

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: February 2, 2023**

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

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

***\*\*In-person Spanish interpretation will be provided at the meeting\*\****

**AGENDA**

- |   |           |
|---|-----------|
| 1. Introductions and Chair remarks (Chair)  | 7:00 p.m. |
| 2. Consideration of an Affordable Housing Plan for Montgomery Center<br>(Kenneth Turscak/Ken Wire)<br><i>Action Requested: Review and Vote on Affordable Housing Plan</i>               | 7:05 p.m. |
| 3. Zoning for Housing Update (Tamara Jovovic)<br><i>Action Requested: Discuss Projects and Identify Committee Liaisons</i>  | 7:30 p.m. |
| 4. Discussion of AHAAC's Role in Advising City Council on Housing Matters and Policy<br>(Helen McIlvaine/Betsy Faga)<br><i>Action Requested: Provide Input on Council Advisory Role</i> | 7:45 p.m. |
| 5. Consideration of January 19, 2023 Minutes (Kenneth Turscak)<br><i>Action Requested: Review and Vote on Draft Minutes</i>   | 8:00 p.m. |
| 6. Report Outs (Committee Members)  | 8:05 p.m. |
| 7. ARHA Updates (Michelle Krockner)   | 8:10 p.m. |
| 8. AHDC Updates (Jon Frederick)   | 8:15 p.m. |
| 9. Information Items:<br>Financial Report<br>Housing Master Plan Update   | 8:20 p.m. |
| 10. Staff Updates (Staff)   | 8:35 p.m. |
| 11. Announcements and Upcoming Housing Meetings (Staff)   | 8:45 p.m. |

***Planning Commission Public Hearings on Samuel Madden and Elbert Avenue Projects***

February 7, 2023; 7:00 p.m.

City Hall, Council Work Room, 301 King Street; [Virtual](#)

To register to speak: [alexandriava.gov/Participate](http://alexandriava.gov/Participate)

***ARHA Redevelopment Work Group***

February 16, 2023; 5:30 p.m.

City Hall, Council Work Room, 301 King Street

***City Council Public Hearings on Samuel Madden and Elbert Avenue Projects***

February 25, 2023; 9:30 a.m.

City Hall, Council Work Room, 301 King Street; [Virtual](#)

To register to speak: [alexandriava.gov/Participate](https://alexandriava.gov/Participate)

***Current Committee Vacancies***

Financial Professional

Representative of the Commission on Persons with Disabilities

- |                         |           |
|-------------------------|-----------|
| 12. Other               | 8:55 p.m. |
| 13. Adjournment (Chair) | 9:00 p.m. |

# City of Alexandria, Virginia

## MEMORANDUM

DATE: FEBRUARY 2, 2023

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

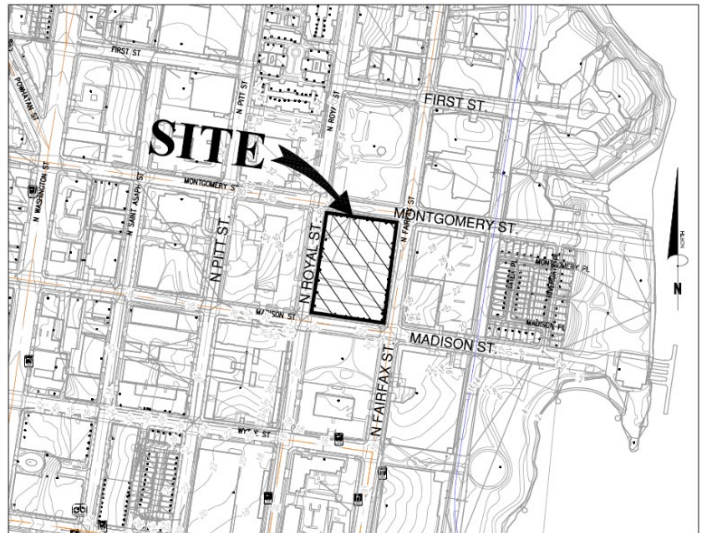
FROM: KENNY TURSCAK, HOUSING ANALYST

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR MONTGOMERY CENTER REDEVELOPMENT

**ISSUE:** Affordable Housing Plan for Montgomery Center Redevelopment (DSUP #2022-10021)

**RECOMMENDATION:** That the Alexandria Housing Affordability Advisory Committee (AHAAC) review and endorse the Affordable Housing Plan for Montgomery Center as submitted by Carr Companies (attached).

**BACKGROUND:** Montgomery Center is a one- to two-story commercial and office property built in 1950; it occupies approximately two acres across one city block bound by Montgomery and Madison Streets to the north and south, and by N. Royal and N. Fairfax Streets to the west and east, respectively. Current occupants include health and fitness studios, restaurants, retail services, office tenants, and The Art League. The applicant, Carr Companies, proposes to demolish the existing building to construct an eight-story, 413,685 gross square foot mixed-use building featuring 327 multifamily residential units, retail space, and an arts component.



The applicant plans to utilize Sections 7-700 and 6-900 for both arts and affordable housing bonus height and density, respectively. Existing zoning at the site, CRMU-X, allows for mixed uses up to a 2.5 Floor Area Ratio (FAR)<sup>1</sup> under a Special Use Permit (SUP). The applicant is seeking this SUP to allow density up to 2.5 FAR and proposes density increases of 0.75 FAR for

<sup>1</sup> FAR determines the maximum amount of developable floor area, as defined by the Zoning Ordinance and adjusted for permitted exclusions, that a site has. FAR = max floor area / lot area

both arts and affordable housing, totaling a proposed 4.0 FAR at the site. Sec. 6-900 and Sec. 7-700 bonus densities will yield arts space (described below) and 21,792 square feet dedicated to committed affordable housing, respectively. This is the fourth project in the city to pair arts and affordable housing bonus density tools.

The applicant is currently evaluating two scenarios for on-site arts and cultural space; one option would include approximately 21,000 SF of arts space across two floors and 618 parking spaces, and another option proposes approximately 13,300 SF of ground floor arts space and 406 parking spaces. As contributions are based on residential and commercial net square footage, neither scenario will affect the developer's voluntary affordable housing contribution.

The project involves the following applications and modifications:

- SUP to increase FAR to 2.5
- SUP for bonus density for the provision of affordable housing pursuant to Section 7-700
- SUP for bonus density for the provision of an arts and cultural anchor pursuant to Section 6-900
- Modification of height to setback ratio requirement for N. Royal, N. Fairfax, and Madison Streets
- Master Plan Amendment to increase building height from 50 to 53 feet along Montgomery Street

**DISCUSSION:** Consistent with the Housing Master Plan's recommendation to focus affordable housing in areas near jobs, amenities, and services and with the greatest potential for increased density and mixed-use development, the applicant has proposed using bonus density, Sec. 7-700. (It is noted that the applicant has also proposed using bonus density for the arts, Sec. 6-900.) In exchange for 30% (29.99%) bonus density for affordable housing, the applicant will provide 22 on-site committed affordable rental set-aside units.



Rendering of the site's west elevation

Below is the methodology used to calculate the required floor area and resulting units.

Permitted Development under existing zoning: 130,781 square feet

Permitted development under existing zoning with SUP: 217,968 square feet

Bonus density associated with Sec. 7-700: 65,376 square feet

Bonus density associated with Sec. 6-900: 65,376 square feet

**Total proposed development: 348,720 square feet** (+ either 13,321 or 21,061 square feet for arts use which is granted pursuant to Sec. 6-900 and is exempted from FAR calculations)

Affordable housing floor area generated by Sec. 7-700:  $65,376 \times \frac{1}{3} = 21,792$  square feet

Total residential development: 323,446 square feet

Total number of residential units: 327

Average square feet per unit:  $323,446 \text{ SF} \div 327 = 989$  square feet/unit (including prorated common area square footage)

**Number of affordable units generated by Sec. 7-700:**  $21,792 \text{ SF} \div 989 = 22.03$  units

Proposed affordable units: 22 units

The proposed affordable unit mix is proportional to the overall current unit mix (Table 1).

**Table 1**

Unit Type	Units	Unit Mix as % of Total Units	Affordable Units	Affordable Unit Mix as % of Total Affordable Units
Studio	39	11.9%	2	9.1%
Junior One-Bedroom	40	12.2%	3	13.6%
One-Bedroom	89	27.2%	6	27.3%
One-Bedroom + Den	53	16.2%	4	18.2%
Two-Bedroom	89	27.2%	6	27.3%
Two-Bedroom + Den	17	5.2%	1	4.5%
<b>Total</b>	<b>327</b>		<b>22</b>	<b>100%</b>

Rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 60% of the area median income (equivalent to \$59,820-\$85,380 in 2022 for a household with one to four members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers as required by State law. In addition, ‘non-standard’ unit types such as junior one-bedroom and one-bedroom + den units must have rent limits equal to their closest equivalent; junior one-bedroom units will rent at a studio rate, one-bedroom + den units will rent at a one-bedroom rate, and two-bedroom + den units will rent at a two-bedroom rate. The units will remain affordable for a 40-year period from the date of initial occupancy. The residents of the set-aside units will have the same access to amenities as do market-rate residents in the project.

If the project converts from a rental to a for-sale condominium structure or is constructed as such, the applicant will provide the 22 committed affordable for-sale units. For-sale units will be affordable to households with incomes generally ranging between 70% and 100% of the area median income (AMI). City homeownership assistance will be available to eligible households to help with down payment and closing costs. The units will remain affordable with equity sharing enforced through deeds of covenant restricting their resale.

2022 Affordable For-Sale Set-Aside Program Income Limits				
Percent of AMI	Household Size			
	1 Person	2 People	3 People	4 People
70%	\$69,790	\$79,730	\$89,670	\$99,610
100%	\$99,700	\$113,900	\$128,100	\$142,300

The starting point for the prices of the affordable for-sale units are the City’s 2022 standard prices, which include one parking space: \$175,000 for a studio, \$225,000 for a one-bedroom; and \$275,000 for a two-bedroom. Consistent with the City’s policy which requires the unbundling of housing from parking, buyers of the affordable units will have the opportunity to purchase up to one parking space per household for \$30,000; if the buyer does not purchase a parking space, the unit will be discounted \$30,000 from the standard price. In addition, units with dens are priced \$25,000 above the standard price due to the added value created by the additional space. For the purposes of affordable set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

2022 Affordable For-Sale Prices		
Unit Type	Price (w/ parking space)	Price (w/o parking space)
Studio	\$175,000	\$145,000
Junior One-Bedroom	\$200,000	\$170,000
One-Bedroom	\$225,000	\$195,000
One-Bedroom Plus Den	\$250,000	\$220,000
Two-Bedroom	\$275,000	\$245,000
Two-Bedroom Plus Den	\$300,000	\$270,000

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the application is subject to the 2022 contribution rates. It is noted that a contribution is not applied to the bonus density associated with the arts, to the arts anchor, or to the bonus density associated with affordable housing. The applicant will provide a voluntary monetary contribution of \$878,201 to the Housing Trust Fund. Should the project proceed as for-sale condominiums, it is anticipated that the contribution would help fund the majority of the City’s downpayment and closing cost assistance needed for the project’s future set-aside purchasers.

**FISCAL IMPACT:** \$878,201 to the Housing Trust Fund

**ATTACHMENT:**

(1) Affordable Housing Plan for Montgomery Center DSUP #2022-10021; January 9, 2023

**STAFF:**

Helen S. McIlvaine, Director, Office of Housing  
Eric Keeler, Deputy Director, Office of Housing  
Tamara Jovovic, Housing Program Manager, Office of Housing

Montgomery Center, CDSP#2022-00002  
300, 312 & 320 Montgomery Street  
806 & 816 N. Fairfax Street  
805, 807, 809 & 815 N. Royal Street  
Affordable Housing Plan  
January 9, 2023

MC Property LLC (the “Applicant”) proposes a Development Special Use Permit (“DSUP”) for a full-block development on the property known as Montgomery Center (the “Property”). Montgomery Park lies across Montgomery Street to the north and the Alexandria House Park lies to the south across Madison Street. A one- and two-story retail, personal service, arts and office building currently occupies the Property. The Property contains approximately 87,187 SF or 2.0015 acres. The future development of the Property is guided by the Old Town North Small Area Plan (“OTN SAP”).

The Applicant proposes a mixed-use development that includes a total of 348,748 SF of Floor Area. A total of 327 residential units, approx. 25,273 SF of retail and 21,061 SF or 13,321 SF of arts/cultural uses are proposed. The proposed residential units are planned to be rental, with 39 studios (11.9%), 40 junior one-bedrooms (12.2%), 89 one-bedrooms (27.2%), 53 one-bedrooms with dens (16.2%), 89 two-bedrooms (27.2%) and 17 two-bedrooms with dens (5.2%). The proposed building height includes several heights and transitional stepbacks, ranging between 53’ to 108’.

The Applicant will comply with the 2020 City of Alexandria Affordable Housing Policy and will provide the required monetary contributions on the base density and on-site, rental affordable units in exchange for bonus density under Zoning Ordinance Section 7-700. Under the existing CRMU-X Zoning District, the by right residential density is 1.5 FAR. Through the provisions of the CRMU-X Zone, the Applicant seeks a 2.5 FAR via an SUP, and two density bonuses of 0.75 FAR each for the provision of on-site affordable housing (§§7-700 through 702) and arts/cultural uses (§6-904). The total project density is 4.0 FAR. The Applicant will make the required contribution for the density associated with the base SUP density of 2.5 FAR, which is \$878,201.22. For the affordable housing bonus density, the Applicant agrees to provide the equivalent of one-third (1/3) of .75 FAR through the provision of twenty-two (22) on-site affordable housing units. The Applicant agrees to provide proportionate mix of unit types as affordable units for the affordable units attributable to the bonus density.

The Applicant’s affordable housing proposal is consistent with the current City policies and the Zoning Ordinance. This high-quality development will add affordable housing to an area of the City where more affordable housing is needed. Additionally, the project adds housing consistent with Metro-DC regional goals of increasing housing to meet unmet needs.

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | January 19, 2023

	Members Present	Members Absent	Staff
1	Annette Bridges		Eric Keeler, Deputy Director
2	Jan Macidull		Nancy Williams, Assistant Director, Planning and Zoning
3	Devin Stokes		Tamara Jovovic, Housing Program Manager
4		Michelle Krocker	Brandi Collins, Housing Program Manager
5	Michael Doyle		Kim Cadena, Housing Analyst
6	Betsy Faga, Chair		Kenny Turscak, Housing Analyst
7	Coss Lumbé		Siomara Amaya, Landlord-Tenant Relations Support
8	Yeshewase Ayele		
9	Jon Frederick		
10	Robyn Konkel		
11	Peter Siderovski		
12	Michael Jackson		
13	Shelley Murphy		
14	Peter-Anthony Pappas		
15	Aschalew Asabie		
16	Michael Butler		
17	Felicia Brewster		
	Helen McIlvaine*, Housing		
	Alison Coleman, DCHS*		
	Guests	Affiliation	
1	Keith Pettigrew	ARHA	
2	David Cortiella	ARHA	
3	Steven Mikulic	McGuire Woods	
4	David Schultz	CHP	
5	Joseph Schwenker	CHP	

\*non-voting

The Chair called the meeting to order at 7:00 pm. Peter Siderovski took minutes.

## 1. New Member Introductions and Chair Remarks (Chair)

7:00 p.m.

Betsy Faga welcomed new member Coss Lumbé and returning member Felicia Brewster.



## **5. Consideration of December 2022 Minutes (Chair/Kenny Turscak)**

*Action Requested: Review and Vote on Minutes*

While ARHA guests connected to the meeting, the Chair moved ahead in the agenda to review the December 2022 AHAAC Minutes.

Jan Macidull motioned to approve the December 2022 AHAAC minutes; Shelley Murphy seconded the motion. The minutes were approved unanimously with one abstention.

## **2. Consideration of a Loan Request for Samuel Madden (Brandi Collins, Keith Pettigrew, David Cortiella)**

*Action Requested: Review and Vote on Loan Request*

Brandi Collins introduced Keith Pettigrew and David Cortiella of the Alexandria Redevelopment and Housing Authority (ARHA) who presented a loan request for ARHA's Samuel Madden Redevelopment project. ARHA sought approval for Samuel Madden's Affordable Housing Plan at AHAAC's October 2022 meeting, which the Committee approved unanimously. At that time, ARHA did not anticipate seeking City funding for the project. Prior to that, AHAAC approved a predevelopment loan of \$60,000 to ARHA for Samuel Madden.

Mr. Cortiella provided updates since AHAAC last considered the project, including finalized design plans. Regarding the loan, Mr. Cortiella explained that since October 2022, project costs have risen unexpectedly due to increased interest rates and material costs. Due to these new cost burdens, ARHA is seeking a \$1 million loan to maintain the project's feasibility; the loan will be applied toward the North Building's financing. The Housing Opportunities Fund (HOF) loan is anticipated to derive from monies specifically reserved for ARHA redevelopment activities funded by developer contributions from projects in the Braddock Metro neighborhood area. If approved, the \$1 million City loan will be made to the ownership entity controlled by ARHA, secured against the project, and repaid through residual receipts from project income. The loan is expected to represent less than 1% of the North Building's total development cost, which is approximately \$103 million.

One member asked if additional interest rate increases could lead to further loan requests. Mr. Cortiella responded that while interest rates have doubled, ARHA is looking to leverage other sources, including bonds, to buy down interest rates. Ms. Collins reiterated that the HOF funding will come from the Braddock neighborhood fund, part of which is set aside for ARHA; as a revolving loan fund, ARHA will repay loans from this fund which will revolve back to ARHA for future projects.

Another member asked about the impact of tax abatements on the project. Mr. Cortiella responded that ARHA assumes it will not be taxed for affordable units; his view is that, under Virginia state law, housing authorities are entitled to receive this abatement. The pro forma does not yet project tax abatement impacts on the South Building, but the North Building impact will be approximately \$372,000 per year. Helen McIlvaine explained that there is a process through which ARHA must apply for a tax exemption through the City's Office of Real Estate Assessment. She reiterated the state's statutory tax exemption for affordable housing owned and

controlled by ARHA, but said in the case of Madden, an analysis of the private development partner's participation needs to be performed.

On the subject of tax abatements, one member questioned how much additional leverage tax abatements are bringing to the project. The member noted that tax abatements allow the project to take on additional debt. The member also recommended that applicants should calculate the value gained through tax abatements, especially as they reduce City funding commitments, to highlight their positive effects on the need for direct City funding support. Mr. Cortiella agreed with the member and responded that ARHA is calculating this figure.

Mike Doyle motioned to approve the loan request; Coss Lumbé seconded the motion. The Committee approved the loan request unanimously.

### **3. Consideration of a Loan Request for CHP Witter Place Project (Eric Keeler, David Schultz, Joseph Schwenker)**

*Action Requested: Review and Vote on Loan Request*

Tamara Jovovic introduced David Schultz of Community Housing Partners (CHP) who gave a presentation on their proposed Witter Place Project located at 2712 Duke Street. This will be CHP's first project in Alexandria. The project proposes 94 multifamily rental units, all of which will be two- and three-bedrooms, and will be affordable up to 40%, 50%, 60% of the Area Median Income (AMI). The total project cost will be approximately \$52 million; the project's funding sources includes a \$10.5 million City loan request. The loan carries a term of 40 years and will be repaid through 2% interest on residual receipts. In addition, the City will provide a pilot rental subsidy grant of \$350,000 to help fund deep affordability for 10 units for a term of five years, allowing the project to secure additional points on its tax credit application.

One member noted that the project should keep per-unit costs in mind as the market changes; currently, per unit costs are approximately \$576,000, of which approximately \$362,000 is hard costs.

A member noted that the project's total request for City funding, combined with ARHA's request, totals over \$11.5 million; currently, less than \$10 million is currently available in the Housing Trust Fund, potentially over-drafting the fund. Ms. McIlvaine stated that some of the funds for CHP Witter Place are anticipated to be committed out of FY2024 City funds. A member questioned the funding process, noting that the loan request will be allocated from the next fiscal year. Ms. McIlvaine responded that although forward-allocating funds is not typical, the City has previously taken this approach for projects with extenuating circumstances. In this case, the applicant's contract for purchasing the Duke Street parcel stipulated that it must apply for tax credits during the 2023 application cycle. Ms. McIlvaine noted that the City has already set aside American Rescue Plan Act (ARPA) dollars totaling \$1.5 million for 40% AMI units, part of which will comprise this loan request.

Another member asked how projects are prioritized within the City's funding pipeline; the member noted that Samuel Madden is a high priority but questioned where this project falls relative to other pressing projects. Ms. McIlvaine stated that

Witter Place is highly prioritized due to the number of family-sized units, while tax credit application timing and readiness also factored into prioritization. The member noted that with limited funding resources and a large pipeline, the Committee may need to better explain which projects are being funded and for what reason. Eric Keeler added tax credit funding cycles are a component in project prioritization. Witter Place's priority was anticipated during the current budget process, however, Ms. McIlvaine agreed that AHAAC should understand and, actively participate in reviewing and evaluating project priority and suggested that staff will specifically set time in a future meeting agenda for this discussion.

A member echoed concerns about overall pipeline funding, including its adequacy, and recommended a discussion about housing demand broken down by AMI levels. Ms. McIlvaine noted that an AHAAC investment subcommittee will soon meet again to address these questions. In addition, Ms. McIlvaine stated that the 2013 Housing Master Plan provided a demand component that has guided housing investment and policy since and stated that the upcoming Housing Master Plan update will include a component analyzing housing demand by income level. Another member agreed that quantifying demand by AMI level will be helpful in a future pipeline prioritization discussion.

Betsy Faga responded with her experience representing AHAAC on the Department of Community and Human Services (DCHS), noting that the grant review process may be a good template for AHAAC discussions.

Jan Macidull motioned to approve the loan request; Mike Butler seconded the motion. The Committee approved the loan request recommendation unanimously.

#### **4. Zoning for Housing Update (Nancy Williams)**

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

The Chair introduced Nancy Williams, who presented an overview of the Comprehensive Zoning for Housing and Housing for All Package. Ms. Williams first introduced Zoning for Housing about three years ago to the Committee, and since then the City has approved initiatives including co-housing, auxiliary units, and accessory dwelling units. Ms. Williams stated that in 2023, the initiative plans to host community discussions which may eventually lead to council action. Goals include repeal land use policies that further exclusion, enact land use policies that promote equity and inclusion, and materially increase the supply of committed affordable and market rate housing. Ms. Williams noted that the purpose of the presentation is not to ask for any formal action, but rather to preview the Zoning for Housing process and encourage AHAAC's future participation in it.

Ali Coleman, DCHS's representative to AHAAC, expressed interest in the Department's collaboration with the initiative. Ms. Williams welcomed the collaboration and plans to follow up with Ms. Coleman.

## **6. Bylaws (Kenny Turscak) 8:20 p.m.**

*Action Requested: Review and Vote on Bylaws*

Kenny Turscak introduced the revised bylaws. At AHAAC's December meeting, members recommended language clarifications, links to relevant state and local codes, and the addition of residency waiver language.

Shelley Murphy motioned to approve the bylaws; Coss Lumbé seconded the motion. The Committee approved the bylaws unanimously with one member abstaining.

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

Robyn Konkel reported that Hilco will be hosting a community meeting on its Potomac River Generating Station redevelopment on January 30. The hybrid meeting will cover topics including deconstruction, remediation, abatement, and open space.

Felicia Brewster reported that the Eisenhower West Landmark Van Dorn Implementation Advisory Group will be meeting on January 26. Ms. Brewster will report updates at AHAAC's February meeting.

Betsy Faga reported that she and Tamara Jovovic attended and presented at the Commission for Women's January meeting.

Jan Macidull reported that while she does not have updates on the CLI Elbert Avenue project, City Council will consider the project at a public hearing in February. Tamara Jovovic reminded members that their participation in City Council meetings on behalf of AHAAC is encouraged. Ms. Jovovic reminded members that AHAAC recommended the project's approval at a previous meeting, which the associated staff report has noted.

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

Jon Frederick reported that AHAAC will likely consider AHDC's Glebe-Mount Vernon project this spring. Mr. Frederick also reported that there are ongoing conversations between AHDC and Amazon surrounding refinancing at Park Vue. AHDC's Seminary Road project continues to move forward; construction on one temporary Sheltered Homes of Alexandria relocation unit at Parkstone is expected to begin in late January; construction is expected to last approximately one month. AHDC expects to receive a response from the Virginia Housing Trust Fund for Seminary Road funding in the coming days.

In addition, Mr. Frederick reported on AHDC's Rent Ready program. As nationwide trends move toward market-rate affordable housing, often through deed restrictions, this program aims to assist renters who may not qualify for tax credit housing. AHDC is working with Tenants and Workers United, Community Lodgings, and other neighborhood organizations on this initiative.

## **9. Information Items (Staff)**

### **Financial Report**

Before moving to the financial report, Betsy Faga recommended that members choose a topic of interest in the Zoning for Housing initiative; members may be involved in developing policy and reporting developments to the Committee.

Tamara Jovovic presented the December financial report to the Committee. One member asked why there was a gap in developer contributions for several months. Ms. Jovovic noted that contributions are paid at the time certificate(s) of occupancy are issued, which are not necessarily issues on a consistent basis.

## **10. Staff Updates (Staff)**

Helen McIlvaine reminded members of the ARHA redevelopment workgroup meeting (listed below). Ms. McIlvaine also noted that City Council will consider development approvals for ARHA's Samuel Madden and CLI's Elbert Avenue projects, as well as CHP's Witter Place loan request in February.

Ali Coleman thanked the Committee for signing onto the Economic Opportunities Commission's letter to City Council recommending enhanced eviction prevention measures. The letter was presented to City Council earlier this month; Ms. Coleman also reported that bills addressing the housing crisis are moving forward in the Virginia General Assembly. In addition, Ms. Coleman briefed the Committee on their point in time survey, which is part of a nationwide effort to track homelessness; the survey will take place in late February. Ms. Coleman reported on rent relief programs, including senior rent relief programs. Senior rent relief provides up to \$500 per month for qualifying residents. Finally, Ms. Coleman reported that the ARISE program will release its first checks in February.

## **11. Announcements and Upcoming Housing Meetings (Staff)**

### ***ARHA Redevelopment Work Group***

January 26, 2023; 5:30 p.m.

City Hall, Council Work Room, 301 King Street

### ***Condominium and Community Assoc. Training Workshop***

January 28, 2023; 9:30 a.m.; Virtual

### ***Current Committee Vacancies***

Financial Professional

Representative of the Commission on Persons with Disabilities

## **12. Adjournment (Chair)**

Mike Doyle moved to adjourn the meeting; Peter Siderovski seconded the motion. The Chair adjourned the meeting at 8:54 p.m.

# FY 2023 Affordable Housing Development Funds

## Financial Report

### January Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Developer Contributions	Robinson Terminal South (Robinson Landing)	2014 - 00006	\$10,412
	1300 King Street	2019 - 00001	\$142,296
Multifamily Loan Repayments	CLI	612 Notabene - 2012 (Pre-development and Renovation)	\$1,021
		Elbert Ave Renovations Sewer - 2009	\$2,319
<b>Grand Total</b>			<b>\$156,047</b>

New Pledges / Project Name	Developer	Project Type	\$ Pledged
1225 King Street	King Street Apartments LLC	Mixed-use conversion	\$9,236
<b>1225 King Street Total</b>			<b>\$9,236</b>
Edgewood Towns	Old Creek Homes LLC	Residential (7 towns)	\$45,327
<b>Edgewood Towns Total</b>			<b>\$45,327</b>

New Transaction(s)	Fund	Date Loan Closed	\$ Amount
Pilot Rental Assistance			-\$13,330
<b>Grand Total</b>			<b>-\$13,330</b>

## 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	\$152,708	\$0	\$0	\$0	\$0	\$0	\$194,355
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	\$3,339	\$3,339	\$0	\$0	\$0	\$0	\$0	\$125,616
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>\$3,339</b>	<b>\$3,339</b>	<b>\$0</b>	<b>\$3,339</b>	<b>\$156,047</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$11,099,087</b>

**Balance Available**  
**\$9,974,087**

## 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
<b>Housing Trust Fund</b>															
Braddock SAP	\$3,123,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,123,273
Pilot Rental Assistance	\$648,025	\$0	-\$28,282	-\$6,100	-\$15,850	-\$22,182	-\$12,432	-\$13,330	\$0	\$0	\$0	\$0	\$0	-\$98,176	\$549,849
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
<b>Housing Trust Fund Total</b>	<b>\$3,771,298</b>	<b>\$50,000</b>	<b>-\$28,282</b>	<b>-\$6,100</b>	<b>-\$15,850</b>	<b>-\$22,182</b>	<b>-\$12,432</b>	<b>-\$13,330</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$48,176</b>	<b>\$3,723,122</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	\$9,500,000
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000
ARHA - Redevelopment and Reposition	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
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
<b>Housing Opportunity Fund Total</b>	<b>\$12,447,000</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>\$13,247,000</b>

# Housing Master Plan Progress Report

Period: FY23 Q1-Q2

City of Alexandria, Office of Housing

Updated: 01.26.23

HMP TYPE OF ACTIVITY	FY23 Q2 Impact (Jul-Dec 2022)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Dec 2022)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
<b>Units Created, Converted and Preserved through Partnerships</b>	<b>81</b>	<b>0</b>	<b>891</b>	<b>774</b>	<b>855</b>
Jackson Crossing				78	
The Nexus at West Alex (Gateway at King and Beauregard)				74	
The Bloom (Carpenter's Shelter)				97	
Waypoint at Fairlington (Fairlington Presbyterian Church)	81				
Friends of Guest House - 120 South Payne				4	
AHDC Seminary Project			37.5		
AHDC Arlandria Project			318		
Parcview II			154		
Witter Place			94		
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		
<b>Units Created through the Development Process</b>	<b>0</b>	<b>102</b>	<b>207</b>	<b>151</b>	<b>151</b>
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			
The Grayson (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			
The Aidan (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		
<b>Beauregard Committed Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>311</b>	<b>311</b>
St. James Plaza (Fillmore)				93	
The Spire (Church of the Resurrection)				113	
Southern Towers				105	
<b>Units Created or Preserved through Redevelopment Support to ARHA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>52</b>
The Lineage (Ramsey Homes)				37	
The Lineage (Ramsey Homes)				15	

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
660	-195

336	185
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494	183
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174	122
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\* Project also includes three units affordable at 80% AMI.

TYPE OF ACTIVITY	FY23 Q2 Impact (Jul-Dec 2022)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Dec 2022)
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued
<b>Rental Accessibility Modification Projects</b> [Grants]	<b>1</b>	<b>21</b>	<b>22</b>
<b>Homebuyer Loans</b> [individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	<b>5</b>	<b>86</b>	<b>91</b>
<b>Homeowner Rehab Loans/RTA Projects</b> [Rebuilding Together DC-Alexandria Grants =>\$5k]	<b>2</b>	<b>119</b>	<b>121</b>

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
24	2
72	-19
240	119



HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY23 Q2 Impact (Jul-Dec 2022)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Dec 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
<b>TOTAL</b>	<b>89</b>	<b>1514</b>	<b>1603</b>	<b>2,000</b>	<b>397</b>

HMP TYPE OF ACTIVITY	FY23 Q2 Impact (Jul-Dec 2022)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Dec 2022)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
<b>Committed Affordable Units Lost Due to Expiration of Affordability</b>	<b>0</b>	<b>-101</b>	<b>-101</b>	<b>2,000</b>	<b>498</b>
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		

REGIONAL HOUSING INITIATIVE (RHI) TYPE OF ACTIVITY	FY23 Q2 Impact (Jul-Dec 2022)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Dec 2022)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
<b>Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved</b>	<b>0</b>	<b>0</b>	<b>230</b>	<b>347</b>	<b>347</b>
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

City of Alexandria, Virginia

# Comprehensive Zoning for Housing and Housing for All Package

November 22, 2022

City Council Legislative Meeting



# Comprehensive Zoning for Housing Package Staff Recommendation



In 2023, bring forward for community discussion and City Council action a comprehensive package of zoning reforms to:

- Replace land use policies and regulations that further exclusion with ones that promote equity and inclusion, and address existing vestiges of exclusionary practices
- Materially increase the supply of committed affordable and market rate housing.

# Proposed List of Comprehensive Zoning for Housing Initiatives



**Housing for All Equity Component**

**Removal of Restrictive Language**

**Single Family Zoning & Single-Family Parking Regulations**

**Bonus Height Text Amendment**

**Residential Multi-family Zones**

**Opportunities for Expansion of Transit-Oriented Development**

**Industrial Zones**

**Coordinated Development Districts**

**Barriers to Office to Residential Conversions**

**Town House Zones**

**Historic Development Patterns**

# Housing for All Equity Component: Purpose and Elements



- To identify the impact of past discriminatory housing practices on quality-of-life factors today for populations of color and/or low income
- To identify how residual effects of past exclusionary housing provisions can be countered in new policies and through equity goals and metrics.
- Housing for All Elements
  - Common Message of Purpose and Intended Goals/Metrics
  - List of exclusionary housing policies and practices – federal and state
  - Alexandria Equity Emphasis Areas Map showing impacts today related to segregation policies
  - Oral Histories reflecting life during Jim Crow
  - African American Historical Communities Interactive Map
  - Restrictive Covenants Interactive Map

# Anticipated Timeline FY 2023 – FY 2024



- Quarter 2 (FY 2023):  
(Oct - Dec 2022) Preplanning Process and Data Gathering/Analysis Continues
- Quarter 3 (FY 2023):  
(Jan - March 2023) Public Launch & Analysis Continues
- Quarter 4 (FY 2023):  
(April – June 2023) Community Engagement – Review of Analysis & Findings
- Quarter 1 (FY 2024):  
(July - Aug 2023) Update Analysis and Recommendations
- Quarter 2 (FY 2024):  
(Sept - Oct 2023) Community Engagement for Updated Initiatives
- Quarter 2 (FY 2024):  
(Nov-Dec 2023) Schedule Public Hearings

City of Alexandria, Virginia

# Questions and Answers

