



ARHA REDEVELOPMENT WORK GROUP

May 19, 2022

5:30 PM – 7:00 PM

City Hall, City Council Workroom

Conference Line 703.746.1860 & Access Code: 776655

MEETING AGENDA

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| 1. Welcome & Introductions | Mayor Justin Wilson |
| 2. Review and Approval of April 21, 2022 Meeting Summary | Redevelopment Work Group |
| 3. Samuel Madden Homes Development Project Concept I Plan | Keith Pettigrew, ARHA
David Cortiella, ARHA
Noah Hale, Fairstead |
| a. Development Program | |
| b. Project Timeline | |
| c. Community Outreach (Update on May Community Meetings and Future Outreach) | |
| d. Board of Architectural Review Hearing Update | |
| e. Section 106 Timeline | |
| f. Sustainability Features | |
| g. Tenant Relocation Planning | |
| h. Joint Work Session (Date, Presentation, Framing Topics for Group Input) | |
| 4. Additional Development Planning Updates | Keith Pettigrew, ARHA
David Cortiella, ARHA |
| a. Ladrey Senior Highrise Request for Proposals | |
| b. Section 18 - Saxony and Park Place | |
| c. Re-syndication Activities - BWR, Chatham Square | |
| d. Rental Assistance Demonstration Conversions - Chatham Square, BWR, Old Dominion, James Bland I, II | |
| 5. ARHA Resident Engagement | Kanesha Brown, ARHA |
| a. Samuel Madden Homes | |
| b. Ladrey Senior Highrise | |
| 6. ARHA Five-Year Plan | Keith Pettigrew, ARHA |
| 7. Joint Work Session Draft Agenda | Redevelopment Work Group |
| 8. Other Business | Redevelopment Work Group |

UPCOMING MEETINGS

June 16, 2022

▪ July 21, 2022

▪ August 18, 2022



**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
April 21, 2022**

MEETING SUMMARY

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
John Taylor Chapman, Councilmember, City of Alexandria (via phone)
Stephen Koenig, City of Alexandria Planning Commission
Peter Kleeblatt, Chair, ARHA Board of Commissioners
Anitrah Androh, 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, Office of Housing
Karl Moritz, Director, Department of Planning and Zoning
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority (via phone)
Nancy Williams, Assistant Director, Department of Planning and Zoning
Eric Keeler, Deputy Director, Office of Housing (via phone)
Brandi Collins, Office of Housing
Kim Cadena, Office of Housing
Catherine Miliaras, Department of Planning and Zoning
David Cortiella, Alexandria Redevelopment and Housing Authority (via phone)
Kanesha Brown, Alexandria Redevelopment and Housing Authority
Thomas Jones, Alexandria Redevelopment and Housing Authority
Wanda Sherrod, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

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

Mr. Koenig moved that the Meeting Summary of the February 17, 2022 meeting be approved. The motion was seconded by Mr. Kleeblatt and the Meeting Summary of the February 17, 2022 meeting was approved.

Samuel Madden Homes Development

David Cortiella reported that the Concept 1 Plan for the Samuel Madden Homes redevelopment was submitted to the City on March 25 and ARHA had received comments back from City staff. He also said the Madden development team was scheduled to meet with City staff to discuss some of the comments on April 22. He said the project was on the agenda for the Board of Architectural Review's (BAR) May 18

meeting. Regarding the Section 106 process, he told the Work Group a meeting for members of the community was scheduled for May 10 and a meeting with interested parties was scheduled for May 11.

Mayor Wilson asked the purpose of the May 18 BAR hearing. Karl Moritz stated that the hearing would include a discussion on the Concept 1 submission to the City. Catherine Miliaras added that the BAR would also consider the applicant's application to demolish all 66 units. The BAR will determine to either approve the demolition application or defer that decision. Mr. Koenig asked if the Concept 1 Plan that was submitted to the City would be the same plan that the BAR would consider during their hearing. Staff confirmed that the plans are identical.

Helen McIlvaine asked if the Work Group could receive a presentation on the Concept 1 Plan. Mr. Cortiella said that could be arranged. Mayor Wilson asked when the project might be docketed for a City Council vote. Mr. Moritz said the City and the development team were hoping to have the project ready for a City Council vote in early 2023, but it depended on a number of variables, such as the Section 106 process. Mayor Wilson then asked when the Section 106 process would need to be completed and Eric Keeler said the process needed to be complete before the Development Special Use Permit (DSUP) could be approved, because the DSUP would need to contain mitigation conditions related to historic preservation. Mayor Wilson asked for a schedule for the Section 106 process and Mr. Keeler replied that the historic preservation consultant would be working on one.

Mr. Cortiella reported that ARHA staff were working on a tenant relocation plan for the current Madden residents and would be meeting with the Office of Housing during the week of April 25. Mayor Wilson asked what Housing would need from ARHA as part of the permitting process. Ms. McIlvaine replied that an Affordable Housing Plan and a Tenant Relocation Plan would be required. Mayor Wilson asked if the project should be presented to the Alexandria Housing Affordability Advisory Committee (AHAAC) in the near future and Brandi Collins said a presentation about the project was on the agenda for the June 2 AHAAC meeting. She went on to say the project and Tenant Relocation Plan would be presented to the Landlord-Tenant Relations Board at their September meeting and the Affordable Housing Plan would be on the agenda of the October AHAAC meeting. Mr. Cortiella added that the Madden tenants had already been notified, per state requirements, that they would need to be relocated for the new construction to commence.

Other Development Planning Updates

Thomas Jones reported on the Ladrey Senior High-rise Request for Proposals (RFP) process. He said respondents have given presentations to the selection committee and the committee had toured other projects developed by the respondents. Mr. Jones said a staff recommendation would most likely be made to Mr. Pettigrew in May with a potential vote of the ARHA Board of Commissioners in June, at which point the Board would select a proposal and negotiations with the chosen developer would begin.

Mayor Wilson asked if it would be possible to streamline the RFP process by replicating steps and documents for each proposal. Mr. Cortiella explained that while larger parts of the process could be reused, more nuanced details have to be worked out individually.

Mr. Jones provided an update on the conversion of units at Park Place and Saxony Square from Public Housing subsidy to project-based vouchers approved under the Section 18 repositioning process. He

said twenty-two units at Park Place and all five units at Saxony Square were on the verge of being approved for conversion by HUD.

Mr. Cortiella shared that ARHA still does not have control of the limited partnership of Chatham Square. He said procurement of the syndicator for the combined Chatham Square/Braddock-Whiting-Reynolds (BWR) project remains ongoing and they are first selecting an architect. He also said they have begun discussions with Virginia Housing and the Chatham Square and BWR residents about the project. He added that estimation of rehabilitation cost estimates is ongoing, which will allow them to calculate how much they will need from the LIHTC resyndication. He said the resyndication and RAD conversion process for Chatham and BWR properties would happen simultaneously.

Keith Pettigrew reported that ARHA was submitting documents to HUD to begin the RAD conversions of James Bland I and II and Old Dominion.

Mayor Wilson asked Mr. Pettigrew when the Work Group would receive an update on ARHA's plans beyond the Madden and Ladrey projects. Mr. Pettigrew said he would be able to provide more information at the May Work Group meeting because he needed to consult the ARHA Board before he could present anything publicly.

ARHA Resident and Community Engagement

Kanisha Brown provided an update on the Samuel Madden Homes resident meetings. Ms. Brown presented the vision book created by ARHA to capture the input provided by Madden residents that would be used to provide the residents' input to the developers. It included information on resident demographics, resident values and priorities, and the amenities desired by the residents. She said the next step would be the creation of an action plan that includes input from the greater community. A new resident committee would be responsible for monitoring the implementation of the action plan. She said she hopes to use the same engagement model across the ARHA portfolio with adjustments made for the needs of each community.

Ms. McIlvaine asked if the residents had expressed any concerns about living in a mixed-income community. Ms. Brown said that residents were interested in the topic, and it would be discussed at one of the monthly meetings of the resident advisory group. Mayor Wilson asked how resident input was integrated into the development plans and Ms. Brown explained the developer had a list of items that could be negotiated and those were the items that would be changed based on resident guidance.

Future Joint Work Session Timing

Mayor Wilson asked if there was a new date for the Joint Work Session and Ms. McIlvaine responded that City staff had requested ARHA staff consult with the ARHA Board to find some possible dates in June. Mayor Wilson suggested June 16, the date of the June Work Group meeting. Ms. McIlvaine suggested perhaps it could be the day of the June ARHA Board meeting. Mr. Kleebatt added that while ARHA would be ready to discuss the Madden redevelopment at the Joint Work Session, the Ladrey redevelopment would not be discussed.

Other Business

The Work Group confirmed the date of the next ARHA Redevelopment Work Group meeting - May 19, 2022.

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

DRAFT

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FOR RELEASE

Tuesday
May 3, 2022

**ON ONE-YEAR ANNIVERSARY OF INNOVATIVE “FAIRCLOTH-TO-RAD”
INITIATIVE, HUD ON TRACK TO CREATE NEARLY 1,850 NEW AFFORDABLE
HOUSING UNITS**

Rental Assistance Demonstration (RAD) unlocks the creation of deeply affordable housing in support of Administration objectives to increase rental housing supply for some of the nation’s most vulnerable populations

WASHINGTON - This week, the U.S. Department of Housing and Urban Development (HUD) commemorated the first anniversary of the creation of the “Faircloth-to-RAD” initiative, a new pathway that allows Public Housing Agencies (PHAs) to leverage their “Faircloth Authority” to create new deeply affordable rent-assisted housing through the Rental Assistance Demonstration (RAD).

“This Administration is using every tool available to address the shortage of affordable housing across the country, especially for the lowest-income families,” **said Secretary Marcia L. Fudge**. “As we mark the one-year anniversary of this initiative, I applaud what our Department has accomplished to secure new, deeply affordable housing options for hundreds of families, and I look forward to serving more communities in the months to come.”

“Faircloth-to-RAD” conversions result in new housing units that are affordable to the lowest-income families, elderly persons, and persons with disabilities. The initiative supports the Biden-Harris Administration’s objectives to increase the availability of affordable rental housing specifically for these populations. In one year, HUD has 34 projects in the Faircloth-to-RAD pipeline, which will eventually create 1,847 deeply affordable rental homes. Five of these projects are currently under construction. Two projects, in Miami, FL and Baltimore, MD, have completed construction and have begun to welcome new residents.

“From supporting new, affordable multifamily construction in Miami, FL, to helping to rebuild hurricane-damaged public housing units in Galveston, TX, Faircloth-to-RAD has been a critical and innovative tool to create brand new, deeply affordable housing for the nation’s vulnerable populations in America,” **said Principal Deputy Assistant Secretary for Housing Lopa P. Kolluri.**

The impact of the Faircloth-to-RAD initiative is becoming visible across the nation. With Faircloth-to-RAD, the Housing Authority of Miami-Dade County, FL was able to integrate 27 deeply affordable homes into a new 161 unit mixed-income community called Brisas Del Rio. In Washington, DC, Faircloth-to-RAD enabled the D.C. Housing Authority to commit 101 affordable "Faircloth-to-RAD" homes for low-income seniors at Kenilworth 166. In Galveston, TX, the Housing Authority of the City of Galveston is using Faircloth-to-RAD for the rebuilding of Oleander at Broadway, a 419-unit community that is returning 174 rent-assisted “Faircloth-to-RAD” homes that were severely damaged from Hurricane Ike in 2008.

About Faircloth-to-RAD

The Faircloth limit is a cap that Congress established in 1998 on the number of public housing units the Federal government supports. However, many PHAs operate fewer rent-assisted units than they are authorized under their “Faircloth” limit. Nationwide, HUD estimates that public housing inventory could be expanded by nearly 235,000 units if PHAs had access to capital to acquire or construct this new housing. A Faircloth-to-RAD strategy allows PHAs to tap into this opportunity to create more affordable housing by using RAD to establish a long-term, reliable rental subsidy contract for new housing units, helping PHAs and their partners more readily finance the development of affordable rental homes.

The Faircloth-to-RAD pathway represents an innovative solution to activate this existing Federal authority to create affordable housing and is one of many ways that RAD helps provide important new tools that PHAs can use to improve their communities.

About RAD

RAD was designed to help address the multi-billion-dollar nationwide backlog of deferred maintenance in the public housing portfolio and to stem the loss of affordable housing that could no longer be kept to decent standards. From the program’s inception through April 1, 2022, the [Rental Assistance](#)

[Demonstration](#) has facilitated more than \$14.5 billion in capital investment to improve or replace nearly 175,000 deeply rent-assisted homes, most of which house extremely low-income families, seniors, and persons with disabilities.

Under RAD, projects funded under the public housing program convert their public housing assistance to project-based Section 8 rental assistance. Under Section 8, as with public housing, residents pay 30% of their income towards rent and the housing must continue to serve those with very low and extremely low incomes. Residents must be notified and consulted prior to conversion and are given a right to return to assisted housing post-construction so that the same tenants can enjoy these newly preserved and improved apartments and maintain the same fundamental rights they had as public housing residents.

Faircloth Pipeline

State	PHA	Projects
NY	Albany Housing Authority	1
MA	Cambridge Housing Authority	2
IL	Chicago Housing Authority	6
DC	D.C. Housing Authority	2
DE	Dover Housing Authority	1
AZ	Eloy Housing Authority	1
TN	Highlands Residential Services	1
LA	Housing Authority of Shreveport	2
CA	Housing Authority of the City of Alameda	1
CA	Housing Authority of the City of Fresno, California	1
GA	Housing Authority of the City of Gainesville	2
TX	Housing Authority of the City of Galveston	1

CA	Housing Authority of the City of Los Angeles	2
CT	Housing Authority of the City of New Haven	1
WA	Housing Authority of the City of Vancouver	1
KS	Manhattan Housing Authority	1
FL	Miami-Dade County	2
TN	Murfreesboro Housing Authority	1
PA	Philadelphia Housing Authority	2
IL	The Housing Authority of City of East St. Louis	1
MN	Washington County CDA	1

RAD Resources

[Read more here](#) about the Faircloth-to-RAD process and how to apply as a Public Housing Agency. Find out how many units each public housing agency in the country has available to develop under their Faircloth limit [here](#).

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all.

More information about HUD and its programs is available at www.hud.gov and <https://espanol.hud.gov>.

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