

To: Member of the Planning Commission
From: Commissioner Dubé
cc:
Date: 05.01.26
Re: ARHA redevelopment work group meeting summary

The ARHA Redevelopment Work Group met on March 19 and April 16, 2026. Discussions focused on recent operational challenges, resident support efforts, and redevelopment financing strategies, as well as emerging site-specific issues.

ARHA staff reported that issues stemming from the 2024 transition to the Yardi property management system have largely been resolved. These issues had resulted in incorrect tenant ledgers, missed landlord payments, and a backlog of recertifications. Staff have since reviewed approximately 1,600 records, reduced late recertifications to zero, and implemented process improvements, including required document scanning and the creation of a dedicated property management function.

The Work Group also received an update on a rental assistance program led by local faith-based organizations. Approximately 80 households have been assisted to date, with roughly \$240,000 in outstanding balances resolved. The program includes a structured review process and coordination with housing and legal partners.

With respect to redevelopment, the Work Group reviewed federal tools available to support repositioning of public housing assets, including the Rental Assistance Demonstration (RAD) program, Section 18 disposition, and blended approaches. These tools are intended to improve financial viability, support reinvestment, and facilitate mixed-income redevelopment opportunities.

At the April 16 meeting, discussion of Cameron Valley included reference to a prior (2019) structural evaluation that identified several significant issues. Limited corrective work has been undertaken since that time. In coordination with the City's Code Enforcement, one resident has been relocated due to ongoing conditions that were deemed unsafe. ARHA has retained a consultant to perform an updated structural assessment, with field work scheduled for May 12–14, 2026.

ARHA also outlined a near-term bond financing timeline, with a Virginia Housing bond cap deadline of April 30. At their April 28 meeting, City Council authorized approximately \$20 million in revenue bonds to support the rehabilitation of the Ladrey senior housing building in

Old Town. The project will preserve 159 affordable units for seniors and represents continued progress in ARHA's efforts to reinvest in and modernize its housing portfolio.