

ARHA Redevelopment Work Group

October 12, 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

Roy Priest, CEO, ARHA

Mark Jinks, City Manager, City of Alexandria

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

Eric Keeler, Deputy Director, Alexandria Office of Housing

James Banks, City Attorney

Introductions and Meeting Summary Approval

Vice Mayor Wilson convened the meeting and introductions were made of Work Group members, City and ARHA staff, and others attending. Upon a motion, the Work Group approved the summary of the September 28, 2017 meeting.

Updates

Discussion regarding September 28th Presentation: [“National Best Practices in Public Housing Redevelopment”](#) by Rhae Parkes of EJP Consulting Group

Feedback from the Work Group included the following:

- The subject was interesting to me.
- The topic was the most complex thing I ever heard.
- The information provided rolls into Resolution 830 community engagement process and will inform how we deal with redevelopment activity going forward.
- Please put the redevelopment concepts presented into a matrix for future consideration and/or presentations.
- Can staff arrange a presentation on HUD’s Rental Assistance Demonstration (RAD) program, including how it operates, its challenges, and why it doesn’t work in certain areas?

Andrew Adkins Financial Models for Replacement Units:

Helen McIlvaine provided the following update, with input from Work Group members and those attending:

At a recent meeting with CRC and ARHA staff, city staff presented their financial model (including city assumptions regarding land costs, number of affordable and market rate units, and levels of affordability, etc.) and various potential development scenarios. Staff shared the interactive modeling tool with CRC and ARHA so they could tweak assumptions and then test and propose scenarios. The staffs intend to continue working

together to try to resolve data inconsistencies and finalize the tool to present mutually agreeable scenarios at the November 9 Redevelopment Work Group meeting.

- Casey Nolan of CRC stated that ARHA and CRC would like to complete the entitlement phase in Spring 2018 before City Council has its summer recess. Therefore, the land use/replacement unit discussion must be resolved by the end of 2017. CRC needs 2-3 months to produce a Concept 2 Plan to submit to the City; but work on the Concept 2 Plan cannot begin until the land use issues are resolved.
- Vice Mayor Wilson discussed a Joint City Council/ARHA/Planning Work Session in January 2018 on Adkins, Resolution 830, and next steps on ARHA RFP sites.

ARHA CEO Search and Transition Update

Daniel Bauman provided the following update:

- After some negotiations, the selected candidate has signed an employment agreement with a start date of November 13. The name of the CEO will be announced soon – he is giving notice to his current employer.

Resolution 830 Working Group

Ms. McIlvaine provided the following update:

- The start date of the process will be deferred until January 2018 to accommodate the CEO's start date.

Other Development Project Updates

Mr. Priest provided the following update:

- Ramsey Homes:
 - ARHA is awaiting HUD's decision on the Disposition Application; and
 - Current Schedule: Closing is anticipated for 12/22/2017; Tenant relocation is anticipated January 2018 – April 2018, with construction to begin in April 2018. Lease up would start in June/July 2019.
- Ladrey Senior Highrise:
 - Some minor renovation is being undertaken pending a substantial renovation and refinance. Work includes replacement of existing carpet with tile, repainting of the building interior, enhanced building security (both alarms and guards); consolidation of some independent-living units (170 currently) to enable live in caregivers for some residents
 - The number of Resolution 830 units lost due to consolidation can be offset by additional ADA units redeveloped at Hopkins-Tancil or other ARHA sites;
 - Redevelopment planning will take 2 years to complete; and
 - ARHA is holding a tenant meeting soon to share the plans.
- Cameron Valley:
 - A great deal of community engagement will be required, but the start date for that has not been determined. The City Manager stated that the community would appreciate outreach as early as possible; and

- Current redevelopment challenges include Yale/Duke intersection, concerns related to scale of new development, and difficult site conditions, such as soil erosion.

Next Meeting Date

The next meeting of the ARHA Redevelopment Work Group is November 9, 2017. Future meeting topics include the Adkins Redevelopment Scenarios, the Joint City Council/ARHA/Planning Commission Work Session agenda, discussion of future informational presentations and an update on ARHA RFP sites. The meeting was adjourned by Vice Mayor Wilson.