



## ARHA REDEVELOPMENT WORK GROUP

May 8, 2023

6:00 PM – 7:30 PM

IN-PERSON: City Hall, City Council Workroom

### MEETING AGENDA

- |   |   |
|---|---|
| 1. Welcome & Introductions  | Mayor Justin Wilson   |
| 2. Review and Approval of March 16, 2022 Meeting Summary  | Redevelopment Work Group                                    |
| 3. Consideration and Approval of Electronic Participation Policy for Remote Participation and All-Virtual Meetings  | Helen McIlvaine, Office of Housing                          |
| 4. Samuel Madden Homes Development Project <ul style="list-style-type: none"><li>a. LIHTC Application</li><li>b. Section 18 Application</li></ul>   | Keith Pettigrew, ARHA<br>David Cortiella, ARHA              |
| 5. Ladrey Senior Highrise Development Project   | Thomas Jones, ARHA<br>Wanda Sherrod, ARHA                   |
| 6. Development Entity Approval Process  | Keith Pettigrew, ARHA<br>Helen McIlvaine, Office of Housing |
| 7. Additional Development Planning Updates <ul style="list-style-type: none"><li>a. Re-syndication Activities - BWR, Chatham Square</li><li>b. Rental Assistance Demonstration Conversions - Chatham Square, BWR, Old Dominion, James Bland I, II</li></ul> | Keith Pettigrew, ARHA<br>David Cortiella, ARHA              |
| 8. ARHA Strategic Planning Update   | Keith Pettigrew, ARHA                                       |
| 9. Other Business   | Redevelopment Work Group                                    |
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### UPCOMING MEETINGS

June 15, 2023      ▪      July 20, 2023      ▪      August 17, 2023



**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
March 16, 2023**

**MEETING SUMMARY**

**Participants**

***Work Group Members***

Justin M. Wilson, Mayor, City of Alexandria  
John Chapman, Councilman, City of Alexandria  
Stephen Koenig, City of Alexandria Planning Commission  
Peter Kleeblatt, Chair, ARHA Board of Commissioners  
Anitra Androh, ARHA Board of Commissioners

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

James Parajon, City Manager, City of Alexandria  
Emily Baker, Deputy City Manager, City of Alexandria  
Karl Moritz, Director, Department of Planning and Zoning  
Helen McIlvaine, Director, Office of Housing  
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority  
Eric Keeler, Deputy Director, Office of Housing  
Christina Brown, City Attorney's Office  
Brandi Collins, Office of Housing  
Catherine Miliaras, Department of Planning and Zoning  
Nancy Williams, Department of Planning and Zoning  
David Cortiella, Alexandria Redevelopment and Housing Authority (via phone)  
Nicole Wickliffe, Alexandria Redevelopment and Housing Authority  
Thomas Jones, Alexandria Redevelopment and Housing Authority (phone)  
Wanda Sherrod, Alexandria Redevelopment and Housing Authority

**Introductions and Approval of the February 16, 2023 Meeting Summary**

Mayor Justin Wilson convened the meeting.

Mr. Kleeblatt moved to approve the February 16, 2023 Meeting Summary. Mr. Koenig seconded. The Meeting Summary was approved.

**Samuel Madden Homes Development**

Keith Pettigrew reported that the Samuel Madden redevelopment had been approved by City Council on February 25. The tasks currently underway include completing the Section 106 process - with an Oral History component. ARHA's team is working with City staff to finalize the mitigation measures and draft a Memorandum of Understanding. ARHA applied for Low-Income Housing Tax Credits in mid-March and expects a decision from Virginia Housing in May. ARHA will apply to HUD for Section 18 approvals in May. If the project is not awarded Section 18 subsidies, HUD will provide the project with a mix of Section 18 subsidies and Rental Assistance Demonstration (RAD) subsidies. This structure is called a RAD/Section 18 Blend.

Construction will begin in February 2024 so tenants will be relocated by December 2023. Councilman Chapman requested that residents not be relocated during the holiday season and Mr. Pettigrew agreed.

### **Ladrey Highrise Redevelopment**

Thomas Jones and Wanda Sherrod provided an update on the proposed redevelopment of Ladrey Highrise with its partner, Winn. The development team submitted a Concept 1 Plan to the City for review and expects the City's comments to be provided next week via a formal Comment Letter. The Concept 1 Plan included massing, building heights, parking, drop off area, and the location of amenity spaces. The 175 housing units are 1- and 2-bedrooms and the project is proposed to be 100% affordable.

With respect to community engagement, ARHA hired a consultant to assist with outreach to the surrounding community. On February 15, 2023 ARHA staff held an "invitation-only" meeting with adjacent property owners/residents to share the details of the Concept 1 Plan. In April, staff will unveil a project website to provide information about the development project. ARHA has also provided robust outreach and engagement with the residents of Ladrey. Beginning in March 2022, ARHA hosted 13 resident meetings with language interpretation provided at each meeting. ARHA also provides translated meeting materials.

The tenant relocation process is underway with case management services being provided by consultant, Housing to Home. The team has an office on-site that is open Monday – Thursday 1pm – 5pm. The Housing to Home team has interviewed 169 of the 170 households to create a case file for each and to begin to identify and catalogue their relocation needs. The development team also has an on-site office during the same days and times.

### **Additional Development Planning Updates**

There is no update on the re-syndication of Braddock-Whiting-Reynolds (B-W-R).

Mr. Pettigrew shared that ARHA still does not have control of the limited partnership of Chatham Square and anticipates its financial closing to occur in June or July 2023.

### **New ARHA Special Purpose Entities and Development Entities**

Helen McIlvaine shared that City Council approved a Special Purpose Entity to enable Samuel Madden's tax credit application, and retroactively approved VHDLLC, ARHA's wholly subordinate development entity. As the need arises, ARHA may request City Council consideration and approval of additional entities.

### **Other Business**

Mayor Wilson confirmed the next Work Group meeting would be Thursday, April 20, 2023. The meeting will include a presentation on the Concept Plan for Ladrey Highrise. The Mayor requested that ARHA provide a presentation on its proposed development pipeline during the May ARHA Redevelopment Work Group meeting.

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

**City of Alexandria**  
**Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group**  
**Electronic Participation Policy for Remote Participation and All-Virtual Public Meetings**

It is the policy of the ARHA Redevelopment Work Group that members may participate in meetings of the Work Group by electronic communication means as permitted by § 2.2-3708.3 of the Code of Virginia.

Remote Participation by Individual Members

Remote participation by individual members is allowed under the following circumstances:

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 the 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.
  - 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. The member's principal residence is more than 60 miles from the meeting location identified in the meeting notice.
4. 4. For any remote electronic 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.

### All-Virtual Public Meetings

All-virtual meetings are permitted, other than for groups prohibited by Code of Virginia § 2.2-3708.3, when conducted in conformance with the following requirements:

1. The meeting notice shall indicate that the meeting will be all-virtual and a statement that the method by which the Work Group meets shall not be changed unless a new notice is advertised;
2. Public access to all-virtual public meetings is provided via electronic communication means;
3. The electronic communication means used allows the public to hear all members of the Work Group participating in the all-virtual public meeting and, when audio-visual technology is available, to see the members of the group as well;
4. A phone number or other live contact information is provided to alert the group if the audio or video transmission of the meeting fails. The Work Group shall monitor the means of communication during the meeting and recess until public access is restored if the transmission fails for the public;
5. A copy of the proposed agenda and all agenda packets and, unless exempt, all materials furnished to members of the Work Group for a meeting is made available to the public in electronic format at the same time that such materials are provided to members of the group;
6. The public is afforded the opportunity to comment through electronic means, including by way of written comments, at those public meeting when public comment is customarily received;
7. No more than two members of the Work Group are together in any one remote location unless that remote location is open to the public to physically access it;
8. If a closed session is held during an all-virtual public meeting, transmission of the meeting to the public resumes before the Work Group votes to certify the closed meeting as required by § 2.2-3712(D);
9. The Work Group shall not convene an all-virtual meeting more than (i) two (2) meetings or (ii) 25% of the meetings held per calendar year rounded up to the next whole number, whichever is greater. The Work Group shall not hold consecutive all-virtual meetings; and
10. Minutes of all-virtual public meetings held by electronic communication means are taken as required by Code of Virginia § 2.2-3707 and include the fact that the meeting was held by electronic communication means and the type of electronic communication means by which

the meeting was held. If a member's participation from a remote location is disapproved because such participation would violate this policy, such disapproval shall be recorded in the minutes with specificity.

This policy shall not govern an electronic meeting conducted to address a state of emergency declared by the Governor or the City Council. Any meeting conducted by electronic communication means under such circumstances shall be governed by the provisions of Code of Virginia § 2.2-3708.2.