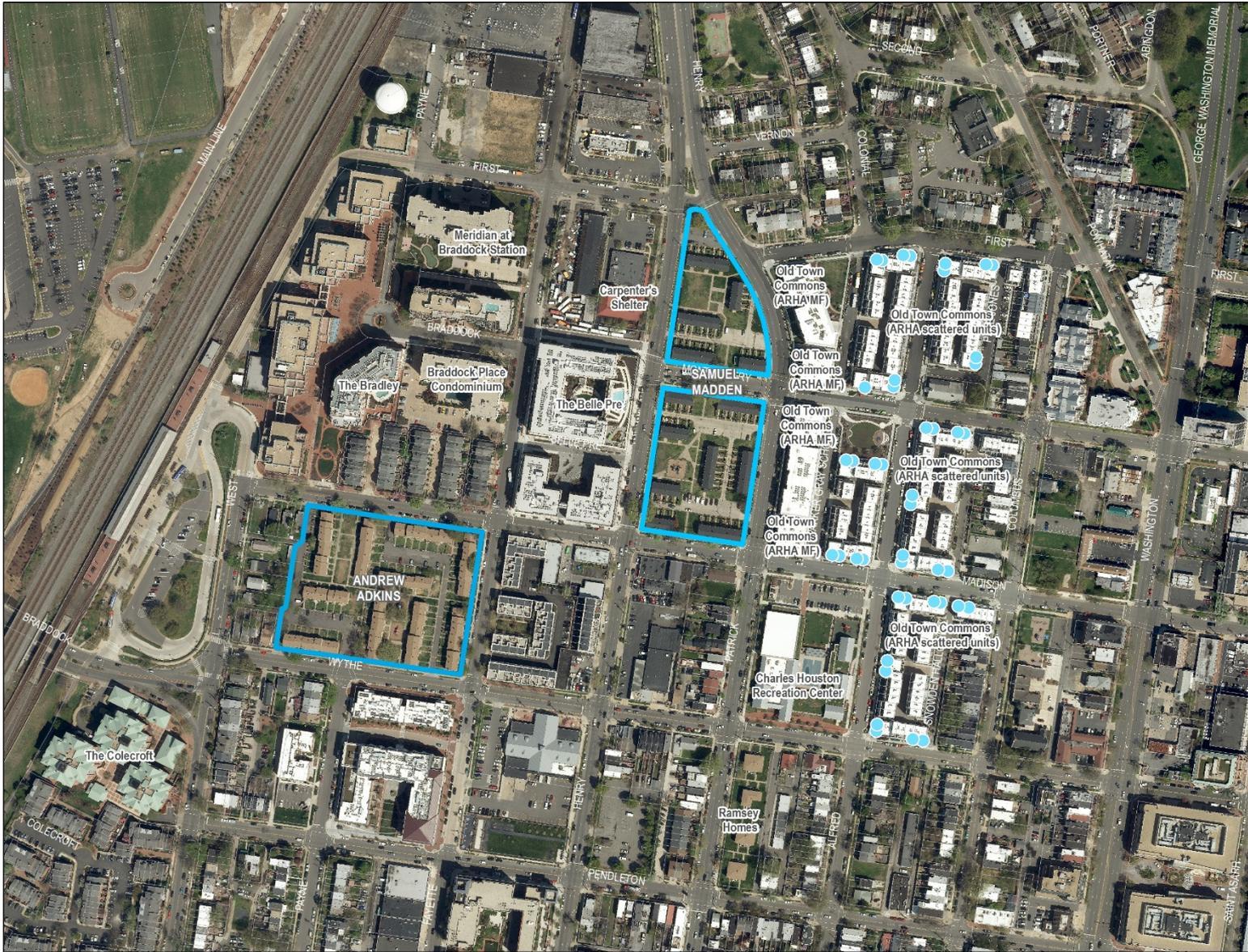


# RFP sites

City suggested considerations for  
sequencing

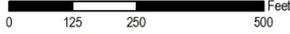
# City participation in RFP process

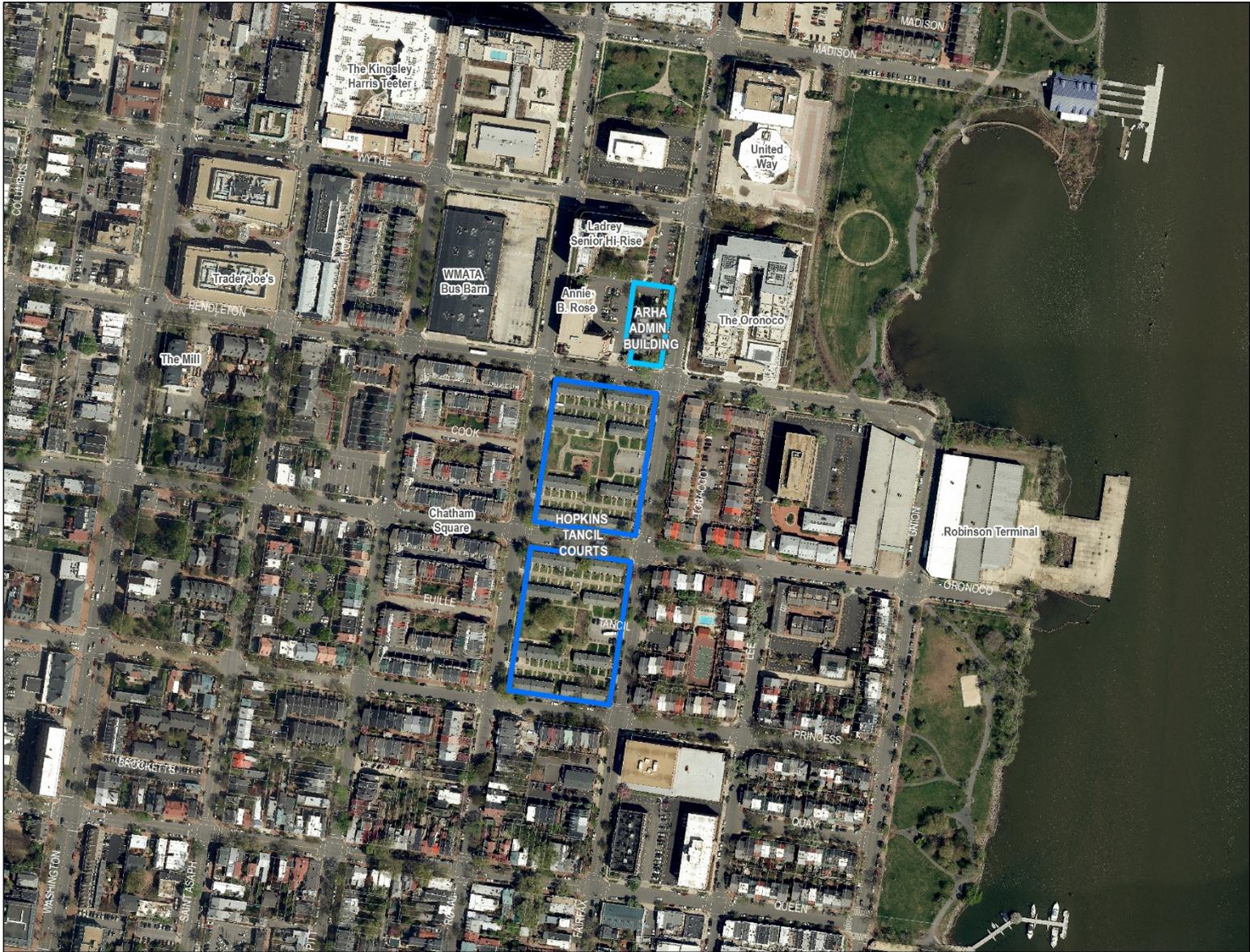
- ARHA included City staff in the evaluation of proposals submitted during the RFP to provide guidance regarding consistency with master plans, City planning policies, and other City goals.
- City staff provided feedback to assist in the selection of preferred proposals, but no approvals were made.
- All proposals will go through the normal review process and comments, including opportunities for public participation.



**Andrew Adkins and Samuel Madden Uptown Context**

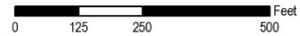
City of Alexandria, Office of Housing  
 July 29, 2016





**Hopkins Tancil Courts and  
ARHA Administrative Building  
Context**

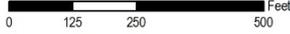
City of Alexandria, Office of Housing  
July 29, 2016





**Cameron Valley  
Context**

City of Alexandria, Office of Housing  
July 29, 2016



# RFP Sites – Considerations for Sequencing

- **Braddock area sites (Adkins and Madden)**
  - Community readiness for redevelopment: small area plan that envisions redevelopment is approved.  
Redevelopment near a Metrorail Station consistent with many City policies
  - Proposal appears to be generally consistent with intent of the SAP
  - Adjoining Metro site redevelopment will be encouraged by progress on these sites
  - All sites will require low income housing tax credits.
  - Current public safety issues
  - Madden is in the Parker-Gray district

# RFP Sites – Considerations for Sequencing

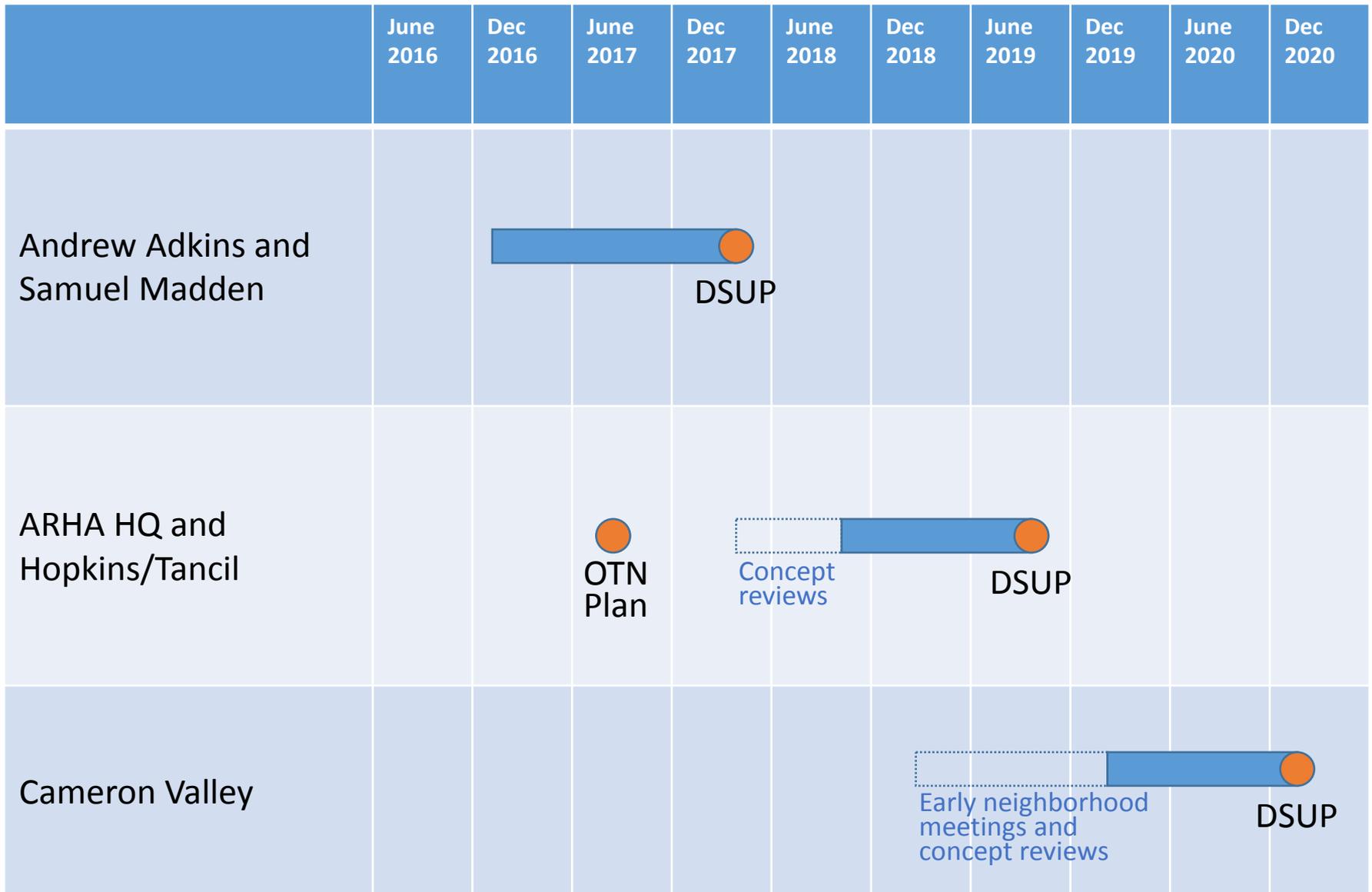
- **Old Town North sites (HQ and Hopkins/Tancil)**
  - Community readiness for redevelopment: small area plan now under way; redevelopment of these sites is part of that community discussion. (Hopkins/Tancil straddles the Old Town and Old Town North planning areas)
  - Community discussions thus far indicate good potential that Plan and proposals will be roughly consistent

# RFP Sites – Considerations for Sequencing

- **Cameron Valley**

- Community readiness for redevelopment: 1992 small area plan; community has had limited involvement.
- Proposal isn't able to benefit from work already done with the community as part of a small area plan, so additional community engagement will be needed.
- Site is less urban; density, urban design, and transportation concerns will be heightened as a result
- Some additional potential school impacts if number of affordable housing units increases.
- Use of tax credits is anticipated.

# City Suggested Sequence



# RFP Sites – Considerations for Sequencing

- **Other considerations**

- First project launch should follow Ramsey DSUP approval and identification of supplemental staff resources.
- Staffing plan: needed increase in City staff capacity is 1 FTE in P&Z; ½ FTE Housing
- During Ramsey Homes project, ARHA expressed a willingness to provide support for needed staff
- Community capacity
- Regulatory hearing capacity and timelines
- Both temporary and permanent relocation strategies will need to be developed
  - City is interested in a relocation plan oriented toward allowing people to remain in City
  - Need to explore replacing some of the housing in other locations in the community/City

# RFP Sites – Considerations for Sequencing

- **Other considerations**

- City financial support capacity, if funding beyond the \$5M earmarked from the James Bland loan proceeds or from Braddock Developer Fund is needed
- Coordinated outreach efforts will be essential
- Physical condition of existing buildings