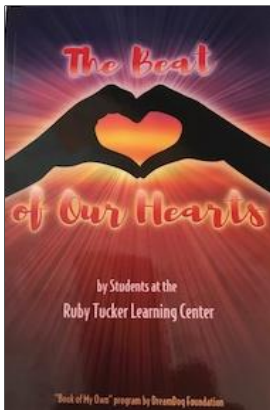
Nicole Hernandez



Javeria Ahmed

Two Momentum Leadership Graduates and ARHA residents were recently awarded \$6,000 scholarships from the Housing Authority Insurance Group, Inc. The Resident Scholarship Program is sponsored by the HAI Group. The program allows residents of participating housing authorities to apply for a one-time scholarship to attend college or complete their education. Scholarships were given to Nicole Hernandez, a senior at James Madison University majoring in Mathematics, and Javeria Ahmed who is a sophomore at George Mason University majoring in Pre-Med/Biology.

Tucker Center & DreamDog Publish New Book



When the students at ARHA’s Ruby Tucker Learning Center got together for the 4th year of DreamDog’s “Book of My Own” program, the adventures in creative writing continued to be an important part of their lives.

In partnership with the DreamDog Foundation and the Book of My Own, 11 students from the middle school program culminated their creative writing course by publishing another book of poetry. The book is entitled “*The Beat of Our Hearts*”. This is the third publication by students who explored and discovered themselves through ideas and themes such as: Love and Freedom, Friendship and Family, The Seasons of our Life, Things we believe in, and people who inspired us.

DreamDog Foundation applauds all of our Ruby Tucker authors and poets for what is sure to be a long list of proud moments for this talented group of students.



NATIONAL NIGHT OUT

ARHA residents and community members participated in the 9th annual National Night Out (NNO) event on Tuesday, Aug. 1, at the following locations: Ladrey Building, Hopkins-Tancil, Princess Square, Quaker Hill, Old Town Commons (Charles Houston) and Glebe Park/Old Dominion properties. On behalf of the NNO Committee, I am proud to announce that the event was a great success! Events at all locations were well attended. Many citizens of all ages, and from all parts of town, joined ARHA, City staff, elected officials, and Police Department staff for a festive night. This event provides a great opportunity for bringing police and neighbors together under positive circumstances.

Each site had a great line-up of activities, food, and demonstrations, which kept everyone enjoying the night. Participants, depending on the site, consumed a variety of foods such as hot dogs, hamburgers, chicken, ribs, mac & cheese, bbq, pizza, snow cones, apples, popcorn, potato chips and drinks.

NNO would not have been possible without the active participation of so many of ARHA's partner agencies: Alexandria Police Department, Fire Department, Code Administration and the Department of Recreation, Parks and Cultural Activities. We continue to be humbled by the sincere and generous contributions of Rob Bracken of the Quaker Hill HOA and of ARHA Board Vice Chairwoman Salena Zellers and Judy Noritake for the face painting at the Charles Houston Recreation Center. A special thank you to the magnificent ARHA staff who donated their time, you are simply the greatest!

I appreciate the following: ***Rose Boyd, Vanessa Greene, Oscar Rider, Jason Ellis, Denise Kaffka, Cynthia Pearce, Bernardette Curtis-Lambert, Racquel Williams-Jones, David Mayers, Edward Lacy, Mohammad Siddiqi, Vanetta Harris, Kimberly Artis, Dorothy Mwawasi, Markeda Alston, Kiyah Tyler, Edwin Zelaya, Jermaine Simmons, Sam Collins, DeeDee George, and Tonya Huntley.*** Kudos and a whole-hearted thank you to ARHA's Maintenance staff for setting up and breaking down all six properties: ***Fidel Villegas, Delonta Badie, Odell Watkins, Kevin Brown, Chaba Josa, Buryl Shelton, Douglas Sarmiento, and Rodney Nelson.***

In addition, words cannot begin to express my sincere appreciation and heartfelt thanks to other Committee members who volunteered their time and energy: ***Yanny Bender, Charles Poulson, Marquisha Dean, Gaynelle Diaz, Juwahn Brown, Starr Robertson, and Luisa Vasquez.***



This event is a night for our residents and community to stand together to promote crime prevention, safety and unity. NNO highlights the fundamental importance of police partnerships and citizen involvement in our fight to build a safer community. I look forward to our 10th annual fun filled, and exciting NNO event in 2018. I hope to see you there.

Thank you for making this night a success!- Ian Hawkins, NNO Committee Chairman

HOW TO QUICKLY CLEAN YOUR HOME

By doing a bit of cleaning each day, you can possibly turn your residence into a sparkling home in no time. All you have to do is relax, take a deep breath, and if you have family members living with you, get them involved.

PICK UP DIRTY CLOTHES AND TOWELS

Walk through all the rooms in your home with a basket and your eyes trained on the floors. Do you spy crumpled T-shirts next to your bed? Damp used towels by the shower? A rogue sock peeking out from under the couch?

Grab them all up, toss them into the basket as you walk through, and then deposit all the items found into your hamper or dirty clothes bag. You don't need to wash them today, but you definitely need to get them off the floor, off your bed, out of the bathroom; and wash at least once a week.



WASH EMPTY GLASSES OR DIRTY DISHES

Is there a coffee mug, dirty plates staring at you, or anything else that clearly belongs in the kitchen cabinet? Gather all those dirty dishes, drop them in the sink, and wash them. This needs to be done daily after each meal or at a minimum rinse them well so you do not encourage pests to live in your home. Leaving them out and about only encourages pests.



KEEP YOUR CLEANING SUPPLIES IN SMALL BUCKET

To make your cleaning easier, organize your supplies in a small plastic bucket. By keeping them portable, you can easily transport your supplies from room to room as needed. And when you're all done? Everything goes back in the same place.



CLEANING THE TOILET, SINK, AND BATHROOM MIRROR A QUICK CLEAN

Begin by putting away your hair supplies, deodorants and other toiletries. Use a spray toilet and sink cleaner for the fastest clean. Some people love their cleansing powder, however it just requires a little more effort. While your cleaner is performing its magic, clean your bathroom mirror with a glass cleaner. Your bathroom needs to be cleaned at least once a week. Also, make sure you clean your shower curtain. If you didn't gather your bath towels earlier, now is a good time to add them to your wash load.



VACUUM OR WASH YOUR FLOORS WEEKLY OR TOUCH YOUR FLOORS UP DAILY

Ensuring your floors are kept clean will help keep your home not only looking good, but smelling fresher.



EMPTY YOUR TRASH DAILY

It is extremely important that trash be emptied daily, not only to keep your home smelling fresh, but also to discourage pests from gathering there. Trash should always be tied up in a plastic bag and placed in the trash container.





CEO's CORNER

(Con't from page 2)

This level is \$1.317 billion more than the President's budget and \$95 million more than the House bill. Still, this level is significantly below the capital requirements needed to help PHAs satisfy their Physical Needs Assessments. The Senate and House versions of the T-HUD appropriation bills reject the rent policy changes proposed by the Administration that would have given HUD the authority to increase the financial burden on current and future residents by increasing the adjusted income from 30% to 35% of their gross income. The monthly minimum rent would increase to \$50 beginning with the tenant's first annual or interim authorization and, tenants would be prohibited from receiving utility reimbursements that are used to cover the cost of heat and water.

Finally, annual rent adjustments would be frozen for properties receiving housing assistance. Since both bills rejected these provisions they will not reappear in the Joint Committee reconciliation of the House and Senate versions of their respective final appropriation bills. However, this should not remove the concern about seeing these provisions emerge in future.

The various housing advocacy organizations like NAHRO and the National Low Income Housing Coalition are tracking the actions of Congress on the FY 2018 T-HUD appropriation bills and readers are encourage to monitor the various organizations' websites to keep abreast of the actions being taken to achieve the most housing industry favorable appropriation for FY 2018.

Ramsey Homes Redevelopment to Advance (Cont. from page 1)

The development team has worked closely with City staff to develop the project size, massing, height and architectural character so as to achieve compatibility with the historic Parker-Gray District and to have a competitive tax credit application. The multi-family building has been skillfully designed in the Contemporary Classical vernacular of architecture; 3 to 4 stories in height. The proposed project carries out the visions outlined in the ARHA Strategic Plan, the City Strategic Plan, the Housing Master Plan and the Braddock East Master Plan.

“This is yet another building block in the commitment ARHA has made to providing viable, affordable housing opportunities to our residents,” said Roy Priest, CEO of ARHA.

The successful application for tax credits and the syndication of those credits to investors is expected to generate up to \$11.5M in private equity for the cost of development. The other sources of funding for the project include a \$2M City loan and \$5MM from ARHA.

Please visit www.vhdlc.us/ramseyhomes for updates on the redevelopment efforts as well as www.vhdlc.us/residentscorner for resident information related to relocation.



Proposed Ramsey Homes, Patrick Street



Proposed Ramsey Homes, Out Door Sitting, Wythe Street

FIND THE ARHA PROPERTIES

Y L D M P A U E A G U Q O D R O F D A R
 D D S C E D A S O S U T L Y E L M K H M
 S L I L N D T I P X F M D Z Q F G R X N
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WORD LIST:

ANDREW ADKINS	BRADDOCK	CAMERON VALLEY	CHATHAM SQUARE
HOPKINS TANCIL	LADREY HIGHRISE	MILLER HOMES	OLD DOMINION
OLD TOWN COMMONS	PARK PLACE	PENDLETON PARK	PRINCESS SQUARE
QUAKER HILL	RADFORD	SAXONY SQUARE	SCATTERED SITES
SOUTH REYNOLDS	SOUTH WHITING	WEST GLEBE	



Building Community Partnerships

