ARHA REDEVELOPMENT WORK GROUP
January 18, 2024
5:30 PM – 7:00 PM
City Council Workroom
Conference Line: 703.746.1860
Passcode: 776655

MEETING AGENDA

1. Welcome & Introductions — Mayor Justin Wilson

2. Review of November 30, 2023 ARHA Redevelopment Work Group Meeting Summary — Redevelopment Work Group

3. Development Planning Updates — Thomas Jones, Wanda Sherrod, and David Cortiella; ARHA
   a. Ladrey Senior Highrise
   b. Samuel Madden
      i. Tenant relocation timeline

4. Premier Housing Update — David Cortiella; ARHA

5. Additional Development Planning Updates — David Cortiella; ARHA
   a. RAD Conversions and Resyndications
   b. Update on Request for Proposals for Additional Development Partners
   c. Preliminary Timeline of Future Redevelopment Projects

6. Other Business
   a. HUD Items — ARHA Staff
      i. ARHA Organizational Transitions and Key Staffing
      ii. Update on HUD's Performance Assessment
   b. Upcoming Meeting Schedule — Redevelopment Work Group

UPCOMING MEETINGS

February 15, 2024 ▪ March 21, 2024 ▪ April 18, 2024

Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group

November 30, 2023

Meeting Summary

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria

Stephen Koenig, Planning Commission

Willie Bailey, Vice Chair, ARHA Board of Commissioners

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

Helen S. McIlvaine, Director, Office of Housing

Eric Keeler, Deputy Director, Office of Housing

Christina Zechman Brown, City Attorney's Office

Kim Cadena, Office of Housing (via phone)

Catherine Miliaras, Department of Planning and Zoning

Thomas Jones, ARHA

Wanda Sherrod, ARHA

David Cortiella, ARHA

Welcome & Introductions, October 19 Meeting Summary Approval

Mayor Justin Wilson convened the meeting. Councilman John Taylor Chapman and ARHA Board Chair Anitra Androh were not present.

Commissioner Stephen Koenig moved to approve the summary of the October 19, 2023 meeting. ARHA Commissioner Willie Bailey seconded. The meeting summary was approved.

Also in attendance at the meeting were Christopher Jones and Aimee McHale from Winn Company, Rob Richardson from IBF Development, and Steven Mikulic from McGuire Woods.

Samuel Madden Homes Development Project

David Cortiella stated that the 4% Low-Income Housing Tax Credit (LIHTC) application for the North Building has been submitted to Virginia Housing, and the project is requesting $20 million in bonds. Mr.

Cortiella stated that the Southern Building will be selecting equity partners soon. A groundbreaking is planned around July 2024. Mr. Cortiella also stated that the Section 106 Memorandum of Agreement was being circulated among the respective signatories.

Other Development Updates

Mr. Cortiella stated that Bryan Page gave ARHA a letter for tax abatement for the James Bland and Old Dominion properties and ARHA expected to receive HUD approval for a RAD conversion in December. ARHA anticipates conversion to begin in February 2024. Helen McIlvaine asked if subsidy repositioning would change anything for residents in regard to their rights as tenants. Mr. Cortiella clarified that there should be no change for residents based on HUD regulations regarding tenant protections.

Mr. Cortiella stated that ARHA Board approval is needed to buy out the Chatham Square investors. He said ARHA is working with Virginia Tech on retrofits for Chatham Square as part of the rehabilitation and would be training ARHA staff on the maintenance and upkeep of the improvements. Discussions are currently underway with the Chatham Square homeowner's association regarding the proposed rehabilitation of the units owned by ARHA.

Mr. Cortiella said another Request for Qualifications (RFQ) has been issued to obtain additional development partners. Mayor Wilson requested clarification that the RFQ sought to expand the pool from which ARHA would solicit Request for Proposals for individual properties and was not an RFQ for a specific property. Mr. Cortiella confirmed this and said that the two-step process for selecting development partners was more effective than issuing general property-by-property Requests for Proposals.

Ladrey Senior Highrise Presentation

Thomas Jones gave a presentation along with Rob Richardson (IBF) and Aimee McHale (Winn) regarding updates to the Ladrey Senior Highrise project proposal. The presentation began with a project overview, information about the development partners and their experience in developing affordable housing, interactions with residents and their tenant association, and plans to submit LIHTC applications. The presentation included project details like unit sizes and breakdown, total project square footage, and energy efficiency, as well as other specifications. Digital renditions and maps were shown to provide context to the site and layout within the neighborhood. High-level goals for the project were restated, including one for one replacement of deeply affordable units, additional mixed-income units, increased amenities, and sustainable construction. A summary of community engagement strategies undertaken was provided, including resident and neighborhood engagement, direct outreach, social media and community meetings. The presentation concluded with a relocation plan summary (approved by the Landlord-Tenant Relations Board on October 4, 2023) and an update to the project timeline. The next immediate stage of the project in the timeline (Q1 2024) focused on entitlements, community engagement, design and development, to be followed by a 9% LIHTC application in March 2024 and a subsequent 4% LIHTC application, building permits, and the implementation of the relocation plan (Q2 2024- Q1 2025). Financial closing and the beginning of construction is expected in Q2 2025, and project delivery is projected for Q1 2028.

The mayor followed up with a question related to Relocation the team verified that all residents will be received in tenant protection vouchers, and everyone will have the right to return to the project.