



ARHA REDEVELOPMENT WORK GROUP

January 20, 2022

5:30 PM – 7:00 PM

VIRTUAL MEETING

Meeting Registration Link: [Webinar Registration - Zoom](#)

Meeting ID: 939 6428 2052

Passcode: 427000

Telephone Call In: 301-715-8592

MEETING AGENDA

- | | |
|---|---|
| 1. Welcome & Introductions | Mayor Justin Wilson |
| 2. Review and Approval of December 16, 2021 Draft Meeting Summary | Redevelopment Work Group |
| 3. 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. Rental Assistance Demonstration Conversions - Chatham Square, BWR, Old Dominion, West Glebe, James Bland I, II, IV | |
| 4. ARHA Resident & Community Engagement | Keith Pettigrew, Alexandria Redevelopment and Housing Authority |
| 5. Joint Work Session and Draft Agenda | Helen McIlvaine, Office of Housing |
| 6. Other Business | Redevelopment Work Group |

UPCOMING MEETINGS

February 17, 2022 ▪ March 14, 2022 (Joint Work Session) ▪ April 21, 2022

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

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 (via phone)

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

Emily Baker, Deputy City Manager, City of Alexandria
Helen S. McIlvaine, Director, Alexandria Office of Housing
Nancy Williams, Assistant Director, Department of Planning and Zoning
Eric Keeler, Deputy Director, Office of Housing (via phone)
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 (via phone)
David Cortiella, Alexandria Redevelopment and Housing Authority (via phone)
Kanasha Brown, Alexandria Redevelopment and Housing Authority (via phone)

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 Councilmember John Taylor Chapman. Anitra Androh was not present.

Mr. Koenig moved that the Meeting Summary of the November 16, 2021 meeting be approved. The motion was seconded by Councilmember Chapman and the Meeting Summary of the November 16, 2021 meeting was approved.

ARHA's 12/14/2021 City Council Funding Request

Keith Pettigrew thanked the City Council for approving ARHA's request for funding for the Saxony Square and Park Place Condominium rehabilitation projects and the Chatham Square and Braddock-Whiting-Reynolds resyndication planning and financing costs as well as planning funds for Ladrey and Madden.

Development Planning

Mr. Pettigrew reported ARHA had given Fairstead, their chosen development partner for Samuel Madden, a draft Master Development Agreement to review and he was optimistic that negotiations

would proceed quickly. As for Ladrey, the Request for Proposals for the redevelopment had been released to five developers on November 19 with a due date in February 2022.

Mr. Pettigrew reported that the renovations to five ARHA units at Saxony Square had been completed and the residents were very happy with the work. He said thirteen units at Park Place Condominiums had been demolished and construction on them was completed. Mr. Pettigrew reported that HUD had approved the subsidy transfer via Section 18 repositioning from HUD's Public Housing funding to project based vouchers. The subsidy on the balance of the Park Place units will be completed when the renovations are completed on the outstanding units.

David Cortiella shared that there had been no change in the ownership status of Chatham Square.

Mayor Wilson asked Mr. Pettigrew which projects ARHA planned to begin next. Mr. Pettigrew answered that staff has a five-year draft plan they intend to share with the ARHA Board of Commissioners in January, and they expected to present it to the Work Group in February.

ARHA Resident and Community Engagement

Mr. Pettigrew said he kicked off the community engagement process with residents of Samuel Madden on December 15 and informed them of the upcoming community process concerning redevelopment of their community. He said ARHA will be meeting with the residents on a monthly basis, and he would begin outreach to the neighboring property owners and community groups once they have approved an initial concept plan with their development partners. Mr. Pettigrew then asked Kaneshia Brown, the Development Project Manager for Madden, to talk about the resident meeting. Ms. Brown explained the visioning process ARHA was engaging with the residents, which included discussions of the appearance and amenities the residents desired for the new development. The goal is to actively engage residents prior to the entitlement process.

Joint Work Session (March 2022)

Mayor Wilson asked if a date for the Joint Work Session had been set. Helen McIlvaine replied a tentative date of March 14 had been chosen with a back-up date of March 28. Ms. McIlvaine informed the ARHA Board members and staff that March 28 was the date of one of the Board's regular meetings and they may need to reschedule that meeting in order to participate in the Work Session.

Build Back Better Update

Mr. Pettigrew updated the group on the Build Back Better Act. He said that his contacts at HUD and NAHRO had no additional details on what was contained in the Act beyond what was publicly available, but that ARHA was ready to spring into action as soon as possible funding sources were announced. Mayor Wilson asked if ARHA had projects it could begin immediately. Mr. Pettigrew replied ARHA was preparing a five-year plan but could be ready for any kind of project. Ms. McIlvaine mentioned Mr. Pettigrew was speaking with Virginia Housing about funding for ARHA projects. Mr. Pettigrew said ARHA was ready for Virginia Housing when it was available.

Other Business

The Work Group confirmed the dates of the January and February meetings. Mayor Wilson informed the Work Group he and Councilmember Chapman would remain part of the Work Group after the new Council was installed in January.

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

DRAFT



JOINT WORKSESSION

Alexandria City Council, ARHA Board of Commissioners, and
Alexandria Planning Commission

March 14, 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
 i. Samuel Madden Homes
 ii. Ladrey Highrise
c. Funding Sources and Needs
d. 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. Next steps & Closing Remarks
Mayor Justin Wilson