



## ARHA REDEVELOPMENT WORK GROUP

October 21, 2021

5:30 PM – 7:00 PM

301 King Street, City Council Work Room

### MEETING AGENDA

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|---|---|
| 1. Welcome & Introductions  | Mayor Justin Wilson   |
| 2. Review and Approval of September 20, 2021 Draft Meeting Summary  | Redevelopment Work Group  |
| 3. Development Planning Updates   | Keith Pettigrew, Alexandria Redevelopment and Housing Authority                                   |
| a. Section 18 - Saxony and Park Place   | David Cortiella, Alexandria Redevelopment and Housing Authority                                   |
| b. Re-syndication Activities - BWR, Chatham Square  |   |
| c. Rental Assistance Demonstration Conversions - Chatham Square, BWR, Old Dominion, West Glebe, James Bland I, II, IV |   |
| d. Samuel Madden Homes  |   |
| e. Ladrey Senior Highrise   |   |
| f. Prospective Timeline for Other RFP Redevelopment Projects  |   |
| 4. Potential Federal Funding Opportunities for ARHA/Public Housing  | Keith Pettigrew, Alexandria Redevelopment and Housing Authority<br>Eric Keeler, Office of Housing |
| 5. November 16, 2021 Joint Work Session   | City and Alexandria Redevelopment and Housing Authority Staff                                     |
| a. Draft Agenda (attached)  |   |
| 6. Other Business   | Staff and Redevelopment Work Group  |

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#### UPCOMING MEETINGS:

November 16, 2021 (Joint Work Session)   ▪   December 16, 2021   ▪   January 20, 2022

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
September 20, 2021**

**MEETING SUMMARY  
VIRTUAL MEETING**

**Participants**

***Work Group Members***

Justin M. Wilson, Mayor, City of Alexandria  
John Taylor Chapman, Council Member, 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 (via phone)

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

Emily Baker, Deputy City Manager  
Helen S. McIlvaine, Director, Alexandria Office of Housing  
Nancy Williams, Assistant Director, Department of Planning and Zoning  
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)

**Introductions and Meeting Summary Approval**

Mayor Justin Wilson recognized the members present constituted a quorum and convened the meeting. Those joining the Mayor in-person included Councilman John Taylor Chapman, Planning Commissioner Stephen Koenig, and ARHA Commissioner Peter Kleeblatt. ARHA Commissioner Anitra Androh joined the meeting by phone.

The Meeting Summary of the June 17, 2021 meeting was approved by the four members of the Work Group participating in-person.

**Electronic Participation Policy**

The Work Group considered the Electronic Participation Policy (Attachment 1) which permits members of the ARHA Redevelopment Work Group, staff, and members of the public to participate electronically (via phone or computer). The members of the Work Group participating in-person voted to approve the policy, and Ms. Androh was then invited to

participate. Also participating electronically were ARHA CEO Keith Pettigrew and development staff David Cortiella.

### **Development Planning**

Mr. Pettigrew provided both written (Attachment 2) and oral updates on ARHA's plans for development projects. ARHA has begun rehabilitation of the five ARHA-owned units at Saxony Square. Once complete, ARHA will begin the rehabilitation of the thirty-eight ARHA-owned units at Park Place. He estimated that the units at Saxony Square would be completed by the end of October 2021, but that supply chain issues might delay the completion of the Park Place units until January 2022. Mayor Wilson asked how the subsidy conversion from public housing (Section 9) to Section 18 vouchers would affect the finances of the units and Mr. Pettigrew replied that the subsidy conversion would increase cash flow and reduce the number of HUD regulations governing the units. None of these changes will impact the residents of these units but will enhance ARHA's ability to fund operations and maintenance of the units.

Mr. Pettigrew shared an update on the two properties ARHA intends to resyndicate. He said that the Braddock-Whiting-Reynolds (B-W-R) properties were now fully owned by ARHA and that the limited partner was taking longer than anticipated to exit the Chatham Square deal, but they expect to complete the transaction by the end of the year. He told the Work Group that once ARHA owns both properties, ARHA will complete the conversion of those units from Public Housing-funded units to [HUD Rental Assistance Demonstration](#) (RAD) units. The next step would be to resyndicate the properties as a single LIHTC project to help fund rehabilitation work. Peter Kleeblatt asked ARHA staff to confirm the unit count for both properties and clarify how the RAD conversions would affect the revenues and rents. David Cortiella said B-W-R has 52 units and Chatham Square has 48 units, for a total of 100 units. He explained that while the RAD conversions would provide an increase in revenues for ARHA, it would not affect the rent amounts paid by the tenants. Helen McIlvaine asked if the residents of the properties would remain the same after the RAD conversion and rehabilitation work. Mr. Cortiella said that the existing residents would not be affected, but that the Area Median Income preferences for Chatham Square might change in the future to allow residents at higher income levels to occupy units when vacancies occur.

Mr. Pettigrew informed the Work Group that review of the bids for the Samuel Madden project was ongoing and the ARHA Board of Commissioners would select a development partner at or before their October 2021 board meeting. He then explained ARHA's Request for Qualifications (RFQ) process for choosing potential redevelopment partners: Request for Proposals (RFP) for Ladrey would not be issued until the winning Madden Homes bidder was selected to allow those developers not selected for Madden Homes to be placed on the bidders' list for Ladrey. Mayor Wilson asked if the Ladrey RFP would have a closed bidder list. Mr. Kleeblatt said it would, based on the eleven developers selected for the short list last year. Mayor Wilson then asked how long the Ladrey RFP bid period would be, and Mr. Pettigrew and Mr. Cortiella said it would be 90 days.

Mayor Wilson asked what projects ARHA would be pursuing after they completed Madden Homes and Ladrey. Mr. Cortiella said they would be submitting Section 18 and/or RAD applications for Cameron Valley, Andrew Adkins, and Hopkins-Tancil next year in anticipation of their future redevelopment.

### **City Fiscal Year 2022 ARHA Funding Requests**

Brandi Collins shared with the Work Group that City and ARHA staff met several times during the summer to discuss ARHA's financial needs to achieve its redevelopment goals, what the funding would be used for, and what non-City financial sources ARHA was pursuing. Ms. Collins shared that ARHA needs project planning/feasibility funds for Madden Homes and Ladrey, pre-development funds for Madden Homes and Ladrey, funds associated with the Section 18 conversion of Saxony and Park Place, and funds associated with the resyndication of B-W-R and Chatham Square. ARHA recently submitted applications to the Office of Housing for the City's Housing Opportunities Fund (HOF) for those projects.

Ms. Collins said that staff proposed that the developer contributions designated for ARHA's future redevelopment initiatives in the Braddock Metro Neighborhood Plan might be used as a source but this approach would require City Council approval since it would reprogram dollars initially intended to fund moving some ARHA relocation units offsite. ARHA expects to replace all existing units on-site within its mixed-income redevelopment model. Mayor Wilson suggested the change be presented to the Braddock Implementation Advisory Group before the funding request was brought to the City Council. Mayor Wilson then asked what the timeline for ARHA's funding requests was, and Ms. Collins replied that it was dependent on ARHA supplementing its application, but staff is aiming for a fall 2021 City Council request. Mr. Kleeblatt asked where the funding for the Braddock Neighborhood Fund came from, and Mayor Wilson shared that the funds are private developer housing contributions from the Braddock Neighborhood. Ms. McIlvaine said that the Braddock Metro Neighborhood Plan had specifically earmarked a portion of Braddock area contributions for ARHA's use.

### **Other Business**

#### ***Sustainability***

Mr. Pettigrew answered questions about energy efficiency that Stephen Koenig submitted. Mr. Pettigrew said ARHA is discussing with its potential development partners opportunities to build net zero energy buildings and exceed current green building standards. Mr. Pettigrew said that development staff member Sarah Scott was very knowledgeable about retrofitting existing units to include environmentally sustainable features and is working with Virginia Tech to identify ways to retrofit ARHA's existing portfolio to improved green standards. Mr. Koenig reconfirmed that ARHA was committed to net zero standards for its new developments and said he was happy to learn about the retrofitting. Mayor Wilson suggested ARHA look into grant funding for green building and retrofits as a supplement to their development funding sources. Mr. Kleeblatt asked if there was a City policy about providing financial support for retrofits and

## October 21, 2021 Meeting Agenda Attachment 1

Mayor Wilson replied that there was one for commercial buildings, but that one for residential buildings had not yet been formulated. Mayor Wilson suggested that ARHA put together a wish list of items for the next tranche of ARPA funding and once again mentioned the need for ARHA to look for other funding sources, including those anticipated from the federal government for improvements to existing housing stock. He also noted ARHA should strategically consider which buildings to retrofit since some of them are fairly new and the potential benefit may be limited or great, over its remaining use, and others are anticipated to be redeveloped in the near future. Mr. Koenig added that when planning new development and retrofits, ARHA should also consider environmental resiliency as a factor.

### ***November Joint Work Session***

Brandi Collins provided the Work Group with an update on the Joint Work Session planning. Invitations will be sent to participants soon, but November 16 was a likely date. The Work Session is planned to be held at the Durant Center. As occurred in 2019, invitees will include City Council, Planning Commission, and ARHA Board of Commissioners, as well as Councilmembers-Elect and the chair of the Alexandria Housing Affordable Housing Advisory Committee. The Work Group was asked to suggest agenda items.

Mayor Wilson asked what topics had been previously suggested and Ms. McIlvaine said the Samuel Madden redevelopment had been proposed. Mayor Wilson said he would like an updated redevelopment timeline from ARHA, information about the chosen partner for the Madden project, and a status update on Ladrey, as well as information about potential funding sources ARHA could pursue. Mr. Koenig asked for sustainability to be added to the agenda. Mr. Kleeblatt said the Joint Work Session would be a good time to introduce ARHA's projects to the community. Ms. McIlvaine said staff would provide the Work Group with a draft agenda for discussion and input at the Joint Work Session at the October Work Group meeting.

### ***October Meeting Topics***

In light of Mayor Wilson's interest in finding alternative potential funding sources for ARHA projects, such as the public housing funding in the pending infrastructure bill, Ms. McIlvaine said that City and ARHA staff would research available federal funds and present the information to the Work Group in October. Mayor Wilson agreed this was a good idea and suggested staff cast as wide a net as possible to find funding to support ARHA projects.

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

**Electronic Participation Policy**

The following policy is established for members' remote electronic participation in *Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group* meetings due to:

1. A personal matter
  - a. On or before the day of a meeting, the member shall notify the Chair that the member is unable to attend the meeting due to a personal matter. The member must identify with specificity the nature of the personal matter.
  - b. A quorum of the Work Group must be physically assembled at the primary or central meeting location.
  - c. The Chair may approve or disapprove the request for electronic participation. If the absent member's remote participation is disapproved because such participation would violate this policy, the basis for the disapproval shall be recorded in the Work Group's minutes. The decision shall be based solely on the criteria in this policy, without regard to the identity of the member or matters that will be considered or voted on during the meeting.
  - d. The Work Group shall record the specific nature of the personal matter and the remote location from which the absent member participated in Work Group's minutes.
  - e. Participation by the absent member due to a personal matter shall be limited in each calendar year to: (1) two (2) meetings or (2) 25% of the meetings held rounded up to the next whole number, whichever is greater, of the Work Group.
2. A member's temporary or permanent disability or other medical condition or a family member's medical condition that requires the member to provide care for such family members, thereby preventing the member's physical attendance
  - a. On or before the day of a meeting, the member shall notify the Chair that the member is unable to attend the meeting due to the member's temporary or permanent disability or other medical condition that prevents his or her physical attendance or a family member's medical condition that requires the member to provide care for such family members, thereby preventing the member's physical attendance.
  - b. A quorum of the Board must be physically assembled at the primary or central meeting location.

## September 20, 2021 Meeting Summary Attachment 1

- c. The Work Group shall record the fact of the member's disability or other medical condition or a family member's medical condition that requires the member to provide care for such family members, thereby preventing the member's physical attendance, and the remote location from which the absent member participated in the Work Group's minutes.
3. For any remote participation, the Work Group shall make arrangements for the voice of the absent member or members to be heard by all persons in attendance at the meeting location.



**JOINT WORKSESSION**  
**Alexandria City Council, ARHA Board of Commissioners, and**  
**Alexandria Planning Commission**  
**November 16, 2021**  
**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. Review of ARHA's Strategic Plan/Repositioning Development Planning Updates Keith Pettigrew, Alexandria Redevelopment and Housing Authority  
David Cortiella, Alexandria Redevelopment and Housing Authority
  - a. Current Projects
  - b. Funding Sources and Needs
  - c. Prospective Timeline for Future Projects
  - d. Green building/Resiliency
5. ARHA Resident & Community Engagement Keith Pettigrew, Alexandria Redevelopment and Housing Authority
6. Closing Remarks Mayor Justin Wilson