



PROJECT SILVER FOX

CREATING NEW HOUSING OPPORTUNITIES FOR OUR SENIORS

June 10, 2025

Alexandria City Council Meeting

Erik C. Johnson

Chief Executive Officer

Alexandria Redevelopment and Housing Authority

WHO WE SERVE – LADREY RESIDENTS



Harry Wright, Age 91



Ulia Mayele, Age 79



David Griggs, Age 77



Althea Robinson, Age
93



Kenneth Jefferson, Age
70



Elizabeth Jackson, Age
77

LADREY RESIDENT RELOCATION SOLUTION

- ARHA and Winn Residential developed a plan to redevelop Ladrey into new 270 development.
- Alexandria City Council approved the development plan in January 2024.
- HUD and City Council approve requires that 170 residents at Ladrey be relocated offsite and given right to return once project was completed.
- ARHA and Winn Residential consultant prepared initial relocation plan for Ladrey residents
- The 270-unit redevelopment plan is deemed infeasible, and new plan to plan to redevelop the plan is being established.
- **Project Silver Fox was established to provide Ladrey residents, the majority of which are over 62, with a permanent relocation option, that takes advantage of resources that ARHA is being provided by HUD.**
- Project Silver Fox will allow Ladrey residents who choose to relocate to the property, the opportunity to (a) stay in their neighborhood; (b) continue to living with their friends and community; and not have to worry about moving again.

LADREY RESIDENT PROFILE

Senior Resident Snapshot - Ladrey to Silver Fox Transition

Total Residents (Age 62+)	131
Average Age	75 (7 residents in their 90s)
Average Tenure	11 years
Average Annual Income	\$15,691
% Income from SS/SSI/Pension	95%
% Income from Wages	5%
Average Wage Income (those earning)	\$19,472
Average Monthly Rent (Resident Portion)	\$369
% of Rent Covered by Voucher	88%
Rent Increase After Move to Silver Fox	\$0 – Rent will not increase

LADREY ESTIMATED PROJECT SCHEDULE

Ladrey Project Schedule	Milestone
2 nd Quarter 2025	Begin relocation process for Ladrey residents.
3 rd Quarter 2025	Finalize the building program, in coordination with VA Housing and Alexandria City Planning Department.
3 rd Quarter 2025	Start Community Engagement process with stakeholders.
4 th Quarter 2025	Complete relocation of existing Ladrey residents.
1 st Quarter 2026	Complete architecture and engineering drawings.
1 st Quarter 2026	Apply for 4% VA Housing Tax Credits.
4 th Quarter 2026	Obtain a building permit for renovations.
4 th Quarter 2026	Close on LIHTC and construction financing with VA Housing.
1 st Quarter 2027	Begin renovation of Ladrey building.



PROJECT SILVER FOX

SILVER FOX PROJECT SUMMARY

Project Address:	1112 First Street
Property Name:	The Alate
Number of Units	133 Units
Avg Unit Size	699 sf
Current Occupancy	18%
Property Manger	Greystar

Purchase Price:	\$56,800,000
<i>Appraised Value:</i>	<i>\$57,200,000</i>
Est Project Based Units	110
Current Affordability	7%

Proposed Affordability	83%
Total Estimated HAP Payment	\$3,675,000
Annual Debt Service Payment	\$3,400,000
Voluntary Tax Payment	2% Effective Gross Revenue

SILVER FOX FINANCING SUMMARY

Project Sources

VRA Bond Proceeds (4.68%)	\$56,016,776
ARHA Equity Contribution	\$ 5,504,364
Total Sources	\$61,521,140

Project Uses

Purchase Price:	\$56,800,000 (1)
Debt Service Reserve Fund:	\$ 3,441,221
VRA Delivery Expenses	\$ 558,100
<u>Due Diligence Expenses + Fees</u>	<u>\$ 721,819 (2)</u>
Total Project Cost	\$ 61,521,140

1. Appraised value for property is \$57,200,000
2. ARHA is providing real estate collateral or Line of Credit Facility in the amount of \$6M for years 1-10. Collateral is reduced to \$3M from years 11-30.

ARHA COLLATERAL PLEDGE

In addition to Corporate Guaranty that is being provided to VRA and the City of Alexandria, ARHA has agreed to provide the City with the following:

- Real estate collateral equal to \$6,000,000 for the years 1-10 of the loan. Collateral commitment is reduced from \$6M to \$3M for years 11 – 30.
- Reduced in collateral based on bond maturity date. After year 10, the break-up fee with the bond holders is considerably less.
- **ARHA collateral will be in the form of pledge, of real estate assets or a Letter of Credit Facility that will be assigned to the City of Alexandria.**
- In the event of default, payments from the Debt Service Reserve fund would be used to make loan payments until, the asset is able to meet its debt obligations, is repositioned, or sold to another party to satisfy the payment obligations.

ARHA 2025 RENT PAYMENT STANDARDS

PAYMENT STANDARD 2025 Effective March 1, 2025

Zip Code	(0) Bedroom	(1) Bedroom	(2) Bedroom	(3) Bedroom	(4) Bedroom
22301	2,607	2,662	2,992	3,740	4,411
22302	2,277	2,321	2,618	3,278	3,861
22304	2,420	2,475	2,783	3,476	4,103
22305	2,167	2,211	2,486	3,113	3,663
22311	2,299	2,343	2,640	3,300	3,894
22312	2,222	2,266	2,552	3,190	3,762
22314	3,113	3,179	3,575	4,466	5,269