

# GLEBE PARK REDEVELOPMENT STAKEHOLDERS GROUP

July 23, 2007

## Meeting Summary

### Stakeholders present:

Wilma Probst, Brighton Square Homeowners Association  
Jim Hoben, Housing Action  
Mike Caison, Alexandria Housing Advisory Committee  
Melissa Garcia, Lenox Place Homeowner Association  
Paul Cox, Arlandria Civic Association  
Bill Clayton, North Ridge Citizen's Association  
Andy Duncan, Warwick Village Citizen Association  
Kathleen Henry, Arlandria Chirilagua Housing Cooperative  
Jon Liss, Tenants and Workers United  
Gwen Menefee, ARHA Resident Council

### Also present:

Barbara Hayes, North Ridge Citizens' Assn.  
Ed Ablard, formerly EOC Alexandria  
Kevin Beekman, Lenox Place  
Robin Roberts, Lenox Place  
Amy Slack, Del Ray Citizens Assn.  
Sean Kumar, Bean Kinney & Korman, Lenox Place  
Terry Aiken, EYA  
Kristen Mitten, Planning and Zoning  
Mildrilyn Davis, Housing  
Helen McIlvaine, Housing  
Jeff Farner, Planning and Zoning

**Barbara Ross** began the meeting explaining that ARHA and AJ Jackson of EYA had serious conflicts with the meeting scheduled tonight, and both stated their desire to be there. ARHA has a scheduled Board meeting tonight, so no one can attend our meeting. AJ had a death in the family and had to go out of town to the funeral.

As previously announced, the one agenda item for tonight is to hear from each Stakeholder representative about that group's position on what is appropriate for the Glebe Park redevelopment. If you favor a particular development option, you should say so; your recommendations can also come in the form of general principles or comments.

**Kathleen Henry, Arlandria Chirilagua Housing Cooperative:** The ACHC Board met and voted on 7/21 to support the ARHA plan, Option #3. There may have been changes to the plan since they saw it originally, and whatever modifications ARHA wants to make are okay. The land belongs to ARHA and they should be able to develop it as they see fit so long as they do not negatively affect the neighborhood. The Board does not agree

with others that additional high end housing opportunities need to be added to the neighborhood at the expense of housing for the working class and low income residents. Given the condition of the existing Glebe Park units, and the occupancy problems, the proposed ARHA development will be a great improvement for the neighborhood. (Document submitted with recommendation)

**Paul Cox, Arlandria Civic Association:** explained that his group would like to see the housing for all of the Glebe Park properties be mixed so that 70% of it is built for market rate housing, which includes workforce if it is home ownership, and 30% is built as public housing.

**Wilma Probst-Levy, Brighton Square HOA:** supports Option #1 in concept. They like the mixed market approach combining affordable with workforce housing. However, it is particularly hard to make a choice here without clear financials showing the cost to the public of going forward. In addition she wants to stress that management issues must be addressed and that she thinks the Glebe Park questions should be part of the strategic planning for ARHA.

**Melissa Garcia, Lenox Place:** Lenox Place will submit a formal position later, but generally supports a 70/30 split for the neighborhood. Given the high turnover within the neighborhood, market rate units will help to stabilize it. Given the statements of City Council in 1999 regarding the need for scattered site housing and more recent statements that future Arlandria programs should focus on homeownership to provide balanced and mixed income levels, she believes that a mix is consistent with these policies. She sees Chirilagua people with loads of laundry on their back walking to the laundromat. She questions the whole concept of putting any James Bland replacement units in Arlandria, because the neighborhood cannot sustain it. In addition, she notes that schools are a big problem and that there is a need to break the cycle of poverty. If the City cannot provide infrastructure, it should deconcentrate the area by creating a mixed income neighborhood. Otherwise need economic development in the form of transportation, jobs and education to support development in the area.

When asked if she supported 100% market rate units for Glebe Park or was in opposition to any James Bland units in Glebe Park, she said no. When asked if she supported any of the development options presented, she said Lenox Place would likely go with Option #1 as the best of the three. Although it would be nice to have a 70/30 split for all of Glebe Park, she recognizes that ARHA is in a bind. In addition, she supports the concept of workforce housing.

**Andy Duncan, Warwick Village:**

First, he would like to recognize the huge support that AJ Jackson, EYA, gave to this group. Without A.J. Jackson's assistance, he would not be able to understand the material presented to them. He also expressed great thanks to Mildrilyn Davis, Helen McIlvaine, Jeff Farner, Kristen Mitten, Patti Haefeli and Barbara Ross for their work.

The opinions he is expressing are his own, not the Board's. A leadership team met and spoke in general, but there has not been a meeting or discussion with the entire membership. His opinions are an effort to state where he thinks Warwick Village would say on this issue.

More than anything, housing and the cost of housing are a threat to who we are as a City, and the economic range of people who are able to come to and stay in the city is more important to our identity than such matters as the look and architectural detail of Old Town.

He notes that there are a number of unanswered questions about Glebe Park.

1. Will the program provide work force housing? Does not want exclusively market rate housing and does not want to diminish low income housing. Need work force to maintain the character of the city.
2. How will this development affect Mount Vernon Ave and our efforts to ensure that it is active and vibrant?
3. What are the implications for Four Mile Run Park renovations?
4. Is what is being proposed sound housing policy? or is it simply an expedient answer to a dilemma? Is it reasonable to add more 830 housing to Arlandria or is it better to find locations for it elsewhere?
5. Will these proposals impede ARHA's capacity to maintain them in the long term? Are they sustainable long term given the potential changes in federal housing programs? Will they be insulated from changes in policy and funding at the federal level?
6. What is the fiscal impact to the City? and how does that compare to what the City has done for ARHA in the past in other cases?
7. How will it affect other services the City provides to other low income residents?
8. How will it impact the local schools, for example, Mount Vernon, and its teachers and administrators? Will there be a negative impact?

Despite these remaining questions, and based on them, he personally supports Plan #1.

He appreciates the City holding this forum for discussion and education. There were serious problems with the process before this group started, especially an apparent lack of opportunity for community input given the pace at which the development decisions were proceeding. Especially when compared to other development processes with the community, this appeared to be being pushed through. Therefore it was very good that the city provided this forum.

There were flaws in this process, and especially, given the complexity of the Glebe Park issue, the way the subject of discussion changed from Glebe Park to James Bland and back again, making it hard to follow.

As to FOIA, there should have been advice to the group in the beginning about the rule and how it worked. He knows it was not done intentionally, but coming as it did just as people were forming opinions was particularly bad. If he had known of the FOIA rules, he would not have agreed to be on the committee.

Finally, as part of the Strategic Plan for ARHA that is being discussed, the City should look at Resolution 830. The City has changed since it was adopted. He is not advocating getting rid of public housing but there may be room for modifications. Resolution 830 was certainly a restrictive factor here.

**Gwen Menefee, ARHA Resident Council:** expressed her support for housing for people without sufficient money to afford reasonable places to live on their own. It is wrong to push people without money to the side. ARHA has greatly improved over the last 10-12 years, and the developers it works with have provided benefits to the City. She trusts ARHA and its proposals. Citizens to be relocated in any redevelopment scheme should have an opportunity for comment about whatever is proposed.

**Mike Caison, Alexandria Affordable Housing Committee:** stated that his position is similar to Chirilagua's, and supports maximizing affordable housing for ARHA. ARHA controls the property here and they should be able to decide what is best. He believes the Stakeholder process reflects an excessive concern for the neighbors, as they have a full right and sufficient opportunity to be involved and to speak their opinions in the public hearing process to come. There had been a process before this one with the community. In fact, during that time and in response to the community the ARHA/EYA proposal was changed to include six market rate units on Old Dominion.

**Jim Hoben, Housing Action:** has several thoughts. First, he strongly supports the intent of Resolution 830, but believes that more than ever we need to look carefully at its terms. He does not support downgrading it, and at least we should hold the line where it is, but there may be room to modify it, such as to address workforce issues. As to the Glebe Park development, he believes we should accommodate the ARHA units ARHA wants to have; but he also hears the neighborhood desire for middle income housing. Therefore, as to Old Dominion (East), he would prefer to see the mix be 50/50 market and public units, rather than 70/30. Although he prefers workforce housing, and would prefer workforce and ARHA units over market and ARHA, he has no idea what that does to economics and is willing to give up workforce to achieve what ARHA needs. Whether the Old Dominion (East) program includes 30 units, as in #1, or the 34, in #3, does not matter so much. What does matter is that he would like to see the public housing deficit in Glebe Park added to West Glebe site by increasing its density. Given the fact that the Vepco site will redevelop eventually, and likely at higher densities with work force and market rate units, it is reasonable to make the West Glebe site denser. He is not

comfortable with saying that the 16 unit deficit proposed should go elsewhere in the City because the cost is too great. Instead, it should all go on Glebe Park if possible.

**Melissa Garcia, Lenox Place:** asked how he can support that when the neighborhood is so concentrated.

**Jim Hoben** responded by stating that ARHA owns the property and it is easier to provide services if housing is clustered in one general setting.

Jim continued by addressing open space. He comes out in favor of housing density, and the consequence that you may need to build and develop open space off site. In this case, instead of trying to achieve small areas of open space on individual parcels, Glebe Park residents can use the existing large open spaces at Four Mile and Charles Barrett.

**Bill Clayton, North Ridge Citizen's Association:** the Board has not met to take a position on this matter, and will do so at its meeting the second Monday in September. Therefore this is preliminary tonight and based on Barbara Hayes and Bob Munson and his sense of the Board's inclination from its last meeting.

He supports Option #1 as the best combination of housing types. He likes especially the mixture of housing types and occupants, the fact that it includes full parking, and its attractive appearance for the neighborhood. If there is a way to have less workforce and more public units he could support that too.

**Jon Liss, Tenants and Workers United:** stated his support for 70% market rate and 30% public housing units at Lennox Place, Warwick Village and Brighton Square. As to principles for Glebe Park:

1. There should be no loss of affordable housing for the working poor.
2. African American community members should not be moved from downtown (James Bland) to Arlandria.
3. Management is a major issue here, especially since groups other than ARHA came into Arlandria/Sunnyside in the 1980's and made their projects work, despite problems with buildings, flooding, etc. He was critical of ARHA management as leading to the current problem. If there is going to be a massive influx of money to make this work, then there should be some committee or oversight board of tenants, neighbors and the City to oversee management of the project and how it is done, with the power to hire and fire management.

**Melissa Garcia** stated that Lenox Place is now 15% low income.

**Andy Duncan** stated that he had no objection to low income in Warwick Village.

**Barbara Ross** recapped what she heard based on the comments and recommendations, as to the development proposals, noting that it appeared that four groups were in favor of development option #1 (Brighton Square, Lenox Place, North Ridge and Warwick

Village) and four were in favor of development option #3 (Chirilagua, AHAC, ARHA Resident Council, and TWU). There were two other ideas: Jim Hoben's for a 50/50 split on Old Dominion and increased density on West Glebe so that there was no deficit of public housing units when Bland is redeveloped. Arlandria Civic Assn proposes a 70/30 split over all of the Glebe Park properties.

There was no dissent from this tally. Some Stakeholders indicated that they would submit written comments to supplement their verbal recommendations.

**Barbara Ross** also noted that there appeared to be a strong consensus about the need for a different approach to managing ARHA projects. She opened the meeting to public comment.

**Robin Roberts** criticized the concentration of low income residents in Glebe Park, likening it to the problems at Gabrini Green in Chicago.

**Mike Caison** stated that he thought the comparison of the Gabrini Green projects in Chicago, which has 1000s of residents, to the much smaller population (152) in Glebe Park, not appropriate.

**Wilma Probst** asked for information about who will be doing the fiscal analysis of Glebe Park.

**Mildrilyn Davis** explained that EYA will be running numbers and they will be reviewed by ARHA and City staff, including Mark Jinks, Asst. City Manager.