Today’s Agenda

• Introduction to our Team
• Existing Conditions
• Preliminary Concept 1 Plan Overview
• Relocation Process
• Community Engagement & Entitlement Schedule
The Team

Alexandria Opportunity Housing LLC, whose manager is CRC Companies Arlington, VA
- Lead Developer
- Nearly $7 billion of public and private work
- 47,000 residential units across more than 60 projects
- 10,000 acres of land and 50 million SF of development

Northern Real Estate Urban Ventures Washington, DC
- Co-Developer
- More than 2,000 units of affordable housing
- 200,000 SF of commercial space
- Over $500 million in development

Cunningham Quill Washington, DC
- Lead Design Architect
- Design portfolio of 5.25 million SF in Alexandria
- Spearheaded interactive community design process for Potomac Yard
- Crafted Strategic Investment Area plan for Charlottesville, Virginia

VHD LLC, whose sole member is ARHA Alexandria, VA
- Affordable Housing Development Partner
- Founded in 2010 as the development arm of ARHA
- Multiple national awards for mixed-income projects from industry leaders such as ULI and Delta Associates
182,720 SF across the coordinated development site
- 153,350 SF Andrew Adkins parcel (ARHA)
- 29,370 SF West Street Assemblage (CRC option contracts)

Both sites zoned RB/Townhouse
Existing Conditions

- View of West Street Assemblage single-family houses along West Street from adjacent Braddock Metro entrance
Existing Conditions (cont’d)

- View of parking lot and open space along Payne Street alleyway
Existing Conditions (cont’d)

- View of existing homes from Payne Street alleyway
Concept 1 Plan Submission (Dec 22, 2016)

Illustrative schematic plan subject to change based on community and city feedback.
# Program Summary

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Current</th>
<th>Proposed</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Rate</td>
<td>0</td>
<td>387*</td>
<td>Bldgs 1 &amp; 2</td>
</tr>
<tr>
<td>ARHA</td>
<td>90</td>
<td>60</td>
<td>Bldg 3</td>
</tr>
<tr>
<td>Workforce**</td>
<td>0</td>
<td>18</td>
<td>Bldg 4</td>
</tr>
<tr>
<td>Retail / Flex SF</td>
<td>0</td>
<td>17,500+</td>
<td>Included in Mkt Rate</td>
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</tbody>
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* Estimate based on average unit size of 1,000 GSF
** Workforce units to be owned and managed by ARHA
Relocation Process: Qualify / Quantify

• Survey of Existing Households
  – Program (Housing) Choice (PH vs. HCV)
  – Eligibility
  – Household thus Unit Size

• Considerations:
  – 1-for-1 replacement of units under Resolution 830 prior to demolition
  – Understand the needs but understand the needs will change with each move-in/move-out over the course of a 21 month period
  – Elimination through attrition is no longer an option as the new regulations will only provide a Tenant Protection Voucher (“TPV”) for an occupied unit
  – 3rd party verifications are only good for 90-120 days, depending on the Program
  – Availability of PH units is limited and fluid
  – ARHA return rate in past efforts has been 40%; national return rate is 20%
  – Availability of units through the West Street Assemblage: inventory required
  – Budget
Relocation Process: Temporary / Permanent

• Temporary
  – Timing. What is available at the time of relocation?
    • ARHA maintains less than 2% vacancy rate
    • Private choices are dependent on market appetite for S8
  – Opportunity for retention of existing product through phased construction. Survey and concept will inform that decision.
  – 40 units may be made available by CRC for TPV households
  – West Street Assemblage
  – Block of units to be maintained with private landlord

• Permanent
  – Displaced household takes a TPV and relocates permanently
  – Opportunities for potential off-site replacement units at other ARHA redevelopment sites should be better informed by the end of the 1st quarter 2017
Relocation Process: Objectives

• Educate households on a continuous and frequent basis regarding: the process, their rights, and the housing choices that will be available to them
• Identify critical considerations when planning relocations
• Develop coordination and communication among all parties; internal and external
• Develop tools to help manage and review progress of both relocation and construction
• Draft a Plan for a smooth relocation process for ARHA residents for approval prior to demolition
Relocation Process: Defining Success

- Ultimately, communication, coordination, and collaboration between ARHA, AOH and the City will ensure the success of what will be a very fluid process.
  - The ultimate Relocation Plan will be modified as design and construction plans evolve.
  - The Disposition Application to HUD is the milestone for which the relocation plan must be finalized. This occurs following entitlement approvals and successful award of tax credits (anticipated Summer 2019).
Relocation Process: Experience

• ARHA
  – Samuel Madden / Chatham Square (100 units)
  – Glebe Park (56 units)
  – Old Dominion (96 units)
  – James Bland (4 Phases) (194 units)
  – Ramsey Homes (15 units, in process)
• Northern Real Estate Urban Ventures
  – Mayfair Mansions (600 families relocated on- and off-site)
    HUD 236 Renovation using LIHTC/Tax Exempt Bonds
• CRC Companies
  – Military Housing Experience (i.e. over 1,000 families
    successfully relocated at Fort Belvoir, VA)
Community Engagement Process

Guiding Principles: Listen, Communicate, Be Transparent

For more information, please visit the project website at:
http://www.vhdllc.us/andrewadkins.html
Community Engagement Process

• Existing Residents
  – Resident of the affected community have been given priority for information dissemination and will be informed on a regular basis, not less than monthly through the process

• ARHA Redevelopment Work Group
  – Monthly updates to the respective representatives of each of the governing bodies

• Braddock Implementation Advisory Group (BIAG)
  – The main point of focus for information dissemination to the external community will be the BIAG because of the broad membership

• Other Civic and Community Associations
  – To be a secondary source for information dissemination

• VHDIIc website to be cooperatively managed by ARHA and AOH in order to maintain real time information and updates (http://www.vhdllc.us/andrewadkins.html)
Community Engagement & Entitlement Schedule

**Target Dates**

- Dec 15, 2016  Andrew Adkins Residents Meeting
- Dec 18, 2016  Community Listening Session
- Dec 22, 2016  Concept 1 Plan Submission
- Jan 5, 2017    Alexandria IDR Kickoff Meeting
- Jan 12, 2017  ARHA Redevelopment Work Group Meeting
- Jan 19, 2017  City Comments on Concept 1 Plan
- Jan 26, 2017  Biweekly Small Group Planning Meeting with City Staff
- Jan 26, 2017  Braddock Implementation Advisory Group (BIAG) Meeting
- Feb 2017      2nd Concept 1 Plan Submission

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City Comments
IDR Meetings
2017
Community Meetings (Existing Residents, BIAG, others)
Concept Revisions
Concept 2 & DSUP Plan Submissions
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Late 2017  Public Hearings
THANK YOU!