

8 John Freeman
1-20-24



ARHA REDEVELOPMENT WORK GROUP

May 8 ~~June 15~~, 2023

5:30 PM – 7:00 PM

VIRTUAL: via Zoom

URL: https://zoom.us/webinar/register/WN_yVzrWhIISGG0IWFQs1BOmg

Webinar ID: 931 0992 3678

Webinar Passcode: 941747

Dial-in number: 301-715-8592

MEETING AGENDA

- 4. Ladrey Senior Highrise Development Project
 - a. Project Schedule
 - b. Concept 2 Submission Update
 - c. Resident Engagement
 - d. Community Engagement
- Thomas Jones, ARHA
Wanda Sherrod, ARHA

Participants

Work Group Members

- Justin M. Wilson, Mayor, City of Alexandria
- John Chapman, Councilman, City of Alexandria
- Stephen Koenig, City of Alexandria Planning Commission
- Peter Kleeblatt, Chair, ARHA Board of Commissioners
- Anitra Androh, ARHA Board of Commissioners

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

- James Parajon, City Manager, City of Alexandria
- Emily Baker, Deputy City Manager, City of Alexandria
- Karl Moritz, Director, Department of Planning and Zoning
- Helen McIlvaine, Director, Office of Housing
- Keith Pettigrew, CEO, Alexandria Redevelopment and Housing Authority (via phone)
- Eric Keeler, Deputy Director, Office of Housing (via phone)
- Christina Brown, City Attorney's Office
- Brandi Collins, Office of Housing
- Catherine Miliaras, Department of Planning and Zoning
- Nancy Williams, Department of Planning and Zoning
- David Cortiella, Alexandria Redevelopment and Housing Authority (via phone)
- Nicole Wickliffe, Alexandria Redevelopment and Housing Authority
- Thomas Jones, Alexandria Redevelopment and Housing Authority
- Wanda Sherrod, Alexandria Redevelopment and Housing Authority (via phone)

Ladrey Senior Highrise Redevelopment

Thomas Jones gave a presentation on the Ladrey Senior Highrise Redevelopment, including information on projected rents and images of the proposed building massing.

Mayor Wilson asked how many units the project currently proposed. Mr. Jones said that based on the current interest rate environment, ARHA projected that 275 units was the maximum number of units that could be built within the financing resources available. He said they were constrained by the \$533,000 per unit cost maximum that Virginia Housing places on LIHTC units as well.

Since ARHA's proposal calls for a mix of affordability that includes 80% AMI units, Mayor Wilson asked if ARHA had 80% AMI units in other developments. Mr. Kleeblatt said that there are 80% AMI units at The Lineage. Mayor Wilson asked for the financial information presented to be written into a report he could share with others. Mr. Jones said ARHA would provide one. Ms. McIlvaine asked about the large differential between the 30% of income that the residents would actually pay in rent and the amount ARHA would actually be receiving from HUD pursuant to the Section 18 plan, if approved. Ms. Wickliffe explained that the Section 18 vouchers would be new vouchers issued by HUD and would be in addition to ARHA's existing voucher allocation. Residents would continue to pay approximately 30% of their household income, with the voucher making up the difference to a fair market rent for the specific unit type.

Ms. McIlvaine asked Mr. Jones about the small number of two-bedroom units in the proposed project and mentioned ARHA's previous statements about residents needing live-in aides. Mr. Jones said that most residents only needed aides during the day and only a few needed live-in caregivers. Ms. McIlvaine then asked about the status of the relocation process. Mr. Jones said Housing-to-Home, the relocation coordinator for Ladrey, met with all 170 households in Ladrey to discuss their relocation needs and was working with ARHA and the residents to create relocation plans for each household.

Ms. Wickliffe clarified that Section 8 regulations allowed for voucher holders to have incomes of up to 80% AMI so some of the future 80% AMI households could include voucher holders. Mr. Jones explained that going from public housing (Section 9) to vouchers (Section 8) would change the current elderly/disabled restrictions on the Ladrey waitlist to preferences for elderly/disabled households. Ms. Androh said that even with this change the length of the current Ladrey waitlist would result in all the new units being filled with elderly/disabled households.

Karl Moritz spoke about City staff's concerns with the proposed building massing. He said that staff would be happy to work with ARHA on parking reductions and height increases, but that the Old Town North Small Area Plan called for more building breaks and roof articulation, which the project currently lacked. Mayor Wilson asked if the project would be using the Residential Multifamily (RMF) Zone height and Section 7-00 density bonuses. Catherine Miliaras confirmed it would be.

Ms. Androh asked how many units would be lost if City staff's proposed changes were implemented and Mr. Moritz replied that with a change to the unit mix and additional height the unit count would remain the same. Mr. Kleeblatt said that adding more height would increase construction costs because of the need to increase the podium to two stories instead of one. Mr. Jones added that with rising interest rates, any increase in construction costs would make the project much harder to pencil out. Mr. Moritz said that City staff would be happy to review ARHA's proformas and work with them to find a way to balance cost and design. He said that further reductions in parking ratios could be allowed if that would help manage costs.

Ms. Androh said the existing Ladrey residents did not want studios, only one-bedrooms. Mr. Moritz replied that having a mixture of unit types made for a better building and was better for residents. Ms. Androh said that creating more affordable housing was ARHA's most important concern, not design. Mayor Wilson said that everyone shares the ARHA Board's passion for producing affordable housing, but that he has seen multiple projects that found a path to balancing design and maximizing unit creation. Ms. Androh repeated her statement that creating housing was more important than aesthetics. Jim Parajon said that it wasn't just aesthetics but balancing affordable housing with community desires as well as design.

Mayor Wilson reminded the Work Group that the project would need community support. Ms. McIlvaine asked about the status of ARHA's community outreach. Mr. Jones said there is an ongoing outreach process and that there would be a community meeting the week of May 22 to present the design to the public. He said that ARHA would submit a Concept 2 Plan to the City on May 24 with the intention of going to UDAC on June 7. Mayor Wilson asked when the project would come before City Council and Mr. Jones and Ms. Wickliffe said they were aiming for January or February 2024 in order to apply to Virginia Housing for the 2024 9% LIHTC application cycle.

SPEAKER'S FORM

DOCKET ITEM NO. 8

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

- 1. NAME: Roy Shannon Jr.
- 2. ADDRESS: 124 S. Royal St., Alexandria VA 22301
TELEPHONE NO. 703-328-8285 E-MAIL ADDRESS: rshannon@shannonwright-law
- 3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Ownership of
Annie B Rose House
- 4. WHAT IS YOUR POSITION ON THE ITEM? ~~FOR:~~ ~~AGAINST:~~ OTHER: For affordable housing and renovation of
Ladrey
- 5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
- 6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES NO

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

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Guidelines for the Public Discussion Period

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- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.
- (d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.
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Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor

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1. NAME: Steven Mikulic
2. ADDRESS: 1750 Tysons Blvd. Suite 1800
- TELEPHONE NO. 703-712-5375 E-MAIL ADDRESS: Smikulic@mergurements.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: OTHER:
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney
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YES NO

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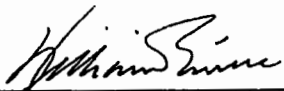
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1. NAME: Hannagh Jacobsen

2. ADDRESS: 50 Summer St Boston, MA 02110

TELEPHONE NO. 5083140644 E-MAIL ADDRESS: hannagh@housingtohome.com

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Housing To Home

4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: AGAINST: _____ OTHER: _____

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Consultant

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