

ARHA Redevelopment Work Group

September 28, 2017

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Vice Mayor, City of Alexandria

John Taylor Chapman, City Councilman

Maria Wasowski, Planning Commission (attending for Mary Lyman)

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, Alexandria Office of Housing

Brandi D. Collins, Alexandria Office of Housing

Tamara Jovovic, Alexandria Office of Housing

Richard Lawrence, Alexandria Department of Planning and Zoning

Dirk Geratz, Alexandria Department of Planning and Zoning

James Banks, City Attorney's Office

Connie Staudinger, Alexandria Redevelopment and Housing Authority

Martin Lucero, Alexandria Redevelopment and Housing Authority

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 August 10, 2017 meeting.

Updates

Andrew Adkins

Helen McIlvaine provided the following update:

- City staff presented its financial model and various potential development scenarios (city assumptions, units, levels of affordability, etc.) for Adkins to CRC and ARHA earlier this week and then shared its interactive modeling tool. The parties will continue to work together to refine the model and hopefully, develop some mutually supported scenarios to present to the Work Group in October.

ARHA CEO Search and Transition Update

Daniel Bauman provided the following update:

- After some negotiations, the selected candidate has signed an offer letter.
- A public announcement will be made within the next two weeks.

ARHA Board/City Council Joint Work Session

Mark Jinks provided the following update:

- A joint work session will be held at the request of City Council. City and ARHA staff will collaborate on the timing of the meeting, as well as its format and agenda.
- Some options for the agenda's discussion items include the Adkins DSUP, updates regarding the Resolution 830 community engagement process, the timing and sequencing of the ARHA RFP sites, the introduction of the new ARHA CEO and the Board's strategic vision for ARHA going forward.

Ramsey Homes Update

A [written update](#) was provided to the Work Group. Roy Priest emphasized ARHA staff's continuing work with HUD to gain approval of the disposition application.

Resolution 830 Working Group

A [written update](#) was provided to the Work Group. Ms. McIlvaine highlighted the following points and asked Work Group members for direction:

- The schedule of the 4 public meetings has been determined but may change due to the TBD timeline for ARHA's CEO selection and transition. Staff will share dates and times with the Work Group when the CEO start date is finalized.
- The group of Invited Stakeholders identified by the Work Group will be formally invited to attend and participate in the 4 public meetings. It will be requested that the same person or representative attends each meeting so that the cumulative information and discussions inform their final recommendations and the revised Resolution 830.
- The Commission for Women has requested to participate as an Invited Stakeholder. Their perspective is that a group focused on women's issues should be specifically included since 85% of ARHA households are female-headed.

The Work Group agreed to include a representative from the Commission for Women to participate as an Invited Stakeholder.

Other Updates/Status of Other RFP Sites

Mr. Priest stated that there are no updates on the Ladrey Senior Highrise Renovation, Cameron Valley outreach, or the sequencing of RFP sites.

Mr. Jinks and Councilman Chapman encouraged ARHA to begin outreach in Cameron Valley as soon as possible.

Presentation: "National Best Practices in Public Housing Redevelopment"

Rhae Parkes of EJP Consulting Group provided a [presentation](#) on national trends and best practices in public housing redevelopment. Members asked questions throughout the presentation.

Next Meeting Date

The next meeting of the ARHA Redevelopment Work Group is October 12, 2017. Staff will forward Ms. Parke's presentation to Work Group members to share with the Commissions they represent.

The meeting was adjourned by Vice Mayor Wilson.