



ARHA REDEVELOPMENT WORK GROUP

September 3, 2025

5:30 PM – 7:00 PM

Sister Cities Conference Room (Room 1011)

Conference Line: 703.746.1860

Passcode: 776655



MEETING AGENDA

- | | |
|--|---|
| 1. Approval of the August 6, 2025 Meeting Summary | Work Group |
| 2. ARHA Development Updates | ARHA (Lester Simpson)/Planning & Zoning |
| a. The Alate – status of project post closing (property management, relocation of Ladrey residents, HAP contract implementation) | |
| b. Samuel Madden North Building | |
| c. Samuel Madden South Building | |
| d. Steps in Ladrey Rehabilitation Process and General Redevelopment Process | |
| 3. ARHA 5-Year and Annual Plan | Housing, on behalf of ARHA (Kim Cadena) |
| 4. Housing 2040: Update on Legislative Proposals | Housing (Mary Horner) |
| 5. Open Discussion | Mayor Gaskins |
| 6. Other Business | Work Group & Staff |
| a. Confirming Upcoming Meeting Dates | |

UPCOMING MEETINGS

October 16, 2025



November TBD

Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group
August 6, 2025
Meeting Summary

Work Group Members

Alyia Gaskins, Mayor, City of Alexandria
Robert Dube, City of Alexandria Planning Commission
Willie Bailey Sr., 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
Erik Johnson, CEO, ARHA
Nancy Williams, Assistant Director, Department of Planning & Zoning
Helen McIlvaine, Director, Office of Housing
Catherine Miliaras, Department of Planning & Zoning
Mary Horner, Office of Housing
Kim Cadena, Office of Housing
Jose Gonzalez, Office of Housing
Christina Brown, City Attorney
Sarrah Mohamed, ARHA
Gaynelle Diaz, ARHA

Approval of the May 15, 2025 Meeting Summaries

Mayor Alyia Gaskins convened the meeting. Commissioner Robert Dube, and ARHA Vice-Chair Willie Bailey were present. ARHA Board Chair Anitra Androh and Councilman John Chapman were not in attendance.

Also present were Councilwoman Jacinta Greene and ARHA Board member Michelle Krockner.

Mr. Bailey moved to approve the meeting summaries of the May 15, 2025 Work Group meetings. Mr. Dube seconded. The summaries were approved.

ARHA Development Updates

Samuel Madden Redevelopment

Sarrah Mohamed reported that the north block of the Samuel Madden Homes redevelopment was on track with construction. She also said ARHA had begun the relocation process for the south

block of Madden and that four families had already relocated with another eight relocating this month. Mayor Gaskins asked how many families total were in the south block of Madden. Ms. Mohamed responded there were 28 families in the south block, including those who had already relocated and that most of the families were choosing to move to other public housing or ARHA owned units. Mayor Gaskins asked why the families were choosing to stay in public housing and not move into other rental housing. Ms. Mohamed said there were multiple reasons: comfort with ARHA; wanting to remain in a familiar neighborhood; and difficulties passing the background checks required by third-party landlords.

Shifting to the financing of the south building, Ms. Mohamed said that Fairstead had taken over the project and it would now be all-affordable instead of mixed income. Helen McIlvaine asked if there had been outreach to the surrounding community about the change in affordability. Ms. Mohamed said that once Fairstead completed its takeover of the contracts from Mill Creek ARHA would reach out to the community. Mayor Gaskins asked how the project would be financed. Ms. Mohamed said that 4% Low-Income Tax Credits would be used.

Ladrey Redevelopment

Moving on to the Ladrey redevelopment, Ms. Mohamed told the Work Group ARHA had applied for a Virginia Housing pre-development loan for Ladrey and that it would be considered the week of August 4. Mayor Gaskins asked how the pre-development loan would be used for the Ladrey project. Ms. Mohamed replied that pre-development costs were any costs incurred before project closing and that the Ladrey costs were being shared equally between ARHA and Winn. She said the Ladrey pre-development loan would be used to create a scope of work, obtain a building permit for the rehabilitation, and complete an application to Virginia Housing for financing.

Mayor Gaskins asked how the new plan for the building would be shared with the surrounding community. Mr. Johnson said the rehabilitation should really be considered a new project because of the number of residents who will be permanently relocated and that community outreach would happen after the design and building program were determined. James Parajon asked if only a building permit would be required for the project. Mr. Johnson answered that there was past precedent for similar projects only requiring building permits. Christina Brown said that the City was still discussing the issue with ARHA. Mr. Johnson said that ARHA intended to vacate the current entitlement for the parcel. Ms. Mohamed added that a new zoning permit might be required if a roof deck was added.

Mayor Gaskins requested a flowchart of the rehabilitation process. Ms. Mohamed said that a scope of work would need to be determined first. Mayor Gaskins replied that should be the first step on the flowchart. Ms. Mohamed asked what the appropriate forum for a discussion of the flowchart would be. Mayor Gaskins answered that once staff had discussed it, the flowchart

should be presented to the Work Group. Mr. Johnson mentioned there would be a new website for the project with updated information. Mayor Gaskins repeated her request for a copy of the Capital Needs Assessment for the Ladrey building.

Robert Dube asked about the relocation of the current Ladrey residents. Mr. Johnson said that ARHA was working in tranches, with the residents under 62 first because they were disabled and had difficulty finding accessible units. The residents over 62 would be done in the second tranche because ARHA had to close on the Alate before residents could be relocated there. He said the closing occurred on August 6 and residents would begin moving from Ladrey to the Alate soon. Ms. Mohamed said the first moves would be the week of August 11 and that she sent a relocation schedule to Ms. McIlvaine. Ms. Mohamed anticipated the relocation to be completed in September. Mayor Gaskins asked Ms. McIlvaine about the anonymous emails she had received in relation to ARHA's purchase of the Alate. Ms. McIlvaine said she had referred the sender to a lawyer and provided them information on how to file a Freedom of Information Act (FOIA) request. She noted that the emails had ceased after ARHA announced that Residential One would be taking over property management of the Alate. Mr. Johnson noted that Residential One had scored high on ARHA's internal evaluations and with the Ladrey residents who had been asked to participate in the selection process.

Cameron Valley

Ms. Mohamed told the Work Group ARHA had received a Virginia Housing grant to conduct community engagement at Cameron Valley. She added that ARHA had submitted an application to HUD's Special Application Center (SAC) to convert Cameron Valley from public housing to either a Section 18 disposition on the grounds of obsolescence or to RAD and that they were currently waiting for an answer. Mayor Gaskins asked what different statuses with HUD meant with regard to the application. Mr. Johnson explained that having an application with the SAC was like placing a property in HUD limbo until a decision came back because properties could only be public housing or could not be. If a property was not public housing, it was still owned by HUD until it was transferred to a third party.

Mr. Dube asked what issues at Cameron Valley would cause the buildings to be obsolete. Mr. Johnson replied that there were soil issues in the area and that a row of seven units located close to a retaining wall were sliding dangerously. He said ARHA was exploring interim fixes to stabilize the seven units until ARHA began redevelopment on the property. Mr. Dube asked if there was an engineering report about the soil and building issues. Mr. Johnson answered that ARHA had a report detailing the problems with the foundations and other parts of the seven units in question.

Mary Horner asked if the SAC application would result in residents paying rents at the LIHTC

limit or if their units would continue to be subsidized. Mr. Johnson said ARHA would be pairing LIHTC rent limits with subsidies which would cause some changes for residents. Mayor Gaskins asked for further explanation. Mr. Johnson replied that ARHA would pass some costs onto residents and raise rents to the LIHTC standard. Ms. Mohamed added that residents were protected by the Uniform Relocation Act which spells out what changes to rent would occur and what the tenants' rights were.

Items in Progress

Ms. Horner reported to the Work Group that the Landlord-Tenant Relations division and the Office of Performance Analytics were working together on an eviction tracker with data to be provided monthly by ARHA. Mr. Johnson commented that ARHA had bi-monthly meetings with the City to coordinate on eviction prevention. Ms. Horner said that landlords are not providing ARHA with the required notice when a Housing Choice Voucher (HCV) holder received a pay-or-quit notice making it more difficult to track those kinds of evictions. Mayor Gaskins noted the issues with HCV holders seem to stem primarily from landlord ignorance of the appropriate process. Ms. Horner said her division had an upcoming apartment managers seminar that would be held in conjunction with ARHA and would explain the Housing Choice Voucher process for landlords and provide education on source-of-income discrimination. Mayor Gaskins asked what the best pathway was to help those facing eviction. Ms. Horner said that if the tenant was already in court, reaching out to Legal Services of Northern Virginia for legal representation was the only path forward. If the tenant had not yet gone to court, she said they could contact the Department of Community & Human Services for possible rental assistance.

Mr. Johnson added that ARHA was becoming more diligent in its rent collection and that some residents would overreact to five-day notices because they did not understand what they meant. He said that rent collection was very important because investors were concerned about the high rates of non-payments in the District of Columbia and that concern spilled over into neighboring jurisdictions. Maintaining high rent collection rates would reassure investors that ARHA would be a trustworthy partner. He said that the ARHA asset recovery team works with the Landlord-Tenant division on eviction cases. Mayor Gaskins asked for notes on evictions and ARHA. Ms. McIlvaine added that Housing is now sending all housing-related cases, including evictions, to Alex311 for better tracking of cases and resolutions.

Concerns Raised at the July 28, 2025 ARHA Board of Commissioners Meeting

Mayor Gaskins asked Mr. Johnson about resident concerns that had been shared at the July 28 ARHA Board Meeting. She began with a question about how ARHA handled customer service and what the hours were for ARHA's main office. Mr. Bailey answered that Mr. Johnson told him the office would be open daily as of the week of August 11 and that the office was always open by appointment with two walk-in days a week. He said this was because ARHA staff

needed time to work on resident files and paperwork in order to process them in a timely manner. Mr. Johnson clarified that asking residents to make appointments was intended to reduce resident wait time because instead of waiting for hours to speak to their specialist, their specialist would be immediately available to them when they arrived for their appointment. He said the sign on the office would be updated for clarity on Monday, August 11. He also said that residents could call their specialists at any time.

Mayor Gaskins asked what methods ARHA used to communicate with residents. Mr. Johnson said that ARHA no longer mailed notices to residents in order to reduce costs but they used text blasts, notices on residents' doors, and were improving their website to make information easier to find. Ms. McIlvaine asked how ARHA communicated with HCV holders. Mr. Johnson replied that ARHA used email, text blasts, and their website to share information.

Mayor Gaskins inquired about issues residents were having with recertifications, incorrect ledgers, and non-payments to third-party landlords. Mr. Johnson replied because of late recertifications residents had been charged the wrong rents and payments to landlords had been delayed or were for the wrong amounts. He said ARHA would be back on track with certifications by the end of August and that ledger errors were being corrected and ARHA was again making payments to third-party landlords on behalf of HCV holders.

Mayor Gaskins then addressed concerns residents had about maintenance not being performed. Mr. Johnson answered that all work orders were ticketed, maintenance workers were required to take before and after pictures of their work, and that ARHA had high expectations of maintenance staff. He said scheduling would always be an issue and staff needed to improve documentation of visits missed because the resident was not home. Mayor Gaskins asked about the procedure for when minors were in the unit without an adult. Mr. Johnson said the procedure was to reschedule the visit. He explained missed visits were rescheduled for the next working day, but that they were usually placed at the bottom of the list and whether the work would be done depending on what else was scheduled for that day or what emergencies arose.

Mayor Gaskins asked how mold issues were handled. Mr. Johnson replied that not all mold was dangerous mold but that if ARHA staff believed a mold issue was serious, they would hire a third-party inspection service to determine if the mold was dangerous. If the third-party service determined that remediation was required, the resident would be relocated while the work was done. Mayor Gaskins asked what Mr. Johnson meant when he said not all mold was dangerous mold. He said that some mold issues were caused by poor housekeeping on the part of the resident and that it was the resident's responsibility to remove it. He added that ARHA offered classes to residents on how to improve their housekeeping and would work with residents who had serious issues with housekeeping. Mayor Gaskins followed up by asking if it was possible for a resident to get a copy of the third-party inspection report. Mr. Johnson replied that the resident could request a copy of the report, but that copies were only provided upon request. He said ARHA was partnering with the Department of Code Enforcement during Housing Quality

Standards inspections to evaluate the condition of units and check for mold. Emily Baker said Code Enforcement doesn't check for mold and suggested ARHA partner with the Health Department when evaluating mold complaints. Ms. McIlvaine added that the City has a third-party mold inspection contractor on retainer.

Mayor Gaskins asked about the difficulty HCV holders had finding units. Gaynelle Diaz explained that landlords frequently tried to charge voucher holders high security deposits and would attempt to increase the amount of security deposits after the Request for Tenancy Approval was submitted which they are not allowed to do.

Mayor Gaskins' final question was about the ARHA grievance process and whether there was a board residents could appeal to if they disagreed with the finding of the grievance hearing officer. Mr. Johnson said the ARHA Board would discuss the issue at their September 22, 2025 meeting. He said they would discuss the grievance process first and then the appeals board. He said that only issues unrelated to rent payment issues would be considered by the appeals board.

Memorandum of Understanding Between the City and ARHA

Mayor Gaskins asked what the timeline was for the new Memorandum of Understanding. Ms. McIlvaine replied she had met with Mr. Johnson and they had made a list of discussion points. She said she would be reviewing the discussion points with the City Attorney's Office, including the four points specifically requested by ARHA.

Open Discussion

Mr. Johnson informed the Work Group ARHA would be working to move people off the ARHA waitlist and into units.

Mr. Johnson suggested that the Work Group would be an ideal forum to discuss greater cooperation with the City on improving the Parker-Gray neighborhood, such as attracting a grocery store to serve residents. He noted that ARHA has multiple properties in the area and making it a more vibrant neighborhood would benefit all residents of the neighborhood.

Mayor Gaskins suggested there should be a meeting of the City Council and the ARHA Board to discuss topics of mutual interest. Mr. Johnson agreed and recommended that the two bodies should meet jointly once a year.

Other Business

Due to scheduling conflicts, the September 18 Work Group meeting will need to be rescheduled. Kim Cadena will reach out to the members of the Work Group to find a new date and confirm there will be a quorum.