

City of Alexandria, Virginia

MEMORANDUM

DATE: September 28, 2023

TO: BONNIE NAUGLE, CHAIR, AND MEMBERS OF THE LANDLORD
TENANT RELATIONS BOARD

FROM: MELODIE SEAU, DIVISION CHIEF

SUBJECT: RELOCATION PLAN FOR LADREY HIGHRISE

BACKGROUND: Ladrey Rise is an 11-story, 170-unit high rise building at 300 Wythe Street (the corner of Fairfax and Wythe Streets). The property was built by ARHA in 1978 as a subsidized, independent living facility for income-eligible seniors and people with disabilities.

The redevelopment plan calls for demolishing the current Ladrey High Rise and vacant ARHA Administration Building at 600 Fairfax Street, and constructing a new mid-rise building that will replace all existing units and add approximately 100 new units that are affordable for senior and disabled residents at 60-80% of AMI.

All current lease compliant Ladrey residents will be relocated at the expense of the developer and will have the right to return when the building is complete. Returning residents will continue pay 30% of their monthly income for rent. This project will require relocation of the residents of Ladrey, and residents will have the opportunity to return to a unit in the new development once completed.

ARHA has contracted with HousingToHome to complete the Relocation Plan and provide Relocation Services to the affected households of Ladrey Apartments. HousingToHome (HTH) is a national relocation firm and HTH's co-founders have extensive experience in relocation in Washington, DC, Maryland, and Virginia.

HTH will have a Relocation Manager on-site working with the affected residents of Ladrey Apartments to ensure that residents receive the assistance and benefits outlined in this plan. Residents will be relocated for approximately three and a half years.

RELOCATION REQUIREMENTS: This plan complies with City of Alexandria's Tenant Assistance and Relocation Policy for the Residential Multifamily Zone (RMF), the Uniform Relocation Assistance and Real Property Act of 1970 (URA).

STAFF RESPONSE: As noted above, the plan is in compliance with requirements of the City's relocation policies, including requirements for the RMF zone, as well as federal requirements under URA. Residents will be provided relocation services and will be relocated at no cost to the household.

Staff has no concerns regarding the plan and will monitor relocation activities during the process, including coordination with ARHA and HTH to ensure continued compliance and services provided to current residents.

STAFF:

Melodie Seau, Division Chief

Virginia Patton, Housing Program Coordinator