

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
February 17, 2022**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
John Taylor Chapman, Councilmember, City of Alexandria
Stephen Koenig, City of Alexandria Planning Commission
Peter Kleeblatt, Chair, ARHA Board of Commissioners
Anitrah Androh, ARHA Board of Commissioners

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

Emily Baker, Deputy City Manager, City of Alexandria
Helen S. McIlvaine, Director, Office of Housing
Karl Moritz, Director, Department of Planning and Zoning
Nancy Williams, Assistant Director, Department of Planning and Zoning
Eric Keeler, Deputy Director, Office of Housing
Christina Brown, City Attorney's Office
Brandi Collins, Office of Housing
Kim Cadena, Office of Housing
Catherine Miliaras, Department of Planning and Zoning
Stephanie Sample, Department of Planning and Zoning
David Cortiella, Alexandria Redevelopment and Housing Authority
Kanasha Brown, Alexandria Redevelopment and Housing Authority
Thomas Jones, Alexandria Redevelopment and Housing Authority
Wanda Sherrod, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Mayor Justin Wilson recognized that the members present constituted a quorum and convened the meeting. Those joining the Mayor included Councilmember John Taylor Chapman, Planning Commissioner Stephen Koenig and ARHA Commissioners Peter Kleeblatt and Anitra Androh.

Mayor Wilson took a moment to acknowledge the passing of ARHA staff member Derek McDaniel who served as ARHA's Director of Finance and Administration and was involved in ARHA's repositioning and redevelopment activities. A memorial service was held in his honor earlier this day.

Mr. Koenig moved that the Meeting Summary of the January 20, 2022 meeting be approved. The motion was seconded by Mr. Kleeblatt and the Meeting Summary of the January 20, 2022 meeting was approved.

David Cortiella introduced Wanda Sherrod, a new Development Project Manager for ARHA who will be working on the Samuel Madden Homes redevelopment.

Development Planning

Mr. Cortiella reported ARHA was continuing to negotiate the Master Development Agreement (MDA) for the Madden redevelopment with Fairstead. He said the process had been slowed by the sudden loss of an ARHA staff member. Mayor Wilson asked how this slowdown would affect ARHA's readiness to present at the Joint Work Session on March 14. Mr. Cortiella responded he needed to discuss the situation with some members of the ARHA Board. Mayor Wilson said he would follow up with Mr. Kleebatt about the Joint Work Session the week of February 21.

Moving on to Ladrey, Thomas Jones reported some developers had submitted questions about the Request for Proposals (RFP), which ARHA had answered. He said the due date for the RFP remained March 7 and that ARHA would be inviting respondents to give presentations the week of April 1. Mayor Wilson asked when a developer would be selected. Mr. Jones said it would most likely be in May.

Section 18 Repositioning

Mr. Jones reported that all the units at Saxony Square Condominiums and the thirteen completed units at Park Place were in the process of being moved from Section 9 funding to Section 8 vouchers. He said the other twenty-five ARHA units at Park Place were under construction, with fifteen units due to be completed by the end of March. Mr. Jones also said ARHA would be submitting a Housing Opportunities Fund application to the City to support making the remaining ten units at Park Place accessible for persons with disabilities.

Mr. Cortiella added that ARHA would be receiving \$1.9 million from Virginia Housing for capital improvements and a bulk of those funds would be used to reimburse ARHA for the rehabilitation work done on the units at Park Place. He said the remainder of the funds would be used to add more accessible units throughout the ARHA portfolio as rehabilitation occurs and serve as seed money for a five-year capital improvement program. He also reported HUD would be providing another \$1.9 million for public housing improvements.

Mr. Cortiella shared that the Richmond Group has sent over the exit paperwork for Chatham Square and ARHA was working with their lawyers to complete all the requirements to take full ownership of the property. He said ARHA had made progress putting together the team they would need for the resyndication process of the combined Braddock-Whiting-Reynolds and Chatham Square units, including the consultants to assist with 4% LITHC process and architects to design the renovations. He said ARHA planned to have a financial closing by the end of 2022 and conduct the rehabilitation work throughout 2023.

Mr. Jones provided an update on ARHA's weekly calls with HUD on the conversion from Public Housing subsidy to [HUD Rental Assistance Demonstration](#) (RAD). He said they are going to have a RAD concept call with HUD regarding the James Bland development within the next few weeks. Mayor Wilson asked what the timeline for the RAD conversions would look like. Mr. Cortiella said ARHA would have a timeline put together soon, but that receiving the Commitments to Enter into a HAP contract (CHAPs) last year had been the crucial first step and once the RAD concept and financing plans were completed, ARHA would have greater control over when the subsidy changeover would occur. Mayor Wilson clarified that he was asking what the timeline was for ARHA's next steps after the subsidy change

occurred. Mr. Cortiella answered the five-year plan the ARHA Board of Commissioners was currently reviewing would be amended to include any new plans for RAD properties, but that they were not included in the five-year plan because the timing of the RAD approvals could not be guaranteed. The Mayor asked that the Work Group be kept apprised of ARHA's future plans for RAD properties so the City could be prepared to provide any necessary support.

Samuel Madden Homes Internal Pre-Concept Plan Charrette

Catherine Miliaras summarized the internal charrette that was held between the Samuel Madden Homes (Madden) developer team, ARHA staff, and City staff. She said City staff had been introduced to members of the Fairstead, Mill Creek, and The Communities Groups teams and the project architects from Torti Gallas. She told the Work Group that the City provided a presentation summarizing the Braddock East Small Area Plan, City development review process, and the role of the Board of Architectural Review (BAR). Staff had emphasized the need to undertake the Section 106 process as soon as possible as robust community engagement and coordination with multiple stakeholders is anticipated. Also, the developer team presented their concept for the project, including the intended programming for the property, the intended height and floor area ratio, and how the project would be integrated into the surrounding neighborhood. She reported that while ARHA's schedule for the project was aggressive, City staff were prepared to assist them in meeting their goals. Mayor Wilson asked if ARHA would be prepared to share the concept presented at the charrette at the March 14 Joint Work Session and Mr. Cortiella responded that ARHA intended to submit the concept to the City on March 15 as a first step in meeting their intended schedule of applying for 9% tax credits in March 2023. Mayor Wilson asked if the project would be entirely LIHTC-financed and Mr. Cortiella explained one of the buildings would be financed with a combination of 9% and 4% LIHTC credits and the other would be conventionally financed while still including affordable units.

Mr. Kleebatt asked if the charrette had been public or limited to staff. Ms. Miliaras explained the charrette had been internal and was similar to the pre-concept meetings held with other applicants, only on a larger scale. Mr. Koenig asked when the concept would be made public and when it would be shared with the participants of the Joint Work Group so they could review it before the work session. He also asked if the concept included the Net Zero goals that had been discussed at prior Work Group meetings. Mr. Cortiella affirmed ARHA's commitment to Net Zero building and added that ARHA was working with the City and Virginia Tech to accomplish this goal. Mr. Koenig also asked which building would be conventionally financed and be constructed first. Mr. Cortiella answered that the south building would be conventionally financed but would go second in the construction phasing. He added that ARHA viewed the development as one project and that the construction of the two buildings would overlap.

ARHA Resident and Community Engagement

Kanasha Brown provided an update on the ARHA resident meetings being held with Madden and Ladrey Senior Highrise residents. Ms. Brown explained how she is working with the Madden residents to create a vision book that would be used to provide resident input to the developers. She discussed her progress in collecting and analyzing the demographics of the residents and how those demographics would affect the design of the project. She also explained the influence of the relevant Small Area Plans and other community development considerations on the vision book and how she solicited resident input on the exterior, interior, and amenities of the development.

Ms. Brown then moved onto what she would be doing with the residents at their next meeting on February 23. She said they would be creating a vision statement and mood board with images to be included in the vision book and shared with the designers, developers, and other community members.

She said the next step would be the creation of an action plan with values and goals and a resident committee would be responsible for monitoring progress toward those values and goals. She is currently recruiting members for the resident committee and said several residents have expressed interested in joining. She said the ultimate goal was to empower the residents of Madden to continue their participation in community leadership even after project completion.

Ms. Brown discussed her meetings with Ladrey residents. She said she is currently assembling the resident committee. She also described how she has been altering her approach to communicating with residents to make information more accessible to them given that the population is elderly and/or disabled. She told the Work Group she would be meeting with the residents on February 24 to brief the resident community on what to expect from the development process and the progress of the developer solicitation as well as to gather more information on how to better communicate with the residents.

Ms. Brown also said she has reached out to the developers working on the redevelopment of the Hilco Generating Station about involving the residents of Ladrey, Chatham Square, and Hopkins-Tancil in their community engagement efforts since the redevelopment would have an impact on the residents of those properties.

Joint Work Session

Mayor Wilson and the Work Group reviewed the agenda for the Joint Work Session and agreed it could be finalized. Mayor Wilson also confirmed the Work Session would occur on March 14.

Other Business

Karl Moritz mentioned there would be an update on the Hilco Generating Station planning process at the February 22 Council Legislative Session and invited members of the Work Group to watch.

The Work Group confirmed the dates of the April meeting. Mayor Wilson asked if the April meeting would be in-person and staff affirmed the meeting will be held in the City Council Work Room.

With no other business to discuss, Mayor Wilson adjourned the meeting.