

r.1 SOUTH HOUSING AFFORDABILITY STRATEGY

Community Meeting #8

6/28/2018

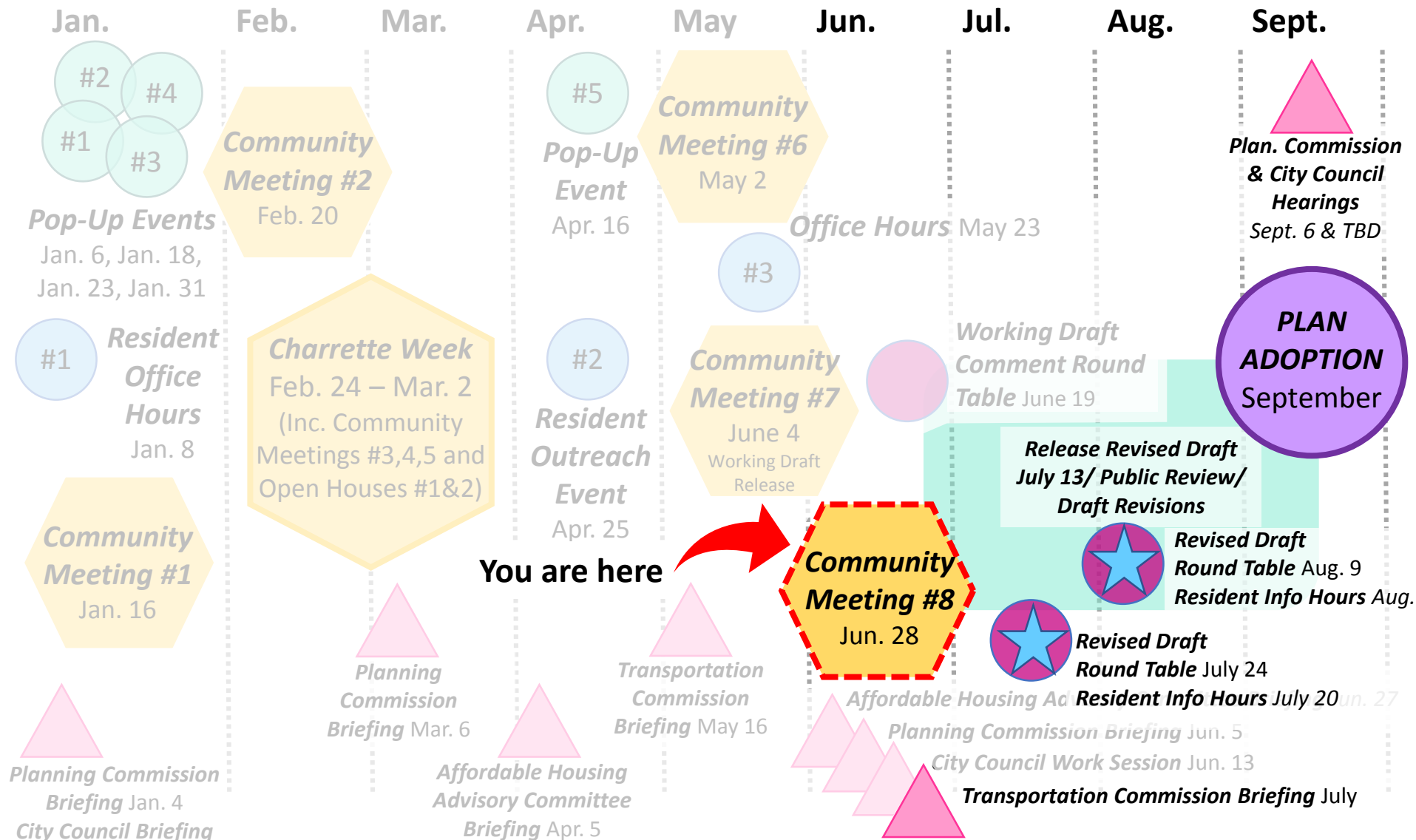


Agenda

1. Process & Next Steps
2. Community Feedback on June 4 Working Draft
3. Next Steps & Ways to Give Feedback



Schedule



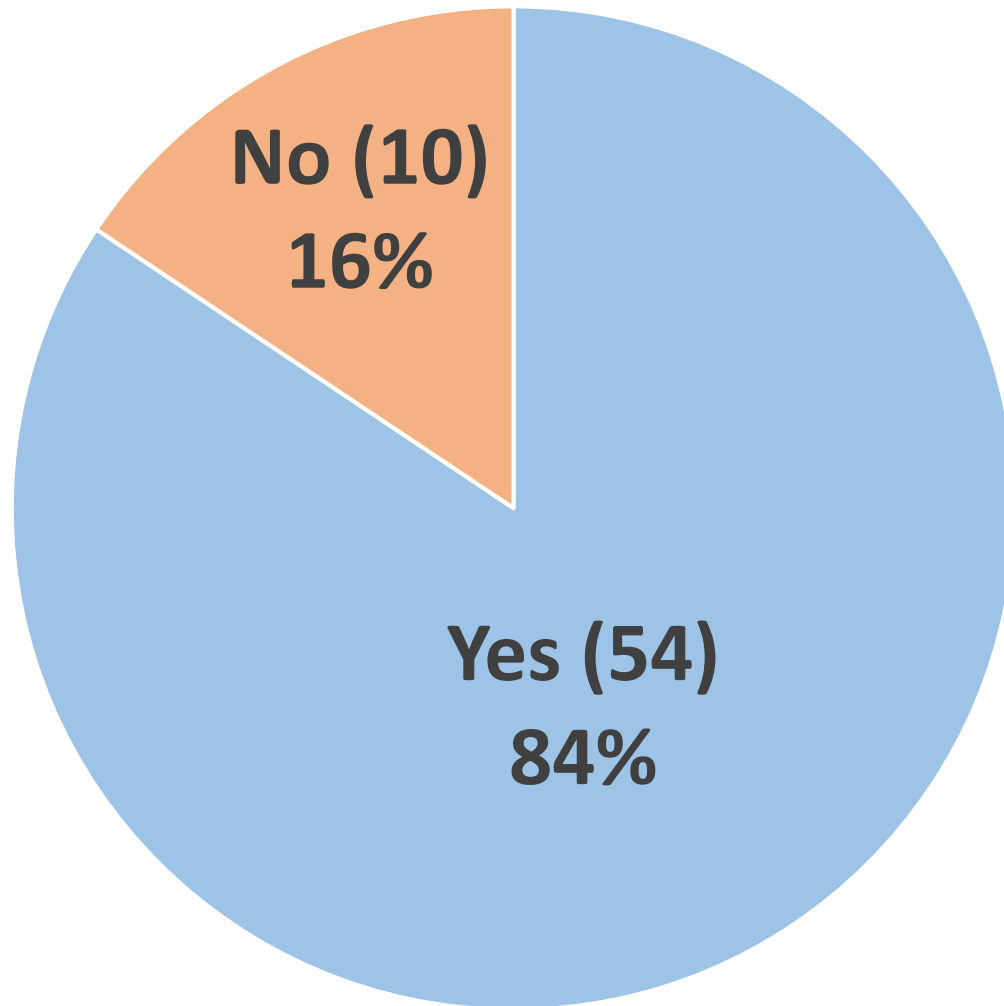
Community Feedback on June 4 Working Draft

Legend

Y - Yes, revision(s) proposed/incorporated
AA - Topic Already Addressed/ No revision proposed
N - No, revision not proposed/ incorporated
O - Other

Source	No.	Question/ Comment/ Suggestion	Revision Proposed? (see legend)	Response/ Proposed Revision	Response/ No Revision Proposed
Community Meeting #7 (with Open House)	1	Have the rental property owners indicated they are interested in redeveloping?	Y	The City approached the property owners about its desire to be proactive in preserving the affordable housing units and consulted with HUD regarding requirements to renew/extend the contracts. Both property owners have indicated that the ability to redevelop is important economically in order to sustain the affordable housing. Renovating only will not provide enough of a return for them to keep the existing number of affordable units, so redevelopment is integral to this Strategy. HUD has indicated its concurrence with this approach. Language will be added to Section A.1 Community Engagement that states that the property owners have expressed a desire to redevelop.	
Community Meeting #7 (with Open House)	2	What does it mean when you say 'eligible' households can return? What households qualify as eligible?	Y	Text will be added to Chapter 2: Housing Affordability describing what it means to be eligible. Eligible residents are those in "good standing." While the "good standing" definition has not yet been negotiated with owners of the Route 1 South properties, it will likely be similar to that in the Beauregard Small Area Plan's Tenant Assistance and Relocation Plan (TARP) for Properties Scheduled to be Demolished: 1.Current in rent at the time they receive a 120-day notice of termination and a generally good payment record. 2.Have lived in their unit for one year or more. 3.Have not made more than three late payments during the last three years. 4.Have received no more than one 21/30-day notice to cure during the last two years, and violations were cured. 5.Have passed a criminal background check based on a reasonable screening policy, e.g., not overly broad, does not exclude everyone with a criminal record, does not rely solely on arrest records, and provides a process for considering mitigating circumstances. The working draft Strategy provides a recommendation (#7, page 13) to "ensure eligible residents have a right to return to the community after redevelopment and receive support and assistance to mitigate impacts of temporary relocation such as financial and moving assistance, as well as coordination with ACPS, Department of Community and Human Services (DCHS), and other City agencies". A chart showing resources available to tenants will be added to page 12 (Relocation and the Right to Return), with further detail (including contact information) in a new Resources for Tenants section on page 54 (end of Section A.2).	
Community Meeting #7 (with Open House)	3	Many people don't have access to printers. Where can we get printed copies of the document?	Y	Copies have been provided on request. In addition, copies have been placed in four locations in the neighborhood, including Lee Center, Abyssinia Mart, and the management offices of Heritage and Olde Towne West. Chapters translated into Amharic have also been placed in these locations and posted on the project website. Language will be added to A.1 Community Engagement expressing this action.	
Community Meeting #7 (with Open House)	4	There are two areas of redevelopment – the affordable housing properties and the commercial properties on Route 1. Could we go forward with affordable housing properties now, then later gain consensus on the properties for Route 1?	N		The areas could be separated, but the benefit of including the four additional redevelopment sites on Route 1 is to achieve a comprehensive vision and attention to overall design, including the long term improvements to the streetscape on the east and west sides, and the gateway at the southern end if/when these properties redevelop in the future.

Revisions/ Clarifications (64)



Revision (“Yes”) Themes

Provide clarification, more information or refinement on:

1. Eligibility & Right to Return
2. Accessibility & Universal Design
3. Consistency with Strategic Plan & other Plans
(i.e. Housing and Transportation Master Plans)
4. History of Old & Historic Alexandria District
Boundary
5. Schools
6. Pedestrian Safety & Traffic Study
7. Community Engagement Process



Non-revision (“No”) Themes

1. Change to Old & Historic Alexandria District Boundary
2. Expand Plan Area
3. Additional Curb Extensions
4. Change to Dedicated Turn Lane/ Signal Timing
5. Implement Flashing Lights at Alfred and Wilkes
6. Reduce Scope of Study to Exclude Commercial Sites



“Already Addressed” & “Other” Themes (52)

1. ASBC and 22 Units
2. Compatible Building Design
3. Building Height
4. Traffic Calming Improvements

1. Enforcement
 - Ex. Illegal turns, speeding, stop signs
2. Technical Questions
 - Ex. DSP v DSUP, HUD Contract Details
3. Compliments



Schedule to Give Feedback

Revised Draft Released July 13

- July 13: *Release Revised Draft document for public review and comment*
- July 13 – Aug. 17: *Community Feedback via AlexEngage on Project Website, email, phone, paper copies*
- July 24 & Aug 9: *Revised Draft Round Table*
- *** July 20: RESIDENT INFO HOURS***

Final Draft Released Aug. 24

- Comments received after Aug.17 will be attached to Public Hearing dockets
- Public can testify in person at the Public Hearings
- Aug. 24: *Release Final Draft document*
- *** AUGUST: RESIDENT INFO HOURS***

Ways to Give Feedback

1. AlexEngage – link on project webpage (alexandriava.gov/Planning)
2. Email to ashley.labadie@alexandriava.gov or tamara.Jovovic@alexandriava.gov
3. Call Ashley at 703.746.3801 or Tamara at 703.746.3097
4. In person at Round Tables (7/24 & 8/9)
5. In person using paper copies:
 - Lee Center
 - Abyssinia Mart
 - Heritage management office
 - Olde Towne West management office

