



Keith Pettigrew, Chief Executive Officer

November 12, 2021

Helen S. McIlvaine
Director, Office of Housing
City of Alexandria, VA
421 King Street, Suite 215
Alexandria, VA 22314

Dear Mrs. McIlvaine,

The Alexandria Redevelopment and Housing Authority's (ARHA) humbly requests the award of \$300,000 from the Housing Opportunity Funds to support the redevelopment, repositioning and preservation of several properties in ARHA's portfolio further described below.

Approximately 2 years ago, ARHA initiated a repositioning strategy with the goal of increasing operating subsidies for units made available for primarily low-income households. The operating subsidies would be increased through the Section 18 disposition process which grants housing authorities project-based vouchers to replace ACC units, through RAD which increases operating subsidies with RAD rents, and through Faircloth to RAD units. By increasing the operating subsidies ARHA would be in a better financial position when we self-redevelop the properties or construct mixed income communities together with our development partners. Moreover, ARHA will pursue preservation of numerous properties whose tax credit compliance period has expired or will expire in the future.

As we have outlined in the regularly scheduled ARHA Redevelopment Work Group meetings, the applications to HUD associated with the repositioning of the ARHA properties required staff to submit numerous studies with the applications including, but not limited to, physical needs assessments, environmental reviews, financial modeling, zoning analysis, hazmat studies, etc. These activities are expenses incurred by ARHA prior to the designation of a property for redevelopment, therefore cannot be included in a project's pre-development budget.

We are seeking funds for the following properties:

- **Chatham-BWR**: Preservation of 100 units through resyndication - **\$90,000**
- **Saxony Square/Park Place Condominiums**: Renovation of 43 units - **\$70,000**
- **Ladrey High Rise**: Repositioning through Section 18 - **\$80,000**
- **Samuel Madden**: Redevelopment of 66 current ACC units - **\$60,000**

In support of this repositioning-preservation-redevelopment agenda that ARHA is aggressively pursuing, we submit the required funding applications. We are confident that our request meets the City's requirements and are hopeful that it will be endorsed by the City's Housing Department and approved by the Alexandria City Council.

On behalf of the residents of ARHA properties I want to express my sincere appreciation for your office's support of this request. We also appreciate your staff's unwavering support of ARHA's efforts to preserve current affordable units and to initiate redevelopment activities that will increase much needed affordable housing in the city.

If you have any questions, please do not hesitate to contact me.

Sincerely,

DocuSigned by:

A blue ink handwritten signature of Keith Pettigrew, enclosed in a blue rectangular box.

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Keith Pettigrew
Chief Executive Officer
Alexandria Redevelopment & Housing Authority