



## ARHA REDEVELOPMENT WORK GROUP

May 21, 2026

5:30 PM – 7:00 PM

ARHA Conference Room

<https://arha-us.zoom.us/j/81072659549?pwd=3aZbaOppw76rl8mOHU3Nu9Z6SNme7b.1>

Meeting ID: 741789

Call-in number: 301.715.8592



### MEETING AGENDA

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|--|---------------------------------|
| 1. Introductions                                       | Mayor Gaskins                   |
| 2. Consideration of the April 16, 2026 Meeting Summary | Work Group                      |
| 3. Duke Street Corridor Plan Update                    | Carrie Beach, Planning & Zoning |
| 4. Community Lodgings Presentation on Conduit Bonds    | Paul Browne, CLI                |
| 5. Development Updates:                                | Sarra Mohamed, ARHA             |
| a. Samuel Madden                                       |                                 |
| i. North Construction                                  |                                 |
| ii. South Letter of Intent                             |                                 |
| b. Ladrey  |                                 |
| 6. Cameron Valley                                      | Sarra Mohamed, ARHA             |
| a. Inspection Report                                   |                                 |
| 7. Other Business                                      | All                             |

### UPCOMING MEETINGS

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June 18, 2026

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July 16, 2026

**Alexandria Redevelopment and Housing Authority Redevelopment Work Group  
April 16, 2026  
Meeting Summary**

**Work Group Members**

Alyia Gaskins, Mayor, City of Alexandria (present)  
John Chapman, Councilman, City of Alexandria (present via Zoom)  
Robert Dube, City of Alexandria Planning Commission (present)  
Nathan Macek, ARHA Board of Commissioners (present)  
Theresa Peterson, ARHA Board of Commissioners (present)

**City of Alexandria/Alexandria Redevelopment and Housing Authority Staff**

James Parajon, City Manager, City of Alexandria  
Emily Baker, Deputy City Manager  
Helen McIlvaine, Director, Office of Housing  
Aspasia Xypolia, Deputy Director, Office of Housing (via Zoom)  
Gregg Fields, Director, Department of Code Administration  
Jose Gonzalez, Office of Housing  
Kim Cadena, Office of Housing  
Stephanie Sample, Department of Planning & Zoning  
Christina Brown, City Attorney's Office

Rickie Maddox, CEO, ARHA  
Melena Nelson, Director of Finance  
Sarrah Mohamed, Director, Real Estate Development and Preservation  
Edwin Zelaya, Real Estate Development and Preservation  
Angela Scott, Asset Management  
Iliana Moses, Resident Services

Mark Jinks, Chair, ARHA Board of Commissioners  
Cassandra Lewis, ARHA Board of Commissioners  
Annette Santiago, President, ARHA Resident Advisory Board

Mayor Gaskins called the meeting to order at 5:34 p.m. Mayor Gaskins said that in the absence of quorum, the Work Group would postpone the vote on the March 19, 2026 meeting summary until later and begin with item three on the agenda, development updates from ARHA.

### **Cameron Valley**

Sarra Mohamed presented on the current status of units at Cameron Valley. She reported that the resident of 115 Yale Drive contacted Code Administration on March 23 about structural issues in the unit. Code Administration sent an inspector to the property who deemed it unsafe. ARHA, Code Administration, and the Office of Housing collaborated to relocate the resident to another unit in the ARHA portfolio. Ms. Mohamed showed the Work Group images of the cracks in the walls and ceiling and said that while there was no immediate structural danger, the cracks were concerning enough to support the resident relocation. Mr. Dube noted that there was a 2019 report on structural issues regarding the buildings and that the former CEO, Erik Johnson, had told the Work Group about these issues a year ago. He asked why the buildings had not been repaired. Ms. Mohamed replied that the resident of 115 Yale Drive had been offered six units prior to the Code inspection and turned them all down but did relocate when asked to by the inspector.

Gregg Fields from Code Administration explained that his department does immediate inspections of buildings when complaints are made, but that follow-up inspections were the responsibility of the owner. Ms. Mohamed said that ARHA is procuring a 3<sup>rd</sup> party structural engineering firm to inspect the interiors and exteriors of all units at Cameron Valley.

Ms. Mohamed also presented images of cracks in the brick façade on the exterior of 108 Ellsworth Street and explained that while Code inspectors visited the property on March 26 and determined the buildings were structurally sound, the brick façades had been installed incorrectly and now needed replacement. Mayor Gaskins asked if any of the bricks would fall because a few appeared to be very precarious. Ms. Mohamed answered that ARHA maintenance would be applying mortar to keep the bricks in place, but any further work on the façades would happen after the 3<sup>rd</sup> party inspection.

Mayor Gaskins asked about how ARHA and Code Administration would be collaborating on the issues at Cameron Valley. Ms. Mohamed answered that a full property assessment would be done by an independent firm and that ARHA staff would be present for the assessment. She said that the results of the assessment would be shared with Code.

Theresa Peterson asked when the 3<sup>rd</sup> party inspection would take place. Ms. Mohamed explained that ARHA had to follow a specific procurement process and had not yet received all the bids for the assessment. She said that once a firm had been selected ARHA would schedule the inspection.

Mayor Gaskins asked if the residents had been informed about the upcoming inspection and its purpose. Ms. Mohamed said that the residents would be notified of the reason for the inspection and the date of the inspection prior to the inspectors visiting the residents' units. Mayor Gaskins followed up by asking if there has been a community conversation about the structural issues and the path forward. Ms. Mohamed said there was already a community meeting scheduled in May to talk about the Section 18 application to HUD and the eventual relocation of residents and that she would add the structural issues to the agenda.

Ms. Mohamed added that HUD was aware of the structural problems at the property and was expediting ARHA's Section 18 application of these issues. She said she expected the application to be approved soon, but the timeline for relocation was still uncertain. She reiterated ARHA's commitment to 1:1 replacement of units and said that ARHA was waiting for the Duke Street Land Use Plan to be completed so they could understand the full potential of the site. She told the Work Group the next community meeting on the Duke Street Land Use Plan was on April 22.

### **Samuel Madden North & South**

Ms. Mohamed informed the Work Group that Samuel Madden North was 30 days ahead of schedule and that framing would begin at the end of April. She said the framing would take approximately three months.

Ms. Mohamed also reported on the success of the Section 3 program, which employs ARHA residents and low-income persons in construction work. She said that 71% of the project hours had been worked by Section 3 workers and that 9% of the total hours had been worked by public housing residents, which exceeds the HUD goal of 25% of hours and 5% of hours, respectively. Ms. Mohamed added that five of the workers were Alexandria residents and ARHA and the general contractor were working to recruit more.

Regarding Samuel Madden South, Ms. Mohamed told the work group that there was only one household remaining on the property and that they were waiting for another public housing unit to be ready. She said that the general contractor for the Madden North construction was planning to use the Madden South site as a staging area for the framing materials.

As for the financing of Madden South, Ms. Mohamed said the Letter of Intent between ARHA and Fairstead would be signed after the May 18 ARHA Board meeting.

### **Ladrey & the Alate**

Ms. Mohamed informed the Work Group that the Ladrey project was on schedule to apply for bonds from Virginia Housing on May 1.

Moving on to the Alate, Ms. Mohamed said that the Alate community has many activities scheduled each day and resident participation is high. She also said there were only 11 vacancies

remaining at the property and that they continued to receive applications for the units. Mr. Macek asked if the applications were for the market-rate units or the affordable ones. Ms. Mohamed said she would check on that and report back.

### **ARHA Organizational Updates**

Iliana Moses updated the Work Group on the Fresh Start program. She said that more than \$1 million in rent delinquencies had been paid by Alfred Street Baptist Church to clear the accounts of 318 households. She added that those households totaled 863 residents, with nearly half of them children. As part of the Fresh Start program, she explained that all of the households had been connected to resident services and would be receiving emails inviting them to participate in activities such as financial management classes.

Rickie Maddox told the Work Group about ARHA's efforts to create a series of short videos answering residents' frequently asked questions. She said ARHA had created a new platform to host the videos and was in the process of making the videos. She showed the Work Group an example. Mayor Gaskins asked if there would be a video explaining the grievance process to residents. Ms. Maddox said yes, and that the video would include information on how residents could contest their rent. Helen McIlvaine said that the Office of Housing would be happy to include links to ARHA's videos on the Housing webpage.

Ms. Maddox moved on to the ARHA Resident Association Board (RAB) election. She said the election was held on March 31 and that Annette Santiago had been elected president and Cassandra Lewis was elected vice-president (Ms. Lewis is also a current ARHA Board Commissioner). Mayor Gaskins asked if the name of the RAB president had been sent to the City Clerk so City Council could officially appoint her to the ARHA Board of Commissioners. Ms. Maddox said that she did not think the president of the RAB was automatically a member of the Board of Commissioners. Mayor Gaskins answered that ARHA's 5-Year PHA Plan said that the president of the RAB was the resident representative on the Board of Commissioners. Mark Jinks, the Chair of the Board of Commissioners, added that he thought the City ordinance also designated the president of the RAB a Commissioner.

Ms. Maddox informed the Work Group that the Board of Commissioners had formed organizational committees and committee meetings were being scheduled. She also introduced the new ARHA Director of Finance, Melena Nelson.

### **Other Business**

There was a discussion of future meeting topics. Ms. Mohamed suggested that Premier Housing and the Duke Street Small Area Plan be topics for future meetings and added that ARHA intended to do a deep dive on the Ladrey project in June. Mr. Macek asked if the Work Group could see the Environmental Policy Commission presentation on ARHA and sustainability. Mayor Gaskins suggested that there be a joint work session of the City Council and ARHA in June to discuss how The Alate project was performing and meeting the requirements negotiated

in exchange for the City's moral obligation. Ms. McIlvaine echoed Ms. Mohamed's suggestion for an in-depth conversation on Premier Housing. Mr. Jinks said that discussion of Premier Housing at the Work Group was premature until the ARHA Board discussed it first.

Ms. McIlvaine provided an update on behalf of Mary Horner, the Chief of Housing's Landlord-Tenant Division. She said that Landlord-Tenant was working with Alfred Street Baptist Church to host community-wide Know Your Rights trainings this summer for tenants, including ARHA tenants. She also said that ARHA, the Office of Housing, the Health Department, and Code Administration were now holding quarterly meetings to discuss living conditions in ARHA properties.

Mr. Macek asked if Ms. McIlvaine was retiring. Ms. McIlvaine said that she was, but that there would be continuity of leadership because Aspasia Xypolia, the current Deputy Director, would be stepping in as Acting Director. Ms. McIlvaine expressed appreciation for the Work Group and for the ongoing collaboration between City and ARHA staff at all levels.

#### **Consideration and Approval of the March 19, 2026, Meeting Summary**

With a quorum of Work Group members now present, Mayor Gaskins asked for a motion to approve the March 19, 2026, meeting summary. Mr. Macek made the motion, and Mr. Dube seconded. The meeting summary was approved.