

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: May 2, 2024

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

LOCATION: City Hall, Room 2000, 301 King Street

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

AGENDA

1. Introduction and Chair Remarks (Chair) 7:00 p.m.
2. Consideration of an Affordable Housing Plan for 6101 and 6125 Stevenson Avenue 7:05 p.m.
(Staff/Cathy Puskar)
Action Requested: Review and Vote on Affordable Housing Plan
3. Consideration of a Loan Request for Wesley Park Square Partial Rehabilitation 7:30 p.m.
(Jose Gonzalez)
Action Requested: Review and Vote on Loan Request
4. Budget Update (Eric Keeler/Committee Members) 7:55 p.m.
Action Requested: Information Item/Opportunity to Ask Questions
5. Consideration of April 4, 2024, Minutes (Chris Do) 8:05 p.m.
Action Requested: Review and Vote on April Minutes
6. Report Outs (Committee Members) 8:10 p.m.
 - a. PRGS
 - b. Eisenhower West/Landmark Van Dorn Implementation Advisory Group
7. ARHA Updates (Michelle Krockner) 8:15 p.m.
8. Housing Alexandria Updates (Jon Frederick) 8:25 p.m.
9. Information Items: 8:35 p.m.
 - Financial Report
 - HMP Progress Report
10. Staff Updates (Staff) 8:45 p.m.
11. FY2025 AHAAC Chair Nominations 8:50 p.m.
Action Requested: Submit Nominations for June Chair Election

12. Announcements and Upcoming Housing Meetings (Staff) 8:55 p.m.

FY 2025 Budget Adoption/Tax Rate Adoption

Wednesday, May 1, 2024; 6:00 p.m. – 8:00 p.m.

City Council Chamber, City Hall

ARHA Redevelopment Work Group

Thursday, May 16; 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall

13. Adjournment (Chair) 9:00 p.m.

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 26, 2024

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

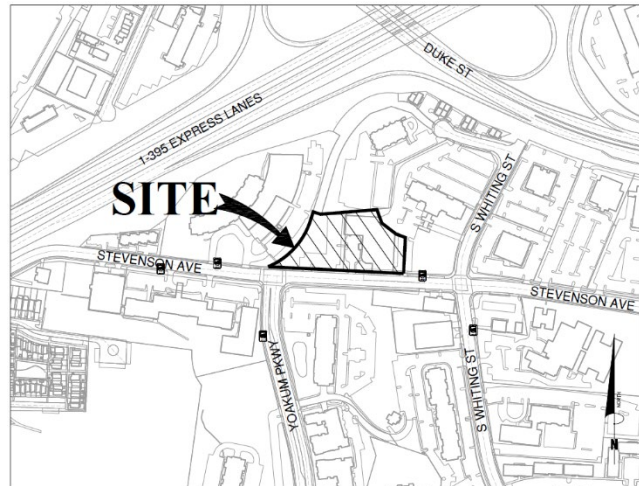
FROM: KENNY TURSCAK, HOUSING ANALYST

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR 6125 & 6101 STEVENSON AVENUE

ISSUE: Consideration of an Affordable Housing Plan for 6125 & 6101 Stevenson Avenue (DSUP #2024-10001)

RECOMMENDATION: That the Alexandria Housing Affordability Advisory Committee (AHAAC) review and endorse the Affordable Housing Plan for 6125 & 6101 Stevenson Avenue.

BACKGROUND: Located in the Landmark/Van Dorn Small Area Plan (SAP), 6125 & 6101 Stevenson Avenue occupies an approximately two-acre lot on Stevenson Avenue near Yoakum Parkway and S Whiting Street. From east to west, the site experiences a significant grade change. The site is currently occupied by a 1985-built commercial office building in which the City's Department of Community and Human Services was a tenant, and a surface parking lot. The applicant proposes to demolish the existing building to construct a 270-unit residential rental project, totaling approximately 273,000 square feet of net new development.



Existing zoning at the site, Office Commercial Medium (OCM (50)), allows for residential uses up to a 1.5 Floor Area Ratio (FAR).¹ The applicant is seeking a rezoning to the CRMU-H zone to allow density up to 2.5 FAR with a Special Use Permit (SUP). As the applicant is seeking a zone with density beyond what is envisioned in the Landmark/Van Dorn SAP, the applicant will

¹ 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

provide eight percent of residential floor area above what is recommended in the underlying small area plan as affordable housing, totaling approximately 6,900 square feet. Additionally, the applicant is utilizing Section 7-700 to secure approximately 58,200 additional net square feet; of this bonus density, one-third, or 19,423 square feet, must be provided as committed affordable housing. The total amount of square footage required to be provided as committed affordable housing is 26,291 square feet.

The project includes the following applications and modifications:

- Master Plan Amendment regarding permitted land use;
- SUP for Parking Reduction;
- Rezoning from OCM (50) to CRMU-H;
- DSUP to increase FAR from 1.5 to 2.5 under CRMU-H zone;
- SUP to increase density from 2.5 to 3.18 pursuant to Sec. 7-700.

DISCUSSION: The project’s rezoning request and use of bonus density yields 26 committed affordable rental set-aside units, representing just under ten percent of the project’s total units. At AHAAC’s April 4 meeting, staff presented a development preview to the Committee. During the discussion, members expressed interest in securing units at deeper levels of affordability; they directed staff to explore options to deepen the affordability of four of the proposed 26 units such that they were affordable to households with incomes at 40% AMI. Consistent with the equivalency provisions of Section 7-700 and the 2021 Housing Contribution Policy, staff worked with the applicant to determine what changes to the set-aside units would accommodate the Committee’s request while maintaining the value of the required housing contribution. In order to maintain equivalency in value, the set-aside unit count decreases from 26 to 23 units. Table 1 summarizes the resulting change in the set-aside unit mix.



Rendering: view from south on Stevenson Avenue

Table 1

Unit Type	Original Proportional Affordable Unit Mix	Revised Affordable Unit Mix	Change
One-bedroom @ 60% AMI	17	14	-3
Two-bedroom @ 60% AMI	9	5	-4
One-bedroom @ 40% AMI		1	+1
Two-bedroom @ 40% AMI		3	+3
	26	23	-3

Consistent with the unit breakdown shown in Table 1, rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 40% AMI (equivalent to \$43,320-\$61,880 in 2024 for a household with one to four members, respectively) and at 60% AMI (equivalent to \$64,980-\$92,820 in 2024 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. The units will remain affordable for a 40-year period from the date of initial occupancy. The residents of CAUs will have the same access to amenities as do market-rate residents in the project.

Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (1.5 FAR) is subject to the 2023 Residential Tier I voluntary contribution rate of \$3.37/square foot. The applicant will provide a voluntary monetary contribution of \$433,962 to the Housing Trust Fund.

FISCAL IMPACT: \$433,962 to the Housing Trust Fund

ATTACHMENT:

Affordable Housing Plan for 6125 & 6101 Stevenson Avenue DSUP #2024-10001

STAFF:

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

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 26, 2024

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE (AHAAC)

FROM: HELEN S. MCILVAINE, DIRECTOR

SUBJECT: CONSIDERATION OF A HOUSING OPPORTUNITIES FUND LOAN OF UP TO \$291,300 TO WESLEY HOUSING FOR THE RENOVATION OF PARC SQUARE APARTMENTS

ISSUE: Consideration of a loan request to fund the partial renovation of Parc Square Apartments (Attachment 1).

RECOMMENDATION: That the Committee recommend City Council approve a loan of up to \$291,300 comprised of federal HOME Investment Partnership Program (HOME) funds from the Housing Opportunities Fund (HOF) to undertake renovation of eight units at Parc Square Apartments.

BACKGROUND: Parc Square is a collection of four scattered site buildings, totaling 66 units in the Arlandria-Chirilagua neighborhood. The buildings are located at 525 and 527 Four Mile Road, 604 Notabene Drive, and 3906 - 3812 Old Dominion Boulevard (Figure 1). The community offers committed affordable units to households with incomes up to 60% of the area median income (AMI), and all 66 Parc Square units are below 60% AMI levels (Attachment 2).

Parc Square Apartments was built in the 1940s. The property serves as an important housing resource in Arlandria Chirilagua, a neighborhood that continues to face pressure on its housing market due to its proximity to National Landing, Potomac Yard, Amazon HQ2 and surrounding higher-income neighborhoods. In 2019-20, the City accelerated its Small Area Planning process for the neighborhood to develop strategies and tools to preserve, improve and expand affordable housing options.



Figure 1. Parc Square Project Location

Wesley Housing, a regional affordable nonprofit housing developer, owns and operates five properties in the city— ParcView Apartments, Beverly Park Apartments, [Lynhaven Apartments](#), [The Waypoint at Fairlington](#), and [Parc Square Apartments](#).

The property changed ownership a few times over the last decade prior to Wesley Housing's purchase, with others making predominantly cosmetic improvements and raising rents. Wesley Housing purchased Parc Square Apartments in early 2022 with a Housing Equity Fund Loan from Amazon, and a subordinate loan from another housing lender. Wesley's intent was to preserve long term affordability with non-City resources, as well as create the opportunity to facilitate a future assemblage for redevelopment.

Wesley Housing has made significant progress towards rehabilitating several units in disrepair within existing resources. While it has faced renovation challenges, Wesley Housing has brought all but eight of the units online and hopes to complete rehabilitation of the remaining units with assistance from the City.

DISCUSSION: Wesley Housing will use City funding for eight units at 525 and 527 Four Mile Road, 604 Notabene Drive and 3906 Old Dominion Boulevard, and for structural repairs to two buildings located at 525-527 Four Mile Road as outlined in Attachment 1. City funding will allow Wesley Housing to bring the eight units back online provide the committed affordable housing required its lenders.

Funding for Parc Square is proposed to be allocated from the City's federal funds portion of the HOF. \$375,000 is currently available. As part of its review for use of Federal funds, the City considers specific requirements such as environmental assessments, wage requirements and per unit cost and subsidy limits. Based on staff's analysis, this project meets federal requirements and offers an appropriate use. The use of HOME funds here also aligns with the City's 2022-2026 Consolidated Plan for Housing and Community Development which guides the use HOME funds received from the US Department of Housing and Urban Development.

FISCAL IMPACT: Commitment of up to \$291,300 in HOME funds from the City's Housing Opportunities Fund.

ATTACHMENT:

1. Wesley Housing Application for Parc Square Funding, dated April 1, 2024
2. 2024 HUD Rent and Income Limits

STAFF:

Eric Keeler, Deputy Director, Office of Housing
Jose Gonzalez, Housing Program Manager, Office of Housing
Kim Cadena, Housing Analyst, Office of Housing

April 1, 2024

Office of Housing
421 King St #205,
Alexandria, VA 22314

Re: Parc Square Funding Request


Dear Helen and Eric,

Please find below details about our funding request for Wesley's renovation of Parc Square Apartments, a five building, 66-unit property in the Arlandria neighborhood of the City of Alexandria.

Since acquiring the garden-style property in January 2022, Wesley Housing and Wesley Property Management Company have made significant progress on rehabilitating units left in disrepair by the previous owner. While we have faced significant unforeseen renovation challenges, we have brought all but eight of the units online, and are committed to working creatively to bring these final units online in a rapidly changing neighborhood, where the need for affordable housing is more pressing than ever.

We greatly appreciate your consideration of our request and welcome any questions from your team.

Sincerely,


Kamilah McAfee (Apr 1, 2024 11:10 EDT)

Kamilah McAfee
President and CEO
Wesley Housing
2311 Huntington Ave,
Alexandria VA 22303

April 1, 2024

Background

Wesley Housing purchased the Parc Square Apartments (66 units) in five garden-style apartment buildings in the Arlandria neighborhood in 2022 with the short-term plan of improving habitability of all units. Since acquisition, Wesley Property Management Company has made critical repairs within units. The long-term plan is a full property redevelopment that will increase the number of units of affordable housing on the site, incorporating Wesley Housing's Beverly Park into the redevelopment.

Parc Square Funding Request

Due to unforeseen construction issues and high turnover, eight units remain offline with \$207,000 in rehabilitation costs necessary for interior repairs, and up to \$84,300 in costs for essential structural repairs, for a **total funding request not to exceed \$291,300**.

To date, Wesley Housing deployed its own staff to manage and perform most of the renovations, creating significant cost savings. However, to bring more affordable units online and increase property performance, Wesley Housing began working with an outside contractor in February 2024. Wesley plans to employ the same contractor to complete work on the remaining units in disrepair.

These remaining eight units are ready for renovations, pending necessary additional funding. Please see the table below for details outlining the costs and delivery details:

#	Address	Cost to Turn	Cost for Supplies	Total Cost	Anticipated Delivery Date
1	525 Four Mile Rd #4	\$9,000.00	\$10,000.00	\$19,000.00	4/1/2024
2	604 Notabene Dr #3	\$9,000.00	\$10,000.00	\$19,000.00	4/1/2024
3	3906 Old Dominion Blvd #2	\$9,000.00	\$10,000.00	\$19,000.00	4/15/2024
4	3906 Old Dominion Blvd #3		\$10,000.00	\$10,000.00	5/1/2024
5	527 Four Mile Rd #2	\$10,000.00	\$10,000.00	\$20,000.00	7/1/2024

6	525 Four Mile Rd #1	\$30,000.00	\$10,000.00	\$40,000.00	7/1/2024
7	527 Four Mile Rd #1	\$30,000.00	\$10,000.00	\$40,000.00	7/1/2024
8	3906 Old Dominion Blvd #4	\$30,000.00	\$10,000.00	\$40,000.00	7/1/2024
Total		\$127,000	\$80,000	\$207,000	

Structural Repairs

Exterior cracks at 525-527 Four Mile Rd have presented another unforeseen renovation challenge. Wesley is currently working with a structural engineer to assess the problem and recommend repairs, which Deska Services estimates between \$46,000 and \$81,000 of repairs are necessary. The pricing variance stems from whether one or two corners of the building's foundation needs to be reinforced with helical piers, which will be determined by the structural engineer's findings.

Between structural engineering costs (\$3,300) and maximum repair costs of \$81,000, the structural work is **not to exceed \$84,300**.

The pictures depict exterior cracks at 525-527 Four Mile Rd:



wesley housing

2311 Huntington Avenue • Alexandria, VA 22303 • (703) 642-3830 • wesleyhousing.org

building up

Additional Background on Parc Square Renovation Challenges

Due diligence was conducted prior to the initial acquisition. The repairs necessary far exceed expectations. Leaks were discovered in the ground plumbing along with sewer backups when improvements began. This required in-unit excavation in multiple buildings to repair and replace pipes. Other problems included ground erosion and mold found in basement units (stemming from the plumbing issues). The unexpected conditions caused significant delays and renovation overages.

Another contributing factor to cost overruns is unit turnover. Since acquisition, nearly 50% of the building turned over. This resulted in time and money spent fixing up previously occupied units not originally included in the plan. The excessive turnover also slowed bringing new units online since Wesley Housing's staff had to balance renovations with unit turns.

Of the 66 total units, 58 units are now online and leased up. The remaining eight units are ready for renovations to begin, pending additional funding. As soon as renovations are complete, the units will be leased to qualified households.



**ATTACHMENT 2.
2024 HUD Rent and Income Limits**

HUD Designated Median Income \$154,700 2024

%AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
40%	\$ 43,320	\$ 49,520	\$ 55,720	\$ 61,880	\$ 66,840	\$ 71,800	\$ 76,760	\$ 81,720
50%	\$ 54,150	\$ 61,900	\$ 69,650	\$ 77,350	\$ 83,550	\$ 89,750	\$ 95,950	\$ 102,150
55%	\$ 59,565	\$ 68,090	\$ 76,615	\$ 85,085	\$ 91,905	\$ 98,725	\$ 105,545	\$ 112,365
60%	\$ 64,980	\$ 74,280	\$ 83,580	\$ 92,820	\$ 100,260	\$ 107,700	\$ 115,140	\$ 122,580

2024 Restricted Gross Monthly Rent Limits (Including Utilities)

%AMI	Efficiency	1BR	2BR	3BR	4BR
40%	\$ 1,083	\$ 1,161	\$ 1,393	\$ 1,609	\$ 1,795
50%	\$ 1,354	\$ 1,451	\$ 1,741	\$ 2,011	\$ 2,244
55%	\$ 1,489	\$ 1,596	\$ 1,915	\$ 2,212	\$ 2,468
60%	\$ 1,625	\$ 1,741	\$ 2,090	\$ 2,414	\$ 2,693

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | April 4, 2024

	Members Present	Members Absent	Staff
1	Annette Bridges (via phone)		Tamara Jovovic, Housing Program Manager
2	Jan Macidull		Kim Cadena, Housing Analyst
3	Michelle Krocker		Christopher Do, Housing Analyst
4	Michael Doyle		Mayra Jordan, Bilingual Intake Specialist
5	Betsy Faga, Chair		Jose Gonzalez, Housing Program Manager
6	Coss Lumbé		Jeffrey Farner, Planning & Zoning
7	Jon Frederick (via phone)		Carrie Beach, Planning & Zoning
8	Robyn Konkel		
9	Peter Sutherland		
10	Michael Jackson		
11	Shelley McCabe		
12	Peter-Anthony Pappas (via phone)		
13	Aschalew Asabie		
14	Melissa Sathe		
15		Michael Butler	
16	Felicia Brewster		
17	Sean Zielenbach		
18	Helen McIlvaine*, Housing Alison Coleman*, DCHS		
	Guests	Affiliation	
1	Tim	Graduate Student	
2	Shelley Spacek Miller	ACT for Alexandria	

*non-voting

1. Introduction and Chair Remarks (Chair)

The Chair called the meeting to order at 7:03 p.m. Robyn Konkel took minutes. Committee members and guests introduced themselves. The Chair announced that Yeshewase Ayele had left the Committee and that the Committee is looking to fill the positions for an employer with at least 100 employees and a representative for the Commission on Persons with Disabilities.

2. Public Hearing on FY 2025 Annual Action Plan for Housing and Community Development (Kim Cadena)

Kim Cadena presented information on the FY 2025 HUD Annual Action Plan for Housing and Community Development, which directs the ways in which the City spends Federal Home Investment Partnership (HOME) and Community Development Block Grant (CDBG) funds, as required by HUD. Mx. Cadena outlined the City's priority housing needs, goals, and activities in the draft plan, which is based on the 5-year Consolidated Plan published in 2021.

Mx Cadena provided the proposed funding distribution for FY 2025. The FY 2025 budget projects a reduction in the number of housing units rehabilitated using CDBG funds and a reduction in the number of residents assisted due to increased housing costs. The major projects for the upcoming fiscal year include the Pendleton Rooming House and the Aidan, which is a new condo community with seven set-aside homeownership units.

Mx. Cadena explained that the public comment period will remain open until April 19 and the City Council will vote on the draft plan at their April 24, 2024 Legislative Session.

Jan Macidull motioned to open the public hearing. Sean Zielenbach seconded the motion. The Chair opened the public hearing.

One member asked if the HUD Budget that was recently passed will affect HOME funding. Helen McIlvaine clarified that the HOME allocation will decrease. Mx. Cadena confirmed and explained that the Office retains extra HOME funding year after year to use on larger projects so impacts will not be felt immediately. Ms. McIlvaine explained some of the restraints on HOME funds.

One member inquired what the level of affordability of the Aidan homeownership units was. Tamara Jovovic explained that the units were priced to be affordable to households with incomes between approximately 70% and 100% AMI.

One member expressed concern about open space for children in their neighborhood and asked if the CDBG funds could be used for community open space. Ms. McIlvaine explained that CDBG funds can be used for community facilities. Mx. Cadena noted that the Office is looking at alternative sources of funding for community open space.

One member asked how many people were being helped by HUD activities. Mx. Cadena noted that the impact of each activity varies based on what is being provided. One member commented on the divergence between affordable housing funding and the amount of people served. Mx. Cadena reminded the committee of the CAPER, which is used to evaluate how HUD funds are spent. One member commented on the importance of how to use and share HUD program data with the public. Another member commented that it is also important to share this information graphically to make it accessible to the public. One member brought up the City Council FY 2025 budget and how City Council sought similar metrics during the budget process.

Another member asked how Alexandria compared to other jurisdictions in terms of priorities and activities. Mx. Cadena responded that they would need to look at other jurisdictions' priorities. One member observed that funding is becoming increasingly

smaller. Ms. McIlvaine replied that funding is related to population and Alexandria is relatively small. Ms. Cadena added that HUD funding is based on a complicated formula that also factors in the age of housing stock and low-moderate income population in a jurisdiction. It would be difficult to expand past \$1.6 million in funding, and any allocation in funding would result in a cut to other programming.

Jan Macidull motioned to close the hearing. Coss Lumbé seconded the motion. The Chair closed the hearing.

3. Discussion of Alexandria West Small Area Plan Draft Recommendation Comments (Jeffrey Farner/Carrie Beach)

The Chair introduced Jeffrey Farner and Carrie Beach, Planning & Zoning, to provide an update on the Alexandria West Small Area Plan.

Mr. Farner shared that more than 300 comments from over 70 people were received on the [Alexandria West Small Area Plan \(AWSAP\) Draft Plan Recommendations](#). The City Council hearing on the AWSAP is expected to be held in September.

Mr. Farner shared that, in response to feedback from the Committee, a more neighborhood-coordinated approach to affordable housing will be incorporated as a recommendation into the draft plan. Mr. Farner explained another change to the plan would be clarification of base and non-base density tables for 'by-right' development.

He then addressed the tenant protection concerns voiced in the comments from AHAAC. Mr. Farner noted that the Plan can only address what is actionable in recommendations. Ms. McIlvaine noted that the Plan can lay out aspirations, but the plan would need to seek legislative authority to enact tenant protections. Ms. McIlvaine noted that there are concerns about market affordable housing being lost and not replaced.

It was noted that an important funding source for the existing Beauregard Small Area Plan was the use of tax increment financing.

Mr. Farner discussed the land use strategy's focus on developing new housing in parking lots and underutilized commercial spaces to help relieve pressure on rents in the short to mid-term. Mr. Farner noted that the City needs to create more tools through the Housing Master Plan to address the need for affordable housing.

Mr. Farner also reported that the City has received a \$550,000 FTA grant for the [Duke Street in Motion Transit Plan](#). One member asked if that Transit Plan would be focused only on transit or would include housing. Mr. Farner noted that it would be applied to land use, housing, and transit study. One member suggested that a BRT should go there and cited the benefits of that service for low-income households. Mr. Farner agreed that higher frequency service and housing around transit are needed. Mr. Farner noted that Transportation and Environmental Services (T&ES) received a \$10 million grant for a transit center for Southern Towers due to safety issues in that area.

One member noted that it was important for the Committee to be knowledgeable about community views to be able to inform the City Council. Ms. Jovovic noted that during the Housing Contribution Policy work group, different stakeholders came together.

One member asked about the status of the feedback letter for Alexandria West. Ms. McIlvaine directed staff to forward the letter to the Planning Commission and City Council.

4. Development Preview 6101 & 6125 Stevenson Avenue (Tamara Jovovic)

Tamara Jovovic presented a preview of the 6101 & 6125 Stevenson Avenue project. The project proposes building 270 rental units, divided into 177 one-bedroom units and 93 two-bedroom units, on the site of the former DCHS office building in Landmark/Van Dorn.

The Applicant has agreed to a monetary contribution of \$434,000 on the base development and providing 26 Committed Affordable Units (CAUs) at 60% AMI under Section 7-700 bonus density and the 2021 Rezoning Policy. The project would provide approximately 9.6% of its units as affordable housing.

The project is expected to submit an Affordable Housing Plan to AHAAC in May and be considered by City Council in June.

One member asked if it would be possible to provide Committed Affordable Units at 40% AMI. Ms. Jovovic explained that lowering the AMI would result in a loss of Committed Affordable Units. Another member asked if the priority is the number of units or providing deeply affordable units. Another member commented that the City may also need 60% AMI units. Ms. McIlvaine explained that during the 2013 Housing Master Plan, the focus was on providing units between 60 to 80% AMI but the Beauregard Small Area Plan that followed highlighted the need for units at lower AMI levels.

One member asked if the City could request units at 40% AMI instead. Ms. Jovovic said that the developer would need to run the numbers. Ms. Jovovic asked to clarify if that is the Committee's position to request more deeply affordable units, noting that 60% AMI units is consistent with current housing policies.

One member asked if the developer could provide units higher than 60% AMI. Ms. Jovovic explained that those units would not be consistent with housing needs, as many market-rate units already come in between 65% and 80% AMI. Ms. McIlvaine commented that when units are below 60% AMI it affects projects' operating costs.

One member noted that since the project is already underwritten, something would have to be given up for 40% AMI units. They noted that when you have units above 60% AMI, people have other options that are market affordable and do not require income qualification and going through the process of providing financial information.

Ms. Jovovic asked how many 40% units the Committee is requesting. One member asked if 4 units at 40% AMI would be possible.

One member asked if the project could provide more family units, larger than 2 bedrooms. Ms. Jovovic explained that at this time, the project is about to go to Council and the plan is underwritten and mostly set in place. The affordable unit sizes will reflect the unit mix.

Another member asked if pro formas are submitted to the Office of Housing. Ms. McIlvaine explained that some developers share numbers, but the City cannot require developers to submit pro formas in their applications.

Ms. Jovovic noted that for next steps, staff will talk to the developer about providing more deeply affordable units and how that would affect the number of affordable units on site.

5. Point in Time (PIT) Count for Persons Experiencing Homelessness (Ali Coleman)

The Chair introduced Ms. Ali Coleman, the Director of the Office of Community Services at DCHS. Ms. Coleman provided an update on the PIT count, which has not been published yet.

Ms. Coleman explained that the PIT count is done at the same time nationwide by all jurisdictions to avoid double counting. This year's PIT count took place on the night of January 24th, technically on January 25, 2024 at 4:00 am, which is planned to be the coldest day of the year. This PIT accounts for those who are both sheltered and unsheltered.

Ms. Coleman recounted that prior to the Covid-19 pandemic, Alexandria's PIT count was in the low 200s in January 2020. That number dropped to about half, to low 100s in January 2021 due to all the policies and programs developed during the pandemic to help people experiencing homelessness or at risk for homelessness (eviction protections, tenant protections, and social service availability). Since 2021, the number of people experiencing homelessness has slowly moved back towards pre-pandemic levels. The 2024 count is 187.

Ms. Coleman noted that the Alexandria PIT count will be submitted to the Metropolitan Washington Council of Governments (COG), and that report will be made available online. The expected release of the COG report is around mid-May. [The COG website](#) also has old reports so anyone interested can view the reports from over the last decade.

Ms. Coleman summarized the key points from the 2024 PIT count, first noting that these numbers are subject to change as the data is processed and updated. Alexandria is very close to pre-pandemic levels, reaching 187 people experiencing homelessness. Without programmatic changes, Alexandria would be back at pre-pandemic levels. Notably, Safe Haven, which provides Permanent Supportive Housing and services, has leased-up, making it, by definition, no longer a program for those experiencing homelessness. The ALIVE House has paused their program, and therefore did not have any households in their program during the PIT. Between ALIVE House and Safe Haven, DCHS believes that the PIT count would be at, if not above, pre-pandemic levels.

Ms. Coleman reported that the number of children experiencing homelessness increased from 2023. Jackie Washington at ACPS works closely with youth experiencing homelessness and does a school year count of students experiencing homelessness. This report is expected to be available in May, as well.

Ms. Coleman reported that the number of victims seeking shelter due to domestic violence increased this year. She noted that there are three year-round shelters in the

City, including Carpenter Shelter, Alexandria Community Shelter, and the Domestic Violence Shelter. The winter shelter is a seasonal shelter which is open annually from 11/1 to 4/15 regardless of weather.

Ms. Jovovic asked how many people were living on the street. Ms. Coleman stated that there were 18 unsheltered individuals. One member asked if any of these unsheltered individuals were children. Ms. Coleman reported that none of the unsheltered individuals are children.

One member asked for an age range of individuals, which Ms. Coleman said she would follow up with those answers. Ms. Coleman also noted that there has been an increase in chronic illness.

Ms. McIlvaine noted the use of unused motels for shelter during the pandemic. Carpenter Shelter is now serving only households with children.

Ms. Coleman stated that there is a record high number of people on the waitlist for shelter. There are higher numbers of single men. The shelters are at 100% capacity. As of the week of AHAAC, there are 48 single men on the waitlist, while the waitlist for women is below 10. Priority for the waitlist is based on vulnerability, medical history, race, and recidivism. Ms. Coleman highlighted the disproportionate impact of homelessness on Black/African American individuals, accounting for 73% of people experiencing homelessness in Alexandria.

One member asked if people are guaranteed a spot in shelter until they find somewhere to live. Ms. Coleman stated that both emergency shelters are at 100% capacity, and there is a prioritization process for taking those off the waitlist and referring to shelter when a bed becomes available. Once in shelter, they must abide by certain behavioral rules. Ms. Coleman noted that the services provided to people in shelters include Rapid Rehousing, housing case management, and a housing locator. Ms. Coleman explained that the Rapid Rehousing funding program has been on pause, causing a back-up on the shelter waiting lists due to lack of turnover. Ms. Coleman expressed optimism that Carpenter's Shelter was awarded \$600,000 from the Virginia Housing Trust Fund, with \$450,000 for Rapid Rehousing, which will help to keep the waitlist moving again.

Ms. Coleman explained that the data shows many people experiencing homelessness are working. The Chair expressed interest in keeping the Committee informed about homelessness.

6. Consideration of March 7, 2024 Minutes

Coss Lumbé motioned for the approval of the March 7, 2024 minutes; the motion was seconded by Shelley McCabe. The Committee approved the March 7, 2024 minutes unanimously; Felicia Brewster abstained.

7. Report Outs (Committee Members)

Robyn Konkel provided an update on the Potomac River Generating Station (PRGS) project. The project is currently in Concept II planning. HILCO held its 17th community meeting on March 19, 2024 to discuss open space plan. The open space plan has hit an issue due to proximity to a rail corridor, which requires City acquisition to move forward.

The community survey to establish open space priorities established dining at the Pump House, walking trails, and a non-motorized watercraft launch as the open space priorities. The Cage is to become an open walkway. The plan includes an 8,600 square foot Great Lawn and 6,370 square feet of waterfront open space. The plan is to keep some objects from the power plant as decoration before demolition starts, which is estimated to be at the end of 2024.

Felicia Brewster reported on updates from the Eisenhower West/Landmark Van Dorn Implementation Advisory Group. There was not much to report, besides the expansion of the Passport Mini Cooper site.

8. ARHA Updates (Michelle Krockner)

Michelle Krockner informed the Committee that ARHA Selection Committee is continuing to search for a CEO.

9. Housing Alexandria Updates (Helen McIlvaine)

In Jon Frederick's absence, Ms. McIlvaine reported that Housing Alexandria received a financial award from the state.

10. Information Items

Ms. McIlvaine reported that the FY2025 Budget is now in the Add/Delete process, which has a 12:00 a.m. deadline. There were many comments received about housing from City Council. Last night, the budget work session pertaining to housing took place, with City Council members expressing particular interest in the Housing Master Plan update.

The Chair noted that these budget sessions stress how important it is to see how Council approaches issues, and that Council is looking forward to the Housing Master Plan and finding alternative funding sources for housing.

11. Staff Updates (Staff)

Ms. Jovovic briefed the Committee on the ongoing Housing Needs Assessment. The needs assessment will serve as the foundation for the Housing Master Plan and is date-driven.

One member suggested looking at the Fairfax County affordable housing dashboard.

Ms. McIlvaine reported that the Office of Housing will be hosting an event at the Arlandria-Chirilagua Co-Op on Saturday, April 6. The office will help distribute membership shares to the Co-op members.

Ms. Jovovic reported that two 60% AMI accessible units were at [Meridian 2250](#), one one-bedroom unit and another two-bedroom unit. There are also nine discounted independent living units at [the Alate](#). Ms. Jovovic encouraged Committee members to advertise their availability within their networks.

One member asked what is causing the difficulties in leasing. Ms. Jovovic replied that populations who need an accessible unit often have difficulty affording rent at that AMI level. One member suggested reaching out to Stomping Ground and another suggested reaching out to the Independence Center. Ms. Jovovic noted that staff is

taking into consideration the issues in leasing properties at 60% AMI. A staff member asked if tenants can bring subsidies to these AMI units and Ms. Jovovic replied that they can.

12. Announcements and Upcoming Housing Meetings

[ARHA Redevelopment Work Group](#)

Thursday, April 18, 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall, 301 King Street

[Alexandria West Community Meeting #9](#)

Thursday, April 25, 7:00 pm to 9:00 pm

(originally scheduled for Tuesday, April 23, 7:00 p.m. to 9:00 p.m.)

Virtual

13. Adjournment

The Chair adjourned the meeting at 9:15 pm.

FY 2023 Affordable Housing Development Funds

Financial Report

April Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Developer Contributions	The Aspire / The Alate	2019 - 00007	\$385,127
Multifamily Loan Repayments	Landmark Towers	Landmark Towers	\$50,000
Grand Total			\$435,127

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Vulcan	Lennar Corporation and Potomac Land Group II, LLC	Townhouses, multi-unit residential, hotel, and retail	\$3,543,736
S Alfred Street Townhomes	MS-Alfred, LLC	Residential (14 towns)	\$50,618
Grand Total			\$3,594,354

New Transaction(s)	Fund	Date	\$ Amount
AHDC - Arlandria	Housing Opportunity Fund	4/18/2024	-\$3,386,270
Pilot Rental Assistance			-\$20,295
Grand Total			-\$3,406,565

Revenues

	2023						2024						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$0	\$85,417	\$10,412	\$0	\$0	\$0	\$486,165	\$47,690	\$0	\$385,127	\$0	\$0	\$1,014,811
Developer Contributions - Braddock SAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$0	\$193,721	\$0	\$0	\$0	\$0	\$0	\$152,239	\$0	\$50,000	\$0	\$0	\$395,960
New Revenue Allocated by City Council	\$12,151,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,151,130
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$12,151,130	\$279,138	\$10,412	\$0	\$0	\$0	\$486,165	\$199,929	\$0	\$435,127	\$0	\$0	\$13,561,901

Balance Available
\$1,236,901

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	\$2,123,273	-\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,100,000	\$23,273
Pilot Rental Assistance	\$398,391	-\$18,589	-\$14,437	-\$26,289	-\$22,078	-\$25,332	-\$41,592	-\$2,720	-\$35,852	-\$29,742	-\$20,295	\$0	\$0	-\$236,926	\$161,465
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$2,521,664	-\$2,068,589	-\$64,437	-\$26,289	-\$22,078	-\$25,332	-\$41,592	-\$2,720	-\$35,852	-\$29,742	-\$20,295	\$0	\$0	-\$2,336,926	\$184,738
Housing Opportunity Fund															
AHDC - Arlandria	\$9,500,000	\$24,700,000	\$0	\$0	\$0	\$0	-\$2,000,000	\$0	-\$3,949,611	\$0	-\$3,386,270	\$0	\$0	\$15,364,119	\$24,864,119
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250,000
ARHA - Redevelopment and Repositioning	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
ARHA - Samuel Madden	\$1,000,000	\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$3,100,000
Arlandria Chirilagua Housing Coop	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000
ARPA Projects	\$14,500,000	-\$14,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$14,500,000	\$0
CHP - Witter Place	\$10,500,000	-\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$400,000	\$10,100,000
CLI - Elbert Avenue	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
EHIP	\$75,500	-\$41,500	-\$15,000	-\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$71,500	\$4,000
Housing Opportunity Fund Total	\$38,295,500	\$14,633,500	-\$290,000	-\$15,000	\$0	\$0	-\$2,000,000	\$0	-\$3,949,611	\$0	-\$3,386,270	\$0	\$0	\$4,992,619	\$43,288,119

Housing Master Plan Progress Report

Period: FY24 Q1-Q3

City of Alexandria, Office of Housing

Updated: 04.11.24

HMP TYPE OF ACTIVITY	FY24 Q1-Q2 Impact (Jul 2023 - March 2024)			Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Mar 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Units Created, Converted and Preserved through Partnerships	0	409	683	855	855	660	-195
<i>Created</i>							
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			
Housing Alexandria Seminary Project		37.5					
Sanse (Glebe/Mount Vernon) - also see workforce affordable units		370					
Naja (Glebe/Mount Vernon)			58				
Parcview II			154				
Witter Place			94				
Elbert Avenue Redevelopment			63				
<i>Converted</i>							
New Hope Veterans Home (Aspen Street)				3			
Ellsworth Apartments				20			
Parkstone (Avana) Apartments				130			
Square at 511 (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 - Blocks 1 & 4			140				
Housing Alexandria Seminary Project		1.5					
Parcview I			146				
Elbert Avenue Redevelopment			28				
Units Created through the Development Process	27	75	326	151	178	336	158
<i>Created</i>							
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					
Oakville Triangle (balance)			17				
Gables Old Town North (ABC/Giant site)				9			
Platform 1 (Braddock Gateway Phase II)				4			
Dylan (Potomac Yard Landbay H/I)	9						
Sunrise Senior Living				2			
The Foundry (Block 6A)*				2			
Meridian 2250 (EE Block 20)	7	8					
Grayson (1200 North Henry)	11						
Monday Properties				5			
Silverstone Senior Living				7			
Platform 2 (Braddock Gateway Phase III)				4			
Alexan Florence (600 Royal Street - WMATA Bus Barn)				12			
Alate (Aspire Independent Living)		9					
Aidan Old Town (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				
Landmark Redevelopment-Blocks I, K, E, G			45				
Montgomery Center			22				
The Rutherford			25				
South Alfred Street Townhomes (820 Gibbon)			1				
301 Fairfax Condos			2				
1201 East Abingdon			7				
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	430	52	52	174	122
<i>Created</i>							
The Lineage (Ramsey Homes)				37			
Samuel Madden - also see workforce affordable units			174				
Ladrey - also see workforce affordable units			20				
<i>Preserved</i>							
The Lineage (Ramsey Homes)				15			
Samuel Madden			66				
Ladrey			170				

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

HMP TYPE OF ACTIVITY (continued from page 1)	FY24 Q1-Q2 Impact (Jul 2023 - March 2024)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Mar 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	1	22	23	24	1
Homebuyer Loans [Individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	14	97	111	72	-39
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants =>\$5k]	4	134	138	240	102

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY24 Q1-Q2 Impact (Jul 2023 - March 2024)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Mar 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	46	1622	1668	2,000	332

HMP TYPE OF ACTIVITY	FY24 Q1-Q2 Impact (Jul 2023 - March 2024)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Mar 2024)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	433
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	FY24 Q1-Q2 Impact (Jul 2023 - March 2024)			Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Mar 2024)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	104	239	347	347
The Foundry (Block 6A) (also see above)				3	3
Ford + Park				10	10
Sanse (Glebe/Mount Vernon) Workforce Affordable Units		104		0	0
Parcview II (also see above)			73	0	0
Samuel Madden			86		
Ladrey			80		
Converted					
Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66

PIT Count 2024 Age Demographics

	Households with children	Singles	Total
Under 18	55	0	55
18-24	4	1	5
25-34	11	16	20
35-44	13	26	37
45-54	1	19	32
55-64	0	26	27
65-69	0	10	10
70-79	0	5	5
80-89	0	0	0
90+	0	0	0
Total	84	103	187

TO: Alexandria City Council
FROM: Alexandria Housing Affordability Advisory Committee
DATE: April 22, 2024

RE: FY2025 City of Alexandria Budget

Dear Mayor Wilson and Members of City Council,

I am writing, once again, on behalf of the Alexandria Housing Affordability Advisory Committee (AHAAC) to express our views on the 2025 City Budget and specifically as it relates to affordable housing in the City.

AHAAC does understand what a difficult budgetary year this is. While the \$3 million currently in the “add/delete” is appreciated, we are certainly disappointed it wasn’t more since it doesn’t begin to address the two approved, but unfunded projects that are next in the pipeline – Elbert Avenue and ParcView Apartments. Because of forward funding for other laudable committed affordable housing projects, the current schedule doesn’t project funds being available for other projects until 2030, an unacceptable time frame.

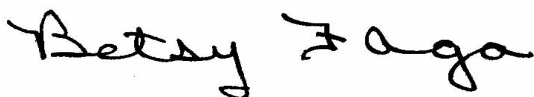
In addition, of serious concern to the committee is the fact that funding and development approvals are time restricted. The Wesley project (ParcView Apartments), which received their land use approvals in 2022, will expire before funds are allocated unless an extension is granted.

In the 2025 budget, it is imperative that City Council retain the \$3 million and commit to new and innovative solutions to adequately address the lack of sufficient funding for affordable housing. The committee has made several suggestions in past letters and testimony. We are prepared to work closely with you during the update of the Housing Master Plan this coming year to find both local and state strategies that will enable more funding to be available for already approved projects and those on the drawing board.

As I have attended City Council meetings, hearings, work sessions, and individual meetings; I have personally come to appreciate all the time and energy you put into working on behalf of the residents of Alexandria and for always being available to hear our views. Now is the time to consider and adopt meaningful solutions to truly say this City supports affordable housing.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Betsy Faga". The signature is written in a cursive, flowing style.

Betsy Faga, Chair
Alexandria Housing Affordability Advisory Committee (AHAAC)