



Alexandria Redevelopment and Housing Authority

SUMMER 2022

## IN THIS ISSUE

Page 2

CEO's Corner

Page 3

ARHA's 2022 Interns

Page 4

Youth Impact Program

Page 7

National Night Out 2022

Page 8

High Praise for ARHA's Emergency

Housing Voucher Program

## Development Partner Selected for Ladrey Highrise



On September 15, ARHA announced the selection of the development partner for the Ladrey Highrise. The development team is WinnCompanies and local developer IBF Development, a Washington, D.C. based minority-owned firm that prioritizes local hiring. Both firms have extensive experience developing quality affordable housing regionally and nationally.

"This is the next big step in our plan for improving housing and the quality of life for all residents in our City," said ARHA CEO Keith Pettigrew. "When completed, the units in Ladrey will rival other modern housing development in Alexandria." "We look forward to hitting the ground running so that we can get these longtime residents into their brand-new homes as soon as possible."

Ladrey, which is an 11-story, 170-unit building, sits on approximately two acres that are adjacent to the former ARHA Administration building on N. Fairfax Street. The sites will be combined to create space for a new mid-rise building that will add a substantial number of units that are affordable for families who live and work in Alexandria.

The site plan was developed with extensive participation and input from residents and will include amenities such as underground parking, a community plaza, and meeting, exercise and services rooms. The plan also calls for rooftop amenity spaces for residents and improved accessibility.

Kenneth Burton, a 20-year resident of Ladrey who uses a wheelchair, said the current building is not designed for him to easily get around. He welcomed the news that he and his neighbors would be getting apartments with more accessibility features, and said he appreciated that residents were involved in the development of the redevelopment plan. "We are the ones who are going to live here, who will utilize the building day in and day out, so it's good to have a voice in the process," Burton said. "We have been told Ladrey would be renovated and upgraded many times before, but it hasn't happened yet...but this time, I believe it will."

Ladrey is fully occupied, and a relocation plan will be designed for temporarily moving all current residents during the construction phase. The anticipated project will take several years to obtain the required approvals, be built, and commence leasing the new apartments.



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### Newsletter Editor:

Rose Williams Boyd

### Layout:

Candice Drayton

### Newsletter Contributors:

Gaynelle Bowden-Diaz, Octavia Jackson



As the summer draws to a close, I would like to take time to share some noteworthy activities and accomplishments, as well as some personal reflection.

This year has been a combination of achievement, promise, and sadness. While ARHA has continued to build upon our activities and accomplishments in serving our residents while continuing to implement our well-received repositioning strategy and development plans, we continue to mourn the enormous loss of our colleague and brother, Derek McDaniel. Derek, unexpectedly and suddenly, passed away in February of this year. He was a talented Chief Financial Officer at ARHA for 19 incredible years. The pain of his sudden loss will be forever felt.

Despite this emotional loss, we have slowly, but surely, moved ahead with various initiatives to improve the lives of our residents and position the agency for continued success. As part of our repositioning strategy, we have successfully converted 43 condominium units from Section 9 to Section 8 subsidy. This initiative included the complete renovation of all 43 units to market rate amenities. We have selected a development partner for the Ladrey Highrise redevelopment project. It should be noted that this property, consisting of 170 units, has also been approved by HUD for the subsidy transition from Section 9 to Section 8, via project-based vouchers.

During the summer, we partnered with the Youth Impact Program. This program afforded 50 ARHA youth, age 10-14, the opportunity to participate in leadership development and STEM activities over a two-week period. I am also pleased to announce that our Board of Commissioners approved the naming of the ARHA Headquarters building in honor of the late A. Melvin Miller. Mr. Miller was not only a champion for housing residents through his esteemed career, but he also served as Board Chairman for several incredible years.

As you can see, ARHA's future is bright as we aggressively, and creatively, pursue new programmatic and redevelopment activity to serve our residents and ensure that ARHA continues to strive as a leader in affordable housing. Until next time.

**Keith Pettigrew**



## ARHA'S 2022 INTERNS



ARHA'S 2022 Internship Program hosted 16 college and high school students. They worked in all departments assisting staff in tasks such as welcoming visitors, completing administrative tasks, making financial system updates, performing computer system installations and helping with resident engagement activities.

Asset Management department interns this summer were: Zoe Holland (top left), a Senior Business major at Stevenson University; Micaela Morrison (middle left), a Junior in Nursing at Southern Maryland University, Andre Brantley (middle right), a Liberal Arts Junior at Salem University and Serenity Talley (top right), a 2021 graduate of Alexandria City High School who will be starting her sophomore year at Michigan State University this fall.

Finance and Information Technology department interns this summer were: Imeyiah Talbert, a Computer Science Junior at Northern Virginia Community College, Nelsa Tiemtore, a Biochemistry Sophomore at Brown University, Patrick Chhim, an IT major at George Mason University, Xavier Colbert, an IT major at Virginia State University, Noel Dickerson, an Automotive Engineering student at Lincoln Tech, and Jada Washington, a 2022 graduate of Alexandria City High School who will be starting at Northern Virginia Community College this fall.

Resident and Community Services (RACs) interns this summer were: Illiana Moses, a senior majoring in Social Work at Norfolk State University, Khalil Johnson and Angelo Montes who are both students at Alexandria City High School. RACS also had a high school volunteer, Nolan Dickerson.

Development's intern was Biniam Argaw (bottom left) who is a Computer Science sophomore at Virginia Tech, and Facilities and Modernization had Taylor Johnson (bottom right), a Nursing major at Virginia Commonwealth returned this summer.

The theme for the internship program this year was "Vision, Volunteerism and Values" with a series of enrichment lunch and lectures every Tuesday where professionals were invited to come in and lecture about their businesses and how they overcame challenges to achieve their levels of success. Lecture titles included: Envisioning Your Success, Why Volunteering is Important and Financial Intelligence Adds to your Future. Guest lecturers included Brandon Byrd, the Proprietor of Goodies Frozen Treats in Alexandria, and ARHA's new Comptroller, Antwoine McCoy. We ended the year with our traditional trip to an amusement park to ensure one day of pure fun. This year, we went to Hershey Park in Pennsylvania and had a great time.



# YOUTH IMPACT PROGRAM IN ALEXANDRIA

This summer, ARHA and the Youth Impact Program (YIP) joined forces to offer a two-week leadership camp for students who live in ARHA properties. ARHA CEO Keith Pettigrew and YIP Founder Riki Ellison formed a partnership that provided an opportunity to support students not only in their academic studies, but to enhance their chances for personal growth and success.

The camp, which was held at Cora Kelly Elementary School from June 13 – June 24, hosted 50 students and was completely free, including daily meals and transportation. Students participated in STEM classes, athletic competitions, and character-building activities designed to encourage youth to be leaders in their community. The camp also included a field trip to Fort Myer, where students had a tour of the base and the chance to sit in an Army helicopter.

At the end of the program, students received recognition awards that included STEM Challenge Winners, Best Character, and Future Leader. Isaiah Luseni, winner of the Future Leader award, looked forward to attending YIP every day. He commented, “This camp was different. It was really fun and I enjoyed interacting with all the mentors. Even though I will be in high school next year, I hope I can find a way to come back and be involved with the program.”

The program received lots of praise from both students and parents. Several students added they wished it lasted longer than two weeks, and that they can’t wait to participate again next summer. ARHA is looking forward to a continued partnership with YIP and an opportunity to have even more students participate next summer.



Youth Impact Program Partnership



ARHA Youth Impact Participants Group



Jaxon Depina in Army Helicopter



Isaiah Luseni – Future Leader Award



Aviyona Hill and Kalkidan Michael – STEM Challenge Winners



# NATIONAL NIGHT OUT 2022

National Night Out returned this year as an in person event. ARHA was proud to partner with first responders and City agencies to celebrate the event. National Night Out is an annual celebration that promotes neighborhood spirit, crime prevention activities, police community partnerships and neighborhood relationships in our fight for a safer nation. As in previous years, ARHA partnered with the Alexandria Police Department, the Alexandria Fire Department, the Alexandria Sherriff's Department, the Department of Recreation, Parks, and Cultural Activities, and other community groups to host National Night Out events at six locations. The six locations were: Ladrey Highrise, Hopkins Tancil/Ruby Tucker Family Center, Charles Houston Recreation Center, Old Dominion/Casa Chirilagua, Princess Square, and Quaker Hill/Ellsworth Drive. There were fire trucks, moon bounces, Police vehicles/K-9 demos, and water activities from dunk tanks to Slip and Slides. Each location added their own special twist to creating an evening of fun and sharing information, while providing a great opportunity for community building.



## HIGH PRAISE FOR ARHA'S EMERGENCY HOUSING VOUCHER PROGRAM

HUD visited ARHA recently to discuss the agency's successful implementation of the Emergency Housing Voucher (EHV) program. The EHV program was established by the Biden administration as a response to the rise of homelessness and domestic violence during the Covid pandemic. The agency was required to partner with the City of Alexandria's Department of Community and Human Services and the local Continuum of Care (CoC) to use the 48 Emergency Housing vouchers awarded to ARHA. During the meeting, HUD informed ARHA that the agency had the highest emergency housing voucher utilization rate in the country, having leased all their 48 vouchers! Based on this success, ARHA was asked to share with the HUD team how this result was achieved in the hopes that lessons learned at ARHA can be passed on to other Public Housing Agencies who administer the EHV program.

Kudos to ARHA's Asset Management and Resident Services Departments for their hard work and perseverance in implementing ARHA's Emergency Housing Voucher program!

