

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
January 20, 2022**

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
Anitrah Androh, ARHA Board of Commissioners

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

Emily Baker, Deputy City Manager, City of Alexandria
Helen S. McIlvaine, Director, 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
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority (via phone)
David Cortiella, Alexandria Redevelopment and Housing Authority
Kanesha Brown, Alexandria Redevelopment and Housing Authority
Thomas Jones, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Mayor Justin Wilson recognized that the members present at the virtual meeting constituted a quorum and convened the meeting. Those joining the Mayor at the meeting start included Planning Commissioner Stephen Koenig and ARHA Commissioners Peter Kleeblatt and Anitra Androh. Councilmember John Taylor Chapman joined later.

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

Development Planning

Keith Pettigrew reported on the pre-development work being done at Samuel Madden. He said ARHA's development partner had begun doing a Physical Needs Assessment and geotechnical work, as well as scheduling asbestos screenings. He said they were continuing to negotiate the Master Development Agreement (MDA) with Fairstead. Mayor Wilson asked when the project would be expected to move forward for entitlement. Mr. Pettigrew responded it would depend on when they finished the MDA negotiations. David Cortiella added that an internal charrette was being held among ARHA, City staff, and the developer in early February and that ARHA anticipated filing the Concept 1 plan in March.

Mayor Wilson then asked Karl Moritz when Planning and Zoning anticipated the project would be ready for hearing and Mr. Moritz replied he believed the process would take nine months and would go to hearing in June 2023. Mr. Cortiella asked if the process could be accelerated slightly to account for ARHA's desire to apply for 9% Low-Income Housing Tax Credits (LIHTCs) in March 2023. Mr. Moritz replied this might be achievable and that Planning and Zoning would target that date.

Moving on to Ladrey, Mr. Pettigrew reported the due date of the RFP had been moved back to March 7. He also said ARHA had met with the residents on January 18 and they were very interested and engaged with the redevelopment planning process.

Mr. Koenig had questions for Mr. Pettigrew regarding the Madden and Ladrey projects. He asked if the Ladrey RFP was a public document. Mr. Pettigrew confirmed it was and that it was on the ARHA website. Mr. Cortiella mentioned the RFP allowed for the submission of plans to either renovate or demolish the existing Ladrey building. Mr. Koenig then restated his desire to assist with the Ladrey project. Turning to Madden, he asked who was doing the architectural work. Mr. Cortiella responded it was Torti Gallas + Partners. Mr. Koenig then mentioned this year's competitive LIHTC applications provided extra points for projects that are extremely energy efficient and have renewable energy systems on site. He asked if the forthcoming Madden plans would include opportunities to pursue Net Zero development. Mr. Cortiella said that ARHA was committed to making at least one building in the new development Net Zero and that they were negotiating with the developer about whether the other building would also be Net Zero. Mr. Cortiella specified it would be the LIHTC-financed building that would be Net Zero. Eric Keeler clarified that while additional points would be awarded to projects that were extremely energy efficient or Net Zero, points would also be deducted as construction costs increased and potentially exceeded the efficiency of resources scale, possibly negating those gained. Mr. Koenig said he was hopeful construction costs for green buildings would soon decrease and commented that other localities had achieved this goal. He acknowledged there was a balancing act between environmental goals and other goals. Mr. Kleebatt commented that the Joint Work Session would be an ideal forum to discuss what priorities should take precedence in light of budget constraints.

Section 18 Repositioning

Mr. Pettigrew reported that renovations to all five units at Saxony Square Condominiums were complete and the residents had moved back in. He said thirteen units at Park Place Condominiums had been renovated and residents had returned to them. He said the other ARHA units at Park Place were under construction and that ARHA was working with the City to retrofit some of the units to be ADA-compliant. He said that the retrofits to enhance accessibility might delay the completion of those units from Q1 2022 to Q2 2022.

Mr. Cortiella shared that there had been no change in the ownership status of Chatham Square, but that ARHA was putting together the team they would need for the resyndication process so they would be prepared when the ownership was transferred from the original tax credit investor. He said ARHA planned to complete the resyndication deal by the end of 2022 and to do renovation work throughout 2023.

ARHA Resident and Community Engagement

Mr. Pettigrew asked Kanisha Brown to talk about the meetings she has been holding with residents. Ms. Brown explained the visioning exercises ARHA was using to solicit input from Madden residents and make them part of the redevelopment planning process. She laid out a timeline for the residents to create a vision statement and mood board and to create an action plan in partnership with the developers. She has met with the residents twice already and plans on meeting with them again in February and March. She said the March meeting would introduce the residents to the developers and begin the creation of the action plan.

She also said there would be a smaller committee of residents who would meet with the development team on a regular basis to provide feedback on design and other decisions.

She has also begun meeting with Ladrey residents and laid out the timeline for the engagement process with them.

Helen McIlvaine asked about the demographics of the Madden residents. Ms. Brown responded she did not have any specific demographic data at the moment, but that from her discussions with residents their core values are safety, fairness, and educational opportunity. She said ARHA would be gathering demographic data on the residents in the near future. Ms. McIlvaine asked if it would be possible for members of staff to attend the resident meetings and Mayor Wilson added he would also like to attend. Ms. Brown said she was putting together a schedule of meetings and would be happy to share it with the group.

Joint Work Session

Ms. McIlvaine gave a brief summary of the draft agenda for the Joint Work Session and asked Mr. Pettigrew to confirm ARHA would be ready to discuss its plans for Samuel Madden. Mr. Pettigrew said they would be. The Mayor asked that times be added to the agenda in order to keep the discussion moving during the Work Session. He also suggested that Councilmembers be given a packet of information in advance of the Work Session so they would be better informed about the complexity of how affordable housing is financed. Ms. McIlvaine agreed to provide the information 8-10 days prior to the Work Session.

Other Business

The Work Group confirmed the dates of the February and March meetings. Ms. McIlvaine reminded the participants the Work Session would be a hybrid meeting and the in-person portion would be held in the Durant Center.

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