



**ARHA REDEVELOPMENT WORK GROUP**  
**Alexandria City Hall, City Council Work Room**  
**November 14, 2019**  
**5:30 PM – 7:00 PM**



**MEETING AGENDA**

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| 1. Introductions  | Mayor Justin Wilson  |
| 2. Review/Approval of October 17, 2019 Work Group Meeting Summary | Redevelopment Work Group   |
| 3. Planning and Zoning Tools to Support ARHA Redevelopment Goals  | Karl Moritz, Department of Planning and Zoning<br>Helen McIlvaine, Office of Housing |
| 4. Ramsey Homes Project Update<br>a. Construction Update          | ARHA Staff   |
| 5. Other Business<br>a. Next meeting date & topic                 | Redevelopment Work Group   |

**Attachments:** Meeting Summary 10.17.2019, FY2020 Work Program

**Next Meeting:** Monday, December 16, 2019

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
October 17, 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, *Excused Absence*  
Peter Kleeblatt, ARHA Board of Commissioners

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

Helen S. McIlvaine, Director, Alexandria Office of Housing  
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority  
Mark B. Jinks, City Manager  
Emily Baker, Deputy City Manager  
Joanna Anderson, City Attorney  
Christina Zechman Brown, Deputy City Attorney  
Eric Keeler, Alexandria Office of Housing  
Brandi D. Collins, Office of Housing  
Martin Lucero, Alexandria Redevelopment and Housing Authority  
David Cortiella, Alexandria Redevelopment and Housing Authority  
Derek McDaniel, Alexandria Redevelopment and Housing Authority

**Introductions and Meeting Summary Approval**

Mayor Justin 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 September 16, 2019 meeting.

**Revised FY2020 Work Plan for ARHA Redevelopment Work Group**

The ARHA Redevelopment Work Group approved their Revised FY2020 Work Plan as it reflects the discussion during their September meeting and is consistent with the FY2020 Long-Range Interdepartmental Work Plan.

**ARHA Portfolio Repositioning**

Keith Pettigrew provided an update. All eleven Section 18 applications have passed the first round of review and have been forwarded to Special Applications Center (SAC). ARHA staff is in the process of scheduling a meeting with HUD staff to discuss the applications.

HQS inspections are on-going and quality control inspections of some units have commenced.

**Agency Finances**

Derek McDaniel made a presentation on [ARHA Agency Finances](#). Mayor Wilson shared that City

Council will commence its CIP process next month and asked if ARHA needs City funds to carry out its near-term redevelopment and preservation activities (as a result from public housing repositioning and resyndicating LIHTC properties); and if so, how much would be required. Mr. Pettigrew shared that City funds would be necessary – for the reasons aforementioned and for capital reserves for RAD projects. However, ARHA does not yet know how much would be required.

Mark Jinks stated that providing ARHA with monies from the City's General Fund would change the nature of the City's financial relationship with ARHA. The agency would be on the City's budget and be required to undergo auditing by the same Auditor serving the City. This is a policy decision that the Council and ARHA Board will have to reconcile. Mayor Wilson asked City staff to provide the Work Group with the policy and practice impacts of the City providing General Fund monies to ARHA. What is the financial threshold for requiring agency audits?

#### **Ramsey Homes Redevelopment Project Update**

Construction at Ramsey Homes is 20% complete. Underground water continues to be a source of project delays. ARHA is requesting \$1.4 million from the City to assist with funding shortages for additional attorney fees and engineering costs. A formal request was submitted to the Alexandria Housing Affordability Advisory Committee (AHAAC) for their consideration. City Council will consider the funding request during its next Legislative Session. ARHA intends repaying the loan when the project refinances in the future.

#### **Other Business**

The next ARHA Redevelopment Work Group meeting will be on Thursday, November 14, 2019. The December meeting was rescheduled from Thursday, December 19, 2019 to Monday, December 16 at 5:30pm.



## 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.

MEETING TOPICS	ARHA Redevelopment Work Group Meeting Date
- FY 2020 Work Program	September 16, 2019
- Update on Section 18 Application - Updates on HQS Inspections - Resident Relations - ARHA Agency Finances	October 17, 2019
- Planning & Zoning Tools to support redevelopment (RMF Zone, Inclusionary Zoning, Accessory Dwelling Units, etc.) - Update on Duke Street Area Plan	November 14, 2019
- Update on Section 18 Application and Financial Needs to implement - Section 18, RAD, Voluntary Compliance 101 - Strategies, tools and resources to preserve properties with expiring affordability (LITHC properties)	December 16, 2019
- P&Z/Housing Interdepartmental Work Program - ARHA Upcoming Projects - ARHA Adopted 2020 Budget	January 16, 2020
- Update on Duke Street Area Plan & Cameron Valley site - Planning & Zoning Tools to support redevelopment (RMF Zone, Inclusionary Zoning, Accessory Dwelling Units, etc.)	February 20, 2020: Joint Work Session City Council, ARHA Board, Planning Commission
- Principles of mixed-income development (% of levels of affordability, design to integrate, etc.) - Update on RAD & Voluntary Compliance	March 19, 2020
- Assisted Senior Living	April 16, 2020
Open	May 21, 2020
Open	June 18, 2020