



## ARHA REDEVELOPMENT WORK GROUP

November 16, 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 October 21, 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 RFP                                    |   |
| c. Section 18 - Saxony and Park Place                            |   |
| d. Re-syndication Activities - BWR, Chatham Square               |   |
| e. Prospective Timeline for Other RFP Redevelopment Projects     |   |
| 4. ARHA Funding Request Timeline                                 | Helen McIlvaine, Office of Housing  |
| 5. Joint Work Session (February 2022)                            | Redevelopment Work Group and Staff  |
| 6. Other Business  | Redevelopment Work Group  |

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### UPCOMING MEETINGS

December 16, 2021   ▪ January 20, 2022   ▪ February 17, 2022

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
October 21, 2021**

**MEETING SUMMARY**

**Participants**

***Work Group Members***

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

Emily Baker, Deputy City Manager  
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  
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

**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 initially included Planning Commissioner Stephen Koenig and ARHA Commissioner Peter Kleeblatt (ARHA Board Commissioner Anitra Androh arrived a few minutes later). Councilman John Taylor Chapman joined the meeting by phone.

Mr. Koenig moved that the Summary of the September 20, 2021 meeting be approved. The motion was seconded by Mr. Kleeblatt and the Meeting Summary of the September 20, 2021 meeting was approved by the three members of the Work Group participating in-person.

**Development Planning**

Keith Pettigrew reported that the renovations of three units at Saxony Square had been completed and ARHA expected the remainder to be completed the week of October 25. He said construction had started at Park Place and ARHA hoped to complete 19 units by the end of the year. He also said ARHA is having weekly meetings with HUD staff about the subsidy transfer for the units from HUD's Public Housing funding to [HUD Rental Assistance Demonstration](#) (RAD) funding and that ARHA aimed to complete the transfer by year's end.

David Cortiella shared that ARHA still did not have ownership of Chatham Square because of delays with the LIHTC investor's exit but hoped to have the transfer completed sometime in December. In the

meantime, he said they were waiting for the Capital Needs Assessments of Chatham Square and Braddock-Whiting-Reynolds (BWR) to come back so they could begin scoping BWR and assembling the team they would need for the syndication process for both properties as a consolidated unit.

Mr. Pettigrew reported the process of converting the subsidies of six properties from HUD Public Housing funding to RAD funding was on-going, but they anticipated the switch should be complete in Quarter One of 2022. He said they would be reviewing the pro formas for the properties with their consultant on October 29.

Mr. Pettigrew said the ARHA Board of Commissioners had not yet decided on a development partner for Samuel Madden. Because of this, the Request for Proposals (RFP) for Ladrey had not yet been issued, though the Board has a draft RFP for review. He also said that because Madden and Ladrey are delayed, the rest of ARHA's project pipeline is on hold. The Mayor asked if ARHA had a timeline for their projects and Mr. Pettigrew responded that there would be a consideration of timelines once Samuel Madden and Ladrey were underway. Helen McIlvaine asked if the winning bidder for Samuel Madden would have a chance to bid on Ladrey and Mr. Pettigrew said they would not.

### **Potential Federal Funding Opportunities for ARHA/Public Housing**

Eric Keeler presented on the housing funding proposed in the Build Back Better infrastructure bill Congress is currently considering. Mr. Kleebatt asked whether the funds could be used for workforce housing as well as low-income housing. Mr. Keeler explained that it depended on whether the funding was targeted at certain income groups or if it could be used more generally. Mayor Wilson asked what the City could do to prepare for future funding availability. Mr. Keeler said that having a good pipeline of projects ready to fund was the best preparation and that there were numerous projects in the city that could use supplemental funding if additional federal dollars became available. The Mayor reiterated that he wanted to be sure the City was prepared to receive any funding that might be available. Both Mr. Keeler and Mr. Pettigrew assured him that they were ready to receive funding. Mayor Wilson then asked if any funds would be available to use for rehabilitation of housing. Ms. McIlvaine said that Community Development Block Grant (CDBG) money could be used for rehabilitation work and Mr. Keeler added that Lacy Court was an example of a project that could have used CDBG funds for rehabilitation.

### **November 16, 2021 Joint Work Session**

Ms. McIlvaine presented the draft agenda for the Joint Work Session among the City Council, Planning Commission, and ARHA Board of Commissioners. She explained it was purposefully general in terms of topics and guided by the agenda from the previous Work Session in May of 2019 so items covered then might be updated. She asked if the Work Session should occur because of the status of ARHA's developer selection for Madden and uncertainty about the timing of future projects. Mr. Kleebatt said it would be possible they would have an answer before the Work Session. The Mayor said to go ahead with the Work Session. He suggested a deep dive into the plans for Samuel Madden and Ladrey. Mr. Kleebatt suggested a short case study of the Lineage to illustrate the relationship between the three bodies. The Mayor said he would like a conversation about what is required on the land use side for ARHA's

upcoming projects. Helen asked if anything would happen at the Monday ARHA Board meeting that could be discussed at the Work Session. Mr. Kleebatt said they probably will have a Concept 1 Plan to present, but it could be dangerous to introduce at a public meeting since people would assume it was the intended plan, and it would be a preliminary concept only. The Mayor said that the meeting was needed in any case because the last meeting was more than two years ago and things have changed since then.

Mr. Koenig said that if Samuel Madden is ready to present, the Planning Commission would be happy to see it. He said the Planning Commission would like a timeline of ARHA's projects in order to understand what will be happening. He was happy about the inclusion of green building in the agenda and said people will want to hear about ARHA's plan for that as well as retrofits and resilient buildings. He agreed the meeting should happen because it was been a long time since the last one. The Mayor repeated that having a timeline was important so any planning and zoning changes and revisions to the City's interdepartmental Work Plan could be done in advance to lay the groundwork for future ARHA redevelopment.

Ms. McIlvaine asked whether it would be necessary to simultaneously broadcast the Work Session on Channel 70 and the Mayor said it was not needed if the video would be posted afterward.

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

DRAFT