



ARHA REDEVELOPMENT WORK GROUP

December 16, 2021

5:30 PM – 7:00 PM

301 King Street, City Council Work Room

MEETING AGENDA

1. Welcome & Introductions Mayor Justin Wilson
2. Review and Approval of November 16, 2021 Draft Meeting Summary Redevelopment Work Group
3. ARHA's 12/14/2021 City Council Funding Request Mayor Justin Wilson, Councilman John Taylor Chapman, and Brandi Collins, Office of Housing
4. Development Planning Updates Keith Pettigrew, Alexandria Redevelopment and Housing Authority & David Cortiella, Alexandria Redevelopment and Housing Authority
 - a. Samuel Madden Homes Developer Selection
 - b. Ladrey Senior Highrise Request for Proposals
 - c. Section 18 - Saxony and Park Place
 - d. Re-syndication Activities - BWR, Chatham Square
 - e. Prospective Timeline for Other RFP Redevelopment Projects
5. ARHA Resident & Community Engagement Keith Pettigrew, Alexandria Redevelopment and Housing Authority
6. Joint Work Session (Proposed Dates and Draft Agenda) Helen McIlvaine, Office of Housing
7. Build Back Better Update Keith Pettigrew, Alexandria Redevelopment and Housing Authority & Helen McIlvaine, Office of Housing
8. Other Business Redevelopment Work Group

UPCOMING MEETINGS

January 20, 2022

▪

February 17, 2022 (TBD)

▪

March 17, 2022

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
November 16, 2021**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
Stephen Koenig, City of Alexandria Planning Commission
Peter Kleeblatt, Chair, ARHA Board of Commissioners
Anitra Androh, Vice Chair, ARHA Board of Commissioners

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

Helen S. McIlvaine, Director, Alexandria 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
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
David Cortiella, Alexandria Redevelopment and Housing Authority (via phone)
Thomas Jones, Alexandria Redevelopment and Housing Authority
Kanesha Brown, 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 Planning Commissioner Stephen Koenig and ARHA Commissioner Peter Kleeblatt, and ARHA Board Commissioner Anitra Androh. Councilman John Taylor Chapman was not present.

Mr. Kleeblatt moved that the Meeting Summary of the October 21, 2021 meeting be approved. The motion was seconded by Mr. Koenig and the Meeting Summary of the October 21, 2021 meeting was approved.

Development Planning

Keith Pettigrew announced a development partner had been selected for Samuel Madden and that the development documents should be completed within the next four months. Mr. Pettigrew said that next steps included submittal of a concept plan to the City in spring 2022 to commence the entitlement process. He predicted that construction could begin in fall 2023. Mr. Pettigrew explained the current plan is to locate one building on each of the two blocks in the site. A LIHTC application would be submitted for the 2023 cycle for one of the buildings, while the other would be conventionally financed. Construction of the two buildings would be staggered with the north building commencing construction

first. Mr. Pettigrew said he met with the residents of Samuel Madden on November 15 and informed them of the upcoming community engagement process concerning redevelopment of their community.

Mr. Pettigrew also stated the two new buildings would be environmentally sustainable buildings and ARHA is working with Virginia Tech to identify opportunities to retrofit their existing properties. Mr. Koenig said that he would be willing to provide help with the Virginia Tech project and other ARHA green building projects.

Shifting topics, Mr. Pettigrew reported that now that a developer has been selected for Samuel Madden, the Request for Proposals for the redevelopment of Ladrey would be released to five developers on November 19. He said that the response period would be 90 days, with a deadline of February 22, 2022.

Mr. Pettigrew reported that the renovations to all ARHA units at Saxony Square had been completed and the residents were very happy with the work. He said construction has begun on thirteen units at Park Place Condominiums and should be completed by the end of the year. The remaining twenty-five units would be completed by April 2022. Mr. Pettigrew reported that during its November 16 meeting with HUD staff about the subsidy transfer from HUD's Public Housing funding to [HUD Rental Assistance Demonstration](#) (RAD) funding, HUD asked for title information in order to finalize the subsidy transfer. He said ARHA was working on getting this information.

David Cortiella shared that ARHA still does not have ownership of its units at Chatham Square because of delays with the LIHTC investor's exit but it hopes to have the transfer completed by the end of the calendar year.

Mayor Wilson asked Mr. Pettigrew what projects ARHA planned to begin next and Mr. Pettigrew answered he would provide an update after this is discussed with the ARHA Board of Commissioners. Mayor Wilson suggested that a schedule be developed before the Joint Work Session so it could be a topic of discussion. Mr. Pettigrew replied he would like to do some community engagement before presenting a schedule.

ARHA Funding Request Timeline

Mayor Wilson asked about the funding request timeline for ARHA projects. Helen McIlvaine said that ARHA has requested funds to cover planning and outreach costs related to the renovation projects at the Park Place and Saxony Square Condominiums as well as funds to assist with planning and financing the Chatham Square and Braddock-Whiting-Reynolds resyndication. She said that the request would be reviewed by the Alexandria Housing Affordability Advisory Committee (AHAAC) during its December 2 meeting. A memo will be provided to the Braddock Metro Neighborhood Plan Implementation Advisory Group (BIAG) to inform them of staff's recommendation to reallocate developer contributions set aside for ARHA in the Braddock Metro Neighborhood to support ARHA's redevelopment and repositioning activities. ARHA's funding request, including the proposed reallocation of the Braddock Funds reserved for ARHA will be on the December 14 City Council Legislative Meeting docket. If approved by City Council, the reallocated funds will be used for Park Place and Saxony Square, for expenses related to the Chatham-BWR resyndication, and for development-related planning activities for the Samuel Madden and Ladrey projects. City funds received for Madden and Ladrey will be used to serve as ARHA's stake in the projects, allowing them to benefit from future cash flow and participate more in development decisions.

Mayor Wilson asked whether ARHA would be ready for any additional federal funding allocations and if they had shovel-ready projects. He also asked if there were any land use needs the City would have to address for these prospective projects. Ms. McIlvaine said this would be a discussion topic in future staff-to-staff meetings, but that ARHA's recently completed Physical Needs Assessments of certain properties will help identify work items that might need funding. Mayor Wilson suggested any presumptive federal funding (e.g., through Build Back Better, etc.) might be used for environmentally sustainable projects in buildings not proposed for redevelopment.

Joint Work Session (February 2022)

Mayor Wilson asked that a date for the Joint Work Session be set and for the proposed draft agenda to be updated to include information about the Samuel Madden development plan and the Ladrey RFP. Mr. Kleeblatt suggested there be a synopsis of ARHA's development history for the benefit of new City Council members, but Mayor Wilson said incoming Council members would be briefed ahead of time. Mr. Pettigrew suggested that the beginning of ARHA's resyndication efforts would be a good place to start from and Mayor Wilson agreed.

Other Business

Ms. McIlvaine asked Mr. Pettigrew to introduce two members of the ARHA staff, Kanesha Brown and Thomas Jones, to the group. Mr. Pettigrew introduced Ms. Brown and Mr. Thomas and explained their roles at ARHA. Ms. Kanesha is supporting development activities, and Mr. Jones, who provided daily oversight of construction activities at Ramsey, is now managing the Saxony Square and Park Place renovations.

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



JOINT WORKSESSION
Alexandria City Council, ARHA Board of Commissioners, and
Alexandria Planning Commission
X, 2022

6:30 PM – 8:30 PM
Durant Center, 1605 Cameron Street
Doors will be opened at 6pm

MEETING AGENDA

1. Welcome & Introductions
Mayor Justin Wilson
2. Opening Remarks
Mayor Justin Wilson
Peter Kleeblatt, Chair, ARHA Board of Commissioners &
Nate Macek, Chair, Planning Commission
3. Role of the ARHA Redevelopment Work Group
Helen S. McIlvaine, Office of Housing &
Keith Pettigrew, Alexandria Redevelopment and Housing Authority
4. ARHA's Strategic Plan and Repositioning Development Planning Updates (maybe break this wording up or re-state, e.g., ARHA's Strategic Plan and Current Repositioning and Redevelopment Initiatives
a. ARHA's Five-Year Plan
b. Current Development Projects
c. Funding Sources and Needs
d. Prospective Timeline for Future Projects
e. Green building/Resiliency
Keith Pettigrew, Alexandria Redevelopment and Housing Authority & David Cortiella, Alexandria Redevelopment and Housing Authority
5. ARHA Resident & Community Engagement
Keith Pettigrew, Alexandria Redevelopment and Housing Authority
6. Update on related Department of Planning and Zoning initiatives
Karl Moritz, Department of Planning and Zoning
7. Update regarding federal funding available for affordable housing
Keith Pettigrew, Alexandria Redevelopment and Housing Authority & Helen McIlvaine, Office of Housing
8. Next steps & Closing Remarks
Mayor Justin Wilson