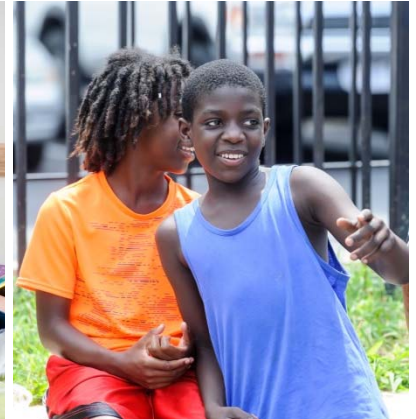


Alexandria Opportunity Housing LLC  
January 12, 2017

# Andrew Adkins

## *ARHA Redevelopment Work Group Meeting*



CUNNINGHAM | QUILL ARCHITECTS

# Today's Agenda

- Introduction to our Team
- Existing Conditions
- Preliminary Concept 1 Plan Overview
- Relocation Process
- Community Engagement & Entitlement Schedule

# The Team



**Alexandria Opportunity Housing LLC, whose manager is CRC Companies**  
Arlington, VA

Lead Developer

Nearly \$7 billion of public and private work

47,000 residential units across more than 60 projects

10,000 acres of land and 50 million SF of development



**Northern Real Estate Urban Ventures**  
Washington, DC

Co-Developer

More than 2,000 units of affordable housing

200,000 SF of commercial space

Over \$500 million in development



**Cunningham Quill**  
Washington, DC

Lead Design Architect

Design portfolio of 5.25 million SF in Alexandria

Spearheaded interactive community design process for Potomac Yard

Crafted Strategic Investment Area plan for Charlottesville, Virginia



**VHD LLC, whose sole member is ARHA**  
Alexandria, VA

Affordable Housing Development Partner

Founded in 2010 as the development arm of ARHA

Multiple national awards for mixed-income projects from industry leaders such as ULI and Delta Associates



CUNNINGHAM | QUILL ARCHITECTS





# Site Context Map



- 182,720 SF across the coordinated development site
  - 153,350 SF Andrew Adkins parcel (ARHA)
  - 29,370 SF West Street Assemblage (CRC option contracts)
- Both sites zoned RB/Townhouse



# Existing Conditions



- View of West Street Assemblage single-family houses along West Street from adjacent Braddock Metro entrance

# Existing Conditions (cont'd)



- View of parking lot and open space along Payne Street alleyway



## Existing Conditions (cont'd)



- View of existing homes from Payne Street alleyway

# Concept 1 Plan Submission (Dec 22, 2016)

*Illustrative schematic plan subject to change based on community and city feedback.*



COMMUNITY SERVICES



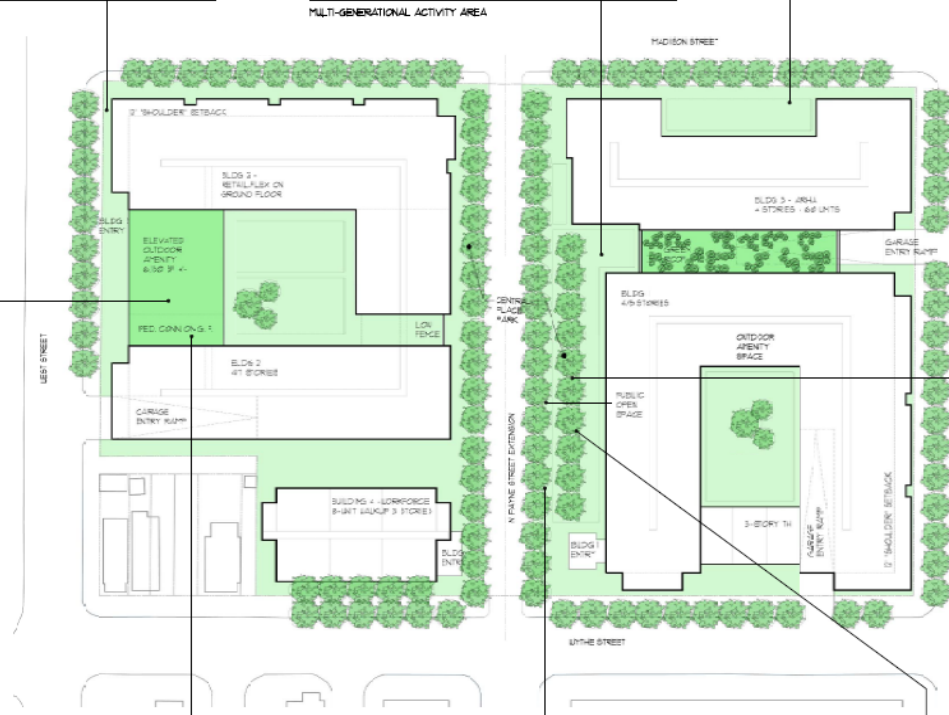
MULTI-GENERATIONAL ACTIVITY AREA



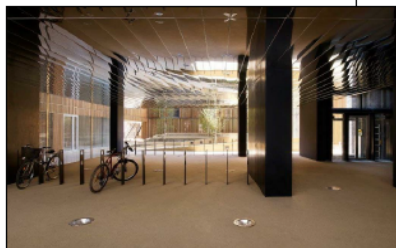
APNA APENITY AREA



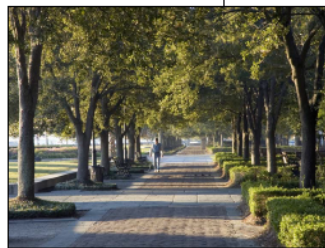
APENITY AREA



LAWN AND PLAZA PLAY AREA



PEDESTRIAN PASSAGEWAY



SHADED WALK



SHADED SEATING GROVE



# Program Summary

<b>Unit Type</b>	<b>Current</b>	<b>Proposed</b>	<b>Location</b>
Market Rate	0	387*	Bldgs 1 & 2
ARHA	90	60	Bldg 3
Workforce**	0	18	Bldg 4
Retail / Flex SF	0	17,500+	Included in Mkt Rate

\* Estimate based on average unit size of 1,000 GSF

\*\* Workforce units to be owned and managed by ARHA

# Relocation Process: Qualify / Quantify

- Survey of Existing Households
  - Program (Housing) Choice (PH vs. HCV)
  - Eligibility
  - Household thus Unit Size
- Considerations:
  - 1-for-1 replacement of units under Resolution 830 prior to demolition
  - Understand the needs but understand the needs will change with each move-in/move-out over the course of a 21 month period
  - Elimination through attrition is no longer an option as the new regulations will only provide a Tenant Protection Voucher (“TPV”) for an occupied unit
  - 3<sup>rd</sup> party verifications are only good for 90-120 days, depending on the Program
  - Availability of PH units is limited and fluid
  - ARHA return rate in past efforts has been 40%; national return rate is 20%
  - Availability of units through the West Street Assemblage: inventory required
  - Budget



# Relocation Process: Temporary / Permanent

- Temporary
  - Timing. What is available at the time of relocation?
    - ARHA maintains less than 2% vacancy rate
    - Private choices are dependent on market appetite for S8
  - Opportunity for retention of existing product through phased construction. Survey and concept will inform that decision.
  - 40 units may be made available by CRC for TPV households
  - West Street Assemblage
  - Block of units to be maintained with private landlord
- Permanent
  - Displaced household takes a TPV and relocates permanently
  - Opportunities for potential off-site replacement units at other ARHA redevelopment sites should be better informed by the end of the 1<sup>st</sup> quarter 2017

# Relocation Process: Objectives

- Educate households on a continuous and frequent basis regarding: the process, their rights, and the housing choices that will be available to them
- Identify critical considerations when planning relocations
- Develop coordination and communication among all parties; internal and external
- Develop tools to help manage and review progress of both relocation and construction
- Draft a Plan for a smooth relocation process for ARHA residents for approval prior to demolition



# Relocation Process: Defining Success

- Ultimately, communication, coordination, and collaboration between ARHA, AOH and the City will ensure the success of what will be a very fluid process.
  - The ultimate Relocation Plan will be modified as design and construction plans evolve.
  - The Disposition Application to HUD is the milestone for which the relocation plan must be finalized. This occurs following entitlement approvals and successful award of tax credits (anticipated Summer 2019).

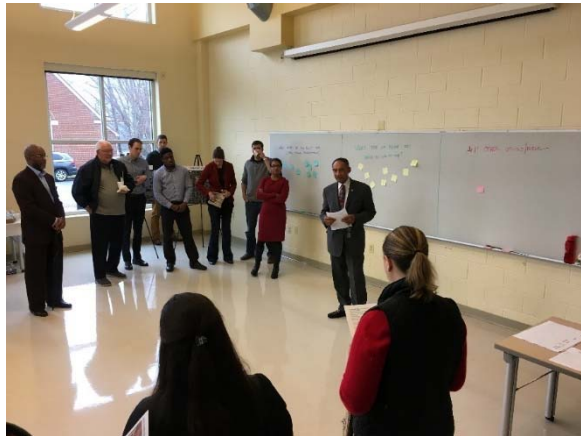
# Relocation Process: Experience

- ARHA
  - Samuel Madden / Chatham Square (100 units)
  - Glebe Park (56 units)
  - Old Dominion (96 units)
  - James Bland (4 Phases) (194 units)
  - Ramsey Homes (15 units, in process)
- Northern Real Estate Urban Ventures
  - Mayfair Mansions (600 families relocated on- and off-site)  
HUD 236 Renovation using LIHTC/Tax Exempt Bonds
- CRC Companies
  - Military Housing Experience (i.e. over 1,000 families successfully relocated at Fort Belvoir, VA)

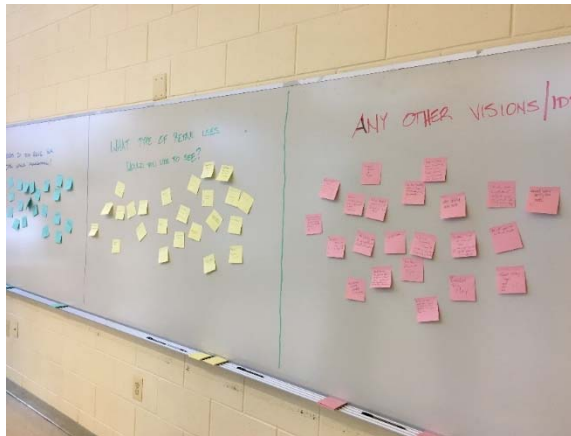


# Community Engagement Process

Guiding Principles: Listen, Communicate, Be Transparent



December 18, 2016 Kickoff and Listening Session



Community Feedback & Idea Board from Listening Session



Approximately 60 Attendees at Listening Session

For more information, please visit the project website at:  
<http://www.vhdlc.us/andrewadkins.html>

# Community Engagement Process

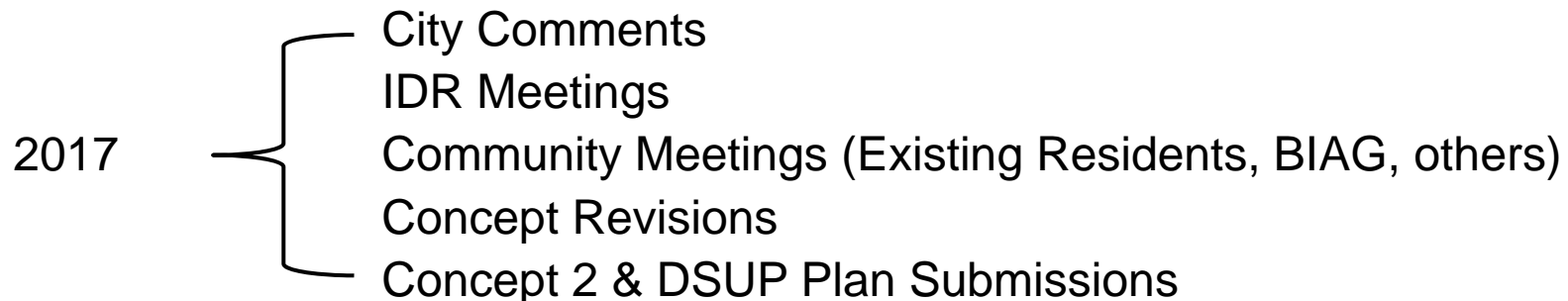
- Existing Residents
  - Resident of the affected community have been given priority for information dissemination and will be informed on a regular basis, not less than monthly through the process
- ARHA Redevelopment Work Group
  - Monthly updates to the respective representatives of each of the governing bodies
- Braddock Implementation Advisory Group (BIAG)
  - The main point of focus for information dissemination to the external community will be the BIAG because of the broad membership
- Other Civic and Community Associations
  - To be a secondary source for information dissemination
- VHDllc website to be cooperatively managed by ARHA and AOH in order to maintain real time information and updates (<http://www.vhdllc.us/andrewadkins.html>)



# Community Engagement & Entitlement Schedule

## Target Dates

Dec 15, 2016	Andrew Adkins Residents Meeting
Dec 18, 2016	Community Listening Session
Dec 22, 2016	Concept 1 Plan Submission
Jan 5, 2017	Alexandria IDR Kickoff Meeting
Jan 12, 2017	ARHA Redevelopment Work Group Meeting
Jan 19, 2017	City Comments on Concept 1 Plan
Jan 26, 2017	Biweekly Small Group Planning Meeting with City Staff
Jan 26, 2017	Braddock Implementation Advisory Group (BIAG) Meeting
Feb 2017	2 <sup>nd</sup> Concept 1 Plan Submission



Late 2017

Public Hearings

**THANK YOU!**