



**ARHA REDEVELOPMENT WORK GROUP**  
**Alexandria City Hall, City Council Work Room**  
**January 16, 2020**  
**5:30 PM – 7:00 PM**

**MEETING AGENDA**

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| 1. Introductions   | Mayor Justin Wilson                    |
| 2. Review/Approval of December 16, 2019 Work Group Meeting Summary   | Redevelopment Work Group               |
| 3. Department of Planning and Zoning and Office of Housing Interdepartmental Work Program                      | Karl Moritz and Helen S. McIlvaine     |
| 4. Ramsey Homes Project Update   | ARHA Staff                             |
| 5. Repositioning Process   | Keith Pettigrew and Helen S. McIlvaine |
| a. Update on Public Housing Repositioning  |  |
| b. VHDA Consulting Grant for W. Glebe and Old Dominion   |  |
| 6. Other Business  | Redevelopment Work Group               |
| a. Date for next Joint Work Session between City Council, ARHA Board of Commissioners, and Planning Commission |  |
| b. February 20, 2020 Work Group meeting topic  |  |

**Attachments:** December 16, 2019 Meeting Summary, FY2020 Work Program

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
December 16, 2019**

**MEETING SUMMARY**

**Participants**

***Work Group Members***

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

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

Karl Moritz, Director, Alexandria Department of Planning and Zoning  
Helen S. McIlvaine, Director, Alexandria Office of Housing  
Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority  
Mark B. Jinks, City Manager  
Emily Baker, Deputy City Manager  
Christina Zechman Brown, Deputy City Attorney  
Nancy Williams, Department of Planning and Zoning  
Catherine Miliaras, Department of Planning and Zoning  
Eric Keeler, Alexandria Office of Housing  
Kim Cadena, Office of Housing  
Derek McDaniel, Alexandria Redevelopment and Housing Authority  
Sarah Scott, Alexandria Redevelopment and Housing Authority  
Martin Lucero, Alexandria Redevelopment and Housing Authority  
David Cortiella, Alexandria Redevelopment and Housing Authority

**Introductions and Meeting Summary Approval**

Mayor Justin Wilson convened the meeting. Introductions were made of Work Group members, City and ARHA staff, and others attending. The Work Group approved the summary of the November 14, 2019 meeting.

**ARHA Portfolio Repositioning**

Keith Pettigrew provided an update. ARHA is receiving pushback from HUD on the Section 18 applications for James Bland and the Beauregard Scattered Sites. HUD apparently had concerns about whether the units at James Bland really counted as “scattered sites” because they are part of the same development even if they are not contiguous to one another. HUD also stated that the Beauregard units did not fit the Scattered Sites justification because there were 5 instead of 4 contiguous units. ARHA hopes that by providing HUD more information and responses to these concerns they will be able to have the applications approved. If the Section 18 applications are rejected, they will try to RAD those two properties instead. ARHA has a call

scheduled with HUD on December 17, 2019 to discuss the status of the other Section 18 applications.

### **Overview of Section 18, RAD, and Voluntary Compliance**

Sarah Scott made a presentation explaining the different repositioning options ARHA has for its properties and how they compare to one another in application requirements and financial impacts on properties. Mayor Wilson asked about the Section 18 application requirements, specifically the justifications required for a successful application. Ms. Scott and David Cortiella explained the requirements and HUD's minimum standards for each justification. Helen McIlvaine asked if a City declaration that a property was obsolete would be enough to meet HUD's obsolescence justification and Mr. Cortiella replied that no, only HUD could determine if a property met the obsolescence standard. Ms. Scott then continued her presentation and discussed why using Section 18 was better for properties from a financial standpoint than converting the properties to RAD.

### **Strategies, Tools, and Resources to Preserve Properties**

Ms. Scott shifted the focus of her presentation to ARHA properties with LIHTC restrictions expiring within the next five years and the actions required before ARHA would be able to resyndicate each property. The Mayor asked what restrictions existed on the LIHTC properties in case ARHA wanted to pursue alternate strategies for redevelopment, such as bundling properties to provide greater financial leverage. Mr. Cortiella stated the largest restriction would be that each property has a different land owner. The Mayor, Ms. McIlvaine, and Mr. Cortiella then had a discussion on LIHTC applications, timing, and investor buy-outs.

### **Ramsey Homes Redevelopment Project Update**

Construction at Ramsey Homes continues. Walls have been erected and framing is anticipated in February 2020. ARHA is meeting with a third-party property management company in February 2020 and occupancy is anticipated to begin in July 2020.

### **Other Business**

The topic of the next meeting is the P&Z/Housing Interdepartmental Work Plan. Mayor Wilson asked that ARHA and City staff collaborate to add potential ARHA projects to the Work Plan timeline so the City could better plan for future ARHA budget requests. Karl Moritz replied he would be happy to add the projects as soon ARHA provided him with information on possible future developments.

The next ARHA Redevelopment Work Group meeting will be on Thursday, January 16 at 5:30pm.