

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: December 1, 2022

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

LOCATION: City Hall, Room 2000, 301 King Street

AGENDA

1. New Member Introductions and Chair Remarks (Chair) 7:00 p.m.
2. Consideration of an Affordable Housing Plan for Elbert Avenue Project 7:05 p.m.
(Tamara Jovovic/Paul Browne)
Action Requested: Review and Vote on Affordable Housing Plan
3. Briefing on Pendleton Street Boarding House Preservation Project 7:25 p.m.
(Helen McIlvaine/Eric Keeler)
4. Briefing on Alexandria West Small Area Plan Housing Context, Planning Process 7:40 p.m.
and Engagement Opportunities (Staff)
Action Requested: Committee Discussion and [Community Poll](#)
5. Report Outs (Committee Members) 8:15 p.m.
[Alexandria West Small Area Planning Process](#)
[Potomac River Generating Station](#) Redevelopment
6. Discussion of Working Draft of Committee Bylaws (Kenny Turscak/Chair) 8:20 p.m.
Action Requested: Discuss Working Draft
7. Consideration of Virtual Meeting Options (Chair) 8:25 p.m.
Action Requested: Discuss and Vote on Virtual Meeting Options for Winter 2022/23
8. Consideration of Draft October 2022 Minutes 8:30 p.m.
Action Requested: Vote on Draft Minutes
9. ARHA Updates (Michelle Krockner) 8:35 p.m.
10. AHDC Updates (Jon Frederick) 8:40 p.m.
11. Information Items (Staff) 8:45 p.m.
Financial Report
Housing Master Plan Progress Report
12. Announcements and Upcoming Housing Meetings (Staff) 8:50 p.m.

Track Our City Council Priorities Progress
View [Housing's Business plan and Indicators](#).

[2022 Fair Housing Testing Report Released](#)

[Planning Commission Retreat](#)

Continues on page 2

December 1, 2022; 12:00-5:15 p.m.

National Housing Conference—Solutions for Affordable Housing

December 6, 2022

[Learn more!](#)

Marketing of New Affordable Units at Dylan Condominium

Applications accepted through December 15, 2022. [Learn more!](#)

ARHA Redevelopment Work Group

December 8, 2022; 5:30 p.m.

City Hall, Council Work Room, 301 King Street

Condominium and Community Association Workshop on Board Meetings

January 28, 2023; 9:30-11:30 a.m.

[Virtual](#) Registration

- | | |
|-------------------------|-----------|
| 13. Other | 8:55 p.m. |
| 14. Adjournment (Chair) | 9:00 p.m. |

City of Alexandria, Virginia

MEMORANDUM

DATE: November 23, 2022

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE (AHAAC)

FROM: TAMARA JOVOVIC, HOUSING PROGRAM MANAGER

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN BY COMMUNITY LODGINGS, INC (CLI) FOR THE ELBERT AVENUE PROJECT

ISSUE: Consideration of an Affordable Housing Plan to redevelop and expand CLI’s Elbert Avenue community.

RECOMMENDATION: That the Alexandria Housing Affordability Advisory Committee (AHAAC) recommend that City Council approve CLI’s affordable housing plan as part of Development Special Use Permit (DSUP) #2022-10022.

BACKGROUND: Located at 3908-16 Elbert Avenue within the recently approved [Arlandria-Chirilagua Small Area Plan \(SAP\)](#), the project involves the redevelopment of an existing three-story 28-unit affordable rental building into a six-story 91-unit affordable rental community (Figure 1). The existing building was built in 1947 and subsequently renovated in 1993, when Community Lodgings acquired it to preserve it as affordable housing using low-income housing tax credit funding, to include a mix of unit types ranging from one to three bedrooms.

Founded in 1987, the owner and developer, [Community Lodgings, Inc. \(CLI\)](#), provides affordable and transitional housing for persons experiencing homelessness, or at risk of homelessness, along with counseling and supportive services, to 45 households at three properties—607 and 6012 Notabene Drive and 3908-16 Elbert Avenue. As part of its mission to empower residents and help them attain financial self-sufficiency, the non-profit organization provides free educational programming, including after-school activities, mentoring, summer enrichment, and adult education, such as computer classes and English language learning, to its tenants as well as other families in the broader Arlandria-Chirilagua neighborhood. It is noted that CLI’s Notabene properties were renovated in 2013 and 2017 through a partnership with HomeAid and City.

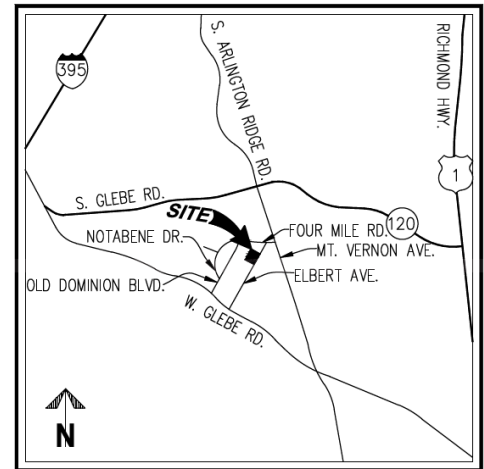


Figure 1 Project Location

The Elbert Avenue project has requested a rezoning to the Residential Multifamily Zone (RMF). The zone will enable the 0.88-acre site to secure additional density for the purposes of creating new deeply affordable housing, with 23% of the units proposed to be deeply affordable at 30-40% Area Median Income (AMI), 7% 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 fourth project in the city to propose using this zone. One additional project is in the development review process.

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

Area Median Income by Household Size	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
30% AMI	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550
40% AMI	\$39,880	\$45,560	\$51,240	\$56,920	\$61,480	\$66,040
50% AMI	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550
60% AMI	\$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	30% AMI	40% AMI	50% AMI	60% AMI	Total
1-Bedroom	1	3	1	13	18
2-Bedroom	3	10	3	39	55
3-Bedroom	2	2	2	12	18
Total	6	15	6	64	91

In addition, the project has proposed utilizing the bonus height provisions (approximately 24’ of a maximum of 25’ permitted) established by the Arlandria-Chirilagua SAP to incentivize the provision of deeply affordable housing; height step backs are proposed at the fifth and sixth floors (Figure 2).

Amenities at the Elbert Avenue project will consist of a landscaped courtyard, a community room, a rooftop terrace, on-site laundry, secure parking, and bike storage. Residents will have access to several bus lines along Mount Vernon Avenue and will be within walking distance of the Four Mile Run park and playground and numerous restaurant, service and retail options. The project will have 62 parking spaces incorporated into the first floor of the development; the site’s location in a FEMA-designated floodplain precluded the placement of the parking below ground.



Figure 2 Exterior Elevation

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 91-unit affordable project (with 63 net new unit) contributes to that target by preserving existing and 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 (80% of the units are two- to three-bedroom) in proximity to transit, retail, and amenities aligns with the goals and housing priorities of the Arlandria-Chirilagua SAP and also ensures the project contributes towards the 2021 ALL Alexandria Resolution to advance racial and social equity.

In June 2022, the Committee and City Council, respectively, approved Housing Trust Fund predevelopment funds totaling \$400,000 to assist with preliminary design and engineering work. The project is among those in Alexandria’s affordable housing pipeline: the City and CLI are working together to identify city, state, federal, and other resources to fund the project. CLI, in coordination with staff, will brief the Committee regarding its progress in funding and structuring the project, and it is anticipated that a City loan request will be brought to AHAAC and City Council in the future when a full funding package is assembled.

The existing community is fully occupied. Consistent with the RMF Zone Tenant Assistance and Relocation Policy, CLI presented a draft Relocation Plan to the Landlord Tenant Relations Board for its consideration. The Plan outlines notification and relocation assistance requirements for existing tenants, as well as the right to return for all income eligible households. The LTRB approved the Plan at its November 2, 2022 meeting.

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 S. McIlvaine, Director, Office of Housing
Eric Keeler, Deputy Director, Office of Housing

Draft Dated November 21, 2022
Proposed Affordable Housing Plan
CLI Elbert Avenue Residences

1. An overview of the project, to include:
 - a. Its name, address, and application number;
CLI Elbert Avenue Residences, 3908-3912 Elbert Avenue, DSUP2022-10022, REZ2022-00008
 - b. A brief description of the proposed development program;
Redevelopment of a three-story 28-unit multifamily building with a six-story 91-unit multifamily rental building.
 - c. Requested zoning changes or waivers; and
Rezoning from RA to RMF zone
 - d. A brief discussion on how the affordable housing goals and recommendations of its applicable small area plan are being addressed by the AHP.
The Arlandria-Chirilagua Small Area Plan has as one of its main objectives the creation of new affordable housing opportunities for families, especially deeply affordable opportunities. The proposed project will be 100% affordable at or below 60% of the Area Median Income. 80% of the apartments homes will be family-sized units, with two or more bedrooms. Moreover, as required by the RMF zone, twenty seven of the units will be affordable – on average – to households at or below 40% AMI.
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.
The property currently consists of fourteen one-bedroom, two two-bedroom and 12 three-bedroom rental apartments. Under an Extended Use Agreement with the Virginia Department of Housing and Community Development, 80% of the units are income and rent restricted at 60% AMI and 20% of the units are income and rent restricted at 50% AMI through 2024.
3. The status of tenant engagement efforts.
The owner, Community Lodgings, Inc. (CLI) has conducted four meetings with all of the residents and advised them of its intent to redevelop the property. At each meeting, CLI has advised the residents that they will be required to move out of the building, but that CLI will provide relocation assistance and that all income-eligible residents will have an opportunity to lease apartments in the new building.

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

CLI has had extensive communications with the current residents regarding relocation, but had no direct communication with the Landlord-Tenant Relations Board prior to the November 2, 2022 meeting of that Board. At its November 2, 2022 meeting, the L-TRB recommended approval of the proposed relocation plan.

- 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.

CLI proposes to income- and rent-restrict all 91 units in the building for a period of not less than 40 years. The proposed affordability mix is as follows:

	60%	50%	40%	30%	Total
One Bedroom	13	1	3	1	18
Two Bedroom	39	3	10	3	55
Three Bedroom	12	2	2	2	18
Total	64	6	15	6	91

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

Other than the Extended Use Agreement described above, there are no existing affordable housing financing agreements relating to the property. As part of the financing of the new building, CLI expects to enter into affordable housing financing agreements with multiple parties, including Virginia Housing, the City of Alexandria, and the Virginia Department of Housing and Community Development. The terms of those agreements are to be determined.

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

Not Applicable

- 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.

Not Applicable

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

It is expected that all 91 units will be delivered at or around the same time.

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

Not Applicable

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

Not Applicable

12. Other information the Applicant deems relevant to the AHP.

BYLAWS OF THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

Working draft 11.23.22

ARTICLE I: AUTHORITY

The Alexandria Housing Affordability Advisory Committee was established under Ord. No. 3615, approved on February 20, 1993, as amended. The duties, powers and responsibilities of the Alexandria Housing Affordability Advisory Committee can be found under § 2-4-71 of the Code of the City of Alexandria, Virginia.

ARTICLE II: NAME

The name of the Committee shall be the Alexandria Housing Affordability Advisory Committee. When appropriate, “AHAAC” or “the Committee” will be used.

ARTICLE III: MISSION

The purpose of the Alexandria Housing Affordability Advisory Committee is to advise City Council on issues regarding the preservation and creation of affordable housing, to make recommendations on policies governing expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies, to review affordable housing plans, to monitor implementation of the Housing Master Plan and the Beauregard Small Area Plan, and to oversee the administration of the HTF.

ARTICLE VI: MEMBERS

Section 1. Members of the Committee will be appointed by the Alexandria City Council for a term of up to three years. At the completion of a Committee member's term, that person may apply for reappointment. Committee members may not serve on the Committee for longer than 10 consecutive years (except to complete a term for which they have been reappointed) unless specially reappointed by City Council to another position.

The voting membership shall consist of 19 resident members who shall be appointed by City Council. The composition of the voting membership shall be as follows:

1. one commissioner from the Alexandria Redevelopment and Housing Authority;
2. one licensed and practicing attorney;
3. one builder or developer of residential property;
4. one real estate professional with knowledge and experience in residential real estate;
5. two financial professionals with knowledge and experience in the field of finance;
6. one landlord of residential property in the city;
7. one residential tenant in the city;
8. one homeowner in the city;
9. one representative of the city's faith community;
10. one representative of a civic association in the city;
11. one representative of an organization that promotes and maintains affordable housing;
12. one representative of an employer in the city who employs at least 100 employees;
13. one person designated by, but who need not be a member of, the commission on aging;
14. one person who is either an employee of the city or the Alexandria City Public Schools;

15. one person who represents housing consumers under 30 years of age;
16. two representatives of the city's small business community, including the retail, restaurant, or hospitality sectors;
17. and one person designated by, but who need not be a member of, the commission on persons with disabilities.

Section 2. The non-voting membership of the committee shall consist of three representatives of the city who will serve in an advisory capacity. The city representative members shall consist of one representative of each of the following city departments:

1. the Office of Housing;
2. the Department of Planning and Zoning;
3. and the Department of Community and Human Services.

ARTICLE V: COMMITTEE CHAIR

Section 1. The Committee shall elect a Chair. In the event of the Chair's absence, the Chair shall designate a member of the Committee to serve temporarily as Chair for the duration of the Chair's absence.

Section 2. The role of the Chair shall be to uphold the bylaws and integrity of the Alexandria Housing Affordability Advisory Committee, oversee the actions and work of the Committee, and act as the representative of the Committee to the Alexandria City Council. The Chair will also track member absences and determine whether a quorum is met at each meeting enabling business to be conducted.

ARTICLE VI: ELECTION OF CHAIR

Section 1. The Chair shall be elected annually.

Section 2. The Chair of the Alexandria Housing Affordability Advisory Committee shall ask for members of the Committee to nominate Chair candidates one month before the Chair vote.

Section 3. If no candidate receives a majority on the first vote, a second round of voting will be conducted. In such case, the outgoing Chair will ask the Committee Members to choose between the two candidates receiving the most votes in the first round. Office of Housing staff will then tabulate the votes and report the result.

Section 4. The newly elected Chair shall assume duties of the Chair the day after the election, and shall act as Chair at the next scheduled AHAAC meeting.

ARTICLE VII: TERMS OF OFFICE

The Chair shall serve a term of one year, subject to a second, consecutive term, with the Committee's support.

ARTICLE VIII: MEETINGS

Section 1. Meetings of the Alexandria Housing Affordability Advisory Committee shall be held on the first Thursday of each month unless otherwise scheduled by the Chair. The Chair reserves the right to reschedule and/or cancel Committee meetings due to lack of quorum, inclement

weather, emergency, or other extenuating circumstance. In consultation with staff, special meetings may be called by the Chair if needed. There will be at least one regular monthly meeting each fiscal year.

Section 2. Members of the Committee must attend at least 75% of the regular monthly meetings. Excused absences associated with work or personal illness or illness of a family member shall be granted only by the Chair. Excused absences are not counted toward a member's attendance requirement. Attendance at the Committee meetings will be reported to the Alexandria City Council as required by City of Alexandria ordinances and regulations. In addition to attending meetings, each member of the Committee should expect to undertake one-to-two hours of preparation monthly before the meeting, be willing to take notes of a Committee meeting about once a year when asked, and be willing to represent the Committee on various work groups and or planning processes and report back to the Committee. These activities are described in more detail below. Members receive a packet of meeting materials to review several days before the meeting.

Section 3. A majority of Committee members must be present in-person to establish a quorum.

Section 4. One member of the Committee shall record the minutes, the responsibility for which will rotate among members monthly.

Section 5. Members may have the opportunity to monitor, report updates, and represent the Committee's interests at small area planning meetings, ad hoc advisory groups, and other non-standing groups as determined by the Chair.

Section 6. It is the policy of AHAAC that members may ask to participate in meetings of the Committee by electronic communication means as permitted by § 2.2-3708.3 of the Code of Virginia, if necessary. The request will be considered by the Chair. Full guidance is available in AHAAC's Electronic Participation Policy.

ARTICLE: PARLIAMENTARY AUTHORITY

Robert's Rules of Order (Rules) shall govern all meetings of the Alexandria Housing Affordability Advisory Committee when applicable and not inconsistent with these bylaws or City ordinances. The staff liaison will be familiar with the Rule and a copy of the Rules will be provided to the Chair following their election.

ARTICLE: STANDING AND SPECIAL PURPOSE COMMITTEES

The Committee reserves the right of special purpose to delegate Standing and Special Purpose Sub-Committees to execute the work of the Committee.

ARTICLE: ANNUAL REPORT

The Committee shall complete a report on its activities on an annual basis. Office of Housing staff will draft the report for the preceding fiscal year, which the Committee will review at its first meeting of the current fiscal year.

ARTICLE IX: AMENDMENT OF THE BYLAWS

Amendment of these bylaws shall be by a two-thirds vote of the total membership of the Alexandria Housing Affordability Advisory Committee. The proposed amendment to these bylaws shall be submitted at the previous regular monthly meeting and written notification shall be given to all members of the Committee in advance of a vote.

____, 2022

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | October 6, 2022

	Members Present	Members Absent	Staff
1	Annette Bridges		Tamara Jovovic, Housing Program Manager
2	Jan Macidull		Eric Keeler, Deputy Director
3	Alison O'Connell		Jose Ayala, Planning and Zoning
4	Felicia Brewster		
5	Mike Doyle		
6	Betsy Faga, Chair		
7	Amy White		
8	Devin Stokes		
9	Jon Frederick		
10	Robyn Konkell		
11	Peter Siderovski		
12	Michael Jackson		
13	Shelley Murphy		
14	Peter-Anthony Pappas		
15	Aschalew Asabie		
	Alison Coleman, DCHS*		
		Helen McIlvaine*, Housing	
	Guests	Affiliation	
1	Steven Mikulic	McGuireWoods	
2	Bob Brandt	Walsh Colucci Lubeley & Walsh	
3	Rob Bernard		
4	Steven Woods	Mill Creek Residential	
5	Max Glickman	Fairstead	
6	Keith Pettigrew	ARHA	
7	Kanasha Brown	ARHA	

*non-voting

(m) – took minutes during fiscal year

The Chair called the meeting to order at 7:00 pm. Jan Macidull took minutes.

1. New member introductions and Chair remarks (Chair)

Chair Betsy Faga introduced AHAAC's two newest members: Devon Stokes, representing a financial professional with knowledge and experience in the field of finance, and Peter Siderovski, representing housing consumers under age 30.

3. Consideration of an Affordable Housing Plan for Witter Place (Tamara Jovovic/Bob Brandt)

Action Requested: Vote on Affordable Housing Plan

Tamara Jovovic introduced Bob Brant, the attorney representing Community Housing Partners (CHP); Mr Brandt provided an overview of CHP and the proposed project. David Schultz, Senior Vice President of Development and Construction for CHP, also participated in the meeting via phone. CHP was founded in 1975 as a Virginia-based affordable housing developer and onsite manager; having developed over 6,000 units in multiple states, CHP hopes Witter Place will be the first of several future projects in Alexandria. Mr. Brandt explained that CHP has extensive experience with LIHTC in Virginia, which it plans to utilize to partially finance the project.

The proposed project is located at 2712 Duke Street, a site which has functioned as an automotive dealership for over 30 years. The new building will be oriented toward Duke Street and is proposed to be four-to-five stories in height. Amenities are planned to include a rooftop space, outdoor children's play area, firepits, and outdoor seating. The 94-unit two- and three-bedroom project will be affordable at 40% to 60% AMI. Members commended the level of affordability and unit mix.

One member asked if CHP will manage the building. Mr. Brandt responded that CHP will manage the building. One member raised concerns about dangerous traffic on Duke Street, citing past fatalities in the area. Mr. Brandt stated that all building traffic and deliveries will be routed to Witter Drive rather than Duke Street. One member asked about the biggest obstacles in getting the project approved by the City. Eric Keeler reminded the Committee that CHP will return to request approval for funding as part of its overall financing strategy.

Shelley Murphy made a motion to approve the Affordable Housing Plan; Mike Doyle seconded the motion. The Committee voted to approve the Affordable Housing Plan unanimously.

2. Alexandria West Small Area Planning Process (Jose Ayala)

Action Requested: Designate 1-2 Committee Members to Follow Planning Process

Jose Ayala provided an overview of the Alexandria West Small Area Plan (AlexWest SAP), which will combine two existing SAPs, Alexandria West and Beauregard, into

one 1,200-acre area. During the Beauregard planning process, AHAAC was a very active participant. Mr. Ayala outlined the demographic composition of the area and stressed a strong need for affordable housing. The planning process will begin in November 2022 and City staff have begun engaging the community. The City is working to identify the community's preferred methods of participation and staff have published a webpage with four language options; additional engagement efforts include multiple social media sites, eNews releases, emails, and outreach to community associations and businesses. As the plan area abuts Fairfax County on the west side, the City is coordinating with Fairfax County.

Betsy Faga suggested that Mr. Ayala return to AHAAC to provide a brief overview of the small area planning process and its background. Mr. Ayala explained that the planning process is typically triggered by economic pressures, including development.

Devin Stokes and Betsy Faga volunteered to monitor the Alexandria West planning process and report updates to AHAAC.

4. Consideration of an Affordable Housing Plan for Samuel Madden (Eric Keeler/Mill Creek & Fairstead)

Action Requested: Vote on Affordable Housing Plan

The proposed Samuel Madden comprises 532 rental residential units, of which 326 will be affordable, in addition to an early learning and childcare center, retail space, and food hub. 161 units will be affordable to households making up to 30% AMI, 79 will be affordable to households making between 50-60% AMI, and 86 units will be affordable to households making up to 80% AMI. 240 units are attributed to the applicant's use of the RMF Zone and Section 7-700. On-site amenities will be available to all residents.

Residents of the existing 65 Samuel Madden units will be relocated temporarily during construction. In compliance with HUD's Rental Assistance Demonstration (RAD) program, all relocated residents are guaranteed a right to return; Housing Opportunities Unlimited, a company specializing in relocation and support services, will assist all residents in good standing in relocating during the construction phase and, if desired, facilitate their return. The applicant will cover all relocation costs for residents. The applicant plans to seek approval from Planning Commission and City Council in February 2023.

One member asked if project-based vouchers will remain with the project. The applicant responded that project-based vouchers do not travel with the renter. Another member asked why all market rate units are all in the South Building; The

applicant responded that this is due to financing considerations. One member asked about the project's planned construction phasing. The applicant stated that construction will take place in one phase. Another member asked if the project would seek City funding. The applicant stated that this is not anticipated at this time. Another member asked if relocated residents will be able to retain their vouchers if they chose not to return to Samuel Madden. The applicant responded that residents would retain their vouchers, but it is unlikely that many residents will choose not to return. A member asked how long residents will be relocated; residents will be relocated for approximately two years during construction. One member asked about parking fees; parking will be free in North Building and a rebate will be given to those being charged in the South Building. Another member asked if the voucher approval process could pose project delays. Mr. Pettigrew is hopeful that the project will move forward without difficulty.

Shelley Murphy made a motion to approve the affordable housing plan; Robyn Konkel seconded the motion. The Committee voted to approve the Affordable Housing Plan unanimously.

5. FY24 City Budget Priorities Discussion (Committee Members)

Action Requested: Vote to Provide Letter

As the City's FY 2024 budget preparation is underway, the City Manager has requested boards and commissions provide input on budget priorities by November 4. Members discussed historic, recent, and anticipated future requests for funding. A member suggested that funding priorities focus on the pipeline, for which a significant budget increase will be necessary to fund these projects. Shelley Murphy encouraged AHAAC to inform City Council that multiple pipeline projects may submit applications at the same time and, at current funding levels, not all can be funded in the same cycle. Members expressed that City Council could also play a role locally by encouraging coordinated fundraising for Alexandria's affordable housing pipeline projects.

Shelley Murphy and Betsy Faga volunteered to draft an AHAAC budget priorities letter to the City Manager.

6. Report Outs (Committee Members)

Tamara Jovovic noted that Hilco's Potomac River Generating Station redevelopment infrastructure plan is in the concept stage. Several approaches are being considered for the public-private-partnership affordable housing partnership, including the potential for an arts-related housing component. A member asked if affordable assisted living is being considered for the project; Ms. Jovovic noted that AHAAC may

choose to consider this option, though funding may be more challenging due to the continued need for operating subsidies in such facilities.

7. ARHA Updates

There were no additional ARHA updates.

8. AHDC Updates (Jon Frederick)

There were no AHDC updates.

9. Consideration of Draft September 2022 Minutes

Action Requested: Vote on Draft Minutes

Agenda item #7 was amended to read, "Betsy noted that there were no recent updates on the Seminary Road project." With this correction, the Committee approved AHAAC's September 2022 minutes unanimously.

10. Information Items:

Financial Report

Staff provided the most recent Financial Report

11. Staff Updates (Staff)

Tamara Jovovic asked members to think about informational topics that AHAAC would like to discuss during fiscal year 2023. Robyn Konkel suggested discussing the background and process for small area planning. Betsy Faga had previously expressed interest in an informational session focused on public housing finance.

12. Announcements and Upcoming Housing Meetings (Staff)

Members were asked to promote the following events:

[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 1](#)

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)

13. Other

There were no additional discussion items.

14. Adjournment (Chair)

The Chair adjourned the meeting at 8:58 pm.

FY 2023 Affordable Housing Development Funds

Financial Report

November Highlights

Payments Received	Reference	DSUP or Transation ID	\$ Amount
Grand Total			

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Restaurant Depot Amendment - Expansion	JMDH Real Estate of Alexandria II, LLC	Commercial	\$65,000
Restaurant Depot Amendment - Expansion Total			\$65,000
Grand Total			\$65,000

New Transaction(s)	Fund	Date Loan Closed	\$ Amount
Pilot Rental Assistance	HTF	11/1/2022	-\$6,332
		11/15/2022	-\$3,418
		11/21/2022	-\$6,100
		11/23/2022	-\$6,332
Pilot Rental Assistance Total			-\$22,182
Grand Total			-\$22,182

Revenues

	2022						2023						FY Total
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
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	\$3,339	\$3,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,937
New Revenue Allocated by City Council	\$10,779,115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,779,115
FY Total	\$10,813,690	\$119,331	\$3,339	\$3,339	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,939,700

Balance Available
\$9,814,700

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	Grand Total
Housing Trust Fund															
Braddock SAP	\$3,423,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,423,273
Pilot Rental Assistance	\$648,025	\$0	-\$28,282	-\$6,100	-\$15,850	-\$22,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$72,414	\$575,611
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Housing Trust Fund Total	\$4,071,298	\$50,000	-\$28,282	-\$6,100	-\$15,850	-\$22,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$22,414	\$4,048,884
Housing Opportunity Fund															
AHDC - Arlandria Ph 1	\$9,500,000	\$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
AHDC - Seminary	\$5,000,000	\$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
CLI - Elbert Avenue	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000
EHIP	\$147,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$147,000
Housing Opportunity Fund Total	\$14,647,000	\$1,075,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800,000	\$15,447,000

Housing Master Plan Progress Report

Period: FY23 Q1

City of Alexandria, Office of Housing

Updated: 11.01.22

HMP TYPE OF ACTIVITY	FY23 Q1 Impact (Jul 2022-Sept 2022)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Sept 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Rental Units Created or Preserved/Rehabilitated	0	81	797	774	774	660	-114
<i>Created</i> Jackson Crossing				78			
The Nexus at West Alex (Gateway at King and Beauregard)				74			
The Bloom (Carpenter's Shelter)				97			
Fairlington Presbyterian Church (Waypoint at Fairlington)		81					
Friends of Guest House - 120 South Payne				4			
AHDC Seminary Project			37.5				
AHDC Arlandria Project			318				
Parcview II			154				
<i>Converted</i> New Hope Veterans Home (Aspen Street)				3			
Ellsworth Apartments				20			
Parkstone (Avana) Apartments				130			
Park Vue				196			
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings				7			
Lynhaven Apartments				28			
Lacy Court Apartments				44			
Bellefonte Permanent Supervised Apartments				12			
Friends of Guest House - 120 South Payne				6			
The Heritage			140				
AHDC Seminary Project			1.5				
Parcview I			146				
Units Created through the Development Process	0	102	207	151	151	336	185
Alexandria Memory Care Community (Silverado)				2			
Goodwin House			6				
Cambria Square (Pickett's Place/The Delaney)				4			
Notch 8				12			
Station 650 at Potomac Yard				8			
The Bradley (Braddock Station/Braddock Metro Place)				10			
Parc Meridian at Eisenhower Station				33			
The Thornton (Hunting Terrace)				24			
2901 Eisenhower Ave (The Point [Denizen] + South Tower)			8	13			
Oakville Triangle Block A1		37					
Oakville Triangle Block B		11					
Gables Old Town North (ABC/Giant site)				9			
The Platform I (Braddock Gateway Phase II)				4			
Dylan (Potomac Yard Landbay H/I)		9					
Sunrise Senior Living				2			
The Foundry (Block 6A)*				2			
Eisenhower East Block 20		15					
1200 North Henry		11					
Monday Properties				5			
Silverstone Senior Living				7			
The Platform 2 (Braddock Gateway Phase III)				4			
Alexan Florence (600 Royal Street - WMATA Bus Barn)				12			
The Aspire Independent Living		9					
701 N. Henry		7					
North Potomac Yard Phase I (Buildings 15 & 19)			14				
Benchmark Senior Living		3					
Newport Village			12				
The Heritage			55				
Braddock West			14				
805 N. Columbus			8				
TideLock			15				
Landmark Overlook			15				
901 N. Pitt			16				
Eisenhower East Block 23			44				
Beauregard Committed Units	0	0	0	311	311	494	183
<i>Created</i> St. James Plaza (Fillmore)				93			
The Spire (Church of the Resurrection)				113			
<i>Converted</i> Southern Towers				105			
Units Created or Preserved through Redevelopment Support to ARHA	0	0	0	52	52	174	122
<i>Created</i> The Lineage (Ramsey Homes)				37			
<i>Preserved</i> The Lineage (Ramsey Homes)				15			

* Project also includes three units affordable at 80% AMI.

TYPE OF ACTIVITY	FY23 Q1 Impact (Jul 2022-Sept 2022)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Sept 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	0	21	21	24	3
Homebuyer Loans [Individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	2	86	88	72	-16
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants =>\$5k]	1	119	120	240	120

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY23 Q1 Impact (Jul 2022-Sept 2022)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Sept 2022)
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued		
TOTAL	3	1514	1517

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
2,000	483

HMP TYPE OF ACTIVITY	FY23 Q1 Impact (Jul 2022-Sept 2022)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Sept 2022)
Committed Affordable Units Where Affordability Term has Expired	0	-101	-101
101 North Ripley (housing assistance contract expired)		-76	-76
Northampton Place (set-aside term of affordability expired)		-12	-12
The Alexander (set-aside term of affordability expired)		-13	-13

Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
2,000	584

REGIONAL HOUSING INITIATIVE (RHI) TYPE OF ACTIVITY	FY23 Q1 Impact (Jul 2022-Sept 2022)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Sept 2022)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	0	230	347	347
The Foundry (Block 6A) (also see above)				3	3
Ford + Park				10	10
AHDC Arlandria Project			157	0	0
Parcview II (also see above)			73	0	0
Converted Parkstone (Avana) Apartments				114	114
				154	154
				66	66
Landmark Towers				154	154
Parc Square				66	66