



ARHA REDEVELOPMENT WORK GROUP

August 6, 2025

5:30 PM – 7:00 PM

Room 2000

Conference Line: 703.746.1860

Passcode: 776655



MEETING AGENDA

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| 1. Approval of the May 15, 2025 Meeting Summary | Work Group |
| 2. ARHA Development Updates | ARHA |
| a. Samuel Madden North Building | |
| b. Samuel Madden South Building | |
| c. ARHA Application to Virginia Housing to Support Community Outreach | |
| d. Status of the Alate Acquisition and Relocation of Ladrey Residents | |
| 3. Items in Progress | Housing (Mary Horner) |
| a. City & ARHA Eviction Tracking & Coordination | |
| 4. Concerns Raised at the July 28, 2025 ARHA Board of Commissioners Meeting (and Next Steps) | ARHA (Erik Johnson) & Housing (Mary Horner) |
| 5. Process for Development of Memorandum of Understanding Between the City & ARHA | Housing (Helen McIlvaine) & ARHA (Erik Johnson) |
| 6. Open Discussion | Mayor Gaskins |
| 7. Other Business | |
| a. Rescheduling September 18 | Work Group & Staff |
| b. Confirming Upcoming Meeting Dates | |

UPCOMING MEETINGS

September TBD



October 16, 2025

Alexandria Redevelopment and Housing Authority (ARHA) Redevelopment Work Group
May 15, 2025
Meeting Summary

Work Group Members

Alyia Gaskins, Mayor, City of Alexandria
John Taylor Chapman, Councilman, City of Alexandria
Robert Dube, City of Alexandria Planning Commission
Willie Bailey Sr., Vice-Chair, 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
Erik Johnson, CEO, ARHA
Karl Moritz, Director, Department of Planning & Zoning
Nancy Williams, Assistant Director, Department of Planning & Zoning
Helen McIlvaine, Director, Office of Housing
Eric Keeler, Deputy Director, Office of Housing
Carrie Beach, Department of Planning & Zoning
Catherine Miliaras, Department of Planning & Zoning
Stephanie Sample, Department of Planning & Zoning
Kim Cadena, Office of Housing
Jose Gonzalez, Office of Housing
Christina Brown, City Attorney
Sarrah Mohamed, ARHA

Approval of the October 17, 2024 & April 17, 2025 Meeting Summaries

Mayor Alyia Gaskins convened the meeting. Councilman John Chapman, Commissioner Robert Dube, and ARHA Vice-Chair Willie Bailey were present. ARHA Board Chair Anitra Androh was not in attendance.

Mr. Bailey moved to approve the meeting summaries of the October 17, 2024 and April 17, 2025 Work Group meetings. Mr. Dube seconded. The summaries were approved.

Opportunity Zones

Karl Moritz presented to the Work Group on Opportunity Zones (OZs) in Alexandria. He gave a brief overview of the history of OZs and the criteria for designating an area an OZ. He then

displayed maps of the OZs in Alexandria, including a map of ARHA's properties in relationship to the current OZs. He explained that developers have not used the OZ program in Alexandria despite the City encouraging the owners of the Landmark Mall redevelopment to participate in the program. He said the timing for the permit approvals and the time limit on the OZ tax credits were not aligned, so the developers chose not to use the program.

Erik Johnson explained that the Trump Administration hoped to restart and expand the OZ program, with a focus on creating OZs near military bases to encourage large development projects near those bases. He said he believed the presence of the Pentagon and other military bases in northern Virginia would give the area a leg up under such criteria. He continued that he expected HUD programs would be adjusted to align with the OZ program. He added that more information would be forthcoming in June and that this version of the program would likely have more regulations than the previous version.

Mr. Johnson urged the members of the Work Group to begin talks with Alexandria's members of Congress in order to influence the location of future OZs and suggested that Mark Center would be a good location because of the presence of military facilities there. He also reminded the Work Group that successful OZ projects were generally large-scale and any project would need to be large to attract investor interest.

Mayor Gaskins asked if any other public housing authorities had used the OZ program in the past and Mr. Johnson answered no, just developers. He said that ARHA would want to do a public-private partnership that would allow their development partners to receive both federal and local tax reductions and abatements.

Helen McIlvaine noted that past OZ developments had not necessarily benefited residents of those areas. Mayor Gaskins asked if there was anything the City could do to help residents who live in OZs benefit from the program. Mr. Moritz noted that the residents of three out of the four OZs in Alexandria were protected from displacement by the provisions of the Alex West and Arlandria-Chirilagua Small Area Plans.

Long-Range Planning

Carrie Beach presented on the City's Long-Range Work Plan and how ARHA projects could potentially be incorporated into it.

Mr. Johnson said that the Cameron Valley development needed to be redeveloped both because it is "legacy public housing" and there are culture clashes between the nearby middle-income residents and the public housing residents and because there are structural issues with the buildings. Ms. McIlvaine concurred there were structural issues and suggested Cameron Valley

would be a good location for one-to-one replacement units agreed to by the City and ARHA jointly under Resolution 2876 for other upcoming ARHA redevelopment sites. Mr. Johnson said that Cameron Valley is in ARHA's pipeline but that they have to choose whether to redevelop Cameron Valley or Andrew Adkins first. John Chapman asked how much this decision is affected by the cost of maintaining each property. Mr. Johnson replied that it was difficult to compare the two properties because Andrew Adkins is larger and in an urban area, while Cameron Valley is more suburban but has structural challenges.

Returning to the discussion of overall long-range planning, Mayor Gaskins asked if the Cameron Valley redevelopment would be finished before the Duke Street Corridor planning process ended in 2027. Mr. Johnson said no, because the project timeline would be longer than the Duke Street process. Ms. McIlvaine suggested that community engagement for the Cameron Valley redevelopment occur at the same time as the engagement for the Duke Street plan, similar to what was done for the Sanse/Naja project and the Arlandria-Chirilagua Small Area Plan. Mr. Johnson replied that ARHA does not currently have the capacity to work on another project and that moving forward with redevelopment would result in units being taken off-line, which would cause ARHA to lose revenue. The Mayor reiterated the need to do outreach for both the Duke Street plan and the Cameron Valley redevelopment simultaneously and Mr. Johnson agreed ARHA would work with Planning & Zoning to do so. Ms. Beach said Planning & Zoning staff had already met with Sarra Mohamed from ARHA to begin coordinating.

In reference to another ARHA property at the corner of Duke and Witter Streets, Mr. Johnson said the neighboring property owner was interested in possibly working together on a project with ARHA.

Turning to ARHA's properties in Old Town, Mr. Johnson said ARHA wanted to do a "master plan" from the old ARHA headquarters building on Pendleton Street to the south end of Hopkins-Tancil on Princess Street. Mayor Gaskins asked if ARHA had done a similar master plan before. Mr. Johnson replied that they had not, but that they would be using the redevelopments of James Bland and Chatham Square as models for the plan, including the unit mixes. Mayor Gaskins also asked what would happen if one property overlapped two Small Area Plans (Hopkins-Tancil is in both the Old Town and Old Town North Small Area Plans). Mr. Moritz answered that there was language in the Old Town North Small Area Plan that addressed the issue.

Samuel Madden Redevelopment

Mr. Johnson reported that ARHA had obtained demolition permits for the north block of the Samuel Madden Homes redevelopment and would be starting the demolition process shortly. He said that ARHA would be partnering with Fairstead for the redevelopment of the south block, not

former partners Mill Creek and The Community Group. Sarra Mohamed added that four families in the south block were ready to relocate in the next two weeks. Mr. Johnson said that the tenant relocation of the south block would occur over the summer, and the site could potentially be used for the storage of construction materials for the north building.

Ladrey Redevelopment

Moving on to the Ladrey redevelopment, Mr. Johnson told the Work Group ARHA had decided to pursue renovation of the building instead of demolition. He said the relocation of residents would begin in June and ARHA hoped to finish the process in November. Mayor Gaskins inquired if she could have a copy of the physical needs assessment for the building. Mr. Johnson replied that ARHA had one and the project would be similar to the former Crown Plaza renovation. He said ARHA expects the project to begin in Q1 of 2027.

Mayor Gaskins asked how the new plan would be shared with the community. Mr. Johnson said that as soon as the new plan was finalized ARHA would begin outreach to the surrounding community, including Annie B. Rose. Mayor Gaskins followed up by asking which of the promised amenities would be included in the renovated building. Mr. Johnson replied that any amenities that could not be included in the renovated building would be a part of a new development on the old ARHA headquarters site.

Mr. Johnson then began discussing Project Silver Fox. He said ARHA was in discussions with City Council about the project because they would need City financial support to make the project successful. He explained that because of the Small Area Fair Market Rents (which vary by ZIP code and are higher in certain ZIP codes than others) ARHA could lose the capacity to fund up to 27 vouchers with City support or more than 60 if City support is not provided. The support being solicited is a City moral obligation/guarantee backing ARHA's loan from the Virginia Resource Authority.

Items in Progress

Ms. McIlvaine informed the Work Group that the Landlord-Tenant Division of the Office of Housing was working with the City GIS department to put together a heat map of 311 requests from ARHA properties so ARHA could use them to guide their capital repair work this summer. She also said ARHA had been given a copy of the City's housing pipeline so they could slot their projects into it. Mr. Johnson said that ARHA was meeting on a bi-monthly basis with the Landlord-Tenant Division to discuss evictions from ARHA properties and identify tenants who needed assistance in order to stay in their housing.

Other Business

Because of the Juneteenth holiday, the next meeting is scheduled to be June 26. Kim Cadena

will reach out to the members of the Work Group to confirm there will be a quorum.

DRAFT