

**ARHA Redevelopment Work Group
October 26, 2016
Meeting Summary**

Participants

Work Group Members

Mary Lyman, Planning Commission, Chair
Justin M. Wilson, Vice Mayor
John Taylor Chapman, City Councilman
Daniel Bauman, Alexandria Redevelopment and Housing Authority Board Chair
Salena Zellers, Alexandria Redevelopment and Housing Authority Board Vice Chair
Helen S. McIlvaine, Director, Office of Housing
Karl Moritz, Director, Department of Planning and Zoning
Roy Priest, CEO, Alexandria Redevelopment and Housing Authority
Mark B. Jinks, City Manager

City of Alexandria/Alexandria Redevelopment and Housing Authority (ARHA) Staff

Emily Baker, Alexandria Deputy City Manager
Eric Keeler, Office of Housing
Brandi Collins, Office of Housing
Nathan Imm, Department of Planning and Zoning
Joanna Anderson, City Attorney Office
Connie Staudinger, Alexandria Redevelopment and Housing Authority
Leroy Battle, Alexandria Redevelopment and Housing Authority

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. Upon a motion by Ms. Lyman and a second by Ms. Zellers, the Work Group unanimously approved a summary of the August 18, 2016 Work Group meeting.

Ramsey Homes

Open Space

It was reported that the open space will serve both residents and the public. City staff and ARHA are working on a framework for the public access easement that will address access, maintenance, and liability and control issues that are of concern to ARHA. The design and programming of the open space will be determined during the Final Site Plan process; thus, the development conditions that Planning Commission and City Council will consider will provide language to facilitate this. The outcome of the Section 106 process may necessitate that mitigation be addressed within the open space. Mr. Priest stated that most attendees of the Braddock Implementation Advisory Group (“BIAG”) meeting and community members that attended the Ramsey Open House just prior to the BIAG meeting on September 22, 2016 preferred passive uses in the open space. The space will be fenced for safety.

Section 106 Process

Ms. McIlvaine provided an update on the Section 106 process which is a federally mandated consultation with various stakeholders to create a plan to mitigate the loss of a historic or culturally significant resource. Two community meetings were held on September 15 (one during the day and one in the evening). The earlier meeting was well attended potentially due to the presence of a representative of the commonwealth Department of Historic Resources. The process will include at least two more community meetings and is projected to conclude in Spring, 2017.

Status of Glebe Park Loan Repayment

The loan will be repaid after HUD reviews and approves ARHA's amended disposition application (which has been submitted). Mr. Priest stated that ARHA anticipates repaying the loan by the end of the calendar year.

Ramsey DSUP Next Steps

Planning Commission hearing – Tuesday, November 2, 2016

City Council hearing – Saturday, November 12, 2016

ARHA Request for Proposals (RFP) & Developer Selections

Letters of Intent are complete. ARHA is now working with individual development teams to finalize Term Sheets. Adkins will be the first development undertaken and will be developed in two phases. ARHA reported that it anticipates filing a Concept 1 Plan submittal that addresses both phases by December 1 and a Low-Income Housing Tax Credit (LIHTC) application to VHDA in March 2018. Mr. Moritz stated that it is customary that developers hold a community meeting before submitting Concept 1 Plans to the City and that would be the City's preferred course here so that comments solicited might be incorporated.

Mr. Priest reported that ARHA intends to include "workforce housing" (affordable to households potentially earning up to 80% of AMI) in the on-site redevelopment program of Adkins, and that these units will be counted towards ARHA's 90 replacement units. He stated that this model is intended to generate revenues to fund operating expenses related to deeply subsidized units and to create a broader continuum of incomes on the site. In response to questions regarding ARHA's plan to replace the existing 90 units of public housing either on-site or elsewhere in the City, ARHA stated that its strategy will be to provide current residents with tenant relocation vouchers so that they have housing choices and may move to another property locally, regionally, or even, nationally. Residents who wish to remain in public housing may be accommodated within ARHA's remaining existing public housing portfolio.

Members of the Work Group and City staff expressed concern regarding this approach, citing Resolution 830's joint commitment between ARHA and the City that requires a one-for-one replacement within the City of any public housing unit that is lost to redevelopment/demolition with a like unit. Because of constraints involved in the ongoing procurement process that limited ARHA's ability to discuss its plans further, the Work Group requested additional discussion of this issue at future meetings. Councilman Chapman recommended that ARHA plan to provide substantial outreach and education to the public regarding its approach if it represents a change from prior redevelopment. City Manager Jinks requested that ARHA provide the Work Group

and staff a detailed presentation on its planned financing for the RFP redevelopment sites, as well as the mathematical rationale for shifting its business model. ARHA agreed to present the information about its operating financial requirements at the upcoming November meeting.

The developer partner for Madden (which is the same partner selected for Adkins) expects to begin Madden's land use approval process approximately two years after Adkins redevelopment is completed. This timeline allows ARHA to pursue the redevelopment of another site in the interim (including, perhaps, Cameron Valley), since ARHA hopes to have approvals lined up in order to pursue competitive LIHTC applications each year. The ARHA Board has not at this time made a final determination on the sequencing of all the redevelopment sites.

Strategies for Enhancing Local Relocation Options

Attendees also expressed concern regarding potential local relocation options for families residing at Adkins since some of the existing units have 4 and 5 bedrooms (34 of the 90 units). Mr. Priest stated that ARHA's developer partner for Adkins owns property nearby that might serve as a relocation site, as well as other properties that are owned throughout Alexandria. ARHA will explore permanent relocation options for larger families. There is not a high demand for the larger units on the current waiting list for housing.

The Work Group requested that ARHA present a Master Relocation Plan for all of the RFP Sites at a future Work Group meeting. Vice Mayor Wilson and Councilman Chapman cited the City's Beauregard Relocation Plan as a possible roadmap to guide ARHA's efforts in terms of a comprehensive strategy for temporary and permanent relocation.

Other Business

The next ARHA Redevelopment Work Group meeting is scheduled for Thursday, November 10, 2016. The Work Group members determined that the topic will be:

- Math behind ARHA's proposed redevelopment strategy, including balancing revenues and expenses through broader income mixes

The Work Group members listed the following as potential future meeting topics:

- Review of Resolution 830, including how it is and should be interpreted going forward
- Proposals for community education and outreach, including to ARHA's residents
- ARHA Master Relocation Strategy (for all RFP Sites)
- Adkins DSUP with representatives of its developer partner team (for the December ARHA Redevelopment Group if term sheet has been executed)

The meeting was adjourned by Vice Mayor Wilson at 6:45pm.