

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: October 6, 2022**

**TIME: 7:00-9:00 P.M.**

**LOCATION: City Hall, Room 2000, 301 King Street**

*\*\*Spanish interpretation will be provided\*\**

**AGENDA**

1. New member introductions and Chair remarks (Chair) 7:00 p.m.
2. Alexandria West Small Area Planning Process (Jose Ayala) 7:05 p.m.  
*Action Requested: Designate 1-2 Committee Members to Follow Planning Process*
3. Consideration of an Affordable Housing Plan for Witter Place (Tamara Jovovic/Bob Brandt) 7:20 p.m.  
*Action Requested: Vote on Affordable Housing Plan*
4. Consideration of an Affordable Housing Plan for Samuel Madden (Eric Keeler) 7:40 p.m.  
*Action Requested: Vote on Affordable Housing Plan*
5. FY24 City Budget Priorities Discussion (Committee Members) 8:00 p.m.  
*Action Requested: Vote to Provide Letter*
6. Report Outs (Committee Members) 8:05 p.m.
7. ARHA Updates 8:10 p.m.
8. AHDC Updates (Jon Frederick) 8:15 p.m.
9. Consideration of Draft September 2022 Minutes 8:20 p.m.  
*Action Requested: Vote on Draft Minutes*
10. Information Items: 8:25 p.m.  
Financial Report
11. Staff Updates (Staff) 8:30 p.m.
12. Announcements and Upcoming Housing Meetings (Staff) 8:35 p.m.

**Tenant Rights and Responsibilities Trainings**

*Workshop 3: Thursday, October 13, 2022, 6:00-8:00 p.m. Patrick Henry Recreation Center,  
4653 Taney Avenue, Alexandria, VA 22304*

*Workshop 4: Saturday, October 29, 2022, 10:00 a.m. – noon; Fairlington Presbyterian Church,  
3846 King Street, Alexandria, VA 22302*

***ARHA Redevelopment Work Group***

*October 20, 2022; 5:30 p.m.*

*City Hall, Council Work Room, 301 King Street*

*Condominium & Community Association Workshop I*

October 22, 2022; 9:30 a.m.

Virtual

*Duke Street in Motion Pop Up Events*

October 7, 2 p.m. - 7 p.m. at Foxchase Apartments (766 N Howard St)

October 8, 10 a.m. - 3 p.m. at Dukes Laundromat (80 N Gordon St)

October 9, 9 a.m. - 2 p.m. at Brenman Park (4800 Brenman Park Dr)

October 14, 2 p.m. - 7 p.m. at The Mark Apartments (100 S Reynolds St)

October 15, 9 a.m. - 2 p.m. at Speedy Laundromat (235 S Van Dorn St)

October 16, 9 a.m. - 2 p.m. at Angel Park (201 W Taylor Run Pkwy)

October 16, 3 p.m. - 7 p.m. at Witter Field (2660 Witter Dr)

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|-------------------------|-----------|
| 13. Other               | 8:40 p.m. |
| 14. Adjournment (Chair) | 9:00 p.m. |

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 30, 2022

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE (AHAAC)

FROM: TAMARA JOVOVIC, HOUSING PROGRAM MANAGER

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN BY COMMUNITY HOUSING PARTNERS (CHP) FOR THE WITTER PLACE PROJECT

**ISSUE:** Consideration of an Affordable Housing Plan to construct Witter Place.

**RECOMMENDATION:** That the Alexandria Housing Affordability Advisory Committee (AHAAC) recommend that City Council approve CHP’s affordable housing plan as part of Development Special Use Permit (DSUP) #2022-10013.

**BACKGROUND:** The project is located at 2712 Duke Street and involves the redevelopment of the 1.25 acre former Land Rover Alexandria dealership owned by the Beyer Automotive Group (Figure 1). Community Housing Partners (CHP), a non-profit affordable developer and operator with over 6,000 affordable units across the Southeast and Mid-Atlantic, has a purchase agreement to acquire the site. Founded in 1975, CHP has a well-established resident services program (see page 2), in addition to offering property management and development consulting services. This will be CHP’s first project in the city.



Figure 1 Project Location

The project has requested a rezoning to the Residential Multifamily Zone (RMF). The zone will enable the project to secure additional density for the purposes of creating new deeply affordable housing, with 22% of the units proposed to be deeply affordable at 40% Area Median Income (AMI), 28% at 50% AMI and the balance at 60% AMI (Tables 1 & 2). The units will be affordable for a minimum of 40 years.

The RMF zone was created in 2019 following the adoption of the South Patrick Street Housing Affordability Strategy to incentivize the preservation and production of deeply affordable housing. In exchange for an increase in density from 0.75 FAR (floor ratio ratio) to up to a 3.0 FAR, a project must provide one third of the increase in density as housing affordable to households with incomes averaging 40% AMI. This is the third project in the city to propose using this zone. Two additional projects are also in the development review process.

**Table 1: 2022 Area Median Household Incomes for DC Metro Area**

Income range	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
<b>40% AMI</b>	\$39,880	\$45,560	\$51,240	\$56,920	\$61,480	\$66,040
<b>50% AMI</b>	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550
<b>60% AMI</b>	\$59,820	\$68,340	\$76,860	\$85,380	\$92,220	\$99,060

Source: HUD 2022

**Table 2: Proposed Unit Mix by Level of Affordability and Size**

Unit Mix/Level of Affordability	40% AMI	50% AMI	60% AMI	Total
2-Bedroom	11	14	22	<b>47</b>
3-Bedroom	10	12	25	<b>47</b>
<b>Total</b>	<b>21</b>	<b>26</b>	<b>47</b>	<b>94</b>

**CHP Resident Service Model**

CHP prides itself on enhancing the health and quality of life of its residents beyond just the delivery of safe and affordable housing. CHP has Resident Services Coordinators who work with community partners and volunteers to deliver resident programs and services. While services differ for each community based on need, they all focus on one or more of CHP’s three priorities: community programs, housing stability and self-sufficiency, and senior services.

In 2020, CHP earned the Certified Organization for Resident Engagement and Services (CORES) Certification, which recognizes organizations that have developed the necessary infrastructure to deliver high-quality resident services across their affordable housing portfolios.

Amenities at the Witter Place project will consist of an open central courtyard with a play area, picnic tables, and fire pits. Other amenities include a community room, community kitchen and dining room, a rooftop terrace, on-site laundry, secure parking and bike storage. The south elevation fronting Witter Field will feature a large mural designed to add vibrancy and complement the activities at Witter Field (Figure 2). Residents will have access to several bus lines on Duke Street and the future Duke Street Transitway. The site is across the street from Witter Field, within walking distance of the Alexandria Crossing shopping center, proximate to I-495, and approximately one mile from the King Street Metro.



Figure 2 Exterior Elevations

**DISCUSSION:** The 2014 City’s Housing Master Plan “established a target of providing, preserving, or assisting 2,000 units from FY 2014 through 2025”. This 94-unit affordable project contributes to that target by creating new affordable rental opportunities, in addition to supporting the City’s commitment to meeting the Council of Government’s Regional Housing Initiative’s housing production goals. As such, the development program implements two Housing Master Plan goals:

- Providing long-term affordable and workforce rental housing through strategic new development and redevelopment; and
- Providing safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

The project’s focus on deepening levels of affordability and providing a diversity of unit types (with a focus on family-sized units) in proximity to transit, jobs, and amenities, also ensures the project contributes towards the 2021 ALL Alexandria Resolution to advance racial and social equity.

In June 2022, Alexandria Housing Affordability Advisory Committee and City Council, respectively, approved Housing Trust Fund predevelopment funds totaling \$400,000 to assist with preliminary design and engineering work. The City and CHP are working together to identify city, state, federal, and other resources to fund the project. CHP will brief AHAAC and City Council regarding its progress in funding and structuring the project, and a City loan request for the project will be brought to AHAAC and City Council in the future when the full funding package is assembled.

**FISCAL IMPACT:** None at this time. A loan request for City funds will be presented to AHAAC and City Council for consideration in the future as the full funding package is assembled.

**ATTACHMENT:**

(1) Affordable Housing Plan

**STAFF:**

Helen McIlvaine, Director, Office of Housing

Eric Keeler, Deputy Director, Office of Housing

**Witter Place  
2712 Duke Street  
Affordable Housing Plan  
Revised August 16, 2022**

1.1 Project name and address

**Witter Place – 2712 Duke Street**

1.2 Application number

**MPA #2021-00013  
REZ #2021-00009  
DSUP #2022-10013**

1.3 Brief description of the application and the proposed development program

**The Applicant proposes to demolish the existing vehicle sales and service establishment and redevelop the property with a multifamily residential building including 94 units affordable at a variety of income levels ranging from 40% to 60% of Area Median Income (AMI).**

1.4 Requested zoning changes or waivers (if any)

- **Master Plan Amendment to allow Multifamily Residential Use**
- **Rezoning from CG to RMF**
- **DSUP with Preliminary Site Plan for a multifamily residential building, with a modification of the biodiversity standards in the Landscape Guidelines**
- **SUP for an increase in Floor Area Ratio from 0.75 to 2.253**
- **Tier I Transportation Management Plan SUP**

1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

**The project is located within the Taylor Run/Duke Street Small Area Plan (SAP). While the SAP does not include any specific goals for affordable housing on this site, the proposed clearly advances the City’s affordable housing goals as identified in the Housing Master Plan (“HMP”) by increasing the supply of affordable housing units at a variety of income levels ranging from 40% to 60% of Area Median Income (AMI).**

2. Description of the AHP to include:

2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

**The proposed affordability unit mix is provided in the table below. The affordable units will be provided at their respective affordability levels for a term of 40 years.**

<b>Witter Place 2712 Duke Street – Unit Mix</b>				
	<b>40% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>Total</b>
2-Bedroom	11	14	22	<b>47</b>
3-Bedroom	10	12	25	<b>47</b>
<b>Total</b>	<b>21</b>	<b>26</b>	<b>47</b>	<b>94</b>

**Witter Place  
2712 Duke Street  
Affordable Housing Plan  
Revised August 16, 2022**

2.2 General description of location of affordable units in the project

**All units in the building will be affordable at income tiers ranging from 40% to 60% AMI.**

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

**All residents in the building will have equal access to all of the buildings indoor and outdoor amenities. No market rate units are proposed.**

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

**No existing affordable units will be demolished as part of this project.**

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

**Not applicable. The Property is currently developed with a vehicle sales and service establishment.**

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

**The building will be constructed in a single phase.**

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

**The entire building consists of affordable housing. Given that all 94 units will be affordable at varying income tiers ranging from 40% to 60% of AMI, it more than offsets the amount of any voluntary affordable housing contribution.**

2.8 Any other information the applicant deems relevant to the AHP

**N/A**



# City of Alexandria, Virginia

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## MEMORANDUM

DATE: SEPTEMBER 30, 2022

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: BRANDI D. COLLINS, HOUSING PROGRAM MANAGER

SUBJECT: SAMUEL MADDEN HOMES – DSUP 2022-10020

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**ISSUE:** Discussion of a draft Affordable Housing Plan for Samuel Madden Homes DSUP 2022 -10020, dated September 27, 2022.

**ACTION REQUESTED:** That the Committee review and vote on the associated Affordable Housing Plan.

**BACKGROUND:** Samuel Madden Homes is located along two blocks within the Parker-Gray Historic District and consists of sixty-six public housing units within thirteen two-story brick buildings. Alexandria Redevelopment and Housing Authority (ARHA) constructed the housing development as part of the public housing program during World War II. The sixty-six units include forty-six two-bedroom units and twenty three-bedroom units. The housing community continues to be owned and managed by the Alexandria Redevelopment and Housing Authority.



The future land use vision and development framework for Samuel Madden Homes is found in the Braddock East Master Plan (BEMP) which was adopted by City Council in October 2008. The BEMP provides the following recommendations:

- Mixed-income housing to include public housing, workforce housing, and market-rate housing
- Mixed-use development with allowable ground floor retail, grocery store, and office land uses
- Increases in height and density to permit additional housing density and housing income mix

ARHA has entered a development partnership with Fairstead, Millcreek Residential, and The Communities Group (herein “Applicant”) to redevelop Samuel Madden Homes into a mixed-income, mixed-use development across two buildings with a total of 532 apartment homes, ground floor retail, an ALIVE! Food Hub, and a preschool operated by Hopkins House Preschool Academies. The units will be affordable to households earning between 30% of Area Median

Income (AMI) – 80% AMI, as well as market-rate units. However, there will be no distinction between the affordable, workforce, or market-rate units; and both buildings will be subject to the same high-quality architectural design standards. The Applicant has submitted a development application to the City for review and it is expected to be presented to City Council for consideration in February 2023.

**DISCUSSION:** This development application requires submission of an Affordable Housing Plan (AHP) which outlines the developer’s contribution to the city’s affordable housing stock – either through the provision of on-site units and/or monetary contributions to the City’s Housing Trust Fund. The Applicant has provided an AHP for staff review and AHAAC consideration (attached) which includes detailed information on the number of units, affordability levels, unit sizes, affordability periods, and subsidy sources for the affordable units and a portion of the workforce units within the two buildings. The two buildings will provide different levels of affordability and will utilize different financing tools. Of the total 532 units, 291 units (or 55%) are committed affordable units (CAUs) as they will be financed with some type of federal housing subsidy or LIHTC financing. The affordability terms for those units vary between 40 years (225 CAUs) and in perpetuity (66 CAUs).

**Total Affordable and Workforce Housing Units**

<b>Unit Types</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>80% AMI*</b>	<b>Total</b>
Studio	6	0	0	3	<b>9</b>
1 Bedroom	40	5	22	36	<b>103</b>
2 Bedrooms	75	17	23	39	<b>154</b>
3 Bedrooms	39	5	7	8	<b>59</b>
4 Bedrooms	1	0	0	0	<b>1</b>
<b>Total</b>	<b>161</b>	<b>27</b>	<b>52</b>	<b>86</b>	<b>326</b>

\*51 of the 86 units affordable at 80% AMI will have a LIHTC subsidy; the remaining 35 units will not be financed with a subsidy and are not CAUs

**North Building**

The north building will provide a total of 207 units of housing affordable to households earning between 30% AMI - 80% AMI. The Applicant intends to primarily finance this portion of the development project with competitive Low-Income Housing Tax Credits (LIHTC) and will apply for the funding during the 2023 LIHTC application cycle. A portion of the funding for the units in the north building will be provided by ARHA project-based vouchers.

**Residential Units Size and Household Income Served**

<b>Unit Size</b>	<b>AMI 30%</b>	<b>AMI 50%</b>	<b>AMI 60%</b>	<b>AMI 80%</b>	<b>Total #</b>	<b>Total%</b>
1 Bedroom	3	5	22	23	<b>53</b>	<b>26%</b>
2 Bedroom	45	17	23	26	<b>111</b>	<b>54%</b>
3 Bedroom	28	5	7	2	<b>42</b>	<b>20%</b>
4 Bedroom	1	0	0	0	<b>1</b>	<b>0%</b>
<b>Total #</b>	<b>77</b>	<b>27</b>	<b>52</b>	<b>51</b>	<b>207</b>	<b>100%</b>
<b>Total %</b>	<b>37%</b>	<b>14%</b>	<b>25%</b>	<b>25%</b>	<b>100%</b>	

### **South Building**

The south building will provide a total of 325 units available at the 30% AMI, 80% AMI, and market-rate rent levels. The units will be financed by a combination of ARHA project-based vouchers and private residential financing.

### **Residential Units Size and Household Income Served**

<b>Unit Size</b>	<b>AMI 30%</b>	<b>AMI 80%</b>	<b>Market- Rate</b>	<b>Total #</b>	<b>Total %</b>
Studio	6	3	7	<b>16</b>	<b>5%</b>
Jr. 1 Bedroom	0	0	26	<b>26</b>	<b>8%</b>
1 Bedroom	37	13	59	<b>109</b>	<b>34%</b>
1 Bedroom + Den	0	0	33	<b>33</b>	<b>10%</b>
Jr. 2 Bedroom	0	0	5	<b>5</b>	<b>2%</b>
2 Bedroom	30	13	57	<b>100</b>	<b>31%</b>
2 Bedroom + Den	0	0	11	<b>11</b>	<b>3%</b>
3 Bedroom	11	6	8	<b>25</b>	<b>8%</b>
<b>Total #</b>	<b>84</b>	<b>35</b>	<b>206</b>	<b>325</b>	<b>100%</b>
<b>Total %</b>	<b>26%</b>	<b>11%</b>	<b>63%</b>	<b>100%</b>	

### **Subsidy Sources**

The AHP provides for the replacement of the existing sixty-six public housing units, which are under the protection of City of Alexandria Resolution 2876, in the north building. Under this resolution, in the event of demolition the units are required to be replaced one-for-one with like units within the city. The affordability term of the protected units, under Resolution 2876, is essentially in perpetuity. The sixty-six units are currently funded by HUD public housing subsidies (Annual Contributions Contract) but are under HUD consideration for a subsidy change to project-based vouchers under its Section 18 Disposition Process (Section 18). This will allow the units to remain affordable to households earning up to 30% AMI for a time period in compliance with those federal funds. If this application is unsuccessful, ARHA will apply for conversion through HUD's Rental Assistance Demonstration (RAD) program.

To finance the remaining non-market-rate units in the north building (141) and south building (119), the Applicant is using a combination of funding sources. In the north building, ARHA will use existing project-based vouchers in its portfolio to finance eleven units at the 30% AMI level. The remaining north units at the 50% AMI, 60% AMI, and 80% AMI will be financed using LIHTC. The affordable units in the south building will be financed with existing ARHA project-based vouchers and HUD's Faircloth-to RAD Project Based Rental Assistance Program. The units affordable to households earning up to 80% AMI in the south building will not have any subsidy and will not be CAUs.

**Subsidy Sources**

<b>North Building</b>		
<b>AMI</b>	<b>Units</b>	<b>Subsidy Source</b>
30%	66	HUD RAD/Section 18 Project-Based Vouchers
30%	11	ARHA Project-Based Vouchers
50%	27	LIHTC
60%	52	LIHTC
80%	51	LIHTC
<b>South Building</b>		
<b>AMI</b>	<b>Units</b>	<b>Subsidy Source</b>
30%	60	ARHA Project-Based Vouchers
30%	24	Potential HUD Faircloth-to-RAD Project-Based Rental Assistance
80%	35	No Subsidy

**FISCAL IMPACT:** Neither the Applicant nor ARHA have submitted a request to the City for financial assistance for purposes of carrying out this redevelopment project.

**ATTACHMENTS:**

- (1) Affordable Housing Plan for Samuel Madden Homes DSUP 2022 -10020, dated September 27, 2022

**STAFF:**

Helen S. McIlvaine, Director, Office of Housing  
Eric Keeler, Deputy Director, Office of Housing  
Kimberly Cadena, Housing Analyst, Office of Housing

**Samuel Madden  
Affordable Housing Plan  
09.27.2022**

**1.1 Project Name and Address**

Project Name: Samuel Madden

Address: 899 and 999 N. Henry Street (the “Property”)

Applications: DSUP #2022-10020 and related MPA/RZ and SUPs (the “Applications”).

**1.2 Brief description of the application and proposed development program**

MCRT Old Town, and Samuel Madden Fairstead Developer, LLC, (collectively, the “Applicant”), in cooperation with the Alexandria Redevelopment and Housing Authority (“ARHA”) and The Communities Group, are seeking approval of the Applications to permit the redevelopment of the Property, currently the site of thirteen two-story, brick, rectangular, side-gabled apartment buildings built as part of a public housing program during the second world war known as Samuel Madden Uptown (“Samuel Madden”).

The Applicant’s proposal envisions redeveloping the Property into a new, mixed-use and mixed-income development inclusive of 532 residential units, a new location for Hopkins House’s childcare and early learning center, alongside an Alive! food hub, and other ground floor retail within two buildings, located north and south of Montgomery Street (the “Project”). The Project includes a replacement for each of the existing homes on the Property today, aligned with the City Council and ARHA Board of Commissioners adopted Resolution 2876 (“Resolution 2876”).

**1.3 Requested zoning changes or waivers (if any)**

Applicant proposes to rezone the Properties from the RB zone to the RMF zone, with an SUP for an increase in density within the RMF zone up to a 3.0 FAR, and an SUP for bonus density and height consistent with Section 7-700 of the City’s Zoning Ordinance.

In order to qualify under the Zoning Ordinance for an SUP to increase density within the RMF zone, the Project must provide a minimum of one-third of the increase beyond the density otherwise permitted for the Property (in this case, the increase between 0.75 FAR and 3.0 FAR) as committed affordable units at rents payable at an average 40% AMI, or lower.

An SUP for bonus density and height per Section 7-700 of the Zoning Ordinance requires a contribution or commitment from the Applicant that provides “low- and moderate-income sales or rental housing units.” For this Project, the Applicant intends to satisfy these requirements by providing a minimum of one-third of the requested bonus density as committed affordable units.

The Applicant’s requested zoning changes qualify the Project to be considered a “Residential development and mixed-use development, involving residential development,

permitted through an increase in density beyond that recommended in an SAP approved as of the effective date” of the City’s Update to the Affordable Housing Contribution Policy and Procedures, first approved on December 12, 2020, and amended January 26, 2021 (the “Policy”). Per the Policy, the Project is expected to provide 10% of the “increase in residential development affordable at 60% AMI (adjusted for utilities), or lower AMI of equivalent value.”

#### **1.4 A brief discussion on how the affordable housing goals and recommendations of its applicable small area plan are being addressed by the AHP.**

While there is no specific target established for affordable housing on the Property, the Project is responsive to the Policy, and achieves the goals of Resolution 2876, while also addressing broad affordable housing goals set out in the Braddock Metro Neighborhood Plan (“BMNP”) and Braddock East Master Plan (“BEMP”).

The BMNP identifies the Property as one of several public housing sites within the Braddock Metro neighborhood that should be developed with mixed-use housing. The BMNP acknowledges, on page 59, that “[t]he inclusion of workforce and affordable housing units in a mixed-income development is necessary to create a social and financial balance between the public housing and market rate units.”

As discussed in greater detail below, the Project provides a significant increase in the existing affordable units present on the Property today across a range of AMIs, and incorporates a significant number of workforce affordable units alongside a market-rate component that achieves this blending of subsidized and market-rate units.

This philosophy to creating a mixed-income Project achieves other important planning goals, achieving the Braddock East Master Plan (“BEMP”) broad goal for urban design of residential uses that does not distinguish between affordable and market-rate development (see page 6), and Property specific guidance for including affordable and workforce units within residential development (see page 51).

#### **2. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of existing CAUs being demolished as part of redevelopment.**

66 existing rental units, which are protected under the preservation requirements of Resolution 2876, make up the existing Samuel Madden Homes public housing community (the “Resolution 2876 Units”), are proposed for demolition prior to commencing construction of the Project. Of those 66 existing units, there are currently 46 two-bedroom units and 20 three-bedroom units. All of the Resolution 2876 Units are affordable at the 30% AMI level.

As with any public housing units, the length and terms of affordability of these units are defined by an Annual Contributions Contract with HUD and the subsidy level is subject to annual appropriations by Congress.

#### **3. The status of tenant engagement efforts.**

ARHA's engagement of existing tenants commenced in April 2020 with the appointment of a current Samuel Madden resident to the RFP evaluation panel. This ensured that residents would have a voice in the selection of the Applicant as the development team. In addition, ARHA began monthly resident meetings in January 2021.

These monthly meetings have established a clear line of communication with Samuel Madden residents to address any resident questions or concerns about the Project proposal and overall development process, and have involved the Applicant's broader team in the ongoing engagement process. In regards to the discussion regarding redevelopment plans for the Property, ARHA implemented a three phased community engagement plan to engage residents, assist residents in implementing their vision for what the Project should be, and assist them with engaging on the Tenant Relocation Plan, design of interior spaces, and address issues of ongoing importance to existing residents.

From these resident meetings, a Samuel Madden resident committee was formalized in May 2022. The committee includes five resident leaders who are responsible for attending development meetings, assisting/organizing community events, reviewing ARHA's engagement action plan, and providing coordinated resident input on important development topics. For example, throughout the spring and summer of this year, residents participate in BAR hearings, and the resident committee has assisted in organizing a community day and block party, which were used to help reach residents who had not previously attended in-person or virtual meetings. In October 2022, residents will commence meeting with the relocation consultants hired by the development team, Housing Opportunities Unlimited.

#### **4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board.**

As a member of the City's Affordable Housing Working Group, ARHA provided input into the revision of the former Resolution 830 and the drafting of Resolution 2876, adopted by the City Council on April 23, 2019. The aforementioned resolutions are the City's commitment to preserving minimum levels of affordable housing units in the City, ensuring a safe and orderly resident relocation process, and recognizing ARHA's commitment to providing housing units for low-income household within a mixed-income property.

ARHA and the Applicant affirm their commitment that no resident will be displaced until and unless a replacement unit has been identified for the household. In concert with the Applicant's team, on September 7, 2022, ARHA representatives presented a Relocation Plan to the Landlord-Tenant Relations Board. The Board unanimously approved the Tenant Relocation Plan and will be submitting a letter to the City Council.

While the full Tenant Relocation Plan is available for review, a number of key aspects of the relocation plan are important to highlight.

**Relocation Planning:** Together with the Applicant, ARHA has contracted with Housing Opportunities Unlimited ("HOU") to coordinate all relocation services, provide case management

while residents are in their temporary homes, and otherwise serve as the liaison between the construction company and ARHA to ensure a smooth and timely relocation off-site and return to the redeveloped site when the units become available. ARHA’s leasing case managers will coordinate all information and activities through HOU.

**Relocation Expenses:** Any and all relocation expenses incurred by residents of Samuel Madden (65 families) will be paid through ARHA and the Applicant. Residents will not be required to pay moving expenses, purchasing of moving supplies, disconnect and connection fees, and other such fees.

**Right of Return:** As is ARHA policy, all relocated residents in good standing have the right to return to the redeveloped site and into a unit that accommodates their household composition. While living in temporary housing for the duration of construction, expected to be a period of approximately two-years, HOU will provide case management services to ensure that household information and needs remain current. ARHA and the Applicant share a goal of ensuring that the maximum number of current Samuel Madden residents choose the option to return to the Project.

**5. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of proposed CAUs.**

The Applicant’s plans call for a mixed-income development with 532 total residential units, of which 326 (61%) will be reserved for households earning from between 30% AMI to 80% AMI, divided between both the North and South building portions of the Project. The Project will replace the existing sixty-six public housing units on the Property today, and add an additional 95 units at or below 30% AMI, 27 units at 50% or below AMI, 52 units at 60% or below AMI, and 86 units at or below 80% AMI. These units meet, and exceed, the Zoning Ordinance requirements for an SUP to increase to 3.0 FAR in the RMF zone, and Sec. 7-700 bonus density and height.

**Affordable Units**

<b>Unit Types</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>80% AMI</b>	<b>Total</b>
<i>Studio</i>	6	0	0	3	<b>9</b>
<i>1 Bedroom</i>	40	5	22	36	<b>103</b>
<i>2 Bedrooms</i>	75	17	23	39	<b>154</b>
<i>3 Bedrooms</i>	39	5	7	8	<b>59</b>
<i>4 Bedrooms</i>	1	0	0	0	<b>1</b>
<i>Total</i>	161	27	52	86	<b>326</b>

Based on the site area of 149,475 sq. ft, the Project anticipates achieving a 3.75 FAR through rezoning the Property to the RMF zone, making use of an SUP for 3.0 FAR in the RMF zone, and by making use of Sec. 7-700 of the Zoning Ordinance, which permits bonus density and height. Under this approach, approximately 112,106 sq. ft. would be required at an average of 40% AMI to satisfy the requirements for the RMF zone, and an additional 37,369 sq. ft at 60% AMI would be required to comply with the requirements of Sec. 7-700.



Based on an approximate average unit size of 1,005 sq. ft., the Applicant estimates 112 units at an average 40% AMI would be required to satisfy the RMF zone requirements, with 38 units at 60% AMI required to meet Sec. 7-700 requirements. While the breakdown of unit types may be modified pending final design of the Projects, the Applicant's current plans for the Project anticipates exceeding those requirements. The anticipated breakdown of units, affordable and otherwise, is as follows:

**All Units**

Unit Types	RMF ZONE				7-700		NON RMF / 7-700				Total
	30% AMI		50% AMI		60% AMI		80% AMI		Market Rate		
Building	N	S	N	S	N	S	N	S	N	S	
<i>Studio</i>	0	6	0	0	0	0	0	3	0	7	<b>16</b>
<i>Jr. 1 Bedroom</i>	0	0	0	0	0	0	0	0	0	26	<b>26</b>
<i>1 Bedroom</i>	3	37	5	0	22	0	23	13	0	59	<b>162</b>
<i>1 Bedroom + Den</i>	0	0	0	0	0	0	0	0	0	33	<b>33</b>
<i>Jr. 2 Bedroom</i>	0	0	0	0	0	0	0	0	0	5	<b>5</b>
<i>2 Bedrooms</i>	45	30	17	0	23	0	26	13	0	57	<b>211</b>
<i>2 Bedroom + Den</i>	0	0	0	0	0	0	0	0	0	11	<b>11</b>
<i>3 Bedrooms</i>	28	11	5	0	7	0	2	6	0	8	<b>67</b>
<i>4 Bedrooms</i>	1	0	0	0	0	0	0	0	0	0	<b>1</b>
<i>Total</i>	<b>77</b>	<b>84</b>	<b>27</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>51</b>	<b>35</b>	<b>0</b>	<b>206</b>	<b>532</b>

With the exception of the Resolution 2876 Units, which are subject to separate requirements that the Applicant proposes to meet as part of this AHP, the Applicant proposes to operate these committed affordable units as committed affordable units for 40 years. The sixty-six Resolution 2876 Units will remain affordable for the required period outlined in the resolution.

**6. A description of existing and proposed affordable housing financing agreements with third parties (including the Department of Housing and Urban Development).**

With regard to the replacement of the current 66 units at Samuel Madden, the Applicant, together with ARHA, is seeking to reposition the operating subsidy for existing units through HUD's Section 18 disposition process. This repositioning process allows ARHA to convert the subsidy on these existing units from public housing subsidies (ACC contract rents) project based vouchers. This repositioning of subsidy has no impact on existing public housing rules which call for the household to pay no more than 30% of household income for rent and it does not require the family to reapply for these units. In the alternative, ARHA will apply for conversion of the 66

public housing units through HUD’s Rental Assistance Demonstration (“RAD”) program. This program also has no impact on the household share of rent and other rights afforded to public housing residents.

The current 66 units are not encumbered with any debt or leveraged in any way to support various bond programs authorized by HUD (energy enhancements, capital fund acceleration, etc.). Similarly, the property is not encumbered with any debt that ARHA has obtained from city or state funds.

The remainder of the 30% AMI affordable units will be covered by additional HUD project-based vouchers administered by ARHA. All of the affordable units in the North Building will also be financed through the Low Income Housing Tax Program (“LIHTC”) administered by Virginia Housing. Of the total 84 30% AMI affordable units in the South Building, up to 24 may be subsidized through HUD’s Faircloth-to-RAD Project Based Rental Assistance Program, pending future applications to HUD for these units. Regardless of subsidy source, these 24 units will remain income and rent restricted to 30% AMI.

In addition, it is anticipated that the construction debt and permanent mortgages will be secured through HUD’s 221(d)(4) program. All HUD subsidies and debt, including Section 18, RAD, and project-based vouchers will be subject to HUD Regulatory and Use Agreements. All LIHTC units will further be subject to a Land Use Restrictive Agreement and an Extended Use Agreement. As described above, the sixty-six Resolution 2876 Units will be restricted consistent with the affordability period designated in the resolution. Please see the table below for additional context.

<b>North Building</b>		
<b>AMI</b>	<b>Units</b>	<b>Subsidy Source</b>
30%	66	HUD RAD/Section 18 Project-Based Vouchers
30%	11	ARHA Project-Based Vouchers
50%	27	LIHTC
60%	52	LIHTC
80%	51	LIHTC
<b>South Building</b>		
<b>AMI</b>	<b>Units</b>	<b>Subsidy Source</b>
30%	60	ARHA Project-Based Vouchers
30%	24	Potential HUD Faircloth-to-RAD Project-Based Rental Assistance
80%	35	No Subsidy

**7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site.**

The Applicant proposes to provide all CAUs on-site throughout the Project.

**8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units**

The Applicant has proposed fully mixed-income buildings for both the North and South portions of the Project. CAUs are not identified as particular units in the development, but are instead a floating designation applied on an as-appropriate basis; each unit is built and maintained to the same specifications regardless of being designated as a CAU or as a market-rate unit.

Because there is no separation between CAUs and market-rate units, the amenities available to residents of CAUs and market-rate units are identical. Likewise, because both North and South buildings are part of the same Project, residents of units in the North building have access to the amenities located in the South building, and vice-versa.

**9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs**

The Project is intended to be developed in a single phase. As a result, proposed CAUs would be delivered as the Project is completed, with no deferral of units to a later time.

**10. Information on contributions proposed to be made to the Housing Trust Fund**

The Applicant's intention, consistent with the Policy, is to deliver 241 CAUs at or below 60% of AMI. This contribution of 45% of the Project's total units at 60% or below AMI far exceeds the Policy's requirements for 10% of *additional* residential development achieved by the Project in excess of the current 375,000 sq. ft. of development permitted under the BMNP.

Per the Policy, and the Applicant's preference to incorporate CAUs within the Project, there is no anticipated contribution to the Housing Trust Fund as part of the redevelopment of the Property.

**11. An estimate of the types and number of jobs to be created by mixed-use projects (for informational purposes only)**

The development team is committed to providing construction, temporary and permanent jobs for local residents, especially residents of Madden and other public housing sites in the Braddock neighborhood. As part of the Section 3 commitment, the construction company will provide extensive outreach and job fairs for residents living within properties owned and/or managed by ARHA.

The Project has a mixed use component and contains numerous retail/commercial spaces as well as partnerships with two service providers that will be housed in ground floor spaces in the Project. We will encourage all retail/commercial and service providers to follow job and contracting priorities for public housing residents, local residents and otherwise low-income individuals.

## **12. Other information the applicant deems relevant to the AHP**

As a gateway project to the Braddock East Neighborhood and the Parker-Gray Historic District, inclusion of an aggressive affordable housing component into this Project provides the opportunity for existing Samuel Madden residents and future residents to live in a first-class residential development that stands as a testament to the desire to make Alexandria a livable city for all incomes.

DRAFT



ARHA

// FAIRSTEAD



MILL CREEK™  
RESIDENTIAL



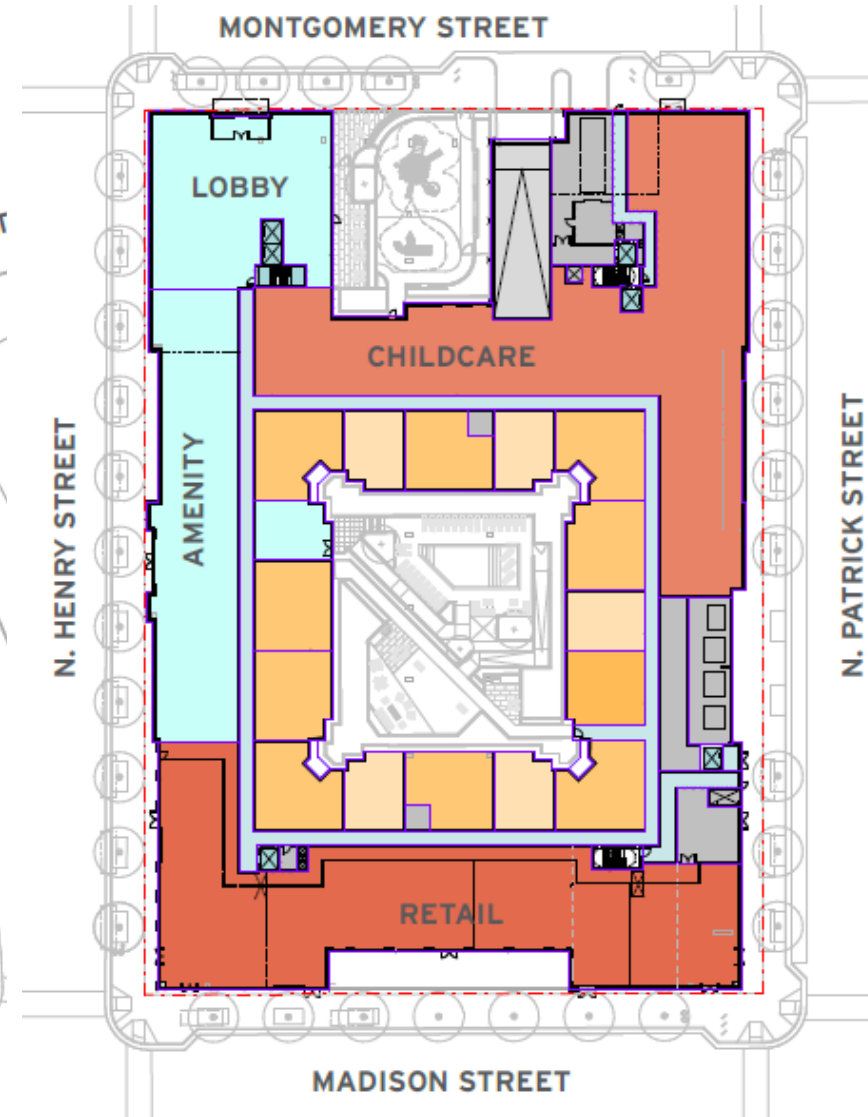
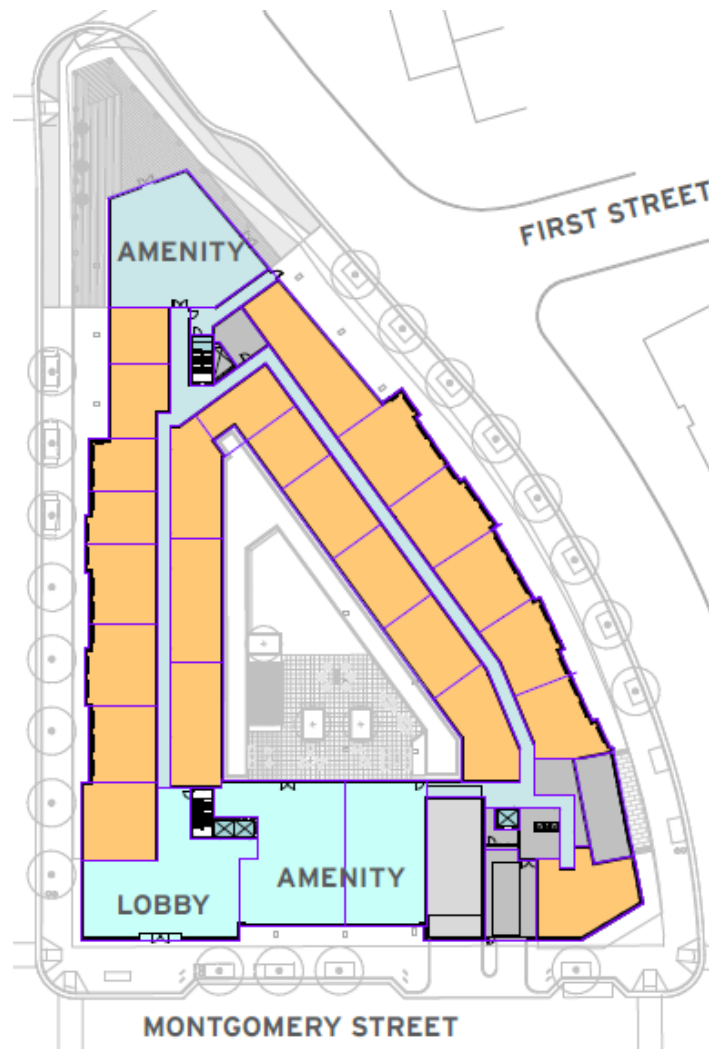
TCG  
Development  
Advisors, LLC



AHAAC  
Thursday October 6 – 7:00pm

# ABOUT THE PROJECT

- **532** rental homes
  - **326** affordable and workforce units
    - **161** under 30% AMI
    - **79** between 50-60% AMI
    - **86** up to 80% AMI
  - **206** market rate units
- **500 sf** food HUB
- **12,500 sf** retail space
- **13,200 sf** early learning & childcare center



# PROJECT AFFORDABILITY & SUBSIDY SOURCES

## North Building

<u>AMI</u>	<u>Units</u>	<u>Subsidy Source</u>
30%	66	HUD RAD/Section 18 Project-Based Vouchers
30%	11	ARHA Project-Based Vouchers
50%	27	Low Income Housing Tax Credit (LIHTC)
60%	52	Low Income Housing Tax Credit (LIHTC)
80%	51	Low Income Housing Tax Credit (LIHTC)

## South Building

<u>AMI</u>	<u>Units</u>	<u>Subsidy Source</u>
30%	60	ARHA Project-Based Vouchers
30%	24	Potential HUD Faircloth-to-RAD Project-Based Rental Assistance
80%	35	No Subsidy

# RMF AND 7-700 UNITS

- Required

RMF Zone	7-700	
40% AMI	60% AMI	Total
112	38	150

- Provided

RMF Zone		7-700	Non-RMF/7-700		
30% AMI	50% AMI	60% AMI	80% AMI	Market Rate	Total
161	27	52	86	206	532





# TENANT ENGAGEMENT

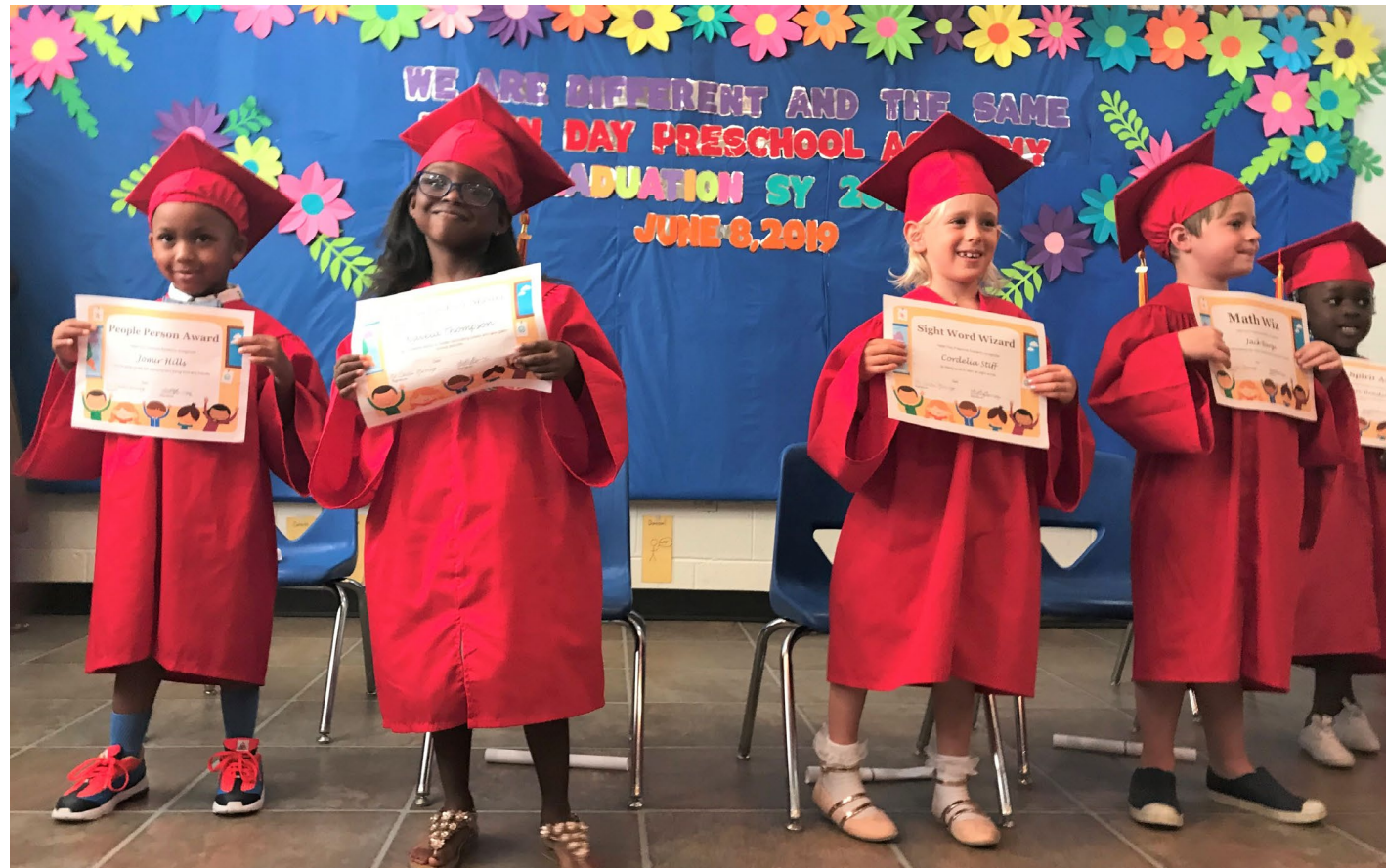
- Engagement began in April 2020
- RFP Evaluation Panel
  - Included resident **voices** in selecting development **partners**
- **Monthly** resident meetings
  - Discuss **redevelopment** plans
  - **Input** on design
  - Ongoing issues at **property**
- **Resident Committee** established
  - 5 resident **leaders**



HOPKINS HOUSE  
ABC BUILDING | FAIRFAX, VA



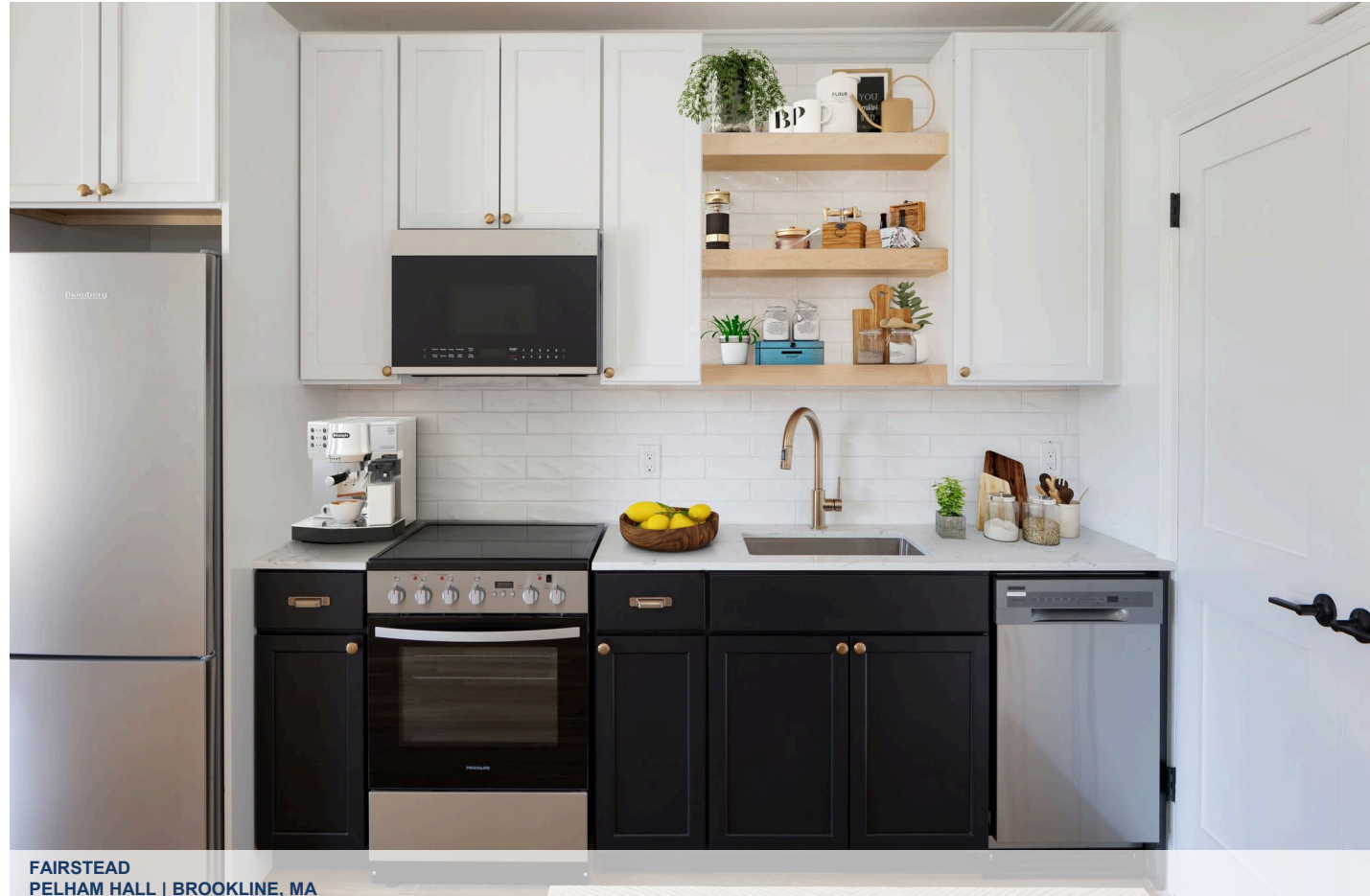
ALIVE!  
FOOD DISTRIBUTION TEAM | ALEXANDRIA, VA



HOPKINS HOUSE  
HELEN DAY PRESCHOOL ACADEMY GRADUATES | ALEXANDRIA, VA

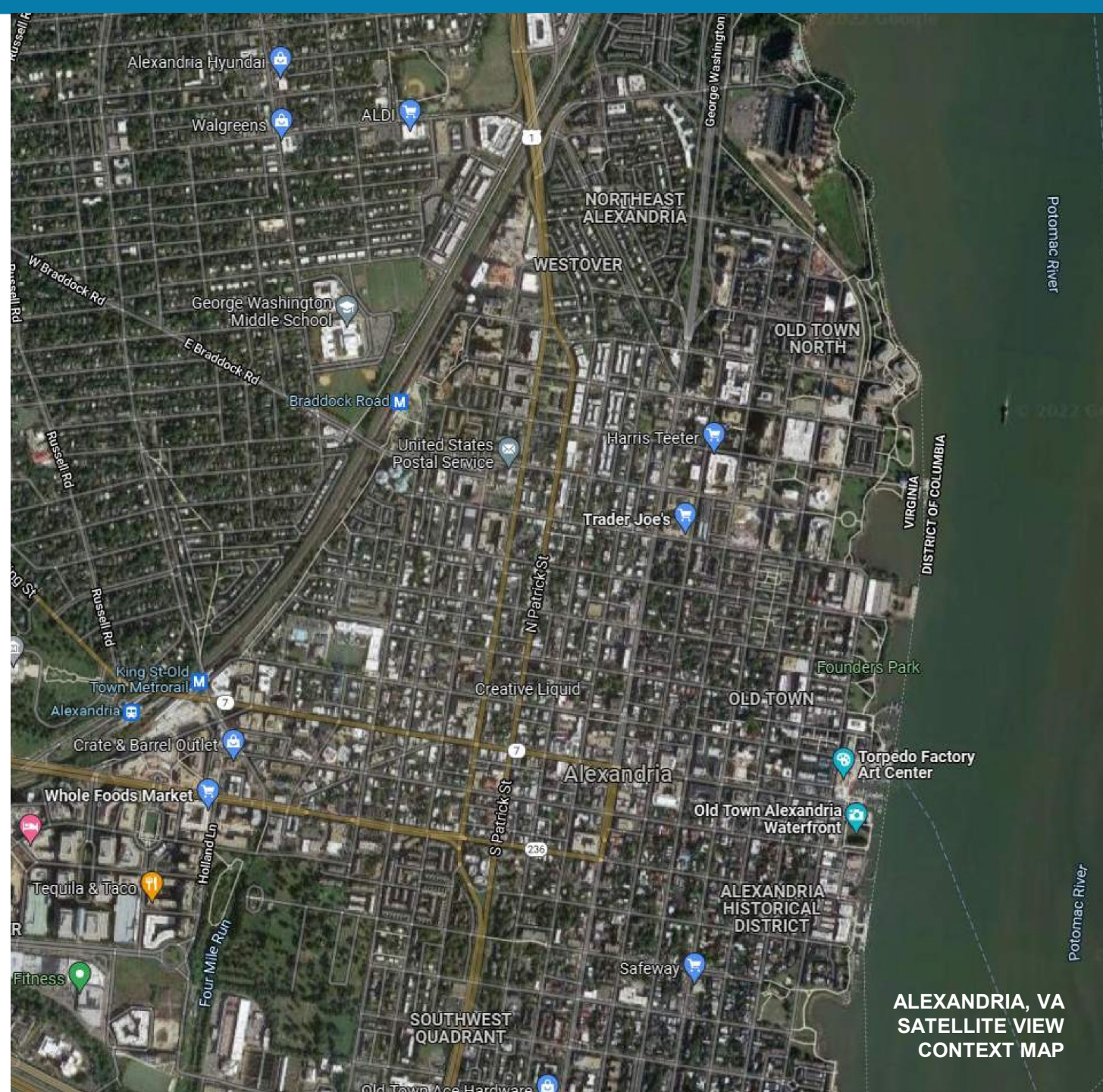
# TENANT RELOCATION

- 65 **existing** families will be **temporary** relocated off-site
- No resident displacement until **replacement** unit identified
- Relocation **planning** with HOU
- All expenses will be **covered**
- All residents in good standing will have the **right to return**
- **Case management** will be provided throughout relocation
- Relocation Plan **approved** by LTRB



# PROJECT MILESTONES

- AHAAC First Meeting (June 2)
- Braddock Implementation Advisory (June 8)
- Board of Architectural Review (June 15)
- Concept Plan – Stage 3 Submission (July 8)
- Public Meeting (July 26)
- Preliminary/Completeness Submission (August 19)
- Landlord Tenant Relations Board (September 7)
  - Tenant Relocation Plan approved
- Section 106 second meeting (September 19)
- Board of Architectural Review (September 20)
- **AHAAC Second Meeting (October 6)**
- Upcoming BIAG Second Meeting (October 18)
- Upcoming Public Meeting (October 24)



# QUESTIONS & ANSWERS



MILL CREEK  
MODERA | ARLINGTON, VA



THE COMMUNITIES GROUP  
HORIZON VILLAGE | CHARLESTON, SC

## Thank you!

Updates will be shared on our website:

<http://samuelmaddenhomes.com>

Questions can be emailed to:

[samuelmaddenhomes@fairstead.com](mailto:samuelmaddenhomes@fairstead.com)



FAIRSTEAD  
SAVOY PARK | NEW YORK, NY



# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall, Room 2000 | August 29, 2022

	Members Present	Members Absent	Staff
1	Annette Bridges		Tamara Jovovic, Housing Program Manager
2	Jan Macidull		Sam Gates, Management Analyst
3		Alison O'Connell	Eric Keeler, Deputy Director
4	Felicia Brewster		Kenny Turscak, Housing Analyst
5	Mike Doyle		Brandi Collins, Housing Program Manager
6	Betsy Faga, Chair		
7	Amy White		
8	Salena Zellers		
9	Jon Frederick		
10	Robyn Konkell		
11	Michelle Krockner		
12	Michael Jackson		
13	Shelley Murphy		
14	Peter-Anthony Pappas		
15	Aschalew Asabie		
	Alison Coleman, DCHS*		
	Helen McIlvaine*, Housing		
	Guests	Affiliation	
1	Jay Kelly	Foulger-Pratt	
2	Ken Wire	Wire Gill	
3	Peter Siderovski		
4			

\*non-voting

(m) – took minutes during fiscal year

The Chair called the meeting to order at 7:00 pm. Shelley Murphy took minutes.

## 1. Introductions, New Member Welcome, and Chair remarks (Chair)

The Chair welcomed Members to the first meeting of fiscal year 2023 and introduced two new members, Amy White and Ashalew Asabie, to the Committee.

## 2. Consideration of Landmark Mall Affordable Housing Plans (Brandi Collins/Jay Kelly)

*Action Requested: Information Item/Opportunity to Ask Questions and Provide Input*

Brandi Collins introduced Jay Kelly of applicant Foulger-Pratt and Ken Wire, attorney representing the applicant, for a [presentation](#) on development plans for portions of the former Landmark Mall site. Mr. Wire and Mr. Kelly detailed plans for Blocks E, G, I, and K of the approved Landmark Mall Coordinated Development District (CDD), which plans to deliver approximately 1,100 units in a mix of tenures including rental, for sale condominium, and assisted and independent living units. The development of these sites will also deliver a portion of the \$13.8 million voluntary developer affordable housing contribution which City Council approved as part of the Affordable Housing Plan for Landmark Mall CDD on May 3, 2021.

45 affordable set-aside rental units are planned to be provided at multifamily Blocks E, G, K, and I, which the developer has agreed to accelerate into the first phase of the blocks' development. The 45 units will be proportionally distributed across the site and across unit types, including studio, one-bedroom, two-bedroom, and three-bedroom units. These units will contribute to a goal of 10% of residential units at the overall site to be designated as committed affordable. Beyond the scope of this affordable housing plan, future developments at the site plan to provide affordable units through for-sale condominium set-aside units, approximately 200 affordable rental units through a public-private-partnership (PPP) LIHTC project, and 2% of continuum of care units if this type of facility is constructed as part of the redevelopment.

One member asked about transit availability at the site, which Mr. Kelly addressed by stating that the development will maintain six bus stops at the site through construction. Another member asked if the developer would retain the parking garage formerly utilized by the Landmark Mall; Mr. Kelly responded that the parking garage would be retained for use by developments at Blocks E, G, I, and K, while other buildings at the site will utilize undergrounded or wrapped parking. A member asked if the developer has considered local businesses tenants for on-site retail, Mr. Kelly responded that it is too early in the process to make this determination. Another member asked if the affordable units will be proportional to the unit mix of the overall development; Brandi Collins stated that the developer is following the Office of Housing's standard conditions in which affordable set asides are required to be comparable in size, floorplan, and finishes as similar units in the development.

### **3. Housing Opportunities Fund Product Matrix & Workflow (Eric Keeler)**

*Action Requested: Information Item/Opportunity to Ask Questions and Provide Input*

Eric Keeler gave a presentation and led a discussion on the Housing Opportunities Fund (HOF); topics of discussion included an explanation of four different loan products that support the development of affordable housing, criteria for evaluating a HOF funds request, the decision-making process format and structure, and ways the Committee can support staff's financial analysis and underwriting processes. Mr. Keeler explained that the funds invested in affordable housing projects have grown in recent years and that Committee engagement is an important aspect in managing these funds. Michelle Krocker commented that HOF funds are evolving beyond gap financing and are functioning increasingly as investments; Ms. Krocker expressed that the Committee should assume a greater monitoring role in this process. Jan Macidull recommended that Committee members volunteer to monitor individual projects and report progress back to the Committee.

#### **4. 2023 City of Alexandria Legislative Package for the Virginia General Assembly**

*Action Requested: Provide Input on Legislative Package*

Helen McIlvaine and Eric Keeler explained the 2023 Legislative Package to the Virginia General Assembly; the goal of the City's Legislative Package is to clearly communicate the City's legislative and budget priorities to legislators, staff, advocates, and the public. Last year, the Northern Virginia Affordable Housing Alliance (NVAHA) recommended that all Northern Virginia jurisdictions support a \$300 million biennium allocation to the state Housing Trust Fund (HTF). In fiscal year 2022, the Virginia General Assembly did not follow this recommendation and allocated only \$150 million to the state HTF. Members also expressed concern that state HTF funding per project is inadequate for development and that additional funds are needed to invest in housing at deeper levels of affordability.

Ali Coleman, DCHS representative and staff liaison to the Economic Opportunities Commission, outlined two housing-related proposals the EOC is considering, including one tenants' rights proposal and one proposal related to planning and zoning.

Jon Frederick made a motion that the Committee adopts NVAHA's \$300 million biennium allocation goal to the state HTF, Shelley Murphy seconded the motion. The Committee voted unanimously to support NVAHA's \$300 million state HTF funding recommendation. Betsy Faga volunteered to draft a legislative package proposal letter to City Council on behalf of the Committee.

#### **5. Draft Annual Report to Council (Kenneth Turscak)**

*Action Requested: Review and Vote to Submit Annual Report*

Kenny Turscak provided a brief overview of the draft FY2022 AHAAC Annual Report. During the fiscal year, AHAAC voted on six funding requests and 10 affordable housing plans. Jan Macidull asked if the report includes a progress report on affordable housing production toward the 2013 Housing Master Plan (HMP) goal; the draft report did not include this indicator.

Michelle Krockner made a motion to approve the report with the HMP progress tracker. Jan Macidull seconded the motion. The Committee voted unanimously to approve the FY2022 AHAAC Annual Report with the added HMP progress report.

#### **6. Consideration of Draft June 2022 Minutes (Chair)**

*Action Requested: Vote on Draft Minutes*

Mike Doyle made a motion to approve the draft 2022 AHAAC minutes; Felicia Brewster seconded the motion. The Committee voted to approve the June minutes unanimously.

#### **7. Report Outs (Committee Members)**

Betsy Faga that there were no recent updates to the Inova Alexandria Hospital at Landmark development.

Robyn Konkel reported that City Council approved the Hilco Potomac River Generating Station Coordinated Development District on July 5, 2022, with one Councilmember opposed.

Felicia Brewster reported that the Eisenhower West/Landmark Van Dorn Implementation Advisory Group will be meeting in September.

## **8. ARHA Updates**

Helen McIlvaine reported that ARHA's Samuel Madden redevelopment project is moving forward and that historic preservation efforts are underway. Ms. McIlvaine reported that a Joint Work Session with City Council, Planning Commission and ARHA Board of Commissioners to discuss ARHA's current redevelopment activities took place in June and that all parties would like to see this project come before Planning Commission and City Council around February 2023. Michelle Krockner provided an overview of the project and its environmental aspects.

One member asked if ARHA plans to redevelop Hopkins-Tancil. Eric Keeler reported that property would continue to operate under a 111-unit project-based voucher status and, due to HUD redevelopment restrictions, will continue to operate as-is for the foreseeable future.

Another member asked if a development team has been chosen for Ladrey Senior Highrise. Mr. Keeler reported that no development team has been publicly announced to date.

## **9. AHDC Updates (Jon Frederick)**

Jon Frederick reported that The Bloom has been nominated for an Urban Land Institute (ULI) affordable housing award; it is one of six projects nationwide to be nominated for the award.

Mr. Frederick also reported updates on AHDC's Seminary Road project; the project recently received \$500,000 in funding from the Northern Virginia Regional Commission. AHDC hopes to begin construction on the project in December 2022.

On AHDC's Glebe/Mount Vernon project, Mr. Frederick reported that issues with St. Rita Catholic Church have been resolved and that City Council approved the amended development special use permit on July 5, 2022. Mr. Frederick stated that AHDC has applied for LIHTC credits and were awarded credits in June for the first phase of the project; AHDC also continues to engage Amazon about funding opportunities at the site. Mr. Frederick expects construction to begin in May or June 2023. Relocation conversations are occurring between AHDC and the retail tenants currently operating on-site.

Mr. Frederick stated that AHDC is seeking a refinancing for Park Vue, potentially through loans and permanent financing; financing is expected by the end of calendar year 2022. Mr. Frederick also reminded the Committee of AHDC's annual food truck fundraiser on September 15 and invited all Committee members to attend.



## 10. FY2023 Meeting Dates

Kenny Turscak shared the schedule of AHAAC meetings for FY2023 and noted the state law governing electronic meetings; under current state law, boards and commissions may conduct two all-virtual meetings per fiscal year but the two all-virtual meetings may not be consecutive. Members expressed a desire to determine meeting statuses and calendar changes on a month-by-month basis.

## 11. Information Items:

**Financial Report**  
**FY22 Housing Master Plan Progress Report**

Eric Keeler presented June highlights from the financial report and Housing Master Plan progress report.

## 12. Staff Updates (Staff)

Staff did not report any updates.

## 13. Announcements and Upcoming Housing Meetings (Staff)

Shelley Murphy announced that she will retire as President/CEO of Wesley Housing at the end of calendar year 2022 but will remain in the region and continue her work to support affordable housing. Ms. Murphy also invited Committee members to the grand opening of The Waypoint at Fairlington, which will take place on September 28.

**September 15, 2022; 5:30 p.m.**  
**ARHA Redevelopment Work Group**  
City Hall, Council Work Room, 301 King Street

**September 20, 2022; 7:00 p.m.**  
**Public Hearing on the FY 2022 CAPER**  
[Virtual](#)

## 14. Other

Betsy Faga recommended informational sessions at future AHAAC meetings and suggested ARHA's repositioning strategy as a topic of discussion. Michelle Krocker suggested a LIHTC presentation, and Jan Macidull suggested that the Committee receive updates on affordable housing in other Northern Virginia jurisdictions.

## 15. Adjournment (Chair)

The meeting was adjourned at 8:45 pm.

# FY 2023 Affordable Housing Development Funds

## Financial Report

### July - September Highlights

Payments Received	Reference	DSUP or Transation ID	\$ Amount
Developer Contributions	Robinson Terminal South (Robinson Landing)	2014 - 00006	\$41,648
Multifamily Loan Repayments	AHC, Inc.	St. James	\$108,919
	CLI	612 Notabene - 2012 (Pre-development and Renovation)	\$2,042
		Elbert Ave Renovations Sewer - 2009	\$4,637
<b>Grand Total</b>			<b>\$157,245</b>

New Pledges / Project Name	Developer	Project Type	\$ Pledged
The Mansly	The Silverman Group	Mixed-Use	\$45,178
<b>The Mansly Total</b>			<b>\$45,178</b>
<b>Grand Total</b>			<b>\$45,178</b>

New Transaction(s)	Fund	Date Loan Closed	\$ Amount
AHDC - Operating	Housing Opportunity Fund	7/1/2022	\$275,000
		8/7/2022	-\$275,000
<b>AHDC - Operating Total</b>			<b>\$0</b>
Rebuilding Together Alexandria (RTA)	HTF	7/1/2022	\$50,000
<b>Rebuilding Together Alexandria (RTA) Total</b>			<b>\$50,000</b>
CHP - Witter Place	Housing Opportunity Fund	7/1/2022	\$400,000
<b>CHP - Witter Place Total</b>			<b>\$400,000</b>
CLI - Elbert Avenue	Housing Opportunity Fund	7/1/2022	\$400,000
<b>CLI - Elbert Avenue Total</b>			<b>\$400,000</b>
<b>Grand Total</b>			<b>\$850,000</b>

## Revenues

2022 | 2023

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$31,236	\$10,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,648
Developer Contributions - Braddock SAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$3,339	\$108,919	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$112,258
New Revenue Allocated by City Council	\$10,779,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,779,115
<b>FY Total</b>	<b>\$10,813,690</b>	<b>\$119,331</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,933,021</b>

**Balance Available**  
**\$9,808,021**

## Commitments and Reservations

*The lifecycle of a project often spans more than a single FY. The "Start" column in the table below represents remaining monies already committed and/or reserved for a project on July 1 of the current FY.*

Fund / Project	Start	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total	2023 Total	Grand Total
<b>Housing Trust Fund</b>																
Braddock SAP	\$3,423,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,423,273
Pilot Rental Assistance	\$697,647	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$697,647
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	\$50,000
<b>Housing Trust Fund Total</b>	<b>\$4,120,920</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$4,170,920</b>
<b>Housing Opportunity Fund</b>																
AHDC - Arlandria Ph 1	\$9,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,500,000
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
CHP - Witter Place	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000	\$400,000
CLI - Elbert Avenue	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000	\$400,000
EHIP	\$147,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,000
<b>Housing Opportunity Fund Total</b>	<b>\$14,647,000</b>	<b>\$1,075,000</b>	<b>-\$275,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$800,000</b>	<b>\$15,447,000</b>