

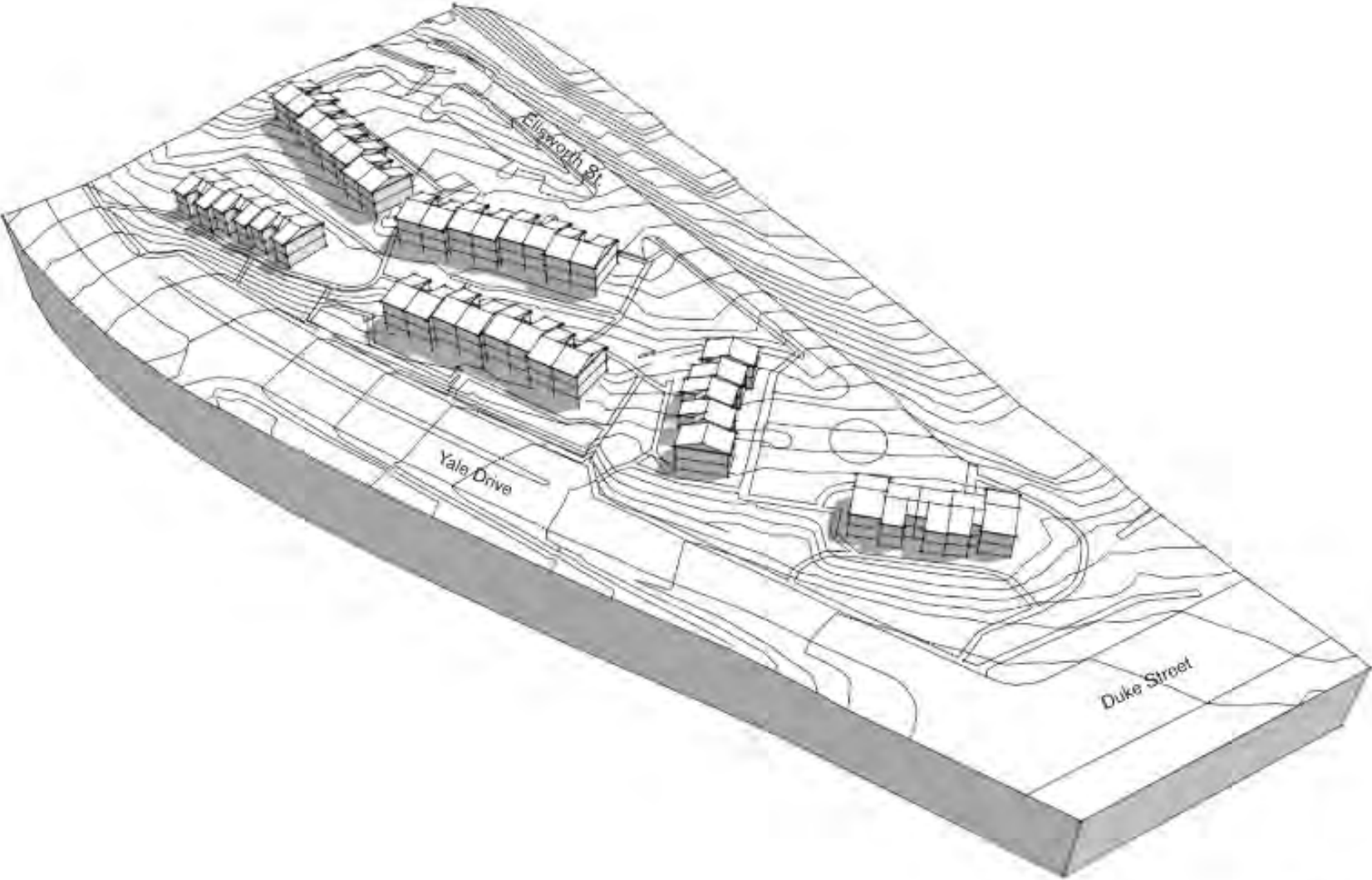


Alexandria Redevelopment and Housing Authority

ARHA Redevelopment Work Group Meeting

3/18/26

Cameron Valley

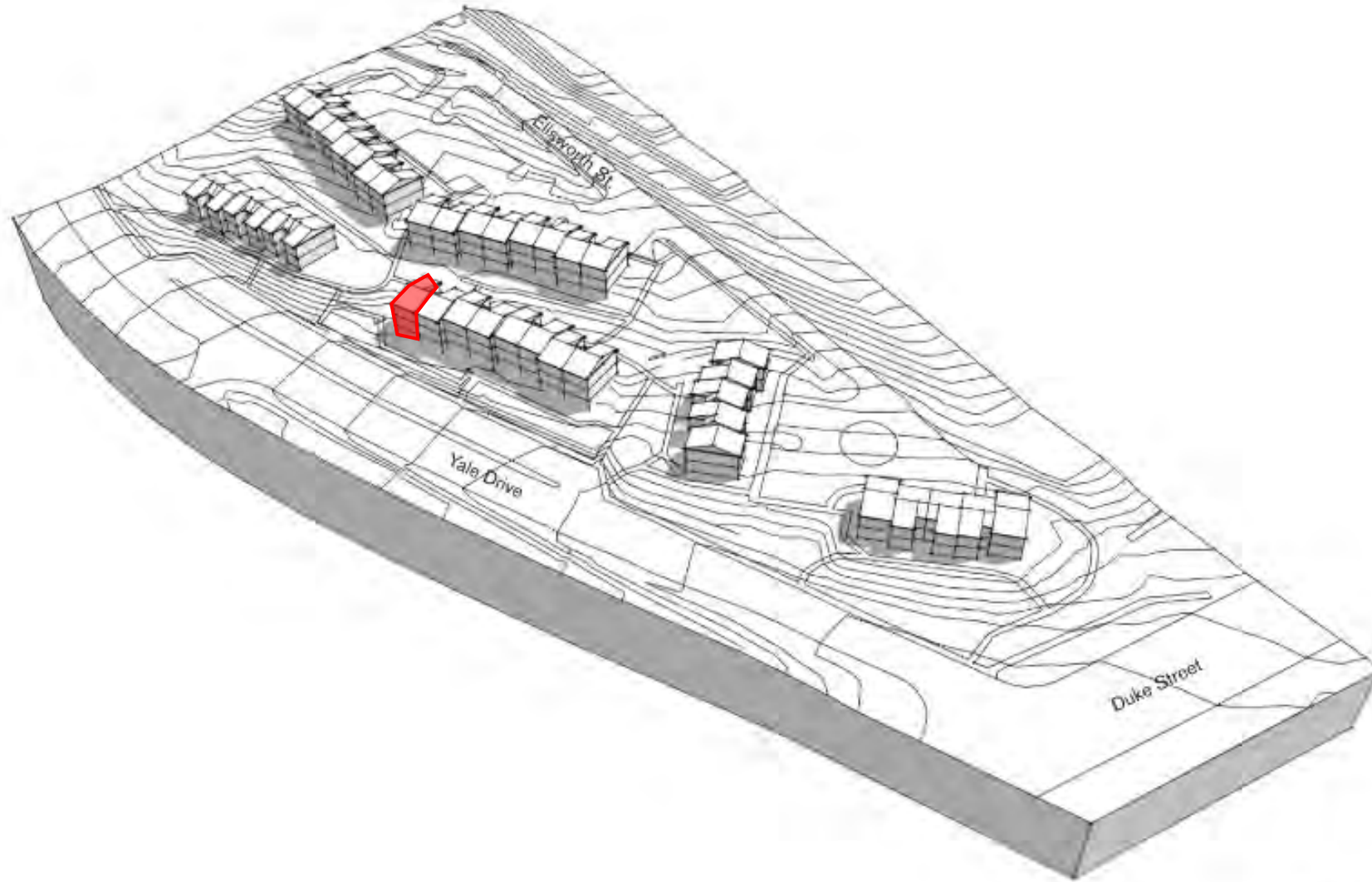


Birdseye View From Southwest



Cameron Valley

115 Yale dr



Birdseye View From Southwest



Cameron Valley

115

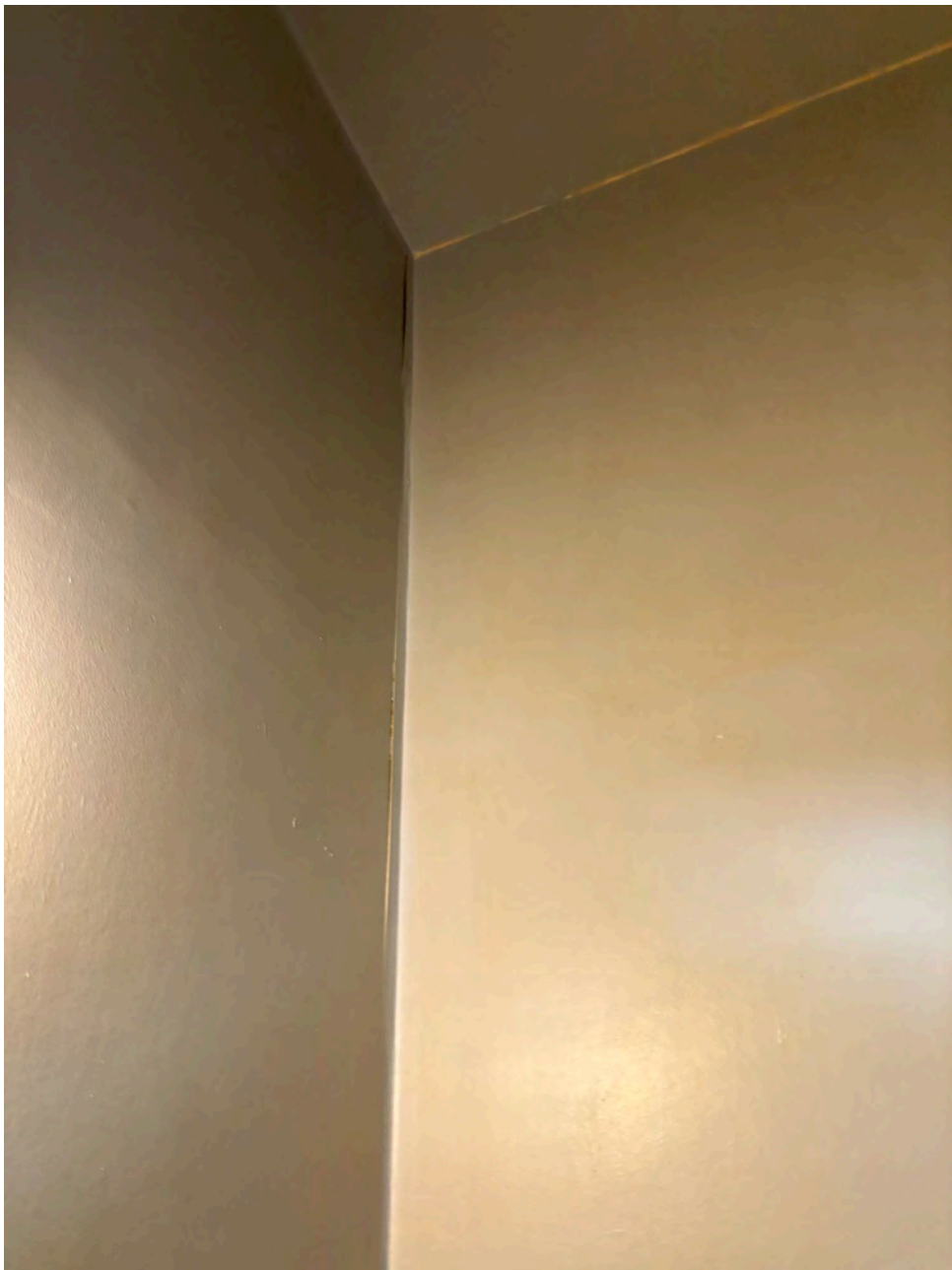
Yale dr

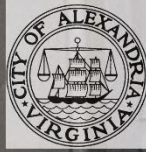
On 23 March 2026

- 1. Unit was deemed unsafe by Code Administration*
- 2. Resident was successfully relocated to another unit within the ARHA portfolio*

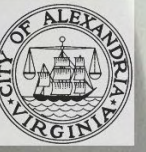
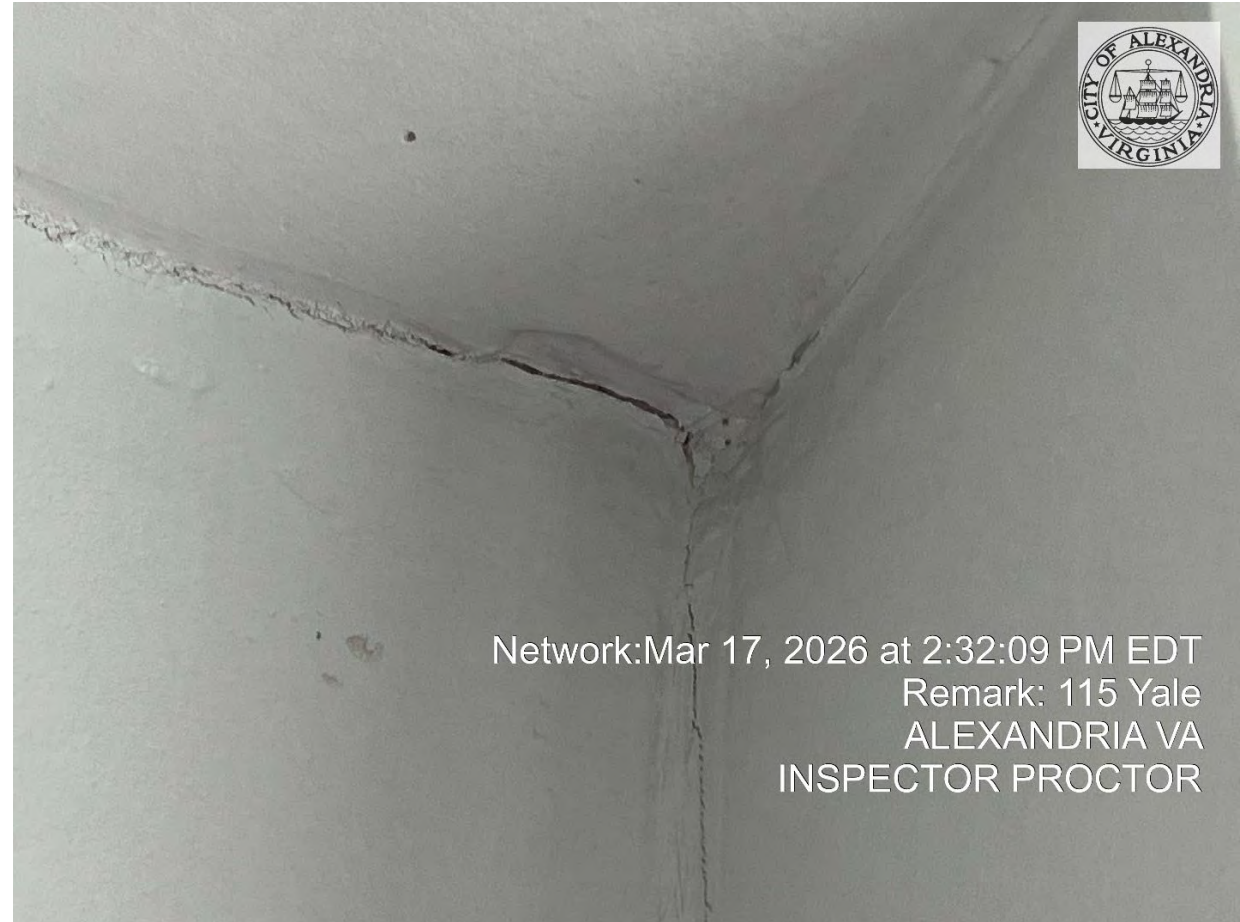
Next Steps

- 1. No obvious Structural Concerns .*
- 2. No immediate danger visible at any other structure at the property*
- 3. Structural engineering report from Third party*



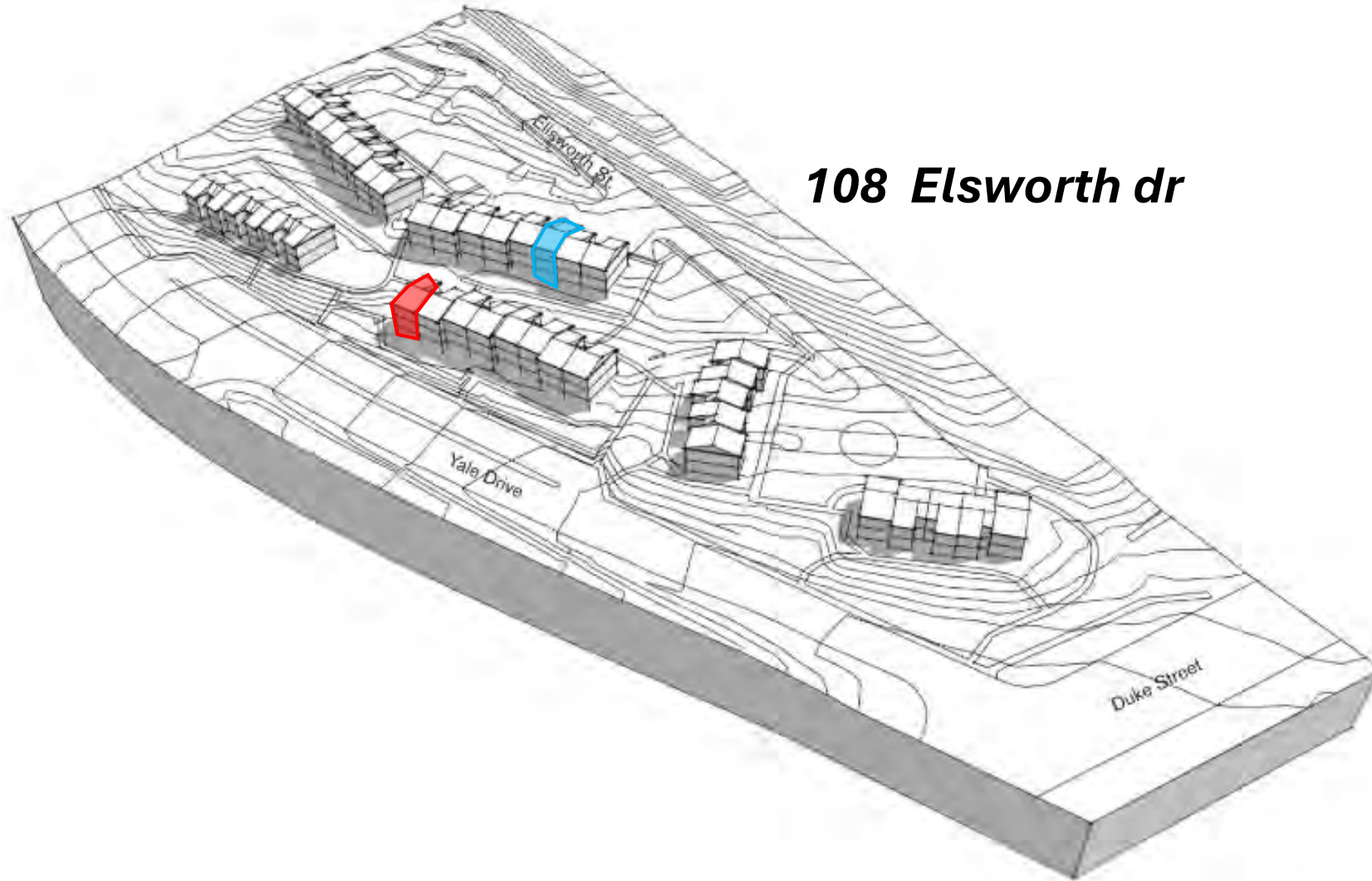


Network: Mar 17, 2026 at 2:31:14 PM EDT
Remark: 115 Yale
ALEXANDRIA VA
INSPECTOR PROCTOR



Network: Mar 17, 2026 at 2:32:09 PM EDT
Remark: 115 Yale
ALEXANDRIA VA
INSPECTOR PROCTOR

Cameron Valley



108 Elsworth dr

Birdseye View From Southwest



Cameron Valley

108
Ellsworth
dr

On 26 March 2006

1. Floors, stairs, and other structural components appear capable of withstanding the design loads.
2. No significant deflection of the floor framing noted
3. Brick veneers did not appear to have relieving angles and horizontal expansion Joints

Next Steps

1. *Work order Generated for Brickwork to be complete*
2. *Structural engineering report from Third party*





Cameron Valley- where we are today

HUD Section 18 Dispo

1. Expected very soon
2. Relocation : TBD
3. One for one replacement of housing

Other Items

1. Resident meeting in May to go over Dispo Application
2. Working with Duke Street Small Area planning team to utilize the site to its full potential
3. Next Duke SAP public meeting is April 22nd at 6:30 pm

Potential Zoning Summary

Small Area Plan: Taylor Run / Duke Street

Current Zone: RMF – Residential Multi-Unit

Permitted Residential Uses: Multi-unit dwelling

Allowed Residential Density: N/A

Standard FAR: 0.75 Max

Special Use Permit FAR: 3.0 Max (Affordable Housing)

Building Height: 45-feet (per SAP)

Parking for Affordable MF units:

0.75 spaces per unit @ 60% AMI

0.65 spaces per unit @ 50% AMI

0 spaces per unit @ 30% AMI

Loading for Affordable MF units:

1 space per 20,000 square feet (confirm)

Existing Program

(4) 2BR units

(35) 3BR units

Sam Madden



Sam Madden North

Schedule:

Tracking 30 days ahead, Current
Date: Sep 2027

Original Contract date November
2027

**Framing starts at the end of the
month (April). Duration:3
months**

Framing being in the next couple
of weeks

Waiting on approvals for exterior
wall mock up



Sam Madden North

	Hours	% of Section 3 Worker Hours	% of Targeted Section 3 Worker Hours
Total Project Hours	44,449.00		
		Goal 25% of total project	Goal 5% of total project hours
Qualified Section 3 Total hours	31,673.75	71.26%	
Total Targeted Section 3 Hours For PHA/PHFA Projects	4,042.25		9.09%
Total Hours for Does not Apply to Worker (Do not feed into the %)	12,775.25		

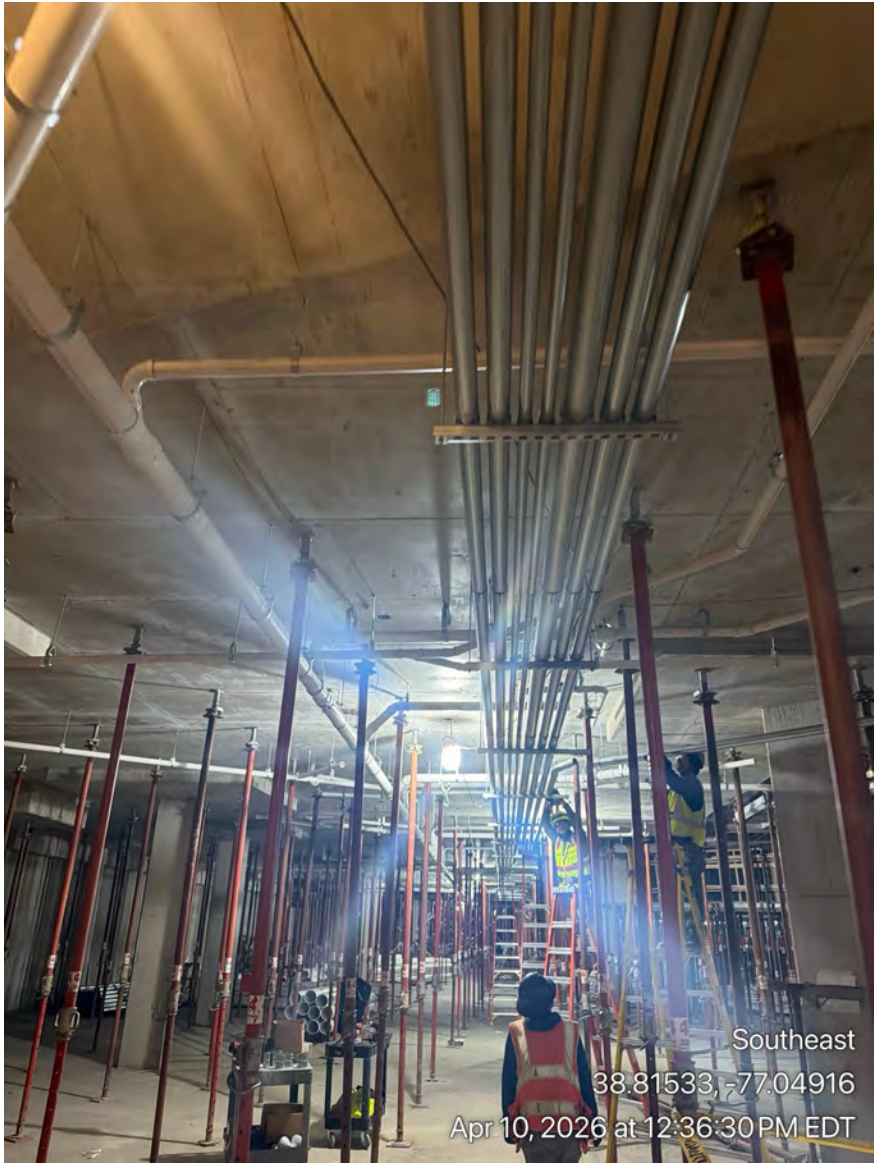
Sam Madden North

March



April





Sam Madden South

Relocations

35

Households successfully relocated

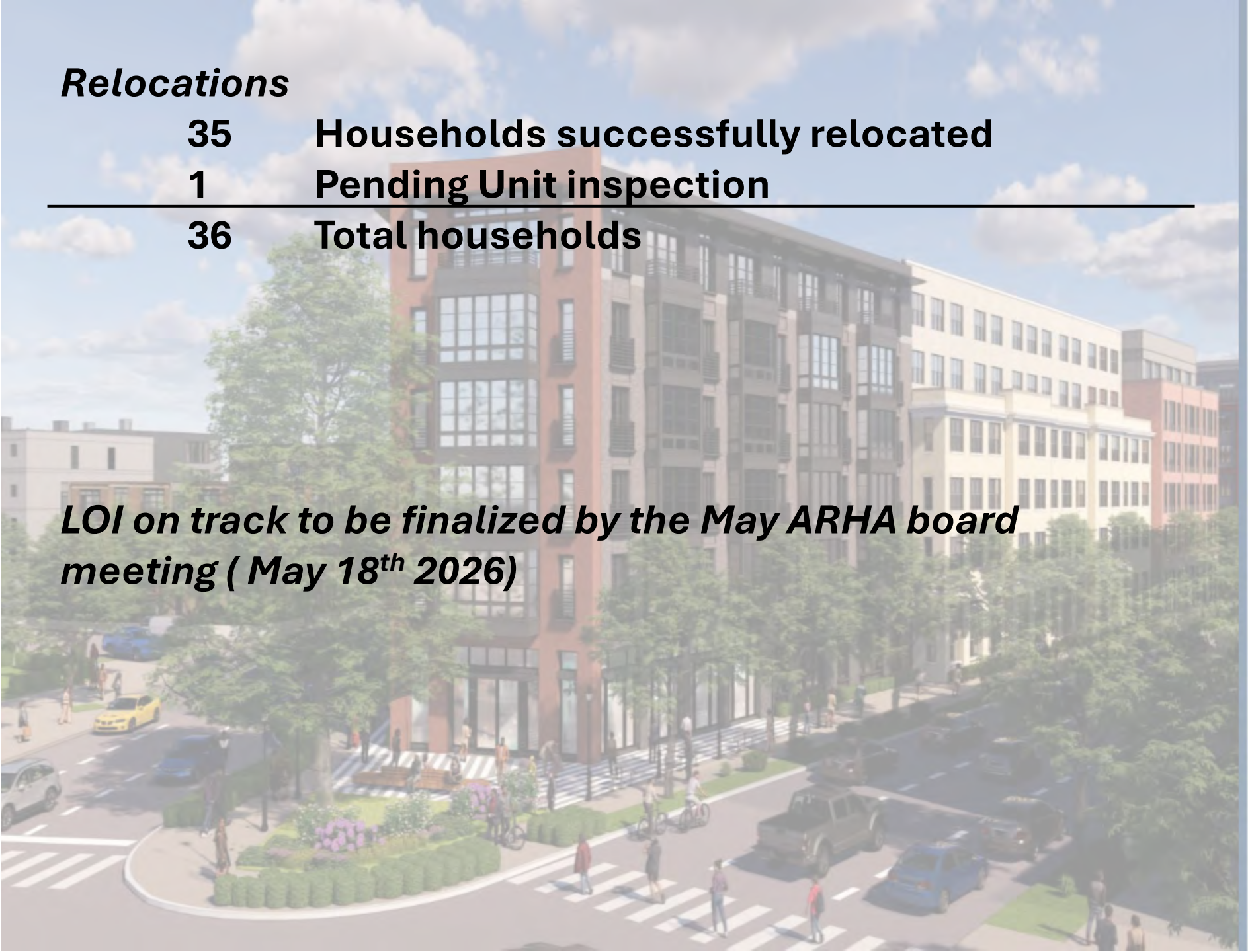
1

Pending Unit inspection

36

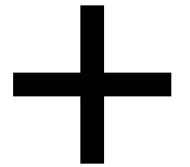
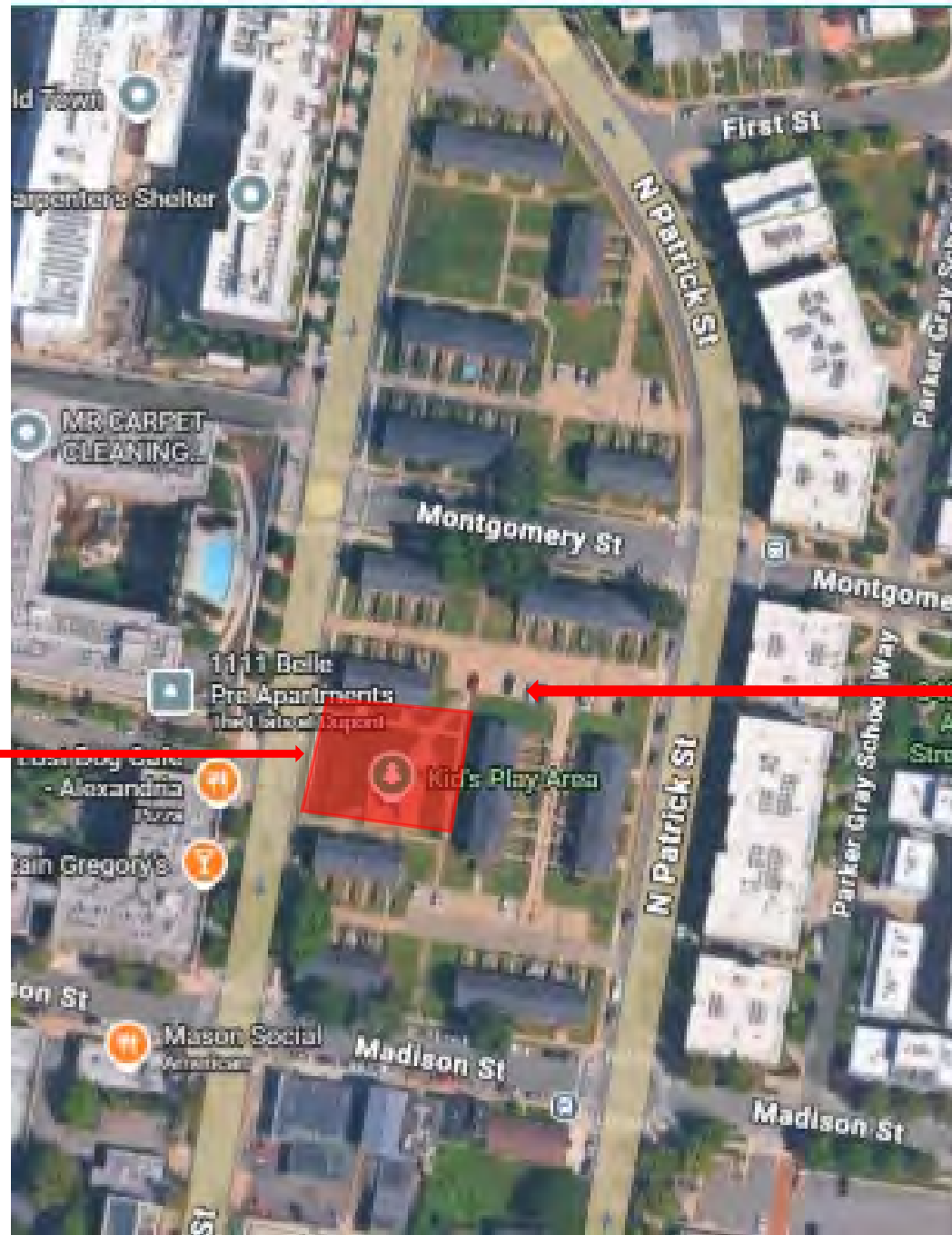
Total households

LOI on track to be finalized by the May ARHA board meeting (May 18th 2026)

An architectural rendering of a modern multi-story residential building. The building features a mix of brick and light-colored panels, with large windows and balconies. In the foreground, there is a street with a crosswalk, a landscaped area with trees and flowers, and several people walking and riding bicycles. A yellow car and a blue car are also visible on the street. The sky is blue with scattered white clouds.

Sam Madden South

Framing delivery
area



Ladrey Project Team

Team Leads

Co-Developers and Project Partners:

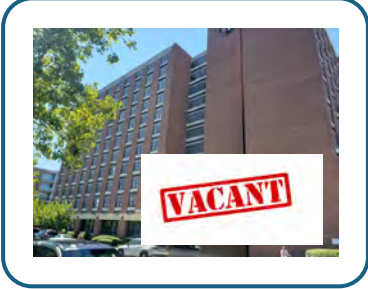
- **Alexandria Redevelopment and Housing Authority**
- **Winn Companies**
- **IBF Development**

Team Members

- Architect - Hord Coplan Macht
- General Contractor- Bozzuto
- Financing & Project Attorney – Klein Hornig
- Land Use Attorney- McGuire Woods
- Civil Engineer - Bowman
- Outreach - Artemel & Associates
- Relocation - Housing to Home

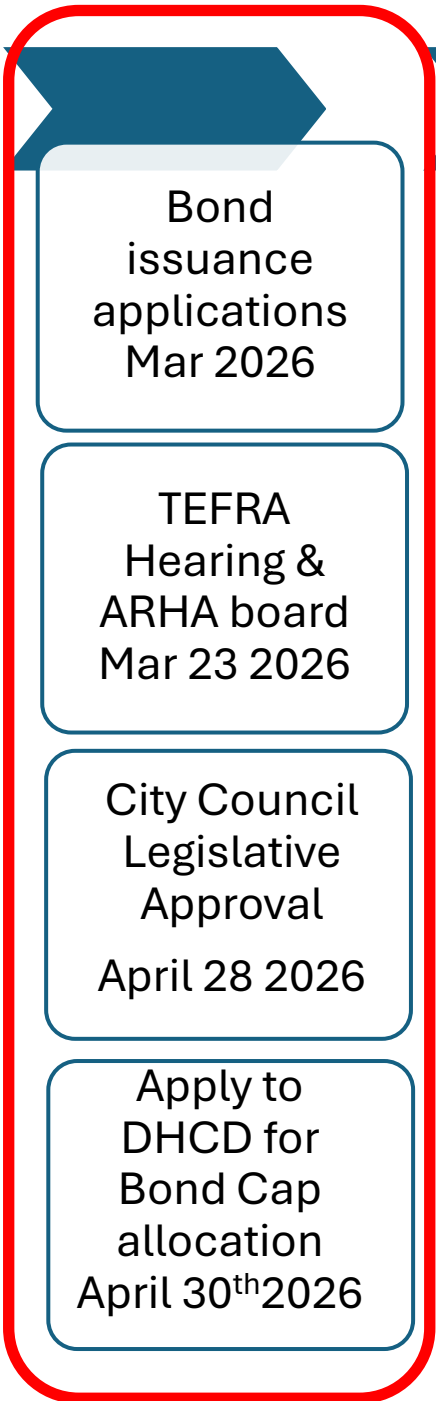


Relocation
Oct - Dec
2025



LIHTC
Application
Jan 2026

VH
42 M letter
expected
April 2026



Building
Permit
application
May 2026

Stie Plan
Amendment
Sub
Feb 2026

Construction
Start
Jan 2027

Project
Completion
Q3 2028

LaDrey Senior Housing



Site Development

Prior to the early twentieth century, the land comprising this block was defined by a deep, marshy ravine known as Ralph's Gut, which once flowed from Wythe Street to the Potomac River. This low-lying area remained largely undeveloped through the 1800s, even as surrounding blocks became part of Alexandria's growing Uptown community, later known as The Berg, a thriving African American neighborhood established after the Civil War.

By the early 1900s, the ravine was filled, and the land became a city dumping ground. In the 1930s, two Black laborers, Arthur Dennis and Jerry Lucas, built and lived with their families in a small frame house here, one of the few dwellings on the block.



LaDrey High Rise (Alexandria Elderly Apartments), 1976
Designed by Lyles, Rosoff, Carlisle & Wolf; Alexandria Redevelopment and Housing Authority

Ladrey

Next Full dive will be at the June ARHA work group meeting.



Dennis/Lucas Residence, and the Junkyard
1941 Sanborn Map, Library of Congress

Annie B. Rose Recreation Center
1959 Sanborn Map, Library of Congress

During the Great Depression, New Deal programs spurred construction of affordable housing projects. The Alexandria Redevelopment and Housing Authority (ARHA) built several projects in the neighborhood. In 1944, the Samuel Madden and George Parker Homes—today's Hopkins-Tancil Court—provided housing for Black defense workers, with a community center added the following year.



LaDrey High Rise (Alexandria Elderly Apartments)
1977 Sanborn Map, Alexandria Archaeology Museum



Dr. Henry Milton LaDrey, c. 1920
Alexandria Black History Museum, Office of Historic Alexandria

Dr. Henry Milton LaDrey (1897-1982)

In 1978, the Alexandria Redevelopment and Housing Authority (ARHA) completed the LaDrey High-Rise, the city's first public housing development designed specifically for seniors and people with disabilities. It was named in honor of Dr. Henry Milton LaDrey, a pioneering physician who dedicated his career to improving public health within African American communities.

Born in Lucea, Jamaica, Dr. LaDrey served as a corporal in the British Army during World War I before immigrating to the United States in 1919. He earned a bachelor's and medical degree from Howard University, completed his internship at Freedmen's Hospital, and later joined its staff.

Throughout his career, Dr. LaDrey advocated for community health initiatives such as the Early Diagnosis of Tuberculosis Campaign, which promoted preventive care and free medical screenings for underserved residents. Later in life, he directed the Health and Medical Research Foundation of the Prince Hall Shriners, continuing his advocacy for equitable access to healthcare until his death in 1982.



CITY OF ALEXANDRIA EST. 1749

Happy Birthday to EVERYONE WHO HAS A BIRTHDAY IN

APRIL

(From Ashley the Social Worker

2026

SEE THE SOCIAL WORKER -
ASHLEY CAISON, BSW:

IF

YOU HAVE ANY QUESTIONS
OFFICE NUMBER
703-549-7115 EXT. 1570

MONDAY- THROUGH FRIDAY ONLY. 9AM-5:45PM
ALSO IF YOU NEED TO MAKE AN APPOINTMENT:
(NO APPOINTMENTS OR WALK IN'S ON FRIDAY'S)
LET ME KNOW HOW CAN I HELP!

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	 <p>**Notable April Birthdays: Queen Elizabeth II, Leonardo da Vinci, William Shakespeare, and Thomas Jefferson.</p>				<p>Walmart-Supercenter</p> <p>SIGN UP →</p>	<p>APRIL SHOWERS Bring MAYFLOWERS</p>
	<p>Social Services office Closed at 1pm-3pm</p> <p>Easter Monday</p>	<p>S.A.I.L Program-10am-11am 4th floor Activity Room</p> <p>* Landmark Plaza, Dollar Tree</p>	<p>ART CLASS WITH AIDA (5TH FLOOR) 10AM-12PM- LIMIT 20 SPACES</p>	<p>Robert Breiner Podiatry 10am-12pm See flyer for details</p> <p>Capital Area Food Bank 10am-12pm-See Flyer For Details</p>	<p>GIANT/ SHOPPERS</p> <p>SIGN UP →</p> <p>GOODWIN LIVING EXERCISE CLASS AT 11AM-11:45AM- 4TH FLOOR</p> <p>Ruby Tucker food Distribution 11am-1pm</p>	
	<p>Caption Call Presentation- 2pm Speaker: Beth Weber- 2nd floor Game Room**</p>	<p>S.A.I.L Program-10am-11am 4th floor Activity Room</p>	<p>Golden Game Hour 11:00am 2nd Floor Game Room</p> <p>Tax Day</p>	<p>S.A.I.L Program-10am-11am 4th floor Activity Room</p>	<p>ALDI</p> <p>SIGN UP →</p> <p>MOVIE DAY: THEATER) SEE FLYER FOR DETAILS NETFLIX /DVD/CHOICE 2PM)</p>	
	<p>First Day of Spring</p> <p>Social Services office Closed at 1pm-3pm</p>	<p>S.A.I.L Program-10am-11am 4th floor Activity Room</p> <p>*Tanger Outlet VAN DORN PHARMACY- VACCINATION CLINIC 10AM-1PM (SEE FLYER FOR DETAILS)</p>	 <p>Earth Day -CHICAGO-</p>	<p>S.A.I.L Program-10am-11am 4th floor Activity Room</p> <p>BINGO WITH HALO HELPERS: 5:30PM-7PM (SEE FLYER FOR DETAILS)</p>	<p>Walmart</p> <p>SIGN UP →</p> <p>GOODWIN LIVING EXERCISE CLASS AT 11AM-11:45AM- 4TH FLOOR</p>	<p>Arbor Day:</p>
<p>(Social Services Closed)</p>	<p>S.A.I.L Program-10am-11am 4th floor Activity Room</p> <p>End of the Month Food Distribution with Alive- 11am-12pm- See Flyer for Details</p>				<p>(Social Services Closed due to vacation 4/23-4/27)</p>	<p>NOTE: *SHOPPING TRIP COST \$1.00 TO RIDE . THE BUS ARRIVES AROUND 9:45AM-10:00AM. THANK YOU. SEE CONCIERGE AT THE FRONT DESK TO SIG</p>

Alate

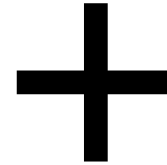
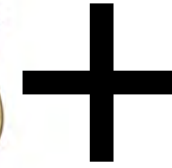
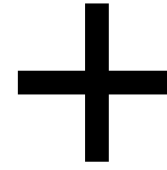


Occupancy

113	Occupied
9	Pending applications
2	ADU units
11	Vacant 8(2bd) 3(1bd)
<hr/>	
133	Total Units

Other News

Successful partnerships



OFFICE OF
CLIMATE ACTION

Topics for future meetings

Priemer Affordable Housing
Duke Street Small Area Plan update

