



ARHA REDEVELOPMENT WORK GROUP

March 16, 2023

5:30 PM – 7:00 PM

IN-PERSON: City Hall, City Council Workroom

MEETING AGENDA

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| 1. Welcome & Introductions | Mayor Justin Wilson |
| 2. Review and Approval of February 16, 2022 Meeting Summary | Redevelopment Work Group |
| 3. Samuel Madden Homes Development Project | Keith Pettigrew, ARHA |
| a. Section 106 Process | David Cortiella, ARHA |
| b. LIHTC Application | |
| c. Section 18 Application | |
| 4. Ladrey Redevelopment Concept 1 | Thomas Jones, ARHA
Wanda Sherrod, ARHA |
| 5. Additional Development Planning Updates | David |
| a. Re-syndication Activities - BWR, Chatham Square | |
| b. Rental Assistance Demonstration Conversions - Chatham Square, BWR, Old Dominion, James Bland I, II | |
| 6. New ARHA Special Purpose Entities and Development Entities | Keith Pettigrew, ARHA |
| 7. ARHA Strategic Planning Update | Keith Pettigrew, ARHA |
| 8. Other Business | Redevelopment Work Group |
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UPCOMING MEETINGS

April 18, 2023

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May 18, 2023

▪

June 15, 2023



**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
February 16, 2023**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
Stephen Koenig, City of Alexandria Planning Commission
Peter Kleebatt, Chair, ARHA Board of Commissioners
John Chapman, Councilman, City of Alexandria (via phone)

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

James Parajon, City Manager, City of Alexandria
Karl Moritz, Director, Department of Planning and Zoning
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
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
David Cortiella, Alexandria Redevelopment and Housing Authority (via phone)
Kanasha Brown, Alexandria Redevelopment and Housing Authority
Thomas Jones, Alexandria Redevelopment and Housing Authority (phone)
Wanda Sherrod, Alexandria Redevelopment and Housing Authority

Introductions and Approval of the January 26, 2023 Meeting Summary

Mayor Justin Wilson convened the meeting. Those joining the Mayor in person included Planning Commissioner Stephen Koenig and ARHA Chair Peter Kleebatt. Councilmember John Taylor Chapman attended present via phone.

Mr. Kleebatt moved to approve the January 26, 2023 Meeting Summary. Mr. Koenig seconded. The Meeting Summary was approved.

Samuel Madden Homes Development

Keith Pettigrew reported that the Samuel Madden redevelopment had been approved by the Planning Commission and that the only issue raised was whether residents would be eligible for residential parking permits. Mayor Wilson asked why a parking study had not been done and Karl Moritz replied that ARHA had chosen not to do one during the permitting process. Steven Mikulic, ARHA's land use attorney, said that ARHA would do one now and it will be provided by the time of Final Site Plan. Catherine Miliaras added the study was in the development conditions.

Mr. Koenig expressed his excitement with how environmentally sustainable the project is. David Cortiella said that ARHA is pursuing energy credits under the Inflation Reduction Act to further increase the project sustainability.

Mr. Pettigrew said Eric Keeler was moving the Section 106 Historic Review process for Madden along. Mr. Keeler said he expected the Memorandum of Agreement between the City, ARHA, and the Department of Historic Resources to be ready for signature in March or April.

Mr. Pettigrew told the Work Group that ARHA and City staff were working together on tax and fee relief and ARHA would provide the additional information required by City staff to make a determination about the tax abatement. Mayor Wilson asked when the determination would be made, and Mr. Keeler said around the time of the financial closing on the redevelopment because the entity information needed by the Tax Assessor would be available then pursuant to the financing structure.

Mr. Pettigrew told the Work Group that ARHA would be requesting City Council approval for a \$1 million loan for the Madden redevelopment on February 25.

Moving onto the LIHTC application process, Mr. Pettigrew told the Work Group ARHA would submit an application on March 15. Mayor Wilson asked when ARHA expected to hear back from Virginia Housing. Mr. Keeler said they typically provide input to applicants in May. Mayor Wilson followed up by asking whether they would be applying in the public housing LIHTC pool and what they thought their chances were. Mr. Pettigrew said yes, they were applying in the public housing pool and that their chances were very good. Mr. Cortiella added the Madden application was much stronger than other applications in that pool. Mr. Keeler reminded the Work Group that only 77 units in the North building would be competing for 9% LIHTCs.

Mr. Pettigrew ended by saying that the Section 18 application for all 66 units at Madden would be resubmitted to HUD soon.

Additional Development Planning Updates

Mr. Pettigrew provided an update on Ladrey. He said ARHA and their development partners had finalized the Master Development Agreement and sent it to the ARHA Board of Commissioners for approval. Thomas Jones said that a Concept 1 Plan would be submitted to the City on March 3 after the Board approves the Master Development Agreement (MDA). Mayor Wilson asked about the schedule for the Ladrey entitlements and Mr. Moritz replied ARHA was using a modified version of the schedule used for Madden. Ms. Miliaras added the schedule dates had been adjusted to reflect ARHA's later Concept 1 submission date, but that the Madden schedule had extra time built into it, so it would be possible to complete the Ladrey entitlements in a more compressed time frame.

Mr. Pettigrew and Wanda Sherrod reported that resident engagement at Ladrey was going well and the seniors were very involved in the redevelopment process. He said there would be a meeting on February 23 to discuss architecture, design, and amenities with residents. He said ARHA and Winn provided interpretation at meetings and translations of materials into a variety of languages spoken by residents and shared that 25% of the residents spoke Amharic. Mayor Wilson asked what the relocation plans for the residents looked like and Mr. Pettigrew said ARHA had engaged the relocation firm Housing to Home, whose representatives attend all the resident meetings. He said relocations for each resident would depend on their needs, but that ARHA's development partners had apartment buildings in the area to which residents could be relocated.

Mr. Cortiella said that ARHA still does not have control of the limited partnership of Chatham Square. He said ARHA anticipates the financial closing on the Rental Assistance Demonstration conversions of

Old Dominion, and James Bland would occur in March 2023, but the subsidy transition would not occur until January 2024.

New ARHA Special Purpose Entities and Development Entities

ARHA's legal counsel, Amy Glassman of Ballard Spahr, and the Deputy City Attorney shared that the current priority is to provide City Council with an opportunity to consider the retroactive approval of VHD, LLC and the approval of a Special Purpose Entity (SPE) for Samuel Madden, which is required for the project's Low-Income Housing Tax Credit application. That item is planned to be considered by Council on April 13. After City Council makes a determination on those two action items, City staff and ARHA will provide similar opportunities for City Council consideration of another development entity, Premier Housing, which would operate independently but in cooperation with ARHA on some projects. .

Other Business

Mayor Wilson confirmed the next Work Group meeting would be March 16.

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