

**ARHA Redevelopment Work Group
February 9, 2017 - Meeting Summary**

Participants

Work Group Members

Justin M. Wilson, Vice Mayor, City of Alexandria

John Taylor Chapman, City Councilman

Mary Lyman, Chair, Planning Commission

Daniel Bauman, Chair, Alexandria Redevelopment and Housing Authority (ARHA) Board of Commissioners

Salena Zellers, Vice Chair, ARHA Board of Commissioners

Mark Jinks, Alexandria City Manager

Roy Priest, CEO, ARHA

Helen McIlvaine, Director, Alexandria Office of Housing

Karl Moritz, Director, Alexandria Department of Planning and Zoning

City of Alexandria/ Alexandria Redevelopment and Housing Authority Staff

Connie Staudinger, Alexandria Redevelopment and Housing Authority

DeeDee George, Alexandria Redevelopment and Housing Authority

Rose Boyd, Alexandria Redevelopment and Housing Authority

Eric Keeler, Office of Housing

Brandi D. Collins, Office of Housing

Melodie Seau, Office of Housing

Joanna Anderson, City Attorney's Office

Introductions and Meeting Summary Approval

Vice Mayor Justin 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, the Work Group approved the summary of the January 12, 2017 meeting.

Ramsey Homes Update

Section 106 Process

The City will hold its next [Section 106 Meeting](#) on February 15, 2017. The consulting parties will consider ideas submitted to mitigate the impact of demolition on the site's historic and cultural significance. According to Eric Keeler, who is managing the Review Process for the City, it is hoped that the parties can achieve consensus on how to proceed so the plan for mitigation can be finalized in a Memorandum of Agreement among the City, ARHA, and the State Office of Historic Resources by mid-March.

Additional ARHA Loan Request and Glebe Park Loan Repayment

Helen McIlvaine stated that ARHA has requested an increased loan amount of \$2 million (the loan approved in November was for \$1.1 million) to fund higher construction costs and a deficit in tax credit funding anticipated due to potential federal tax policy changes. Roy Priest added that the Housing Affordability Advisory Committee (AHAAC) supported and recommended approval of the request. A portion of the loan proceeds from the Glebe Park Loan repayment will be used to provide this additional loan to ARHA. ARHA is also using approximately \$1.4 million of its resources to close the anticipated gap.

Andrew Adkins Development Special Use Permit (DSUP)

Community Outreach, City Staff Comments re: Concept 1 Plan, and Updated Schedule

The proposed Concept 1 Plan for Adkins was presented to the Braddock Implementation Advisory Group (BIAG) on January 26, and at BIAG's request a second meeting is scheduled for Monday, February 13 for the community to provide input. The February 13 meeting will be held at Charles Houston Recreation Center beginning with an Open House 6pm-7pm. The formal meeting will begin at 7pm.

ARHA and its development partners - Alexandria Opportunity Housing, LLC (an affiliate of CRC), VHD, LLC, and Northern Real Estate Urban Ventures – are reviewing and responding to the City's interdepartmental comments on the Concept 1 submittal. An updated project schedule will be provided at the BIAG meeting on Monday, February 12. The project remains on schedule for a March 2018 LIHTC application submission.

ARHA's Plan for Replacement of Units at Andrew Adkins Development

Roy Priest and DeeDee George provided a [presentation](#) on ARHA's initial timing for relocating the 90 units at the Adkins development and at TBD offsite locations, along with demographics on current Adkins households and the bedroom-size unit demand on its public housing waitlist.

Additional input from ARHA staff included:

- ARHA will begin visiting potential offsite relocations next week
- Relocation will be undertaken through a phased approach
- Additional considerations that influence relocation include impact on school-aged children, impact on school capacity, availability of relocation sites, and right-sizing households to appropriate unit types

Modernization and Expansion of Resolution 830

Vice Mayor Wilson asked for feedback on the [Proposal](#) to review, modernize, and expand *Resolution 830*. Per the Proposal, the Resolution should be updated to modernize the language and reflect current housing policies, needs and financing tools (and potentially include other housing partners that participate in affordable development and preservation) to preserve and potentially expand the number of units protected.

After some discussion, there was consensus among the Work Group to move forward with the current Proposal. A third-party facilitator will be procured. It is anticipated that the community engagement process will conclude with recommendations for Planning Commission, ARHA, and City Council to consider before Council's summer recess in June 2017.

Staffs will collaborate to provide the following prior to the March 9 Work Group meeting:

- Framework for the community engagement process and discussion of Resolution 830
- Schedule and topics for meetings; and schedule for report/recommendations, including community review and comment ("deliverables")
- Composition of 830 Working Group
- Selection of facilitator (and scribe)

Other Business/Adjournment

The next meeting of the ARHA Redevelopment Work Group will be held on Thursday, March 9, 2017. The April meeting is tentatively scheduled for April 6. The meeting was adjourned by Vice Mayor Wilson.