

ARHA Redevelopment Work Group
July 14, 2016
City Council Work Room
5:30pm – 7:00pm
Meeting Summary

Participants

Work Group Members

Mary Lyman, Planning Commission, Chair

Justin M. Wilson, Vice Mayor

John T. Chapman, City Councilman

Salena Zellers, Alexandria Redevelopment and Housing Authority, Vice Chair member

Helen S. McIlvaine, Director, Office of Housing

Karl Moritz, Director, Department of Planning and Zoning

Roy Priest, CEO, Alexandria Redevelopment and Housing Authority

Debra Collins, Deputy City Manager

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

Nathan Imm, Department of Planning and Zoning

Joanna Anderson, City Attorney Office

Brandi Collins, Office of Housing

Connie Staudinger, Alexandria Redevelopment and Housing Authority

Leroy Battle, Alexandria Redevelopment and Housing Authority

Dee Dee George, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Vice Mayor Justin 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 members approved the written summary of the June 9, 2016 meeting.

Ramsey Homes

Vice Mayor Wilson provided an update on the June 28th City Council session regarding Ramsey Homes redevelopment. City Council was presented two options for the redevelopment of Ramsey Homes for its consideration and direction. The first option (referred to as the Proposed Option) was a modification of the previous submission by ARHA, with two 3-story buildings that occupy the majority of the site, and a central courtyard. The second option (referred to as the Alternate Option) was a new variation that created one 4-story building with upper-story setbacks and the preservation and renovation of an existing Ramsey building at the northern end of the block. Included in the presentation was a discussion of the number of units, potential expense to the City for either option, potential source(s) of funding for the Alternate Option and potential uses for the preserved building. Discussed with the proposals was the consideration of closing one or two of the alley ends to create additional open space. City Council elected to recommend a redevelopment solution that would utilize the building type of the Alternate Option (a single building with a set-back fourth story), while shifting this building to the north side of the site. The existing Ramsey building was recommended for demolition to create an open space

that would face Pendleton Street. Prior to the vote for a recommendation, it was clarified that the vote included the recommendation to pursue closure of the alley end(s) for open space, if feasible.

Mr. Priest stated that the ARHA Board was satisfied with City Council's decision.

The current schedule proposed for the Ramsey Homes approval process is, as follows:

- July 27: Parker-Gray Board of Architectural Review (BAR) meeting
- August 11: ARHA Redevelopment Work Group meeting
- September 28: Parker-Gray Board of Architectural Review meeting
- November 2016: Planning Commission and City Council hearings
- Post-November 2016: Parker-Gray Board of Architectural Review meeting (consideration of Certificate of Appropriateness)
- March 2017: Low-Income Housing Tax Credit (LIHTC) application submittal

Mr. Moritz stated that the Parker-Gray BAR will continue to have input on the project's architecture. The current version of the project reflects the Board's feedback for the two-building concept reviewed at a work session in April 2015. The BAR will be reminded of its past input and additional guidance will be solicited. Staff will communicate the BAR's input to City Council as it occurs. A community outreach process will be developed for the Fall that accommodates the anticipated November Planning Commission and City Council hearing dates.

An update on the Section 106 was provided. ARHA staff reported that the documentation process continues, and the next public/interested parties meeting will be scheduled in early Fall.

ARHA and City staff will re-evaluate if it is necessary to close off the alleys given the reconfigured open space on the southern end of the property.

The Virginia Housing Development Authority (VHDA) has just released its proposed criteria for the "Qualified Allocation Plan" (QAP), which describes the requirements for the 2017 LIHTC program and scoring. Per the Joint Work Plan, a third-party consultant is anticipated to review the final Ramsey proposal for LIHTC competitiveness based on the 2017 QAP.

ARHA Request for Proposals (RFP)

Mr. Priest provided an update on the ARHA RFP process. The Board is discussing sequencing to allow for LIHTC applications, tenant relocation, and City Development Special Use Permit (DSUP) approvals. Therefore, some current ARHA sites may be developed in phases; per block (ex. Samuel Madden is sited on two City blocks and may be developed in two separate phases to allow for two LIHTC application submission rounds). However, it is proposed that each development be considered as one DSUP.

Vice Mayor Wilson asked ARHA and City staff to work together to move the development projects forward in a shorter timeframe than was presented, if necessary, to take advantage of market conditions and opportunities that may be favorable for some projects to come in on alternate schedules (e.g., coordination with nearby development triggered by WMATA's RFPs

for the Bus Barn site and Braddock Metro Station). Capacity among staff, city leadership and the community are potential challenges, however, staff agreed to explore options.

ARHA Board Consideration of Executive Session Reciprocity

The ARHA Board continues to discuss this internally. Priest reported that the current Executive Sessions are primarily related to potential contracts between ARHA and its selected private development partners and there is sensitivity to those discussions. There are not many Executive Sessions expected to occur in the future as the agreements between the developers selected for the RFP process will be completed in the near-term.

Other Business

The next ARHA Redevelopment Work Group meeting is scheduled for August 11, 2016

The meeting was adjourned by Vice Mayor Wilson.