Planning for Alexandria's Future Housing Needs

An ARHA/City Collaboration

INTRODUCTIONS

- ARHA/VHDLLC
  - Roy Priest, CEO of ARHA and VHDLLC
  - Connie Staudinger, Director of Development for ARHA and COO of VHDLLC
  - Brandon Mitchell,
  - Senior Real Estate Officer, VHDLLC
  - Ravi Chandan, ARHA Procurement Manager
- City of Alexandria Department of Planning and Zoning
  - Development Representative
  - Neighborhood Planning Representative
- City of Alexandria Department of Housing
- EJP Consulting Group, llc
  - Rhae Parkes, Facilitator

ARHA 2012-2022 STRATEGIC PLAN PRINCIPLES

1. Increase the availability of affordable housing by maintaining, upgrading and redeveloping our housing stock, by preserving existing affordable housing and by developing new affordable housing.
2. Improve the quality of life of our residents by empowering them to take advantage of educational, employment and business opportunities and to effectively interact with the community.
3. Improve economic conditions in our community by using our housing programs to promote economic development for disadvantaged individuals and businesses.
4. Strengthen our relationship with the community by elevating the level of customer service and creating a greater understanding of mutual needs and expectations.
5. Assure the long-term viability of ARHA by adapting our technical capacity, business model and resource streams to the requirements of our mission.

Affordable Housing Development

- The Virginia Housing Development, LLC, is the housing development and planning arm of ARHA
- Working collaboratively with community stakeholders and the City, the VHD, plans and implements development, redevelopment and housing preservation, and manages ARHA's acquisitions and dispositions
- VHD secures multiple sources of debt and equity which it deploys in the development of identified properties
- VHD secures Tenant Protection Vouchers from the US Department of Housing and Urban Development
- VHD has earned Experienced Developer status from the State Housing Finance Agency

ARHA's Mission and Accomplishments Support Alexandria's Housing Goals

- ARHA committed to develop a Strategic Plan in coordination with the development of the City's Housing Master Plan
- The redevelopment efforts underway are included in the ARHA 2012–2022 Strategic Plan, adopted February 2013
- ARHA/City Resolution 830 mandates the preservation and one-for-one replacement of 1,150 publicly-assisted housing units
- The City's Housing Master Plan notes that more than 40% of the overall rental housing demand in the City consists of households with incomes at or below 60% of AMI
- The Housing Master Plan recognizes that, as the City and region continue to grow, affordable housing will remain an important component of Alexandria's economic sustainability

PAST SUCCESSES

QUAKER HILL

1988 – 1991 ARHA was a pioneer in the LIHTC development, successfully developing one of the first LIHTC communities in the nation

Quaker Hill was redeveloped in 2008 – 2010 with a second allocation of LIHTCs

PAST SUCCESSES

SAMUEL MADDEN HOMES (DOWNTOWN) NOW KNOWN AS CHATHAM SQUARE

•2006 Builders Choice Awards Project of the Year

•2006 Builder's Choice Award for Attached Townhome Community and Grant Award Production

•2006 Finalist for Urban Land Institute Award of Excellence for Small Scale Residential Community

•2005 Best in American Living: Gold Award for Best Urban Smart Growth Neighborhood/Community

•Silver Award for Best Attached Urban Infill

PAST SUCCESSES

BRADDOCK ROAD
WHITING STREET
REYNOLDS STREET

ARHA replaced all of the Samuel Madden units 1-for-1 by building the remaining 48 on three scattered sites

The classic ARHA mixed-income model was achieved by virtue of the location of the sites versus the Chatham Square location where the affordable units are proportionately distributed on site, back-to-back and side-by-side with the market rate fee simple homes

RECENT SUCCESSES

GLEBE PARK APARTMENT NOW KNOWN AS WEST GLEBE AT ALEXANDRIA CROSSINGS AND OLD DOMINION AT ALEXANDRIA CROSSINGS

Innovation resonates in the financing for the Glebe Park Apartments redevelopment effort.

Completed over several phases, this site was redeveloped using land sale proceeds from another ARHA public housing site.

RECENT SUCCESS

JAMES BLAND APARTMENTS NOW KNOWN AS OLD TOWN COMMONS

- Delta Awards 2013 Best Condominium Community
- 2013 Governors Housing Conference Award for Best Mixed-Income Housing
- 2014 National Association for Housing and Redevelopment Officials Award of Merit for Best Use of a Public-Private Partnership

Future Successes
RFP Development Sites

- ARHA ADMINISTRATIVE BUILDING
- HOPKINS TANCIL COURTS
- SAMUEL MADDEN HOMES (UPTOWN)
- ANDREW ADKINS
- CAMERON VALLEY

Selection of Developer Partners is governed by Federal Procurement Regulations.

RFP SITES

ARHA IS SOLICITING DEVELOPER PARTNERS THROUGH AN RFP PROCESS

- THIS SOLICITATION IS A 2-PART PROCESS
  - The RFP process is designed to satisfy Federal procurement laws and regulations as well as ARHA policies and procedures.
  - Part 1 was qualifications-based.
  - Respondents were required to identify those specific sites they would submit a proposal for should they be invited to Part 2.
  - 14 teams responded to Part 1
  - 8 teams that clearly demonstrated their capacity (including financial) and readiness to perform the required scope of services expeditiously were advanced to the final phase.

PART 1: QUALIFACITIONS EVALUATION FACTORS

- Capacity (including financial capacity) of the Planning and Development Team
- Ability of the Respondent to Secure Necessary Financing
- Experience in Section 3/Resident Hiring and M/W/DBE
- Experience in the Advancement of Resident Self-Sufficiency and Quality of Life

PART 2 PROPOSALS
SELECTED DEVELOPER SKILLS AND ACTIVITIES

- Predevelopment Capabilities (especially as it relates to the Alexandria City process)
- Financial Project Management Capabilities. Ability to secure and manage multiple funding sources and competing regulations
- Design and Construction Capabilities
- Compliance with local, state and federal regulatory requirements including Davis Bacon, Fair Housing and HUD Disposition

ARHA DEVELOPMENT & PRESERVATION IMPERATIVES

- In light of declining public resources, the scarcity of developable sites, and the shortage of affordable housing in Alexandria, ARHA will seek to enhance the financial sustainability of its properties by:
  - Getting maximum leverage from the value of ARHA-owned land; thereby,
  - Replacing all of its existing units into the redeveloped communities; thereby,
  - Maximizing density; and,
  - Creating a mix of units and housing choices.

TIMELINE & PROCESS

- Ongoing information sessions for affected residents: Winter, 2014 through completion of relocation activities
- Release Part 2 instructions: Winter, 2015
- Negotiate Purchase and Sale Agreements and determine sequencing: Spring 2016
  - Sequencing cannot be determined until after review of all Part 2 responses
- Apply for competitive LIHTC (1st Development Site): Winter, 2017
- Relocation activities: Fall, 2017
- Demolition of 1st Development Site: Winter, 2017/18 (dependent on successful LIHTC Application)

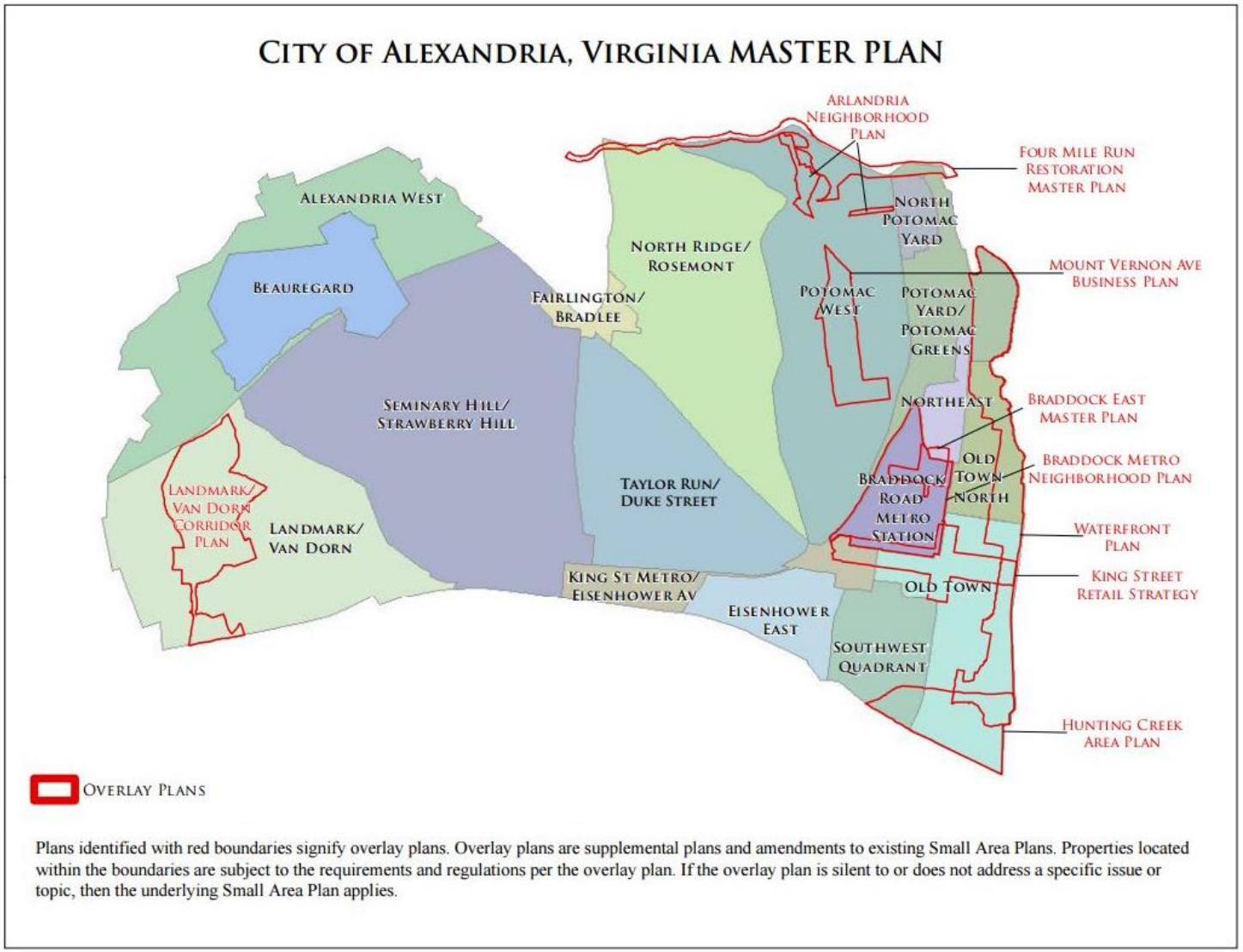
COMPLIANCE WITH THE CITY'S DEVELOPMENT REVIEW PROCESS

- ARHA will actively engage its residents
- ARHA will actively engage with the community after selection of one Partner per Development Site
- Just like any other developer, ARHA and their Selected Partners will be subject to the City required Development Review Process and civic engagement requirements.

FUNDING FOR REDEVELOPMENT

- ARHA anticipates applying for multiple rounds of Low Income Housing Tax Credits
- ARHA anticipates that it will need to provide soft (residual receipts) loans
- In past redevelopment efforts the City has provided gap financing:
  - Chatham Square (2003) $3.5M; fully repaid in 2005
  - Glebe Park (2008), $5,003,000; scheduled to be fully repaid in 2015
  - Quaker Hill (2010) $4.7M; amortized over 30 years, of which $1,508,208 has been repaid.

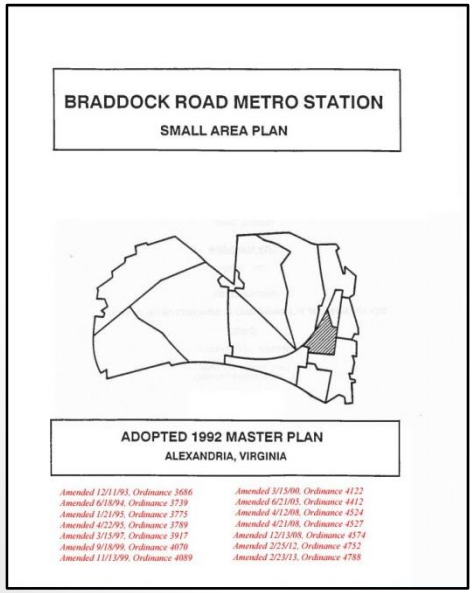
Citywide Small Area Plans

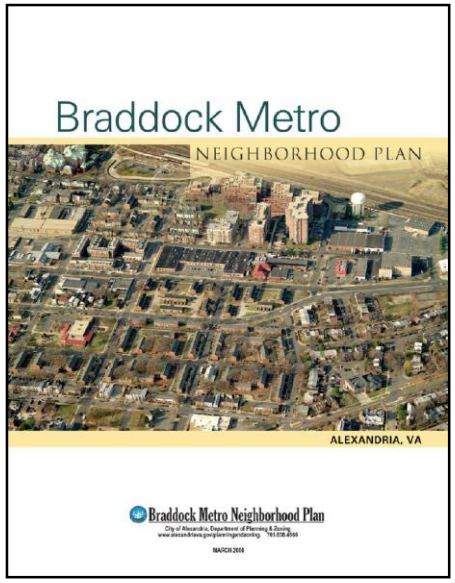


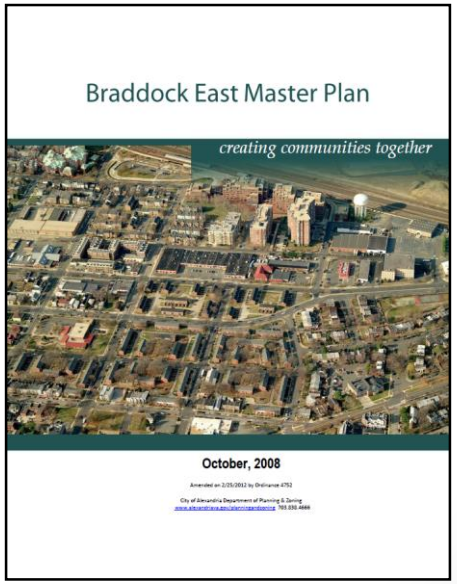
Plans identified with red boundaries signify overlay plans. Overlay plans are supplemental plans and amendments to existing Small Area Plans. Properties located within the boundaries are subject to the requirements and regulations per the overlay plan. If the overlay plan is silent to or does not address a specific issue or topic, then the underlying Small Area Plan applies.

Small Area Plans

Braddock Road Metro Station Small Area Plan (1992), Braddock Metro Neighborhood Plan (2008), Braddock East Master Plan (2008)







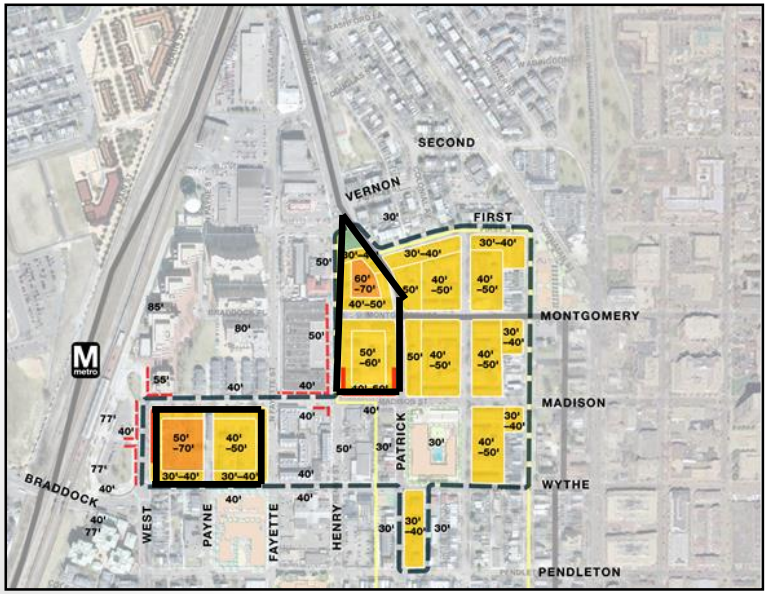
Small Area Plans Guiding Principles

Pedestrian-friendly streets, community-serving open spaces, neighborhood retail and services, multimodal transportation infrastructure, variations in height and building scale, and transform existing public housing into mixed-income housing *(2008)*

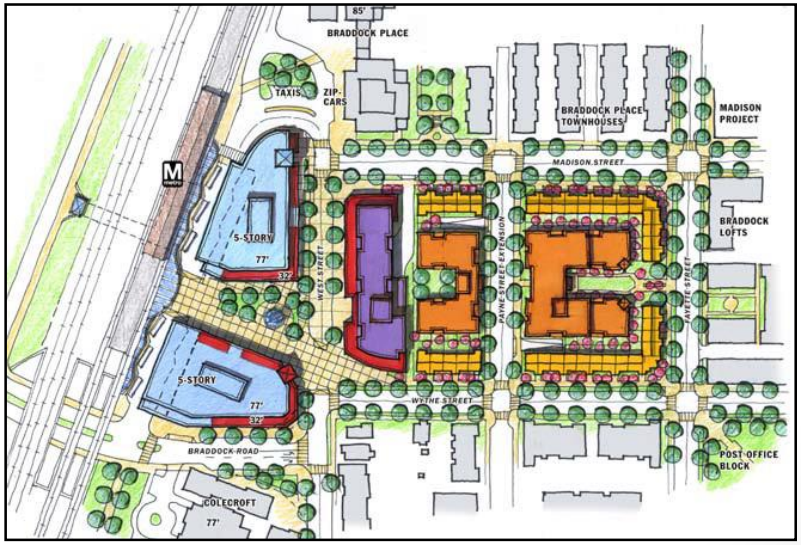
Recommended Development

Braddock Metro Neighborhood Plan (BMNP) & Braddock East Master Plan (BEMP)

Site	Existing Development (sf)	Current Allowable FAR	Current Allowable Height (ft)	Current Allowable Development (sf)	BEMP Max. FAR	BEMP Max. Total Development (sf)	BEMP Max. Height (ft)
Andrew Adkins	148,000	0.75	45	131,250	2.5	437,500	70' west of Payne St., 50' east of Payne St.
Samuel Madden	64,000	0.75	45	112,500	2.0	300,000	70' north of Montgomery St, 60 south of Montgomery St



Recommended Heights, BEMP

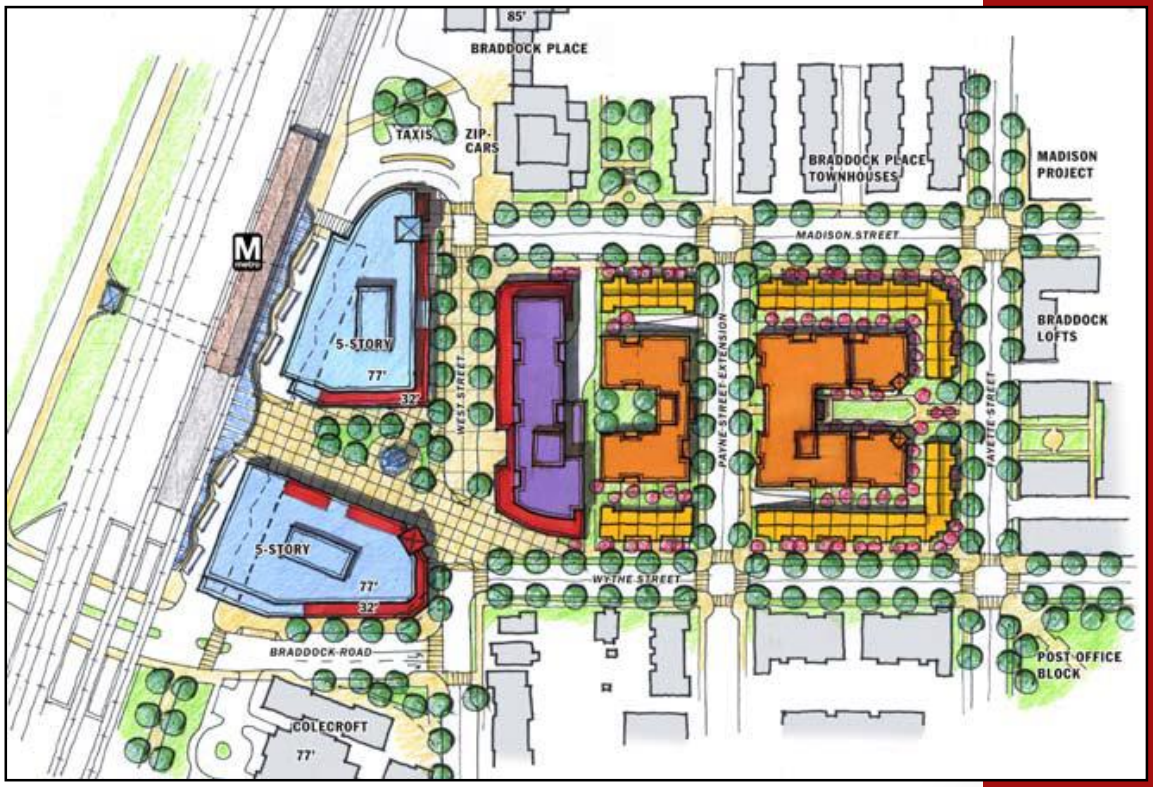


Illustrative Plan for Andrew Adkins, BMNP

Recommended Development

Braddock Metro Neighborhood Plan (BMNP) & Braddock East Master Plan (BEMP)

- Extension of Payne Street
- Mixed-Use Development
- Coordinated Development District
- High Density
- Mixed-Income Housing to include public housing
- “Walking Streets”
- Pedestrian-scaled building form with “shoulders”
- Variations in heights
- On-site open space
- Green edges



Illustrative Plan for Andrew Adkins Braddock Metro Neighborhood Plan

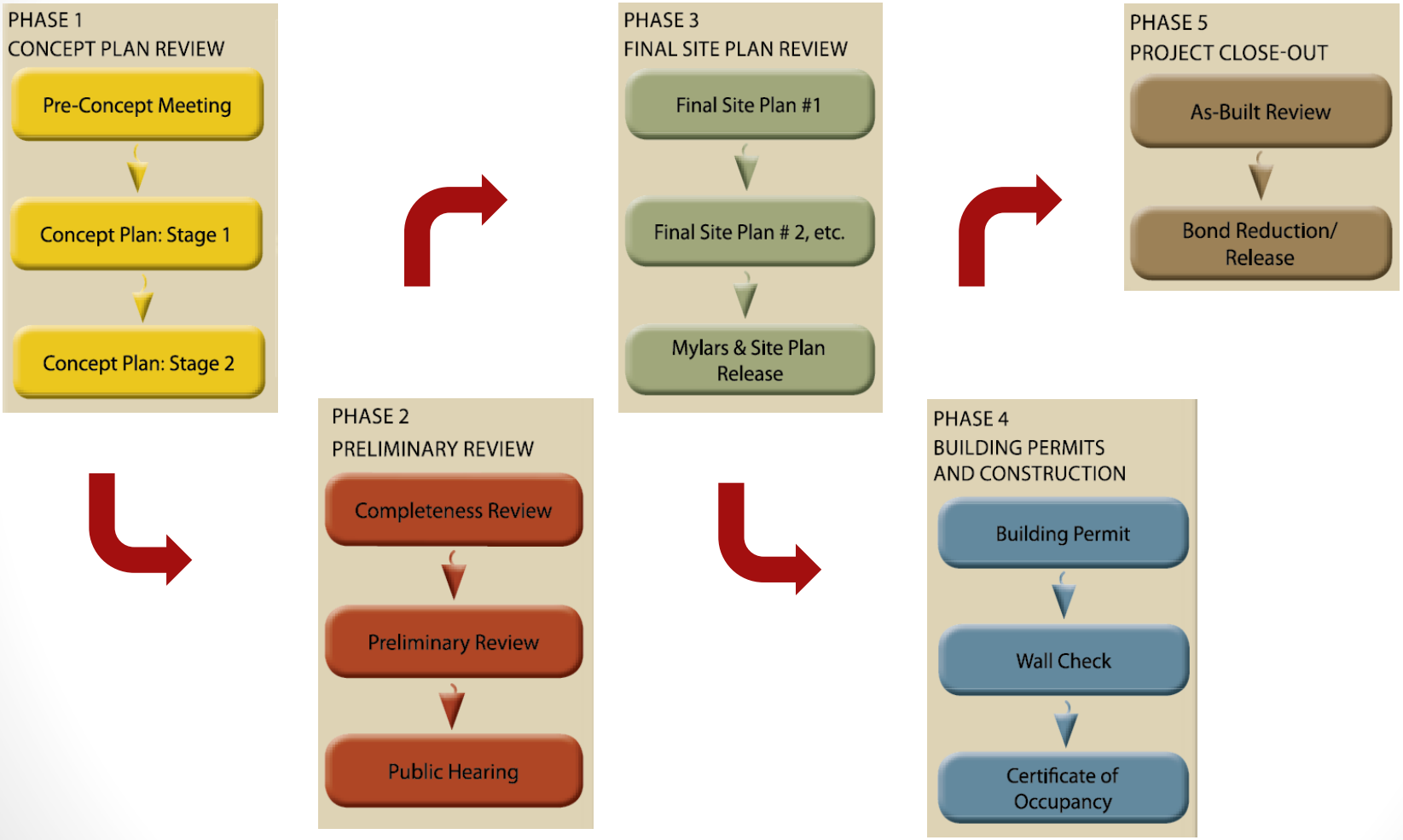
Recommended Development

Braddock Metro Neighborhood Plan (BMNP) & Braddock East Master Plan (BEMP)

- Mixed-Use Development (Office, Retail, Residential)
- Mixed-Income to include public housing
- Neighborhood-serving retail
- Pedestrian-friendly at street level
- Publicly-accessible ground-level open space
- Site and building design should capitalize on the “gateway” location

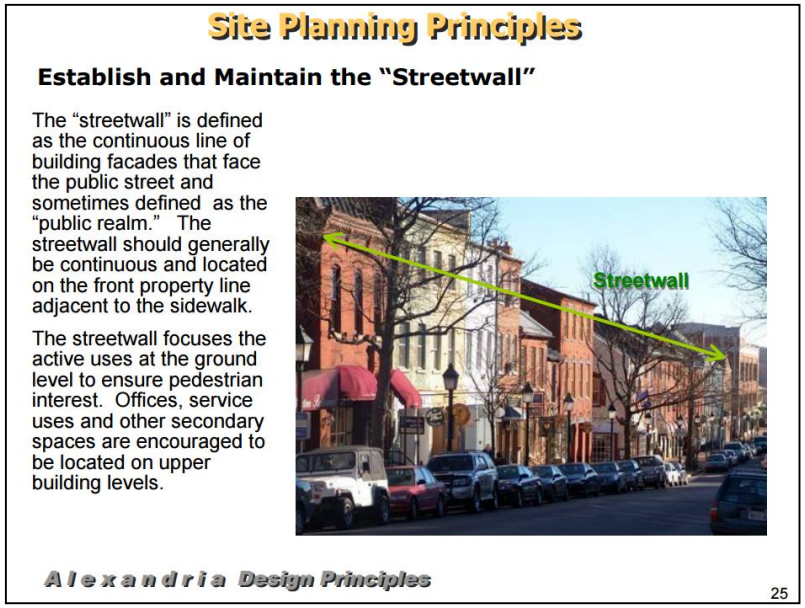
CDD Boundary for Samuel Madden Braddock East Master Plan

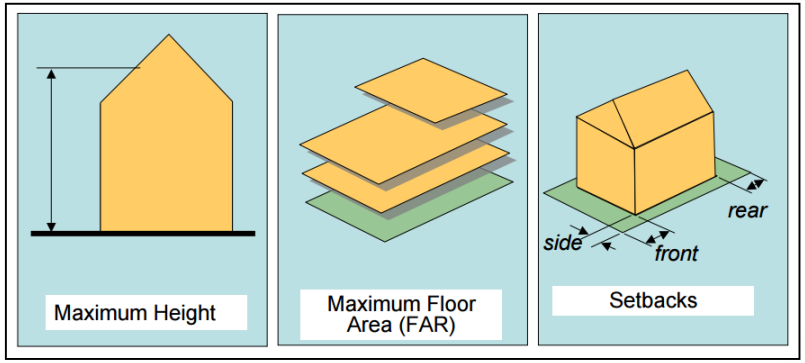
Development Process



Principles & Zoning

- Design Principles: Best Practices
  - Massing
  - Height
  - Public Amenities, Features
- Zoning
  - Rules for Building & Site Area
  - Bonus Density, Parking Reduction





Existing Conditions

- Andrew Adkins
  - 700 N. Fayette St.
  - Constructed 1968
  - 90 units
  - 3.5 Acres, 0.96 FAR
  - RB/Townhouse Zoning

Existing Conditions

- Samuel Madden Homes (Uptown)
  - 899 & 999 N. Henry St.
  - Parker-Gray Hist. Dist.
  - Constructed in 1945
  - 66 units
  - 3.4 ac., 0.43 FAR
  - RB/Townhouse Zoning

Neighborhood Fabric

- Characteristics
  - Multi-family
  - Tree Canopy
  - Integrated Mix
  - Quality Design

Area Development

- Projects
  - Belle Pre
  - The Henry
  - The Asher
- Features
  - Mix of Uses
  - Shared Space
  - Well-Lit
  - Different Heights
  - Building Face Variety

Development Considerations

- Physical:
  - Existing Dev.
  - Public Streets
  - Alleys
  - Street Connections

Potential Community Benefits from Development Projects

- Affordable Housing
- Pedestrian & Streetscape Improvements
- Open Space - varies with zone district
- Tree Canopy
- Stormwater management and BMPs
- Transportation Management Plans
- Underground or Wrapped Parking
- Urban Design
- Architecture Quality
- Public Art

City Housing Policy

- Housing Master Plan
- Resolution 830
- Funding
- Demand