



ARHA REDEVELOPMENT WORK GROUP
Alexandria City Hall, City Council Work Room
February 20, 2020
5:30 PM – 7:00 PM

MEETING AGENDA

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| 1. Introductions | Mayor Justin Wilson |
| 2. Review/Approval of January 16, 2019 Work Group Meeting Summary | Redevelopment Work Group |
| 3. ARHA's "Housing for All" Presentation from 2020 Alexandria Housing Summit | Sarah Scott |
| 4. Repositioning Process <ul style="list-style-type: none">a. Section 18 Applicationsb. Request for Qualificationsc. VHDA Resources (Consulting Grant, "Transforming Public Housing" initiative) | Keith Pettigrew and Helen S. McIlvaine |
| 5. Ramsey Homes Project Update <ul style="list-style-type: none">a. MOA Symposium May 15 | Eric Keeler and Sarah Scott |
| 6. Other Business <ul style="list-style-type: none">a. March Work Group meeting date & topics (rescheduled date)b. 2020 Joint Work Session among City Council, ARHA Board of Commissioners, and Planning Commission | Redevelopment Work Group |

Attachments: January 16, 2020 Meeting Summary, FY2020 Work Program



DRAFT ARHA Redevelopment Work Group FY20 Work Program

Revised November 6, 2019

To support ARHA's goals of repositioning its portfolio and engaging in a Master Planning effort, the following discussion topics are proposed for the ARHA Redevelopment Work Group.

MEETING TOPICS	ARHA Redevelopment Work Group Meeting Date
- FY 2020 Work Program	September 16, 2019
- Update on Section 18 Application - Updates on HQS Inspections - Resident Relations - ARHA Agency Finances	October 17, 2019
- Planning & Zoning Tools to support redevelopment (RMF Zone, Inclusionary Zoning, Accessory Dwelling Units, etc.) - Update on Duke Street Area Plan	November 14, 2019
- Update on Section 18 Application and Financial Needs to implement - Section 18, RAD, Voluntary Compliance 101 - Strategies, tools and resources to preserve properties with expiring affordability (LITHC properties)	December 16, 2019
- P&Z/Housing Interdepartmental Work Program - ARHA Upcoming Projects - ARHA Adopted 2020 Budget	January 16, 2020
- Update on Duke Street Area Plan & Cameron Valley site - Planning & Zoning Tools to support redevelopment (RMF Zone, Inclusionary Zoning, Accessory Dwelling Units, etc.)	February 20, 2020: Joint Work Session City Council, ARHA Board, Planning Commission
- Principles of mixed-income development (% of levels of affordability, design to integrate, etc.) - Update on RAD & Voluntary Compliance	March 19, 2020
- Assisted Senior Living	April 16, 2020
Open	May 21, 2020
Open	June 18, 2020

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
January 16, 2020**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
John Taylor Chapman, Councilman, City of Alexandria
Daniel Bauman, Chair, ARHA Board of Commissioners
Peter Kleeblatt, ARHA Board of Commissioners
Stephen Koenig, Planning Commission

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

Karl Moritz, Director, Alexandria Department of Planning and Zoning
Helen S. McIlvaine, Director, Alexandria Office of Housing
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
Mark B. Jinks, City Manager
Christina Zechman Brown, Deputy City Attorney
Nancy Williams, Department of Planning and Zoning
Catherine Miliaras, Department of Planning and Zoning
Eric Keeler, Alexandria Office of Housing
Brandi Collins, Alexandria Office of Housing
Kim Cadena, Office of Housing
Sarah Scott, Alexandria Redevelopment and Housing Authority
Martin Lucero, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Mayor Justin Wilson convened the meeting. The Work Group approved the summary of the December 16, 2019 meeting.

Planning & Zoning/Office of Housing Interdepartmental Work Program Presentation

Karl Moritz, Helen McIlvaine, Keith Pettigrew, and Nancy Williams provided a [presentation](#) on the FY2020 Department of Planning and Zoning/Office of Housing Interdepartmental Work Program. Mr. Moritz introduced the initiatives and their timing. Helen McIlvaine discussed the progress of the Housing Contributions Work Group (HCWG). The Mayor asked if the HCWG considered anything beyond housing contributions when looking at office to residential building conversions. Mr. Moritz replied that any housing contributions tied to office to residential building conversion would be voluntary as developers had cited that conversion projects frequently were troubled assets with challenges that would make contributions infeasible. Daniel Bauman asked whether office to residential conversion building referred to changing

zoning or to renovating the building. Ms. McIlvaine clarified that in the case of contributions it referred to building renovation.

The presentation continued with Ms. McIlvaine describing the Office of Housing's efforts to strengthen condominium and common interest communities in the city, an initiative that had frequently been joined by Arlington, and Ms. Williams discussing Planning & Zoning's upcoming work on examining barriers to affordable housing production. Mr. Moritz added that there was a meeting scheduled for January 17 at COG, among jurisdictions and developers from throughout the region to discuss developer-perceived barriers to housing production. Mark Jinks added the Sewer Master Plan is being updated and the effect of sewer capacity on development should be considered in any examination of barriers.

Ms. Williams then described the Zoning for Housing initiative and how it is intended to generate a list of recommendations that will be brought to Planning Commission and City Council in March for consideration, input, and prioritization. Ms. Williams shared that the Inclusionary Zoning Feasibility Analysis has begun and is expected to be completed in fall 2020. Ms. McIlvaine mentioned that policy recommendations from the analysis may be impacted by proposed legislative changes being considered at the General Assembly this session.

Mr. Moritz provided an update on the Accessory Dwelling Units (ADUs) Feasibility Analysis. The timeline of the process is primarily driven by the timeline for community outreach. There was a brief discussion of ADU generation rates, the effect of ADUs on neighborhood views of density, and the advantages of ADUs for homeowners looking to generate extra income.

Keith Pettigrew presented ARHA's Development Principles, including their intent to issue a Request for Qualifications (RFQ) seeking future development partners. The Mayor asked if the RFQ was for specific properties and Mr. Pettigrew explained the purpose of the RFQ was to create a shortlist of qualified developers that ARHA could contact when they selected a property to redevelop. The Mayor also asked for clarification concerning ARHA's new commitment to structure redevelopment deals to include ground leases. Mr. Pettigrew replied that ARHA wants to retain keep control of its land and switching to ground leases instead of land sales was the appropriate strategy.

Ms. Williams talked about the new co-location policy for City land and facilities and about the collaboration between the City and ACPS to co-locate facilities. The Mayor asked if ARHA wanted to join the co-location talks and if its status as a public housing authority provides ARHA with any special advantages over other developers. There was discussion of ARHA's operational and social service experience, the need to for ARHA to be proactive in unit creation, and the potential for ARHA properties to be used for co-location or land swaps with the City.

Ms. McIlvaine finished the presentation with information on the Office of Housing's plans for increased tenant protections and provided short descriptions of other projects currently in progress.

Ramsey Homes Redevelopment Project Update

Mr. Pettigrew provided an update. Construction at Ramsey Homes continues. ARHA and the Office of Housing met with the contractor and was promised a substantial completion date of July 31, 2020. The contractor received a large shipment of lumber today and will begin framing January 17. Eric Keeler added that the Office of Housing met with other City departments like Code Enforcement and Transportation and Environmental Services to ensure that all would provide assistance to help ARHA meet its occupancy deadline of December 2020.

ARHA Portfolio Repositioning

Mr. Pettigrew provided an update. HUD has still not made any decisions on ARHA's Section 18 applications; nor provided a timeline for doing so. ARHA has a meeting scheduled with HUD staff on January 24, 2020 to discuss the status of the Section 18 applications.

VHDA Consulting Grant for West Glebe and Old Dominion

Ms. McIlvaine informed the Work Group of a \$200,000 grant to ARHA from VHDA (part of a solicitation of projects for Amazon funding) to pay for consulting services for the repositioning of the properties at West Glebe and Old Dominion. She also informed the Work Group that one of VHDA's priorities was *Transforming Public Housing* and that the City and ARHA will discuss opportunities with VHDA in hopes of receiving funding for ARHA's future redevelopment projects.

Other Business

The Work Group will host a joint work session with the ARHA Board of Commissioners, City Council and Planning Commission in the spring; most likely in May. Possible topics include ARHA's repositioning and applications to VHDA for grants from their *Transforming Public Housing initiative*.

The next ARHA Redevelopment Work Group meeting will be on Thursday, February 20 at 5:30pm. The primary discussion topic will be ARHA's Request for Qualifications for development partners.



Alexandria Redevelopment and Housing Authority



The New Housing for All

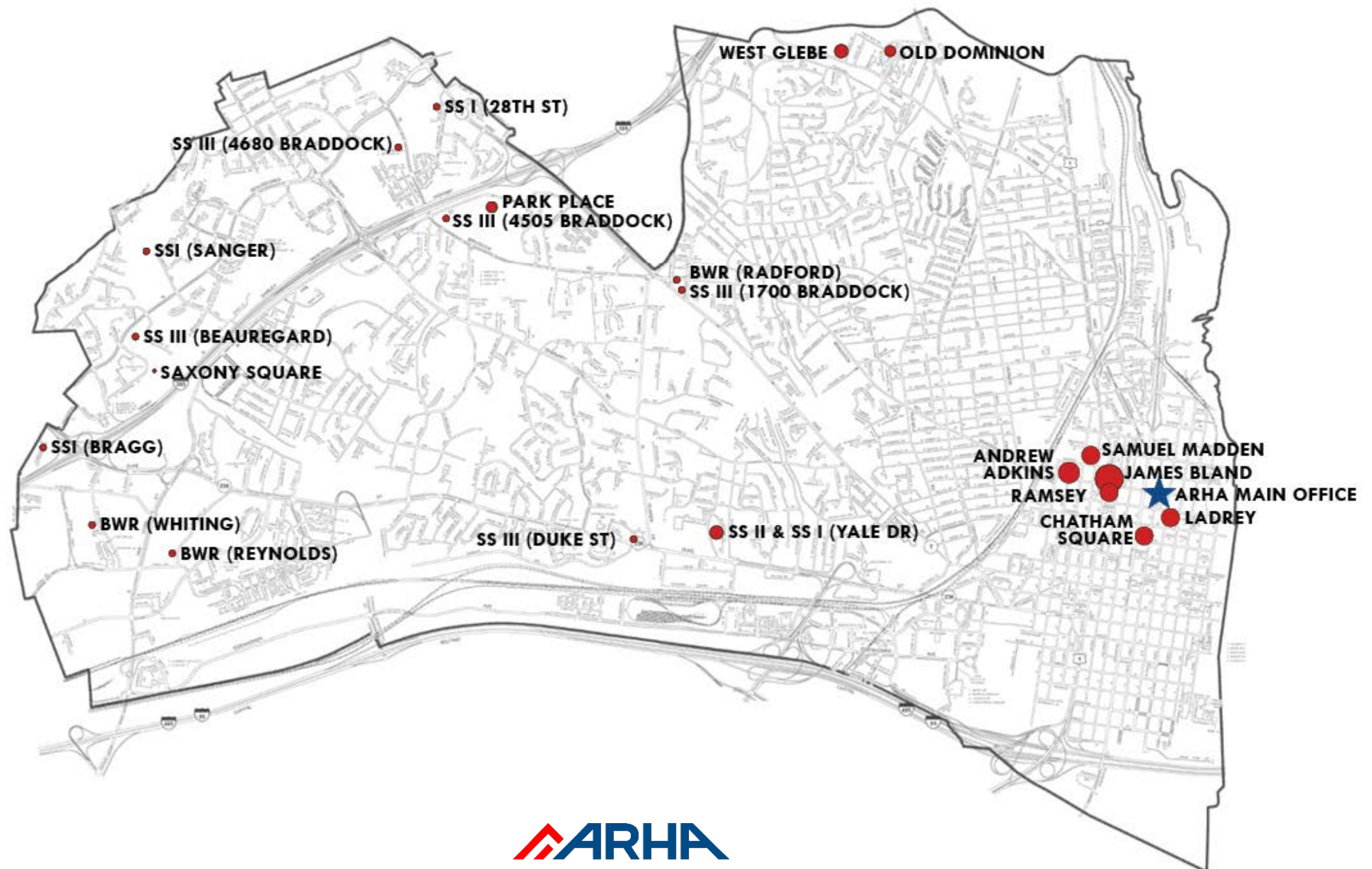
January 2020



ARHA

- 1,140 units in Alexandria, 754 of which are PH
- 1,400 Housing Choice Vouchers administered in the city
- Headquarters – Asset Management, Facilities, Resident Services, Finance & Development
- Resident Programs:
 - Family Self Sufficiency (FSS) Program
 - Resident Opportunity & Self Sufficiency (ROSS) Program
 - James Bland V Supportive Services Program

ARHA Public Housing Properties



FSS & ROSS Programs

6

2019 FSS Graduates

\$7,000

Average Escrow

50

Active ROSS
Participants



1st Annual FSS Regional Joint Graduation Ceremony



Ms. Yvonne McKoy
Recent Graduate
& Homeowner



Ms. Sharmaine Orellana
Upcoming Graduate
& JB V Success Story



Career Development Cohort

JB IV Supportive Services

65 Active Participants



Chatham Square



Old Town Commons





Ramsey Homes

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Repositioning Tools

Transforming Public Housing Subsidy

SECTION 18

RAD

VOLUNTARY
CONVERSION

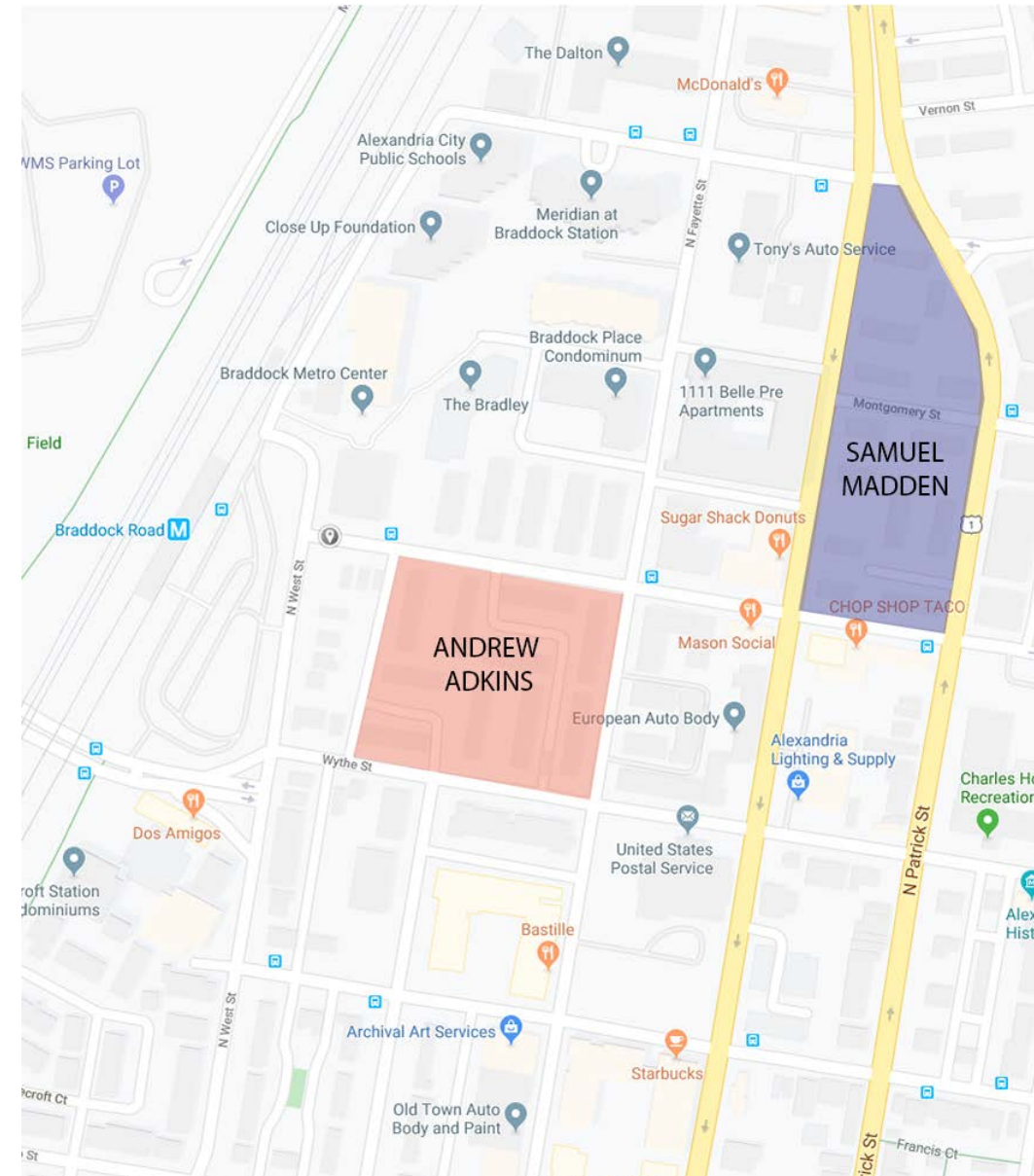
IMPACTS on Public Housing Residents:

- Rent continues to be 30% of household income
- ARHA greater flexibility to improve quality of apartment
- HUD oversight continues since ARHA owns the property

Mixed Income Redevelopment

Impacts of Repositioning on Redevelopment:

- Project Based Vouchers increase cash flow → increasing debt
- Increase # of affordable units
- Potential for fully mixed-income properties with shared amenities



Development Principles



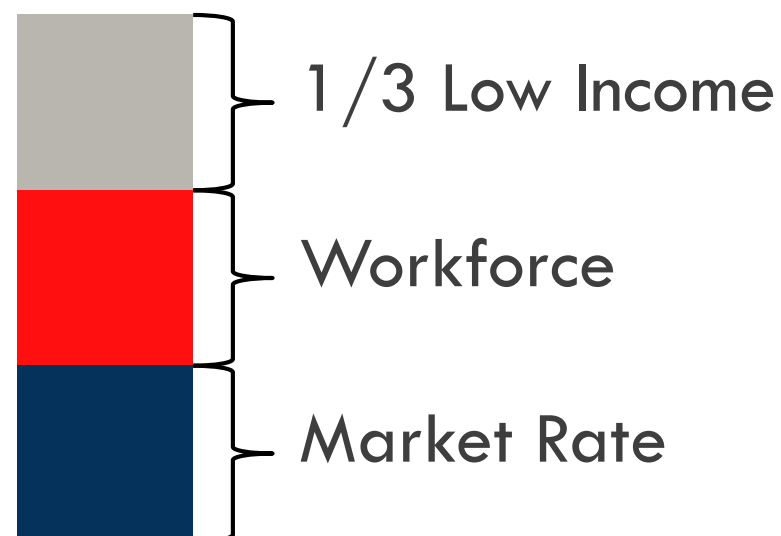
One-for-One replacement of all low income units



Mixed income community w/ fully integrated affordable units

Private Public Partnerships

Resident Input = Key



Preserving & Expanding Affordability



ARHA's Strategy

REPOSITIONING
+
REDEVELOPMENT
+
RESYNDICATION