

**ARHA Redevelopment Work Group
March 9, 2017 - Meeting Summary**

Participants

Work Group Members

Justin M. Wilson, Vice Mayor, City of Alexandria

John Taylor Chapman, City Councilman

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

Mark Jinks, Alexandria City Manager

Roy Priest, 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

DeeDee George, Alexandria Redevelopment and Housing Authority

Brandi D. Collins, Alexandria Office of Housing

James Banks, Alexandria City Attorney's Office

Introductions and Meeting Summary Approval

Vice Mayor Justin Wilson convened the meeting and introductions were made of Work Group members, City and Alexandria Redevelopment and Housing Authority (ARHA) staff and others attending the meeting.

Upon a motion, the Work Group approved the summary of the February 9, 2017 meeting, with a revision to amend the summary to reflect the ARHA Board's recommendation that potentially two separate tracts be developed for the Resolution 830 Working Group discussion – one to discuss ARHA-owned properties, and a second to address properties/units not owned by ARHA.

Ramsey Homes Update

Low-Income Housing Tax Credit (LIHTC) Application

ARHA emailed and hand-delivered the Ramsey Homes Low-Income Housing Tax Credit application to the Virginia Housing Development Authority (VHDA) on March 3. VHDA will announce preliminary rankings in May.

Section 106 Process

The City hosted a [Section 106 Meeting](#) on February 15 with all consulting parties to consider options to mitigate the impact of demolition on the site's historic and cultural significance. Helen McIlvaine shared that feedback provided during the meeting, as well as information provided via surveys, will inform the final mitigation plan. It is hoped that the parties will achieve consensus so the plan for mitigation can be finalized in a draft Memorandum of Agreement among the City, ARHA, and the state office of Historic Resources by mid-to-late March. Salena Zellers expressed the ARHA Board's concern that the costs of mitigation ideas proposed be reasonable given that the project is already "over-budget".

Open Space

Ms. Zellers shared that ARHA and Planning staff met last week to discuss the open space at Ramsey and it was her understanding that additional play areas may be included. She requested that youth be engaged in the

design of the open space, if possible as a lack of youth engagement has been identified as a problem by some neighborhood groups. Daniel Bauman also raised concerns with costs associated with the open space design given that the project is over budget. He stated that current project costs total \$370,000/unit. Ms. McIlvaine was asked to comment on this figure in terms of other projects, and said that amount is below VHDA's cost cap; AHC's most recent Alexandria affordable housing development cost around \$425,000/unit.

Andrew Adkins Development Special Use Permit (DSUP) Update

Housing Principles

Two meetings have occurred with City staff and the Adkins development team to discuss replacement units and incomes to be served. The City's expectation has been that costs for replacement units be borne by the profits from redevelopment of the site, per the development economics formula outlined in Braddock East Master Plan. Roy Priest stated that acquisition of replacement units will not occur until after settlement on the land purchase; this cannot occur until after ARHA submits a successful LIHTC application to VHDA for its affordable building.

The City has also requested that access to all amenities provided within the development – both market-rate and affordable buildings – be shared by residents of the whole project. CRC does not want to do this due to concerns regarding the needs and preferences of their target market. It was agreed to revisit this issue at a future Work Group meeting as the project design becomes more refined.

Updated Schedule

The project is tracking on-schedule for consideration by Planning Commission and City Council in Fall 2017. A Concept 2 Plan for Adkins will be submitted later this month. Councilman Wilson requested an update on the Adkins DSUP application to City Council before the June recess.

Feedback from ARHA Board Regarding Draft Resolution 830 Working Group Proposal

Mr. Bauman and Ms. Zellers shared feedback from the ARHA Board of Commissioners, which included:

- A preference that ARHA-owned properties be discussed separately from properties owned by other non-profits. The Board believes that an updated Resolution 830 policy may need to address ARHA-owned units differently because their residents are at the lowest income tier and new sources/revenues are needed to ensure properties can operate sustainably, especially given potential proposed federal budget cuts and changes to the LIHTC program.
- ARHA's current work plan is at capacity (Adkins and Ramsey project's; the CEO search and transition), and the Board feels overwhelmed.

Councilman Wilson will attend the Board's March 27 meeting to discuss their concerns and answer questions.

Draft Resolution 830 Working Group Proposal

After discussion among the Work Group members and staff, the following was decided:

- The Adkins DSUP application will move forward separately from the work and findings of the Resolution 830 Working Group
- An informational video should be created that explains how ARHA-owned properties are financed. The City Manager offered the services of the city's videographer
- The revised draft document outlining the framework for the Resolution 830 Working Group will be shared with City Council and the ARHA Board

- Staff will not move forward with procuring a facilitator until after Councilman Wilson has met with the ARHA Board (March 27) and a commitment of supplemental funding sources is confirmed

Other Business

Councilman Chapman asked if it is now time to begin outreach to the residents of ARHA’s Cameron Valley properties and the surrounding neighbors regarding future redevelopment. Mr. Priest responded that he believes outreach is premature until the site is formally selected to be next for redevelopment and the development partner has been instructed to move forward with entitlements. Councilman Chapman responded with his concerns that outreach not be delayed and then be rushed. Priest believes that some issues will be simpler since the CV households are smaller than the households that reside in Adkins and have a more homogenous income spectrum.

The ARHA Board has contracted with S. Renee Norlach & Associates to serve as its recruitment firm for selecting a new CEO. The Board has also created an internal transition committee to direct these efforts.

Next Meeting Date

Because of the ACPS spring break, the next meeting of the ARHA Redevelopment Work Group will be held on April 26, 2017. The meeting was adjourned by Vice Mayor Wilson.