



**Alexandria City Council Joint
Work Session with the Alexandria
Redevelopment and Housing
Authority (ARHA) Board of
Commissioners and the
Alexandria Planning Commission**

January 29, 2018

Agenda

1. Welcome and Opening Remarks
2. Introduction of Keith Pettigrew, ARHA CEO
3. Update regarding Andrew Adkins Redevelopment
4. Update regarding other RFP Sites
5. Discussion of Joint Collaboration Principles
6. Update regarding Resolution 830 Modernization and Community Engagement Process



Andrew Adkins Update

Revised Development Concept
January 2018

Presentation by ARHA-CRC

Andrew Adkins Update – Open Issues

- Refinement of affordability concept (ARHA and workforce units)
- Project design/architecture
- Open space concept, street function
- Shared amenities
- Plan for relocation of existing residents
- Timing for identification and acquisition of offsite replacement units
- Braddock Fund contributions

Andrew Adkins Update – Proposed Schedule

- Concept II
- CDD/MPA by June
- DSUP early Fall 2018
- Application for 2019 Low Income Housing Tax Credits - March 2019

Update re Other RFP Sites

- Samuel Madden
- Cameron Valley
- ARHA HQ
- Hopkins-Tancil

Discussion of Joint Collaboration Principles

- Commitment to learn, understand and value what is important to all parties
- Transparency is a shared value
- Respect each other's position, expertise and commitment
- No surprises
- If there's a concern, bring it to the table
- Once an issue is resolved, it's resolved

Discussion of Joint Collaboration Principles (continued)

- Commitment to share information impacting decisions
- All stakeholders, including the public, should have access to new information or proposals in time to evaluate and weigh in before a decision is made
- Creation of joint FAQs
- Post products of collaborative efforts on each other's websites as appropriate
- Be mindful of all those impacted by our decisions and work

Resolution 830 Update

- Working Group: Diverse Stakeholders including ARHA residents, RFP site neighbors, non-profit housers, and others
- 1: Current Context of Public Housing Redevelopment, Existing 830 Units and History of Replacement (1/10)
- 2: Funding and Financing of Replacement Housing (1/31)
- 3: Expansion of Resolution 830 (2/21)
- 4: Recommendations on an Updated Resolution 830 (3/14)

City Council & ARHA Board: April/May

Resolution 830 - Meeting #1

Working Group is Exploring:

- What is “substantially equivalent”?
- Are there other local income streams that can fill the federal funding gap in operation and development costs?
- Does the City have a policy that establishes a criteria for the location of replacement housing?
- Are replacement housing units intended to house the same level of affordability that was demolished?
- Can other entities provide Resolution 830 housing?