

**Route 1 South Housing Affordability Strategy  
Community Meeting, Monday, June 4, 2018  
Lee Center, 1108 Jefferson Street**

**Meeting Summary**

Community Questions/Comments following staff presentation

1. Have the rental property owners indicated they are interested in redeveloping?
  - The City approached the property owners to be proactive in preserving the affordable housing units. Both property owners have indicated that the ability to redevelop is important; and important economically in order to sustain the affordable housing. Renovating only will not provide enough return for them to keep this number of affordable units. Redevelopment is integral to this strategy.
2. What does it mean when you say ‘eligible’ households can return? What households qualify as eligible?
  - Tenant protection vouchers are given to every household, subject to federal government availability. It is the City’s goal that every family would return and would have access to assistance and services as part of the transition. Families with school age children will get assistance from ACPS to limit disruption to students. Eligible households are those that are considered to be “in good standing,” ie, households that are current on rent, no eviction notices, and have a good track record with the property. The Office of Housing will provide additional information with regard to eligibility to all tenants at next meeting.
3. Many people don’t have access to printers. Where can we get printed copies of the document?
  - The City can provide copies upon request. In addition, community copies have been provided for reference at multiple locations (Lee Center, Abyssinia Mart, Olde Towne West Management Office and Heritage Management Office).
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?
  - They could be separated, but the benefit of including the properties on Route 1 is 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.
5. Can you include documentation of the complete history of the project on the City’s website?
  - This information is already provided on the project website. Staff directed community member to location on the web.
6. I complement the thoroughness and comprehensiveness of the draft document. I would like to propose that the plan needs to be of a larger context, part of the City’s overall

Strategic Plan and vision of the city. Seems isolated. Coordinate with specific markers in strategic plan. Need to be sensitive to cost factor/cost benefit analysis. Developers want a reasonable return of investment. Residents want to return to their homes. City needs to leverage limited resources in a city of kindness and compassion. Need to express the specific values that this plan embodies – livable city, compassion, and kindness ... strategic plan

- The draft document references the Housing Master Plan, the City Strategic Plan, and the Vision Zero Action Plan, and the principles and recommendations in this are consistent with their long term vision.
7. Going forward, as a member of the landlord tenants board, we would like input on the strategy.
    - Staff will brief the board and take feedback.
  8. Agree with earlier comments – consistency with Strategic plan, Housing Master Plan, etc.
    - See 6 above.
  9. How do the Alfred Street Baptist Church (ASBC) plans fit into this plan?
    - ASBC is outside of the boundary of this planning process. That development application is occurring under a separate development review process, and will have separate zoning, Board of Architectural Review approvals, public hearings etc.
  10. Seems like this strategy is being done in a vacuum; ASBC is right next door, and will have major impacts. Same goes for the Thornton project. Will you consider it holistically or piece by piece?
    - All future redevelopment will be required to do a traffic study; each study takes into account all the cumulative traffic. They will look at it holistically, but as each project comes in. It wouldn't make sense to do a traffic study now when the development project could come in 5 or more years from now. Traffic studies and mitigation measures should be as current with the development project as possible.
  11. Residents in the affordable housing properties are confused; they didn't understand that they would be moving. We need security and we need to understand what's going on.
    - The Office of Housing relocation advisor, Caridad Palerm, has held multiple meetings with the residents and will continue to do so to answer any questions. Residents are always welcome to call her at 703-746-3079 with any questions.
  12. Review and comment period is in the summer and people can't come to meetings.
    - The draft review period is from June 4 through the September hearings.
  13. Seems like this planning area is piecemeal. Is there consideration for a more comprehensive look at the small area plan – Southwest Quadrant and Old Town.
    - We could do that; but the need for the affordability housing strategy to be addressed was urgent as the contracts are expiring, which is why we proposed a focused, strategic approach. A comprehensive review of the small area plan as a

whole could be done in the future, but would need to be considered as part of the City's long range planning work program.

14. Have you addressed parking yet? And schools?

- All new redevelopment projects will have to meet the parking standards in place. The City works closely with ACPS to track student enrollment and produce student generation estimates using an agreed upon process. Detailed information was provided on this topic in the May presentation, available on the project webpage.

Community Comments/Questions Provided in Writing During the Open House Stations

15. General/Process

- Reference the City Strategic Plan in the document
- Provide translated version of the document in languages per resident demographic

16. Housing

- What disqualifies residents from tenant protection?
- What other options would allow residents who are disqualified from the tenant protection voucher to return to the redeveloped area?
- % of current residents NOT tenants in good standing

17. Open Space and Streetscape Opportunities Map

- Why can't the BAR review all the sites? Amend the district line to include all redevelopment projects
- What about the loss of revenue from losing the gas stations? Has the City taken that into account?

18. Short-Term Improvements Map

- Illegal turn around at Church Street
- Enforcement of Stop Signs
- Improve Connection at Patrick and Wolfe
- Flashing Warning Lights for Pedestrians (Post-it note on Wilkes/Alfred)
- Need four curb extensions (concrete?) (Post-it note on Gibbon/S Columbus)
- Need four concrete curb extensions (Post-it note on Alfred/Gibbon)
- Left turn from Right Lane (Post-it note on Gibbon/S Patrick)
- NB left from S Patrick onto Gibbon
- Cycle length too long at S Patrick and Franklin

19. Planning, Land Use, and Design Recommendations

- Like the courtyard approach
- Massing of buildings in rendering seems too large. Break-up with courtyards

20. Recommended Building Heights Map

- Will the rezoning be implemented with the plan approval altogether or later with each redevelopment site application? Will it be a new zone or an existing zone?
- Would like to see building breaks (walk throughs) on the new building sites