

City of Alexandria, Virginia

# Update on the Arlandria-Chirilagua Housing Cooperative

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Alexandria Housing Affordability Advisory Committee

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# Property Information



- 15 buildings, 282 units
- Built 1940, renovated 1987
- Ongoing maintenance issues, located in floodplain
- Land is extremely valuable

# ACHC Background



- With city support predecessor to Tenants and Workers United (TWU) purchased property from foreclosure in 1993
- Structured as a limited-equity cooperative: each household has share in real estate
- Home to large immigrant population
- Many households have very low incomes
  - Shares cost ~\$1,500
  - Monthly fee (rent) is ~\$700



# City Involvement



- **1994:** City Council approves \$575k loan in HTF dollars to assist TWU purchase
- **1995:** \$150,000 of approved funds dedicated to homeownership assistance revolving loan fund
- **2011:** \$232k of original loan converted to 99-year loan to be repaid if property ceases to operate as cooperative
- **2021:** City directs \$2.5m in ARPA funds toward capital improvements



# Funding Objectives

**\$2,500,000 + CIG \$175,000**



Community Impact Grant pays legal fees to record Membership shares



CIG also helps pay for board and community governance training



ARPA-like funding covers CNA, professional services, and capital improvements (roofs, HVAC)

# Project Updates



- ✓ Planning for Membership Share Recordation In Progress
- ✓ Distribution of membership shares will be accompanied with governance training
- ✓ Proposed technical assistance to support operations and financial sustainability of Cooperative
- ✓ City hopes to collaborate with Coop in future redevelopment: technical and financial assistance to protect interests of current residents and expand housing affordability into future



# Project Updates

- ✓ Land Use Regulatory Agreement (LURA) affordability terms **expires in 2037**
- ✓ Capital improvement project is based on findings of the Capital Needs Assessment completed in 2022.
- ✓ Board has reviewed capital needs assessment and approved scope of work priorities



- 1. Re-roofing all 15 buildings.** (\$900k+-)
- 2. PTAC units** for 3200 Commonwealth Ave with electrical system evaluations & upgrades, as necessary. (\$700k+-)
- 3. Boiler & Hot Water Replacements** (multiple buildings) (\$800k+-)
- 4. Interior & Exterior Code Violations** (multiple buildings) (\$100k+-)(wall repairs, lintels, fire doors, entrance doors, security & emergency lighting, stair treads). 7



# Project Updates

- ✓ Board has selected A/E team and other project team members (Architect, MEP Engineers and Structural Engineer)
- ✓ Priority projects 1 & 2 (Roofs & PTACs) are completing design and will be permitted & bid in December 2023 - February 2024.
- ✓ Construction anticipated to start February 2024 for Priority projects 1 & 2
- ✓ Priority project 3 (Multi-building Boiler & Hot Water Replacements) will enter design and permitting in March 2024, with individual replacements targeted to begin April – August 2024 as funding permits.
- ✓ Priority project 4 (Multi-building Interior & Exterior Code Violations) will enter design and permitting in May 2024, with individual replacements targeted to begin June - August as funding permits.
- ✓ **All projects to be completed by September 2024.**

