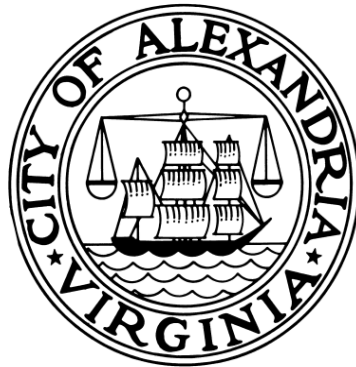


**The Alexandria Housing Affordability
Advisory Committee
FY23 Annual Report**



August 2023

**The Alexandria Housing Affordability Advisory Committee (AHAAC)
Fiscal Year 2023 Annual Report, July 2022-June 2023**

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year (FY) 2023 is included at the end of this report. The purpose of the 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. AHAAC held nine official meetings during the annual reporting period. In addition, the AHAAC Investment Subcommittee met four times during the fiscal year.

Seven new members were appointed to the Committee during FY23, and five members were reappointed for another term. In August 2023, the Committee had one vacancy.

FY23 Accomplishments Overview

- Recommended approvals of two loan requests (\$1 million and \$2.1 million) from ARHA for the Samuel Madden Redevelopment Project.
- Recommended approval of CLI's Elbert Avenue Project affordable housing plan. Using the RMF zone, the 91-unit redevelopment project, located in Arlandria, will replace an aging 28-unit affordable rental community. Units will be affordable at 30%-60% of the Area Median Income (AMI).
- Recommended approval of a \$10.5 million loan request and a \$350,000 rental subsidy grant request for the Community Housing Partners (CHP) Witter Place project.
- Recommended approval of CHP's Witter Place affordable housing plan. Pursuant to its loan and grant, the 94-unit project will be affordable at 40%-60% AMI.
- Recommended approval of City funding of up to \$1.95 million (loan of \$750,000 secured on the property and \$1.2 million in grant funds) for the restoration and preservation of the 1022 Pendleton Street Rooming House, to serve nine households.
- Recommended approval of the Montgomery Center affordable housing plan, which proposes 22 committed affordable set-aside units with rents affordable at 60% AMI and a contribution to the Housing Trust Fund.
- Recommended approval of The Rutherford affordable housing plan, which proposes 25 committed set-aside units affordable at 60% AMI as well as a monetary contribution to the Housing Trust Fund.
- Recommended approval of City funding of up to \$31.5 million and a commitment of up to \$16 million in FY 2025-26 City Housing/CIP funds to ensure the feasibility of Housing Alexandria's Glebe-Mount Vernon project (in total, City funding up to \$64 million has been approved committed through Phase I).
- Recommended approval of ARHA's Samuel Madden affordable housing plan. The 532-unit redevelopment project, which replaces 66 aging public housing units, will create 326 units ranging in affordability from 30% to 80% AMI.

During the past fiscal year, AHAAC considered the following funding requests, affordable housing plans, and issues:

A. Housing Funding Requests: During the reporting period, AHAAC voted on six funding requests described below.

- 1. Witter Place Project Loan (CHP):** In December, AHAAC considered a \$10.5 million affordable housing loan and a \$350,000 rental subsidy grant request for Community Housing Partners' (CHP) Witter Place project. The \$10.5 million loan will contribute toward the construction of 94 two- and three-bedroom multifamily rental units affordable at 40%, 50%, and 60% AMI. **AHAAC voted unanimously to recommend approval of the loan and subsidy grant requests.**
- 2. Samuel Madden Redevelopment Project Loans (ARHA):** In January, AHAAC considered a loan request of \$1 million for ARHA to maintain the feasibility of the Samuel Madden Redevelopment project following unexpected rises in material costs and interest rates which exceeded the project's initial budget. **AHAAC voted unanimously to recommend approval of the loan request.**

Subsequently, in June, AHAAC received an update on the Samuel Madden Project, along with a request for an additional loan of \$2.1 million. ARHA emphasized the need for additional funds to maintain project feasibility due to continuing increases in material costs and interest rates, and a cap on its tax credit award. Combined with the project's January loan request, City commitment to the project totals \$3.1 million. **AHAAC voted unanimously to recommend approval of the loan request.**

- 3. Financing Strategy for Park Vue (now The Square at 511) Apartments (Housing Alexandria):** In March, AHAAC considered a request from Housing Alexandria for a \$5 million commitment from the City. In addition to \$5 million in funding, the City will provide a \$350,000 rental subsidy grant to create ten units affordable at 40% AMI. The \$5 million commitment includes the immediate transfer of \$1 million to Housing Alexandria with future allocations of federal funds and other sources to be identified. *Housing Alexandria renamed the property to The Square at 511 in early 2023.* **AHAAC voted unanimously to recommend approval of the funding request.**
- 4. 1022 Pendleton Street Rooming House:** In June, AHAAC considered City funding of up to \$1.95 million, to include a loan of \$750,000 secured on the property and \$1.2 million in grant funds, for the restoration and preservation of the 1022 Pendleton Street Rooming House. A partnership between the current property owner and the City, this project proposes an extensive rehabilitation of the site, including interior and exterior renovations, utility updates, and the planned provision of geothermal heating and cooling systems. This project will preserve the property as a rooming house for at least 15 years, protecting an increasingly rare, and uniquely affordable, housing typology in the Braddock neighborhood. In addition, the Landlord-Tenant Relations Board approved a resident relocation plan at its June 1, 2023, meeting; the project budget will cover relocation expenses and rents on behalf of relocated tenants during the approximately one-year construction period. All existing residents in good standing will have a right to

return to the completed project. **AHAAC voted unanimously to recommend approval of the loan and grant request.**

- 5. Housing Alexandria Glebe-Mount Vernon Project:** In June, AHAAC considered an additional loan request of \$31.5 million in FY 2023-24 housing funds and \$16 million in FY 2024-25 City Housing/CIP funds to facilitate Housing Alexandria's Glebe-Mount Vernon project. In November 2021, AHAAC recommended approval of a \$10.5 million loan and \$240,000 rental subsidy grant for the project.

The City's funding package will function in part as a contingency plan due to the indefinite pause in Amazon Housing Equity funding. Phase One vertical construction of the project is expected to begin in Q4 of 2024, with completion of the Phases Zero and One expected in 2026. When completed, the project is anticipated to provide 416 affordable rental housing units, 58 affordable homeownership units, and commercial space envisioned for neighborhood-serving uses and City flex space. All units are planned to be affordable for households with incomes ranging up to 80% AMI, with 25% of rental units proposed to be deeply affordable for households with incomes at or below 40% AMI. *Housing Alexandria has since named the projects as Sanse and Naja.* **AHAAC voted unanimously to recommend approval of the loan request, with one abstention.**

B. Affordable Housing Plans: During the reporting period, AHAAC voted on five affordable housing plans that were included as part of the development process.

- 1. Witter Place Affordable Housing Plan (CHP):** Community Housing Partners' (CHP) Witter Place project proposes redeveloping an existing car dealership site and constructing a 94-unit affordable multifamily building. Planned amenities include a rooftop space, outdoor children's play area, firepits, and outdoor seating. The two- and three-bedroom project will be affordable to households with incomes up to 40%, 50%, and 60% AMI, and is the third project to utilize the Residential Multifamily (RMF) Zone. **At its October meeting, the Committee voted to recommend approval of the Affordable Housing Plan unanimously.**
- 2. Samuel Madden Affordable Housing Plan (ARHA):** ARHA's Samuel Madden redevelopment project proposes demolishing the existing 66 ARHA-owned public housing units and constructing 532 rental units, of which 326 will be affordable, in addition to an early learning and childcare center, retail space, and food hub. Of the project's 326 affordable rental units, 161 units will be affordable to households making up to 30% AMI, 79 will be affordable to households making up to 50% and 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. The project is the fourth project to utilize the Zone.

In addition, the Landlord-Tenant Relations Board approved a resident relocation plan at its September meeting; during the project's expected two-year construction period, ARHA will provide relocation services, case management, and temporary housing to eligible residents currently living at Samuel Madden. All relocated residents in good

standing will be provided the right to return to the redeveloped site into a unit that accommodates their household composition. **At its October meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously.**

3. **Elbert Avenue Project (CLI):** Community Lodgings (CLI) proposes demolishing its existing 28-unit, three-story community at 3908 Elbert Avenue and constructing a 91-unit affordable multifamily building. The proposal utilizes provisions from the Arlandria-Chirilagua Small Area Plan (SAP) and the RMF Zone. 30% of the proposed units will be affordable at an average of 40% AMI, and 80% of units will be two-bedroom or larger. In addition, the Landlord-Tenant Relations Board approved a relocation plan at its November 2 meeting; current residents will be relocated while demolition and construction are completed, and income-eligible residents will have first right to return to the completed project. The project is the fifth project to utilize the RMF Zone. **At its December meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously.**
4. **Montgomery Center Affordable Housing Plan:** This project proposes demolishing the existing Montgomery Center, which comprises a mix of commercial uses, and constructing an eight-story, 413,685 gross square foot mixed-use building featuring 327 multifamily residential units, retail space, and an arts component. The project utilizes bonus height and density which will provide affordable housing under Section 7-700 and arts and cultural space under Section 6-900. Through Section 7-700, the applicant is required to provide 22 committed affordable units with rents affordable at 60% AMI. In addition, the applicant will provide a contribution of \$878,201 to the City's Housing Trust Fund. **At its February meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously, with one abstention.**
5. **The Rutherford:** This project, located at 5000 Seminary Road, proposes constructing a 367-unit multifamily building which will include 25 committed rental units affordable at 60% AMI. In addition, the applicant will provide a \$1 million contribution to the City's Housing Trust Fund. **At its May meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously.**

C. Housing Trust Fund Overview: FY23

\$2.1 million was pledged, and \$551,000 was received.

D. Housing Master Plan:

As stewards of the Housing Master Plan, the Committee helped monitor implementation through:

- Reviewing and providing guidance on a quarterly basis on the implementation of the Housing Master Plan (see Attachment 1);
- Receiving updates on progress made toward meeting Alexandria's allocation of the Regional Housing Initiative target (an additional 2,250 affordable and workforce units by 2030); and

- Receiving monthly progress reports from ARHA and Housing Alexandria representatives.

E. Small Area Plans and Planning Initiatives:

- Received updates and provided input on the Alexandria West Small Area Plan, including information about community feedback and engagement efforts.
- Received updates and provided input on the Zoning for Housing/Housing for All initiative, including information about community feedback and engagement efforts.
- Monitored meetings of the ARHA Redevelopment Work Group and the Hilco Potomac River Generating Station redevelopment.
- Monitored the implementation of the Landmark Van Dorn Corridor Plan and the Eisenhower West Small Area Plan by sending an AHAAC representative to the Eisenhower West Landmark Van Dorn Implementation Advisory Group.

F. Other

- Received updates and provided feedback on the City's Fiscal Year 2024 Office of Housing budget. In addition, members voted to provide a letter to City Council outlining AHAAC's comments on both the FY 2024 budget and future budgetary concerns surrounding the affordable housing pipeline.
- Received updates and provided feedback on the City of Alexandria's Pilot Rental Subsidy Program.
- Received information and provided feedback on the Landmark Mall Affordable Housing Plans.
- Received briefings on the Housing Opportunities Fund.
- Provided input on the 2023 City of Alexandria Legislative Package for the Commonwealth of Virginia General Assembly.
- Signed letter of support with Alexandria Economic Opportunities Commission and Landlord-Tenant Relations Board for enhanced tenant protections to be included in the City's 2023 Legislative Package to the Commonwealth of Virginia General Assembly.
- Held a public hearing on the City FY 2024 Annual Action Plan for Housing and Community Development, a one-year plan outlining how the Office of Housing will allocate certain HUD funds.
- Received briefings on eviction prevention and the current state of evictions in the city.
- Received updates on senior housing + care options in the city.
- Voted to approve revised committee bylaws.

G. Attachments

1. FY23 Housing Master Plan Progress Report

Committee Composition (voting members): 19

- 1 Builder or developer of residential property
- 1 Real estate professional with knowledge and experience in residential real estate
- 1 Landlord of residential property in the City
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board
- 1 Representative of the City's faith community
- 1 Representative of a civic association in the City
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
- 2 Financial professional with knowledge and experience in the field of finance
- 1 Representative of an employer in the city who employs at least 100 employees
- 1 Licensed and practicing attorney
- 1 Person designated by, but who need not be a member of the Commission on Aging
- 1 Person who is either an employee of the City or the Alexandria City Public Schools
- 1 Person who represents housing consumers under 30 years of age
- 2 Representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
- 1 Person designated by, but need not be a member of, the Commission on Persons with Disabilities

Voting Members between July 2022 and June 2023:

Betsy Faga, Chair	Shelley Murphy
Devin Stokes (<i>appointed September 2022; membership ended March 2023</i>)	Felicia Brewster
Peter Siderovski (<i>appointed September 2022</i>)	Salena Zellers (<i>membership ended September 2023</i>)
Jon Frederick	Michael Jackson
Aschalew Asasbie	Jan Macidull
Robyn Konkel	Alison O'Connell (<i>membership ended November 2022</i>)
Michelle Krocker	Yeshewase Ayele (<i>appointed November 2022</i>)
Peter-Anthony Pappas	Coss Lumbé (<i>appointed December 2022</i>)
Amy White (<i>membership ended November 2023</i>)	Sean Zielenbach (<i>appointed April 2023</i>)
Michael Doyle	Michael Butler
Annette Bridges	Melissa Sathe (<i>appointed May 2023</i>)

Housing Master Plan Progress Report

Period: FY23 Q1-Q4

City of Alexandria, Office of Housing

Updated: 07.27.23

HMP TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Units Created, Converted and Preserved through Partnerships	81	0	976	774	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				
Housing Alexandria Arlandria Project			312				
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			
<i>Preserved</i>							
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				
Housing Alexandria Seminary Project			1.5				
Parcview I			146				
Elbert Avenue Redevelopment			28				
Units Created through the Development Process	0	102	316	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					
Oakville Triangle (balance)			17				
Gables Old Town North (ABC/Giant site)				9			
The Platform 1 (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					
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				
Landmark Redevelopment-Blocks I, K, E, G			45				
Montgomery Center			22				
The Rutherford			25				
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	326	52	52	174	122
<i>Created</i>							
The Lineage (Ramsey Homes)				37			
Samuel Madden			260				
<i>Preserve</i>							
The Lineage (Ramsey Homes)				15			
Samuel Madden			66				

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

TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	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	21	22	24	2
Homebuyer Loans [individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	11	86	97	72	-25
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants >=\$5k]	15	119	134	240	106

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	108	1514	1622	2,000	378

HMP TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	479
I01 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 Q1-Q4 Impact (Jul 2022-Jun 2023)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	0	235	347	347
<i>Created</i> The Foundry (Block 6A) (also see above)				3	3
Ford + Park				10	10
Housing Arlandria Project			162	0	0
Parcview II (also see above)			73	0	0
<i>Converted</i> Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66