



ARHA REDEVELOPMENT WORK GROUP
Alexandria Redevelopment and Housing Authority Headquarters
401 Wythe Street
December 16, 2019
5:30 PM – 7:00 PM

MEETING AGENDA

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| 1. Introductions | Mayor Justin Wilson |
| 2. Review/Approval of November 14, 2019 Work Group Meeting Summary | Redevelopment Work Group |
| 3. Public Housing Repositioning | ARHA Staff |
| a. Update on Section 18 Applications | |
| b. Overview of Section 18, RAD, and Voluntary Compliance | |
| 4. Strategies, tools, and resources to preserve properties with expiring affordability | ARHA |
| 5. Ramsey Homes Project Update | ARHA Staff |
| a. Construction Update | |
| 6. Other Business | Redevelopment Work Group |
| a. Next meeting date & topic | |

Attachments: November 14, 2019 Meeting Summary, FY2020 Work Program

Next Meeting: Thursday, January 16, 2019

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
November 14, 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
Peter Kleeblatt, ARHA Board of Commissioners

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
Emily Baker, Deputy 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 D. Collins, Office of Housing
Kim Cadena, Office of Housing
Sarah Scott, Alexandria Redevelopment and Housing Authority
Martin Lucero, Alexandria Redevelopment and Housing Authority
David Cortiella, 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 October 17, 2019 meeting.

Planning and Zoning Tools to Support ARHA Redevelopment Goals

Karl Moritz gave a [presentation](#) on the land use and zoning tools that are available to support ARHA's redevelopment goals. He began with the relevant Small Area Plans (Braddock East, Old Town North, and Duke Street Area Plan) that govern the ARHA sites targeted for redevelopment and explained the current land use and zoning restrictions on each of the sites. He provided development precedents for each site to illustrate what could be achieved using DSUPs, density bonuses under Section 7-700, the RMF zone, and other existing tools. He then said that staff is evaluating the restriction in Section 7-700 that limits its use in properties with a 50-ft maximum height unless authorized by the SAP. He also said the first submission using the RMF zone provisions was on its way.

Mr. Moritz provided some detail on the status of the Duke Street Area Plan. He said the planning was in the early stages and was still waiting on traffic studies, but the driving factors behind the Plan were the redevelopment of the industrial uses in the area, the Witter/Wheeler redevelopment planning, ARHA's RFP for the Cameron Valley properties, and the traffic concerns on Duke Street. He said that as the planning process moved forward, Planning and Zoning intended to engage ARHA staff and residents in the planning process.

Mr. Moritz finished his presentation with a discussion of Housing/Planning and Zoning's Work Program Initiatives for FY20 and FY21.

Mayor Wilson asked why the ARHA redevelopment sites have not already been rezoned RMF and why they couldn't be rezoned in the near future without a rezoning application from ARHA. Mr. Moritz explained all the redevelopment sites can reach the 3.0 to 3.25 FAR already based on a combination of the existing SAP recommended FARs and the use of Section 7-700, so rezoning might not be necessary to meet ARHA's needs. Mayor Wilson stated that rezoning now would provide a framework for later development and added that combining bonus density with the RMF zone would give sites up to a 3.9 FAR. He asked how difficult it would be for the City to preemptively zone the ARHA sites to RMF zones. Mr. Moritz responded that it wouldn't be technically difficult to do since it would be simply changing one Euclidean zoning designation to another.

Mr. Kleeblatt was concerned that if the ARHA sites were preemptively rezoning to RMF Zone, density could be lost if a developer chose not to include the maximum amount of affordable housing. He noted the base FAR of the RMF was 0.75 and some of the redevelopment sites have existing base zoning greater than 0.75, meaning that if ARHA chose to build a mixed-income project with market rate units, RMF zoning would allow for less density than the existing zoning.

Mayor Wilson asked that ARHA staff do an analysis of whether rezoning the sites to RMF would be viable and valuable to ARHA. Mr. Moritz offered to have Planning and Zoning review any development scenarios ARHA provided.

ARHA Portfolio Repositioning

Keith Pettigrew provided an update. He said HUD staff have had many questions for ARHA regarding the applications, mostly because HUD is unfamiliar with the project locations and needs additional information to understand the context of each application.

Ramsey Homes Redevelopment Project Update

Construction at Ramsey Homes continued. The water issue has been resolved and they will be pouring concrete on Friday, November 22, 2019. Wood construction will begin in mid-December and occupancy is anticipated to begin in July 2020.

Other Business

The next ARHA Redevelopment Work Group meeting will be on Monday, December 16 at 5:30pm. It will be held at ARHA headquarters at 401 Wythe St. in order to allow Workgroup members to attend the ARHA Board meeting the same night.

DRAFT



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