

**ARHA Redevelopment Work Group  
May 19, 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

Connie Staudinger, Alexandria Redevelopment and Housing Authority

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 April 14, 2016 meeting.

*Karl Moritz and Helen McIlvaine presented a Power Point regarding the status of staff's studies regarding the two Ramsey Homes redevelopment options.*

Mr. Moritz began the presentation with a discussion of the Design & Layout of Proposal and Alternate redevelopment options for Ramsey Homes. There are two options under consideration.

The first option, referred to as the "Proposal", is a 53-unit multifamily development, totaling 44,854 square feet. It provides 1, 2, and 3 bedroom units in two separate buildings. Each building is three stories tall and provides 29 spaces of underground parking. This option provides both ground level and rooftop open space.

The second option, referred to as the "Alternate", preserves one of the existing multifamily buildings and provides one new multifamily building. The preserved building would be substantially renovated to include 2-4 new units. The new multifamily building includes 52 units, totals 43,448 square feet in size, and is four stories tall. The new building provides 1, 2, and 3-bedroom units. The units in this option are smaller in size than the units in the "Proposal" to achieve more units and add shoulders to reduce bulk. The new building provides 30 underground parking spaces. This option provides ground level open space.

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

- Any non-residential use of any portion of the site must be approved by the Department of Housing and Urban Development (HUD). HUD generally requires that any disposition

and/or reuse of public housing property must result in a benefit to the residents. Therefore, the redevelopment of the Ramsey Homes properties should provide for either new housing or supportive services (examples discussed include a daycare facility, including one that serves ARHA residents; a STEM facility for youth; and administrative offices for ARHA). HUD must approve the disposition application proposing non-housing uses, and these are subject to a higher level of scrutiny.

- Regardless of the selected use, the preserved building will need to be retrofitted.
- One non-residential option discussed for the preserved building in the Alternate option is to allow a non-profit to manage and operate an early childhood education/daycare center. However, ARHA would still own, and be financially and legally responsible for maintaining the facility. ARHA has concerns related to managing a building operated by another entity.
- Staff is reviewing design changes to close the alley ends. This would enhance green and open space. The alleys could still be functional for emergency vehicles.
- Staff continues to analyze both options to ensure that delivery/trash trucks can physically access the alleyways. Public safety vehicles can access the currently proposed access routes.
- Staff is refining the cost estimates of substantially renovating an existing building and converting the building to new units, as proposed in the Alternate option.
- The Braddock Metro Neighborhood Small Area Plan Affordable Housing Developer Contributions have been identified as a source of funding for the preservation and conversion of an existing building, as proposed in the Alternate. However, public input should be solicited on this, since the Plan envisioned the funds being used for replacement units outside of the Braddock Area.

A discussion regarding Next Steps followed:

- Staff will develop a schedule that outlines project milestones and key sessions or hearings of City Council/ARHA Board/ Planning Commission/Board of Architectural Review that track to approval of a DSUP (Development Special Use Permit) for Ramsey Homes in Fall 2016.
- The ARHA Board will continue to internally discuss extending access for City staff/City Councilors to attend relevant Executive Sessions.
- There are several upcoming meetings:
  - A community meeting will be held to discuss the redevelopment options for Ramsey Homes on Thursday, May 26, 2016 at 7pm at the Charles Houston Recreation Center. The meeting will include staff presentations and small group discussions. Staff will discuss the options, costs (in general terms), trade-offs (height, density, funding, preservation, open space, etc.), and potentially, funding sources (Low-Income Housing Tax Credits). An FAQ regarding tax credits will be prepared as a handout.
  - ARHA's consultant, Wetlands, will facilitate a community meeting on June 6, 2016 to discuss the Section 106 process. A diverse group of stakeholders has been invited to participate as interested parties (Indian tribes, neighboring property owners, community members, residents, members of historic groups). The

Section 106 process is used to determine appropriate mitigation for altering a historic site or property. Mitigation might include interpretive elements in the new buildings, plaques detailing historic events/persons, etc. The community's input will influence the mitigation action that is approved by the State Historic Preservation Office (SHPO) and Virginia Department of Historic Resources. This process needs to be completed before the HUD disposition process.

- Staff will provide an update to City Council on the Ramsey Homes Development Project on June 28, 2016. During the session, the Council will endorse a development option for the site. The ARHA Board will be invited to attend. This meeting is a legislative meeting, and not a public hearing.

The next ARHA Redevelopment Work Group meeting will be held on Thursday, June 9, 2016 at 5:30 p.m. in the City Council Work Room.

The meeting was adjourned by Vice Mayor Wilson.