

**Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group
February 8, 2018**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Vice Mayor, City of Alexandria

John Taylor Chapman, Councilman, City of Alexandria

Mary Lyman, Chair, Planning Commission

Daniel Bauman, Chair, Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners

Salena Zellers, Vice Chair, ARHA Board of Commissioners

Keith Pettigrew, CEO, ARHA

Helen McIlvaine, Director, Alexandria Office of Housing

Karl Moritz, Director, Alexandria Department of Planning and Zoning

City of Alexandria/Alexandria Redevelopment and Housing Authority Staff

Eric Keeler, Alexandria Office of Housing

Brandi Collins, Alexandria Office of Housing

Katherine Carraway, Alexandria Department of Planning and Zoning

Connie Staudinger, ARHA

Introductions and Meeting Summary Approval

Vice Mayor Wilson convened the meeting and introductions were made of Work Group members, City and ARHA staff, and others attending, including the CRC team. Upon a motion, the Work Group approved the summary of the January 11, 2018 meeting.

Debrief Joint City Council/ARHA Board/Planning Commission Work Session

Members of the Redevelopment Work Group provided the following feedback:

- The session was a good opportunity to allow members of the various commissions to talk and get on the same page
- Concept presented - an ARHA building with approximately 76 units and CRC market rate buildings with approximately 14 workforce units – seemed to have support
- Good discussion regarding what decisions will be faced regarding this project, however, no decisions were made
- Would like to meet on a regular basis, potentially two times per year
- Hope that ARHA's upcoming projects can be discussed at the next meeting

In response to Keith Pettigrew's observation regarding the level of public involvement in ARHA's projects, there was a brief discussion regarding Alexandria's practice of extensive community engagement around development, including those in which ARHA is involved.

Andrew Adkins Redevelopment Development Special Use Permit (DSUP) Update

The status of the project and the development schedule were discussed. Casey Nolan indicated that there were some scheduling issues still being worked out with ARHA and that a resolution regarding the AMI metric to be applied to the workforce units in the proposed market rate building was needed. He indicated that CRC was aware of the steps required to get to a DSUP. The Vice Mayor wondered whether a CDD for the project could be considered by City Council prior to its June recess.

A general discussion regarding the income group to be served in the workforce units followed. The Housing Master Plan's definitions for "workforce housing" were discussed. Housing staff reported that at the Work Group's request, AHAAC had reviewed various AMI levels for the workforce units, and following a presentation and discussion, recommended that the rents be set to conform to the Fair Market Rent standard. AHAAC's determination was largely premised on two factors: (1) This rate would be potentially affordable to voucher holders (including existing Adkins residents displaced by redevelopment) and (2) the fair market rate would help stretch ARHA voucher allocation resources. Daniel Bauman noted ARHA's concern that it had not been asked to participate in the presentation and discussion with AHAAC. Although ARHA is represented on the Committee, Housing staff agreed that a more collaborative approach would have been better.

CRC stated its position that the number of workforce units to be provided depends on the level of affordability required. Fair Market Rent, for example, will result in fewer units. At 80% AMI, 14 – the number proposed at the City Council joint work session – would be possible. ARHA stated that the rent level determination trades off affordability for proceeds.

The issue of whether the need for "workforce rental housing" should be viewed on a citywide basis, or on a neighborhood basis (ensure a range of incomes) specifically within the Braddock neighborhood, was raised. The role of ARHA versus private developers in providing workforce housing was also discussed. The discussion ended with the Work Group directing City and ARHA staff, along with CRC, to work out what AMI level should be served within the workforce units and to determine what number of units would result.

The Vice Mayor requested an update on replacement units/sites for the ARHA units that are not proposed to return to the Adkins site, and ARHA reported that there were no sites identified yet. There was some discussion regarding potential difficulties in acquiring occupied sites and waiting for vacancies to occur through natural attrition. He also asked at what point not having replacement units identified holds back the redevelopment process, and asked if there was a drop-dead date for having replacement units available in terms of a development approval. The question of whether/when ARHA will know if vouchers are available for impacted residents was also raised, and whether City Council would have clarity about this by the time of the DSUP. Keith stated that the HUD disposition process requires a relocation plan that would address all of these issues (and the disposition must occur prior to demolition/construction). He reminded the group that if Adkins is ready to apply for tax credits in 2019 and is successful, redevelopment is still 2-3 years away. Vice Mayor Wilson asked that ARHA be prepared to address its strategies for relocation/replacement units, including the land banking concept it had proposed several months ago, at an upcoming meeting.

Resolution 830 Community Engagement Process

Brandi Collins, Project Manager, provided an update on the Resolution 830 Working Group process. Module 2 was held on January 31 and the topic was [Funding Public Housing and Replacement Units](#). The [Working Group](#) is engaged and energetic. The next module will discuss the expansion of Resolution 830 protection to non-ARHA units. Module 3 will be held on February 21, Module 4 will be held on March 14, and the ARHA Redevelopment Work Group will consider recommendations to revise/update the Resolution 830 policy on April 12. After that time, the City Council and ARHA Board of Commissioners will consider revisions/updates to the Resolution 830 policy.

Ramsey Homes

Keith Pettigrew provided the following update for Ramsey Homes:

- Project is on schedule
- “Careful Deconstruction” per Section 106 Mitigation will begin on Friday, January 26, 2018
- Public Tours of the deconstructed building are scheduled for Friday, February 9 and Saturday, February 10, 2018

Next Meeting Date

The next meeting of the ARHA Redevelopment Work Group is Thursday, March 8, 2018. The agenda will include updates on Adkins and a process for identifying which 80% AMI metric will be used to define Workforce Housing in the City.

The meeting was adjourned by Vice Mayor Wilson.