

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group
November 19, 2020**

**MEETING SUMMARY
VIRTUAL MEETING**

Participants

Work Group Members

Justin M. Wilson, Mayor, City of Alexandria
Peter Kleeblatt, Chair, ARHA Board of Commissioners
Anitra Androh, Vice Chair, ARHA Board of Commissioners

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

Emily Baker, Deputy City Manager
Christina Zechman Brown, Deputy City Attorney
Karl Moritz, Director, Alexandria Department of Planning and Zoning
Catherine Miliaras, Department of Planning and Zoning
Helen S. McIlvaine, Director, Alexandria Office of Housing
Eric Keeler, Alexandria Office of Housing
Brandi D. Collins, Office of Housing
Kim Cadena, Office of Housing
Sam Gates, Office of Housing
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority
Sarah Scott, Alexandria Redevelopment and Housing Authority
David Cortiella, Alexandria Redevelopment and Housing Authority

Introductions and Meeting Summary Approval

Mayor Justin Wilson convened the meeting and read information regarding how the public could participate in the virtual meeting by Zoom. The Meeting Summary of the October 15, 2020 meeting was not approved because of statutory restrictions related to the pandemic.

Update on Section 18 Applications

Keith Pettigrew provided an update on ARHA's [HUD Section 18](#) applications. Ladrey has been approved by HUD. Two applications, for Saxony Square and Park Place, had previously been approved for disposition. Mr. Pettigrew said the ARHA Board would be deciding on next steps at their meeting on November 23, 2020.

Mayor Wilson asked about the progress of the remaining applications. Mr. Pettigrew said that the applications for Andrew Adkins, Samuel Madden, and Bragg Street had been rejected and the other five applications might be resubmitted or ARHA might choose another type of rental subsidy option for them like RAD, but that decision would be up to the Board.

Mayor Wilson then asked why some properties were rejected. Mr. Pettigrew replied that Madden and Adkins were rejected because HUD did not want to make a determination that they were obsolete. He said HUD had not provided guidance on why the other applications were rejected and that many variables could be in play. He also said that Park Place and Saxony Square presented HUD with an opportunity to do something new, so that had helped their application. As senior housing, Ladrey was deemed a good opportunity by HUD.

Development Planning and Selection of Developers

Mr. Pettigrew moved on to an update on the Request for Qualifications. A selection committee which included Emily Baker, David Cortiella, Derek McDaniel, and Sarah Scott reviewed the proposals submitted and helped narrow the choices, including recommendations for a short list of potential development partners for ARHA's future projects. Mr. Pettigrew commended the selection committee's efforts. Ultimately, the ARHA Board chose eleven firms.

Plans for Properties Reaching Year 15

Mayor Wilson asked David Cortiella to explain what the end of the 15-year compliance period meant for Chatham Square and the BWR property. Mr. Cortiella explained the end of the compliance period meant that ARHA now has the option to purchase the properties from the initial investors and resyndicate the properties to obtain funds for unit updates and capital improvements. ARHA intends to resyndicate and the original syndicators for both properties are interested in continuing to work with ARHA and have investors lined up for the projects, if selected.

Mr. Cortiella then laid out the timeline and steps for resyndication, including capital needs assessments, consultations with legal counsel, financial modeling, etc.

Development updates:

The Lineage at North Patrick Street (formerly Ramsey Homes)

Sarah Scott reported that The Lineage at North Patrick Street is at 95% completion, with appliances scheduled for delivery the week for November 23, 2020 and project completion by December 8, 2020 with move-ins beginning in mid-December. She said ARHA representatives and the general contractor had met with City staff the previous day to ensure all remaining City approvals could proceed as quickly as possible once the remaining work items were completed. She said all the units are essentially pre-leased, LIHTC certifications of prospective residents are in progress, and the coordination between Edgewood Management and ARHA management is going smoothly. ARHA has hired movers to assist the residents to reduce COVID-19 risks.

ARHA has received an extension from Virginia Housing on the project's placed-in-service date.

Eric Keeler provided an update on the Ramsey Symposium scheduled as a virtual event on February 11, 2021 to coincide with Black History month. It will include a session focused on the

site's history in the morning and a session on the construction process in the afternoon. There will also be a virtual tour of The Lineage at North Patrick Street.

CRC Braddock West Project

Catherine Miliaras provided an update on the CRC Braddock West project adjacent to Andrew Adkins. The project is scheduled to go to the Planning Commission on December 1, 2020 and to the City Council on December 12, 2020. A development condition has been added mandating that CRC coordinate with ARHA on issues relating to maintenance and the alley easement. Ms. Scott and Mr. Cortiella are working with CRC on these issues. Outstanding issues remaining to be resolved include the project's sanitary sewer connection and CRC's contribution to the Braddock fund.

Other business – Future Meetings

Helen McIlvaine asked if the Workgroup would like to hold the December meeting. The Mayor suggested a written update from staff in lieu of a meeting, assuming progress on issues being considered by the ARHA board.

Karl Moritz mentioned that Planning and Zoning would be briefing the City Council on the FY2022 Workplan in January and additional information about future ARHA projects would be necessary in order to allocate staff to potential development projects.

The Mayor suggested a placeholder for a potential ARHA project be added to the Workplan. Ms. McIlvaine noted that, besides redevelopment projects, the Chatham Square and BWR 15-year compliance periods would be expiring in 2021 and the renovation of Ladrey might proceed in CFY 2022.

Mr. Pettigrew said that the ARHA Board has been discussing the need to add additional staff capacity to handle new development projects. Peter Kleeblatt added the RFQ had been purposeful because the ARHA Board wants to advance a project in the next year in addition to the projects that must be done because of the expiring 15-year compliance period.

The Mayor asked the ARHA staff to continue coordinating with City staff so appropriate resources could be allocated to support ARHA projects.

The Mayor adjourned the meeting.