MEETING AGENDA

1. Introductions                                                        Mayor Justin Wilson
2. Review/Approval of January 16, 2019 Work Group Meeting Summary      Redevelopment Work Group
3. ARHA’s “Housing for All” Presentation from 2020 Alexandria Housing Summit Sarah Scott
4. Repositioning Process                                               Keith Pettigrew and Helen S. McIlvaine
   a. Section 18 Applications
   b. Request for Qualifications
   c. VHDA Resources (Consulting Grant, “Transforming Public Housing” initiative)
5. Ramsey Homes Project Update                                          Eric Keeler and Sarah Scott
   a. MOA Symposium May 15
6. Other Business                                                       Redevelopment Work Group
   a. March Work Group meeting date & topics (rescheduled date)
   b. 2020 Joint Work Session among City Council, ARHA Board of Commissioners, and Planning Commission

Attachments: January 16, 2020 Meeting Summary, FY2020 Work Program
DRAFT ARHA Redevelopment Work Group FY20 Work Program

Revised November 6, 2019

To support ARHA’s goals of repositioning its portfolio and engaging in a Master Planning effort, the following discussion topics are proposed for the ARHA Redevelopment Work Group.

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<th>MEETING TOPICS</th>
<th>ARHA Redevelopment Work Group Meeting Date</th>
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<td>- FY 2020 Work Program</td>
<td>September 16, 2019</td>
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<td>- Update on Section 18 Application</td>
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<td>- Updates on HQS Inspections</td>
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<td>- Planning &amp; Zoning Tools to support redevelopment (RMF Zone, Inclusionary Zoning, Accessory Dwelling Units, etc.)</td>
<td>October 17, 2019</td>
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<td>- Update on Duke Street Area Plan</td>
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<td>- Update on Section 18 Application and Financial Needs to implement</td>
<td>November 14, 2019</td>
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<td>- Section 18, RAD, Voluntary Compliance 101</td>
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<td>- Strategies, tools and resources to preserve properties with expiring affordability (LITHC properties)</td>
<td>December 16, 2019</td>
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<td>- P&amp;Z/Housing Interdepartmental Work Program</td>
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<td>- ARHA Upcoming Projects</td>
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<td>- Update on Duke Street Area Plan &amp; Cameron Valley site</td>
<td>February 20, 2020: Joint Work Session</td>
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<td>- Planning &amp; Zoning Tools to support redevelopment (RMF Zone, Inclusionary Zoning, Accessory Dwelling Units, etc.)</td>
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<td>- Principles of mixed-income development (% of levels of affordability, design to integrate, etc.)</td>
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Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
January 16, 2020  

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  
Peter Kleeblatt, ARHA Board of Commissioners  
Stephen Koenig, Planning Commission

**City of Alexandria/Alexandria Redevelopment and Housing Authority (ARHA) Staff**
Karl Moritz, Director, Alexandria Department of Planning and Zoning  
Helen S. McIlvaine, Director, Alexandria Office of Housing  
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority  
Mark B. Jinks, City Manager  
Christina Zechman Brown, Deputy City Attorney  
Nancy Williams, Department of Planning and Zoning  
Catherine Miliaras, Department of Planning and Zoning  
Eric Keeler, Alexandria Office of Housing  
Brandi Collins, Alexandria Office of Housing  
Kim Cadena, Office of Housing  
Sarah Scott, Alexandria Redevelopment and Housing Authority  
Martin Lucero, Alexandria Redevelopment and Housing Authority

**Introductions and Meeting Summary Approval**
Mayor Justin Wilson convened the meeting. The Work Group approved the summary of the December 16, 2019 meeting.

**Planning & Zoning/Office of Housing Interdepartmental Work Program Presentation**
Karl Moritz, Helen McIlvaine, Keith Pettigrew, and Nancy Williams provided a presentation on the FY2020 Department of Planning and Zoning/Office of Housing Interdepartmental Work Program. Mr. Moritz introduced the initiatives and their timing. Helen McIlvaine discussed the progress of the Housing Contributions Work Group (HCWG). The Mayor asked if the HCWG considered anything beyond housing contributions when looking at office to residential building conversions. Mr. Moritz replied that any housing contributions tied to office to residential building conversion would be voluntary as developers had cited that conversion projects frequently were troubled assets with challenges that would make contributions infeasible. Daniel Bauman asked whether office to residential conversion building referred to changing
zoning or to renovating the building. Ms. McIlvaine clarified that in the case of contributions it referred to building renovation.

The presentation continued with Ms. McIlvaine describing the Office of Housing’s efforts to strengthen condominium and common interest communities in the city, an initiative that had frequently been joined by Arlington, and Ms. Williams discussing Planning & Zoning’s upcoming work on examining barriers to affordable housing production. Mr. Moritz added that there was a meeting scheduled for January 17 at COG, among jurisdictions and developers from throughout the region to discuss developer-perceived barriers to housing production. Mark Jinks added the Sewer Master Plan is being updated and the effect of sewer capacity on development should be considered in any examination of barriers.

Ms. Williams then described the Zoning for Housing initiative and how it is intended to generate a list of recommendations that will be brought to Planning Commission and City Council in March for consideration, input, and prioritization. Ms. Williams shared that the Inclusionary Zoning Feasibility Analysis has begun and is expected to be completed in fall 2020. Ms. McIlvaine mentioned that policy recommendations from the analysis may be impacted by proposed legislative changes being considered at the General Assembly this session.

Mr. Moritz provided an update on the Accessory Dwelling Units (ADUs) Feasibility Analysis. The timeline of the process is primarily driven by the timeline for community outreach. There was a brief discussion of ADU generation rates, the effect of ADUs on neighborhood views of density, and the advantages of ADUs for homeowners looking to generate extra income.

Keith Pettigrew presented ARHA’s Development Principles, including their intent to issue a Request for Qualifications (RFQ) seeking future development partners. The Mayor asked if the RFQ was for specific properties and Mr. Pettigrew explained the purpose of the RFQ was to create a shortlist of qualified developers that ARHA could contact when they selected a property to redevelop. The Mayor also asked for clarification concerning ARHA’s new commitment to structure redevelopment deals to include ground leases. Mr. Pettigrew replied that ARHA wants to retain keep control of its land and switching to ground leases instead of land sales was the appropriate strategy.

Ms. Williams talked about the new co-location policy for City land and facilities and about the collaboration between the City and ACPS to co-locate facilities. The Mayor asked if ARHA wanted to join the co-location talks and if its status as a public housing authority provides ARHA with any special advantages over other developers. There was discussion of ARHA’s operational and social service experience, the need to for ARHA to be proactive in unit creation, and the potential for ARHA properties to be used for co-location or land swaps with the City.

Ms. McIlvaine finished the presentation with information on the Office of Housing’s plans for increased tenant protections and provided short descriptions of other projects currently in progress.
Ramsey Homes Redevelopment Project Update
Mr. Pettigrew provided an update. Construction at Ramsey Homes continues. ARHA and the Office of Housing met with the contractor and was promised a substantial completion date of July 31, 2020. The contractor received a large shipment of lumber today and will begin framing January 17. Eric Keeler added that the Office of Housing met with other City departments like Code Enforcement and Transportation and Environmental Services to ensure that all would provide assistance to help ARHA meet its occupancy deadline of December 2020.

ARHA Portfolio Repositioning
Mr. Pettigrew provided an update. HUD has still not made any decisions on ARHA’s Section 18 applications; nor provided a timeline for doing so. ARHA has a meeting scheduled with HUD staff on January 24, 2020 to discuss the status of the Section 18 applications.

VHDA Consulting Grant for West Glebe and Old Dominion
Ms. McIlvaine informed the Work Group of a $200,000 grant to ARHA from VHDA (part of a solicitation of projects for Amazon funding) to pay for consulting services for the repositioning of the properties at West Glebe and Old Dominion. She also informed the Work Group that one of VHDA’s priorities was Transforming Public Housing and that the City and ARHA will discuss opportunities with VHDA in hopes of receiving funding for ARHA’s future redevelopment projects.

Other Business
The Work Group will host a joint work session with the ARHA Board of Commissioners, City Council and Planning Commission in the spring; most likely in May. Possible topics include ARHA’s repositioning and applications to VHDA for grants from their Transforming Public Housing initiative.

The next ARHA Redevelopment Work Group meeting will be on Thursday, February 20 at 5:30pm. The primary discussion topic will be ARHA’s Request for Qualifications for development partners.
The New Housing for All
January 2020
ARHA

- 1,140 units in Alexandria, 754 of which are PH
- 1,400 Housing Choice Vouchers administered in the city
- Headquarters – Asset Management, Facilities, Resident Services, Finance & Development

- Resident Programs:
  - Family Self Sufficiency (FSS) Program
  - Resident Opportunity & Self Sufficiency (ROSS) Program
  - James Bland V Supportive Services Program
FSS & ROSS Programs

6 2019 FSS Graduates

$7,000 Average Escrow

50 Active ROSS Participants

Ms. Yvonne McKoy
Recent Graduate & Homeowner

Ms. Sharmaine Orellana
Upcoming Graduate & JB V Success Story

1st Annual FSS Regional Joint Graduation Ceremony

Career Development Cohort
JB IV Supportive Services

65 Active Participants
Old Town Commons
Ramsey Homes

Before: 15 Units

After: 57 Units
Repositioning Tools
Transforming Public Housing Subsidy

IMPACTS on Public Housing Residents:
- Rent continues to be 30% of household income
- ARHA greater flexibility to improve quality of apartment
- HUD oversight continues since ARHA owns the property
Mixed Income Redevelopment

Impacts of Repositioning on Redevelopment:

- Project Based Vouchers increase cash flow → increasing debt
- Increase # of affordable units
- Potential for fully mixed-income properties with shared amenities
Development Principles

- One-for-One replacement of all low income units
- Mixed income community w/ fully integrated affordable units

Private Public Partnerships

Resident Input = Key

1/3 Low Income
Workforce
Market Rate

Mixed Use Master Development Plan

ARHA
Alexandria Redevelopment and Housing Authority
Preserving & Expanding Affordability

ARHA’s Strategy

REPOSITIONING + REDEVELOPMENT + RESYNDICATION