

Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group

October 11, 2018

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Vice Mayor, City of Alexandria
John Taylor Chapman, Councilman, City of Alexandria
Daniel Bauman, Chair, ARHA Board of Commissioners
Salena Zellers, Vice Chair, ARHA Board of Commissioners
Mary Lyman, Chair, Planning Commission

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

Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
Dee Dee George, Alexandria Redevelopment and Housing Authority
Emily Baker, Deputy City Manager
Helen McIlvaine, Director, Alexandria Office of Housing
Jeff Farner, Deputy Director, Alexandria Department of Planning and Zoning
Eric Keeler, Deputy Director Alexandria Office of Housing
Brandi Collins, Alexandria Office of Housing
Richard Lawrence, Alexandria Department of Planning and Zoning
Christina Zechman Brown, City Attorney's Office

Introductions and Meeting Summary Approval

Vice Mayor Wilson convened the meeting. Introductions were made of Work Group members, City and ARHA staff, and others attending. Some members of the Resolution 830 Working Group were also present. The Work Group approved the summaries of the July 12, 2018 meeting.

Ramsey Homes Update

Keith Pettigrew reported that construction is on schedule, despite delays in the archeology work due to rain regularly flooding the site. ARHA has requested that VHDA "refresh" the tax credits to potentially extend the time for delivery of the project, if necessary, due to the weather delays. ARHA still hopes to complete construction and begin leasing next fall.

ARHA RFP Sites Update

Mr. Pettigrew reported that the ARHA Board of Commissioners will discuss the status of the 5 RFP Sites during the next Board Meeting on Monday, October 22nd. Adkins is the agency's priority and there is a desire to continue to move that project forward. Mr. Pettigrew will provide a robust update to the ARHA Redevelopment Work Group on the RFP sites at its next meeting, including project sequencing and the strategy for redevelopment.

Resolution 830 Working Group Update

Brandi Collins provided a [Presentation](#) to the Working Group, which included an overview of the [Resolution 830 Public Consultation Process](#), the Resolution 830 Working Group's [feedback](#), areas of

City/ARHA staff consensus, input from the ARHA Redevelopment Work Group, and a [draft](#) revised Resolution 830. The roles of AHAAC and the LTRB – as described in the presentation - were clarified as advisory to address a concern raised by Mr. Pettigrew.

The draft revised Resolution 830 includes the following policy guidance; some of which is similar to the existing Resolution 830:

- No demolition of existing development until replacement housing is available;
- No tenant displacement until replacement housing is available;
- An equal number of housing units must be replaced;
- Replacement units must be financially assisted by federal, state, or local housing programs that facilitate long-term affordability;
- The term substantially equivalent has been removed;
- The size and affordability levels of replacement housing is to be responsive to local market demand and the housing needs of existing ARHA residents immediately impacted by the proposed redevelopment; and
- A Housing Plan is required at submission of development application and comply will with the following:
 - Provides for the replacement of housing to be redeveloped
 - Provides for the relocation of existing tenants
 - Will be reviewed by Alexandria Housing Affordability Advisory Committee (AHAAC) and Landlord Tenant Relations Board (LTRB).

As part of a subsequent effort, City staff will explore expansion of “Resolution 830-like” protection to other affordable housing providers with the goal to increase the supply of protected deeply affordable units. The Working Group supports certain requirements to be applied to those providers in exchange for City funding of affordable housing units.

The ARHA Redevelopment Work Group provided the following feedback and guidance:

- While the draft revised resolution ensures that existing tenants who want to return to the new development may be able to do so, there are no requirements that the unit provides a level of affordability that will serve future ARHA residents who may require deep affordability.
- There are no mandated affordability levels for the replacement units.
- Sometimes local market demand may conflict with the housing needs of ARHA residents. How will that be balanced?
- ARHA may not be able to determine the exact temporary relocation sites of existing tenants in time of development application submittal, but this is required by the revised Resolution
- ARHA needs flexibility as there is uncertainty with future development, markets, and financing.
- It is difficult to plan individual development projects without understanding the development strategy for ARHA’s entire portfolio. If the Work Group understood the development strategy for ARHA’s entire portfolio, there would be clarity on balancing units across sites and ARHA’s broad strategy on affordability. For example, there may be fewer low-income units at one development but there may be more low-income units at another development.

Vice Mayor Wilson and Councilman Chapman requested that ARHA provide them with a list showing their entire real estate portfolio, potential redevelopment sites, and the unit mixes and affordability

levels of those redevelopment sites. They stated that they need this data in order to complete their recommendations on revising Resolution 830.

The Work Group members agreed to share the draft Resolution with their respective bodies to seek further input. Staff stated that they will meet again to discuss further revisions to the draft Resolution based on the Work Group's discussion.

Next Meeting Date

The next meeting is scheduled for Thursday, November 8th. The discussion topics include the status of ARHA's RFP sites, overview of the ARHA's entire real estate portfolio, and additional discussion of the revised Resolution 830.