

ARHA Redevelopment Work Group
April 14, 2016
Meeting Summary
City Council Work Room
5:30pm – 7:00pm

Participants

Work Group Members

Justin M. Wilson, Vice Mayor

John T. Chapman, City Councilman

Daniel Bauman, Alexandria Redevelopment and Housing Authority, Chair

Salena Zellers, Alexandria Redevelopment and Housing Authority, Vice Chair member

Mary Lyman, Planning Commission Chair

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

Mark B. Jinks, City Manager

Karl Moritz, Director, Department of Planning and Zoning

Helen S. McIlvaine, Director, Office of Housing

Roy Priest, CEO, ARHA

Vice Mayor Justin Wilson convened the meeting and introductions were made of Work Group members, staff, and others attending. The Work Group members approved the written summary of the March 2, 2016 meeting.

Karl Moritz presented a Power Point presentation. The bold text throughout this summary references slides within the presentation.

Mr. Moritz began the presentation with a discussion of the **Threshold Issues** impacting the continued development process for Ramsey Homes.

Discussion among the Work Group members and staff included the following:

- An appraisal of the property will be conducted to inform assumptions regarding the fair market value of the site. It was agreed that a less formal valuation may be sufficient now, even if a full appraisal is required for the future HUD disposition application.
- The City is funding ARHA's consultant costs associated with studying redevelopment alternatives.
- Staff will provide the Work Group with a memorandum regarding HUD's disposition process.

Mr. Moritz discussed the **Staff Charrette** that was held on March 29, 2016 to define the parameters for the redevelopment options for Ramsey Homes. There are currently two options under consideration. Staff and members of the Work Group also discussed **Design Parameters** and **Additional Issues for Resolution**.

Discussion among the Work Group members and staff included the following:

- Unit cost per square foot (cost/sf) impacts a project's score for Low Income Housing Tax Credits (LIHTC). Projects with lower costs per square foot typically have higher LIHTC scores.
- Unit mix and type also impact a project's LIHTC score.
- Staff will review the scoring of successful LIHTC projects and evaluate their cost/sf.
- The Virginia Housing and Development Authority (VDHA) administers the LIHTC program and annually issues a Qualified Allocation Plan which provides guidelines for the program, including information on preferred criteria for scoring.
- Projects with 50 units or more are more competitive for a LIHTC award.
- The redevelopment options should not include a land use or community amenity that conflicts, duplicates or competes with existing programming at the Charles Houston Recreation Center.
- One of the options could include additional open space by closing one of the adjacent alleys.
- More consideration should be given to what uses might be made of a building that is preserved, and these ideas should be vetted with HUD.

Mr. Moritz and staff discussed **Next Steps**, including Civic Engagement.

Discussion among the Work Group members and staff included the following:

- A community workshop will be held on either May 25 or May 26. During the workshop, staff will present viable (financially-feasible and LIHTC-competitive) redevelopment options for Ramsey Homes. The community will be invited to provide input and participate in small group discussions. Staff will provide information on the LIHTC program and scoring guidelines to illustrate tradeoffs and why some options work better than others.
- Staff will also use AlexEngage to solicit community input.
- The ARHA Board of Commissioners agreed to discuss the option of including staff and board members/councilors in Executive Sessions regarding topics related to Ramsey Homes or the ARHA Redevelopment process. ARHA and/or its counsel was invited to consult with the City Attorney on protocol around executive sessions since the City has studied associated legal issues extensively.
- In the May meeting, staff will present detailed information regarding the options being studied, including their projected financial feasibility.

The next Work Group meeting will be held on Thursday, May 19 at 5:30 p.m. The following Work Group meeting will be held on June 9, 2016.

The meeting was adjourned by Vice Mayor Wilson.