

**ARHA Redevelopment Work Group
November 10, 2016
Meeting Summary**

Participants

Work Group Members

Mary Lyman, Planning Commission, Chair, *Absent*

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

Roy Priest, Alexandria Redevelopment and Housing Authority, CEO

Mark Jinks, Alexandria City Manager Office, City Manager

Helen McIlvaine, Alexandria Office of Housing, Director

Karl Moritz, Alexandria Department of Planning and Zoning, Director

City of Alexandria/ Alexandria Redevelopment and Housing Authority Staff

Connie Staudinger, Alexandria Redevelopment and Housing Authority

LeRoy Battle, Alexandria Redevelopment and Housing Authority

Derrick McDaniel, Alexandria Redevelopment and Housing Authority

Eric Keeler, Office of Housing

Joanna Anderson, City Attorney Office

Nathan Imm, Department of Planning and Zoning

Brandi D. Collins, Office of Housing

Introductions and Meeting Summary Approval

Vice Mayor Wilson convened the meeting and introductions were made of Work Group members, City and Alexandria Redevelopment and Housing Authority (ARHA) staff, and others attending the meeting.

Upon a motion, members of the Work Group approved the meeting summary of the October 26, 2016 Work Group meeting with one amendment. The amendment was initiated by Mr. Bauman and reflects that during the October meeting, the Work Group discussed Executive Session reciprocity and determined that it would occur on an as-needed basis.

Ramsey Homes Update

On November 2, 2016, the Planning Commission recommended approval of the Ramsey Development Special Use Permit (DSUP). No changes were made to the development project during the commission hearing. City Council will consider the development project during its hearing on November 12, 2016.

Update on RFP Sites and Developer Selections

Mr. Priest stated that ARHA continues to negotiate the terms of the contracts with the selected developer partners. The terms will be documented in individual Term Sheets for each developer partner; which the ARHA Board will consider for approval during its November board meeting.

The first development project will be Andrew Adkins and the general schedule follows:

- DSUP Concept 1 Plan submission to City: December 2016
- City Council approval: 2017
- Low-Income Housing Tax Credit (LIHTC) application submission: March 2018
- Construction commence: January 2019

A schedule outlining the community engagement process will be provided at the time of DSUP Concept 1 Plan submission.

Operating Funding Challenges Related to ARHA Redevelopment

Mr. Priest made a [presentation](#) that described the challenges of operating, maintaining, and funding public housing with decreased federal funding. ARHA has used creative funding strategies, including the LIHTC program, to generate income to finance their organization's expenses. ARHA has been recognized nationally for its efforts.

Ms. McIlvaine suggested that the City and ARHA work together to encourage private landlords to accept Housing Choice Vouchers and house families during the temporary and permanent relocation effort during redevelopment.

Vice Mayor Wilson requested that a future ARHA Redevelopment Work Group meeting include a discussion on ARHA becoming a "High Performing Agency". Mr. Priest stated that the distinction is an organizational goal.

Other Business

The next meeting of the ARHA Redevelopment Work Group will be held on Thursday, December 8, 2016.

Future meeting topics:

- ARHA becoming a "High Performing Agency"
- Maintenance of older properties
- Evaluating Resolution 830

Mr. Priest informed the meeting attendees that ARHA is currently conducting a Physical Needs Assessment of all its properties. ARHA can share the information with the Work Group.

Ms. McIlvaine stated that the interpretation of Resolution 830 requires that one-for-one replacement result in physical units being replaced in the city; not via new Housing Choice Vouchers. She pointed out that this is a point of disagreement between City staff and ARHA staff. She wants this interpretation discussed during the Resolution 830 discussion.

Mr. Jinks suggested that Resolution 830 continue to be general in scope and ARHA provides an accompanying detailed plan on replacement of units and funding sources.

Vice Mayor Wilson asked that City and ARHA staff create a list of discussion items related to Resolution 830 (including modernizing language, interpretation of one-for-one replacement, scope, intent, etc.)

that should be addressed. After staff provides this list, the Work Group can begin addressing them internally and then elevate the discussion to the City Council and ARHA Board of Commissioners.

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