

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
February 20, 2020**

**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  
Peter Kleeblatt, ARHA Board of Commissioners  
Stephen Koenig, Planning Commission

***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  
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  
Sarah Scott, Alexandria Redevelopment and Housing Authority

**Introductions and Meeting Summary Approval**

Mayor Justin Wilson convened the meeting. The Work Group approved the summary of the January 16, 2020 meeting.

**ARHA's "Housing for All" Presentation from the 2020 Housing summit.**

Sarah Scott presented ARHA's "Housing for All" PowerPoint from the 2020 Housing Summit. Ms. Scott began with an overview of ARHA's portfolio and a summary of their resident services. She highlighted the resident support services program at James Bland and explained that the program was possible because of the extra revenue brought in by the HAP contract for those units. Next, she talked about Chatham Square and Old Town Commons and shared that while they had been successful examples of mixed-income, mixed-tenure (rental and ownership) housing, the projects had also displaced existing residents to "scattered sites" in other parts of the city. She explained that ARHA's approach to redevelopment had changed and their goal now is to redevelop properties while maintaining the same or a greater number of public housing units on the original site. She cited the example of Ramsey Homes, which will replace the fifteen demolished units with an equal number of public housing and deeply affordable (30% AMI) units in the new development.

Additionally, she discussed ARHA's intention to take a mixed-income approach to redevelopment at Andrew Adkins and Samuel Madden. She shared ARHA's new development principles and highlighted their intention to replace units one-for-one onsite at every project, ensure that public housing and affordable units are fully integrated and mixed with market-rate units, and ARHA's goal to make new developments a mix of 1/3 public housing, 1/3 affordable or workforce housing, and 1/3 market-rate housing.

### **ARHA Portfolio Repositioning**

Keith Pettigrew provided an update on the subsidy repositioning. Upon the advice of HUD engineers, ARHA will be amending their Section 18 submissions for Ladrey, Andrew Adkins, and Samuel Madden to strengthen their applications. James Bland and Beauregard were rejected for not being true scattered sites according to HUD's criteria, and ARHA will begin exploring the RAD process for them. The Saxony Square and Park Place applications are waiting on a determination from the HUD General Counsel. A decision on Chatham Square has not been made. Mr. Pettigrew anticipates answers from HUD at the end of March.

Helen McIlvaine asked if the portion of James Bland currently under a HAP contract would be affected by the RAD conversion and Mr. Pettigrew clarified it would not be.

### **Request for Qualifications**

Mr. Pettigrew gave a short update about ARHA's intended RFQ release. Mayor Wilson asked how community engagement would be handled to ensure residents were informed about what was happening and could possibly contribute to the selection process. Mr. Pettigrew stated he would speak to the ARHA Board about it at their meeting on Monday, February 24.

### **ARHA and Office of Housing Meeting with VHDA**

Mr. Pettigrew described the meeting he and Ms. McIlvaine had with representatives from VHDA and said it was a positive meeting with a good exchange of ideas. Ms. McIlvaine contributed that VHDA had \$22 million earmarked for its *Transforming Public Housing* initiative and that VHDA was very interested in working with ARHA on its future projects as they had been presented. A small earmark (\$200,000) from these funds has already been pledged to help ARHA work with consultants on the future refinancing of the Arlandria LIHTC projects when they reach Year 15. Mayor Wilson asked for information on the application process. Ms. McIlvaine did not go into specifics but said that VHDA was willing to be very flexible about how the money could be used and suggested that a first step might be technical assistance so that the group could better anticipate resources for ARHA's needs. Mr. Pettigrew reiterated VHDA's interest in working with ARHA.

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

Mr. Pettigrew provided an update. Construction at Ramsey Homes continues. Framing will be completed the week of February 24 with roofing, plumbing, and electrical work to commence immediately following the completion of framing.

### **Ramsey Homes Symposium**

Eric Keeler provided a quick synopsis of the Ramsey Homes Symposium which will occur on May 15.

### **Other Business**

Kim Cadena was introduced to the Work Group as their temporary liaison with the Office of Housing while Brandi Collins is serving on a rotation with the Department of Planning and Zoning to lead the City's 2020 Census Complete Count efforts.

The next ARHA Redevelopment Work Group meeting will be held in March on a date to be determined.

It is tentatively planned, assuming the RFQ selection and disposition processes are completed that the Work Group will host a joint work session with the ARHA Board of Commissioners, City Council and Planning Commission in September/Fall 2020.

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