

**Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group**  
**May 16, 2019**

**MEETING SUMMARY**

**Participants**

***Work Group Members***

Justin M. Wilson, Mayor, City of Alexandria  
John Taylor Chapman, Councilman, City of Alexandria, *absent*  
Daniel Bauman, Chair, ARHA Board of Commissioners  
Peter Kleeblatt, 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  
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority  
Karl Moritz, Alexandria Department of Planning and Zoning  
Eric Keeler, Deputy Director, Alexandria Office of Housing  
Brandi D. Collins, Alexandria Office of Housing  
Joanna Anderson, City Attorney's Office  
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 summary of the March 19, 2019 meeting.

**May 2<sup>nd</sup> Joint Work Session Debrief**

The ARHA Redevelopment Work Group discussed the May 2<sup>nd</sup> [Joint Work Session](#) of City Council, ARHA Board of Commissioners, and Planning Commission. During the Work Session, ARHA's consultant, Rhae Parkes, provided a [presentation](#) on ARHA's real estate portfolio and options to reposition the agency's assets. Karl Moritz provided a [presentation](#) on development in the Braddock Metro/Parker-Gray Neighborhood. Staff reviewed a [list of major themes](#) from the Work Session, with Work Group offering the following input:

- The Joint Work Session was helpful as it provided a venue for each body to learn what ARHA needs from a land use perspective and understand what Planning Commission and City Council can do to support ARHA's plans.
- It would be useful to have periodic check-ins among the three bodies as ARHA's land use plans move through the City review, approval, and implementation processes.
- Future Joint Work Sessions can provide a forum for streamlining the decision-making process. It allows opportunity for achieving consensus and can shorten the review and approval timeline.
- Joint Work Sessions can ensure that the normal City entitlement process does not get in the way of ARHA's opportunities.

- ARHA's desire for a master land use planning process is intriguing. The Master Plan can be a roadmap that frames redevelopment and facilitates individual development projects more easily.
- The Master Plan can develop high level concepts and development principles that can be used to inform individual development projects.
- The Joint Work Session allowed the ARHA Board to understand that the City must be prepared to receive ARHA's land use applications.
- The City wants to help ARHA be successful but needs ARHA to share information so that the City can understand ARHA's needs and goals and help ARHA.
- ARHA must communicate what City investment is needed to assist them in their redevelopment goals so the City can plan/budget for this.
- What is the timeline for the Master Plan process?
- A FY2020 Work Program would help the ARHA Redevelopment Work Group prioritize its work and assist ARHA in achieving its redevelopment goals.

### **Developing at FY2020 Work Program for ARHA Redevelopment Work Group**

Building upon the momentum generated from the Joint Work Session, Mayor Wilson directed City and ARHA staff to develop a Work Program for the Work Group's FY2020 activities. The activities should reflect priorities for the Work Group's efforts based on major themes from the Work Session, ARHA's redevelopment plans, and the City's Interdepartmental Work Program. He would like the Work Program to be presented at the next ARHA Redevelopment Work Group meeting.

### **ARHA Redevelopment Projects**

Construction at the Ramsey Homes site is in progress and will be completed by March 2020.

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

### **Future Meeting Dates**

Given the staff effort necessary for ARHA to submit a Section 18 application to HUD before June 30, the June 20, 2019 ARHA Redevelopment Work Group meeting is cancelled. The next Work Group meeting will be scheduled for July 23, 2019 based on availability of members. City and ARHA staff will meet prior to July 23 to discuss the FY2020 Work Program.