



ARHA REDEVELOPMENT WORK GROUP

March 21, 2024

5:30 PM – 7:00 PM

City Council Workroom

Conference Line: 703.746.1860

Passcode: 776655

MEETING AGENDA

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| 1. Welcome & Introductions | Mayor Justin Wilson |
| 2. Review of January 18, 2024 ARHA
Redevelopment Work Group Meeting Summary | Redevelopment Work Group |
| 3. Organizational Transitions: | Anitra Androh, ARHA Chair |
| a. Introduction of New ARHA Staff | |
| b. Update on CEO Search | |
| 4. Update on HUD's Performance Assessment | ARHA Staff |
| 5. Premier Housing Update | Anitra Androh, ARHA Chair |
| 6. Report on Ladrey Building Conditions and
Discussion | Gregg Fields, Director, Code Administration
Thomas Jones, ARHA |
| 7. Development Planning Updates | ARHA Staff |
| a. Ladrey Redevelopment | |
| i. Tax Credit Application | |
| ii. Lawsuit | |
| b. RAD Conversions and Re-syndications | |
| c. Update on Request for Proposals for
Additional Development Partners | |
| d. Proposed Future Redevelopment
Sequence and Timing | |
| 8. Other Business | Redevelopment Work Group |
| a. Upcoming Meeting Schedule | |
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UPCOMING MEETINGS

April 18, 2024

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May 16, 2024

▪

June 20, 2024

Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group

January 18, 2024

Meeting Summary

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria

John Chapman, City Council (via phone)

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

Emily Baker, Deputy City Manager, City of Alexandria

Karl Moritz, Director, Department of Planning and Zoning

Nancy Williams, Assistant Director, Department of Planning and Zoning

Stephanie Sample, Department of Planning and Zoning

Christina Zechman Brown, Deputy City Attorney, City Attorney's Office

Helen S. McIlvaine, Director, Office of Housing

Eric Keeler, Deputy Director, Office of Housing

Kim Cadena, Office of Housing

Merrick Malone, ARHA Board of Commissioners

Thomas Jones, ARHA

Wanda Sherrod, ARHA

David Cortiella, ARHA (via phone)

Welcome & Introductions, November 30 Meeting Summary Approval

Mayor Justin Wilson convened the meeting. ARHA Board Chair Anitra Androh was not present. Councilman John Chapman joined the meeting via phone. A quorum was confirmed.

Commissioner Stephen Koenig moved to approve the summary of the November 30, 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 and Steven Mikulic from McGuire Woods.

Development Planning Updates

Ladrey Senior High Rise

Thomas Jones updated the Work Group on the January 17 meeting between the Ladrey project team and the residents of Annie B. Rose House. Mayor Wilson asked if there were discussions being held to resolve the issues surrounding the Emergency Vehicle Easement and construction concerns. Steve Mikulic explained that all the fire safety requirements for Annie B. Rose had been met and that negotiations with the property manager were on-going. He said construction meetings had already started and that they were open to both Ladrey and Annie B. Rose residents. Mr. Chapman asked about the status of the N Fairfax Street bus stop. Mr. Mikulic said that DASH was considering adding another bus stop closer to Annie B. Rose.

Samuel Madden

David Cortiella informed the Work Group that ARHA had applied to Virginia Housing for 4% LIHTC and Tax Exempt bonds for the North Building and expected to receive notice regarding these bonds and loans in early summer. He said closing on the loans was expected to be in October or November. Helen McIlvaine said during the staff to staff had surfaced a circumstance that the late closing might result in the Madden buildings standing empty for several months if ARHA kept to the current tenant relocation timeline. Mr. Cortiella said the details of the relocation were still being worked out. Mayor Wilson asked if the residents would still be moving in the spring and if the buildings would be vacant until closing or could be demolished earlier. Mr. Cortiella said yes, the buildings could be demolished before the closing, but that certain steps needed to be taken to enable this along with HUD permission granted before the demolition could occur. Mayor Wilson asked if the residents were still moving on schedule and Merrick Malone said yes. Mr. Cortiella reminded the Work Group that as of February no new tenants were being accepted at Madden. Mayor Wilson asked if the existing residents all had individual relocation plans. Mr. Cortiella said he thought all the households would have one in February, but he would confirm this. He said he knew Housing Opportunities Unlimited, the project's relocation coordinator, had recently met with each household.

Premier Housing Update

Mr. Malone requested this item be deferred because Anitra Androh, who was not in attendance at the meeting, wished to be part of the discussion. The item was deferred until the February meeting.

Other Development Updates

Mr. Cortiella reported that all the documents were in place for the RAD conversions of the James Bland 1 & 2 and the Old Dominion complex. He explained that with the conversion, the HUD subsidies for each unit would increase from approximately \$600 to \$1000 per month.

Moving on to Chatham Square, he said that ARHA had closed on the property in December and now had full ownership. He said ARHA was still reviewing capital needs to determine the extent of the rehabilitation and whether to pursue RAD or a RAD blend. He said ARHA anticipates closing on 4% LIHTC and bond funding in spring of 2025. Mayor Wilson asked if ARHA had a per unit budget number yet. Mr. Cortiella replied they did not because they were still analyzing what items should be prioritized and what could be optional. Mayor Wilson asked for whether ARHA has a timeline for the rehabilitation. Mr.

Cortiella said ARHA needed to obtain Contract Housing Assistance Program Agreements (CHAPS) and submit a financial plan to HUD before they could begin work.

Mr. Cortiella said there had been nine responses to new Request for Qualifications (RFQ) ARHA issued to obtain additional development partners. He said the goal was to present recommendations to the ARHA Board by March. Mayor Wilson asked if the RFQ was for all properties, rather than a specific one. Mr. Malone replied that ARHA was “building a bench” of developers they could draw on when issuing property-specific Request for Proposals (RFPs) in the future. Mayor Wilson asked what was next. Mr. Cortiella said there would be an RFP issued in November 2024 for a TBD property and the Board would select a developer in February 2025. Mayor Wilson inquired as to which properties were being considered. Mr. Cortiella said Andrew Adkins, Bragg Street, Cameron Valley, and Hopkins-Tancil were all being considered. Karl Moritz asked if this meant ARHA would not be submitting a LIHTC application in 2025. Mr. Cortiella said this was correct as ARHA was taking a break from LIHTC applications to evaluate the best use of available resources for its remaining projects.

Other Business

Mr. Malone informed the Work Group that the waiver necessary for him to assume the role of interim ARHA CEO was under review at HUD headquarters. He said that ARHA had hired a new CFO, Marisa Stanley, who would be introduced to the Work Group in February. He said the new COO, Vernell Gibson-Caudle, would also be introduced to the Work Group next month. He explained that Ms. Gibson-Caudle was part of the effort to transform ARHA from a public housing authority to operating more like a property management company. He said all current staff were being evaluated as part of this process.

Mr. Malone told the Work Group ARHA was still waiting on the results of its appeal to HUD to reconsider ARHA’s status as a troubled PHA due to reporting issues.

The Work Group agreed the schedule of upcoming Work Group meetings was acceptable and the meeting was adjourned.