

Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group

March 19, 2019

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
John Taylor Chapman, Councilman, City of Alexandria
Daniel Bauman, Chair, ARHA Board of Commissioners
Stephen Koenig, Planning Commission

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

Emily Baker, Deputy City Manager
Helen S. McIlvaine, Director, Alexandria Office of Housing
Eric Keeler, Deputy Director Alexandria Office of Housing
Brandi D. Collins, Alexandria Office of Housing
Christina Zechman Brown, City Attorney's Office
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
Dee Dee George, Alexandria Redevelopment and Housing Authority
Martin Lucero, Alexandria Redevelopment and Housing Authority
Sarah Scott, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Mayor Wilson convened the meeting. Introductions were made of Work Group members, City and ARHA staff, and others attending. The Work Group approved the summaries of the October 11, 2018 meeting.

Resolution 830 Update

The Redevelopment Work Group discussed the current version of [Draft Revised Resolution 830](#) which reflected their input during the prior Redevelopment Work Group meeting and the continued work of City and ARHA staff to draft a mutually agreeable resolution. The revised resolution includes four highlighted sections that require guidance from the Redevelopment Work Group; which included the following:

- Three "Whereas" clauses that provide context regarding the City-ARHA relationship and housing policies and plans that guide both entities. ARHA proposes that these sections be deleted to keep the text and intent of Resolution 830 simple and straightforward.
- A fourth paragraph includes text drafted by ARHA to outline its proposed process for determining the area median income (AMI) levels of households that will be served in replacement housing to be redeveloped pursuant to the now existing 1:1 policy. The City provided some revisions to that text.

After discussion, there was consensus to delete the three "Whereas" clauses and retain the new paragraph as proposed by ARHA. The new paragraph is below:

The City and ARHA reaffirm ARHA's goal to achieve long-term sustainability. To this end, the income level distributions proposed for each development and/or redevelopment project will be in a manner that allows ARHA and its designated development partner, if applicable, to secure financing and ensure the long-term sustainability of each project, by using income from workforce level units (>60% AMI) and/or market-rate units to cross subsidize operating deficits resulting from lower income level units (<30% AMI) which is necessary to achieve a balanced income statement for each project. ARHA will ensure that the income levels proposed are the most appropriate mix and will provide the City with documentation to support its determination. The specific percentage of units in each income level will vary from project to project based on financial sustainability and the funding sources involved. At their mutual agreement, the City may provide long-term financial incentives or resources to help ARHA achieve deeper levels of affordability than proposed, in order to attain the desired sustainability of each project.

Next Steps

- Staff will circulate an updated Draft Revised Resolution 830 to the Redevelopment Work Group for circulation and review among the members of City Council, ARHA Board of Commissioners, and Planning Commission.
- City Staff will provide the updated Draft Revised Resolution 830 to the Resolution 830 Working Group
- ARHA Staff will submit the updated Draft Revised Resolution 830 to the ARHA Board of Commissioners for review and approval
- City Staff will docket an item regarding the draft Revised Resolution for introduction at the first April City Council legislative meeting, for public hearing at the April 2019 City Council Public Hearing (no vote) and for Council's action (vote) at the second April 2019 City Council legislative meeting.

It was proposed that a Joint Work Session (City Council, ARHA Board of Commissioners, and Planning Commission) be held in May. The Revised Resolution will be an information item only; instead the Work Session will focus on ARHA's recently completed real estate portfolio assessment.

Note: Subsequent to the meeting, and not reflected in this summary, City and ARHA staff agreed to hold a community meeting regarding the Revised Resolution on April 10.

ARHA Redevelopment Projects

Construction at the Ramsey Homes site is in progress and will be completed in first quarter 2020.

There are no other redevelopment projects underway and no timeline for commencement of any additional projects.

AHRA hired a consultant to review its entire portfolio and the consultant's preliminary report was provided to the ARHA Board of Commissioners last week for review and consideration. The board will determine next steps during upcoming meetings.

Future Meeting Dates

The Joint Work Session may be held on May 2nd. Staff will confirm this date with stakeholders and publicize as appropriate.

Given the anticipated early May scheduling of the Joint Work Session, the April 25, 2019 ARHA Redevelopment Work Group meeting is cancelled. The next Work Group meeting is scheduled for May 16, 2019.