ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MEETING
DATE: October 7, 2024
TIME: 7:00-9:00 P.M.
LOCATION: City Hall (Ground floor), Room 1900, 301 King Street

Spanish interpretation will be provided

AGENDA

1.	Introductions and Chair Remarks (Chair)	7:00 p.m.
2.	Consideration of an Affordable Housing Plan for 5216 Seminary Road (Kenny Turscak/Cathy Puskar) *Action Requested: Review and Vote on Affordable Housing Plan*	7:05 p.m.
3.	Overview of Community Health Improvement Plan 2025 (Natalie Talis/Sean Curry) *Action Requested: Information Item/Opportunity to Ask Questions*	7:20 p.m.
4.	Development Preview (Kenny Turscak) a. Eisenhower East Block 20	7:35 p.m.
5.	FY2025 Legislative Proposals (Helen McIlvaine/Chris Do) *Action Requested: Review and Vote on FY2025 Legislative Proposals*	7:45 p.m.
6.	Housing 2040 Master Plan (Tamara Jovovic) a. September 18 Kickoff Meeting b. September 25 Kickoff Meeting c. October Education Month d. Next Steps	8:05 p.m.
7.	Consideration of September 11, 2024 Minutes *Action Requested: Review and Vote on September Minutes*	8:20 p.m.
8.	ARHA Updates (Michelle Krocker)	8:25 p.m.
9.	Housing Alexandria Updates (Jon Frederick)	8:30 p.m.
10.	Information Items: Financial Report	8:35 p.m.
11.	Staff Updates (Staff) a. November meeting date b. Committee vacancies	8:50 p.m.
12.	Announcements and Upcoming Housing Meetings (Staff)	8:55 p.m.

Common Interest Communities Training Series
October 5: 9:30-11:30 a.m.

Agenda Continued on Page 2

Virtual (register online)

Housing 2040 **Lunch & Learn Panel: Alexandria's Affordable Housing Development**
October 8
Virtual

Housing 2040 **Panel: City Homeownership Assistance**
October 16
Virtual

ARHA Redevelopment Work Group Meeting
October 17: 5:30-7:30 p.m.
Council Work Room, City Hall, 301 King St.

Housing 2040 **Panel: Alexandria's Eviction Landscape**
October 24
Virtual

Housing 2040 **Affordable Housing Site Visits**
October 28-31
The Nexus (October 28), Southern Towers (October 29), The Waypoint at Fairlington (October 30), and the Spire (October 31)

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

2. Consideration of an Affordable Housing Plan for 5216 Seminary Road

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 7, 2024

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

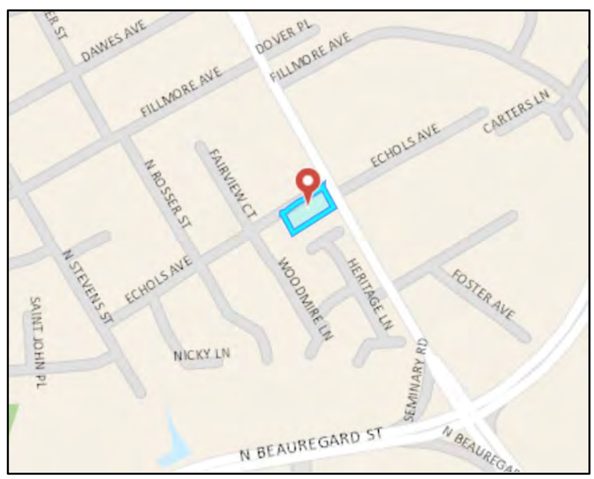
FROM: KENNY TURSCAK, HOUSING ANALYST

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR 5216 SEMINARY ROAD

ISSUE: Consideration of an Affordable Housing Plan for 5216 Seminary Road (DSUP #2024-10008)

RECOMMENDATION: That the Alexandria Housing Affordability Advisory Committee (AHAAC) review and endorse the Affordable Housing Plan for 5216 Seminary Road.

BACKGROUND: Located in the Alexandria West Small Area Plan, 5216 Seminary Road occupies an approximately 0.4-acre lot on Seminary Road at the intersection of Echols Avenue. The site is currently occupied by a vacant single-family residential structure. The applicant proposes to demolish the existing structure to construct a seven-unit rental townhouse project, totaling over 17,600 square feet of new development.



Existing zoning at the site, RB (Townhouse Zone) allows for residential uses up to a 0.75 Floor Area Ratio (FAR).[1] The applicant is utilizing Section 7-700 to secure approximately 3,700 additional net square feet, an approximately 27 percent increase over permitted base density; of this bonus density, one-third, or 1,238 square feet, must be provided as committed affordable housing.

[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

The project includes the following applications and modifications:

- Special Use Permit (SUP) for bonus density pursuant to Section 7-700;
- Development Special Use Permit (DSUP) for cluster residential development of seven townhouses;
- Modifications to minimum lot area;
- Modifications for reduced setback from centerline of Seminary Road, and
- Reduced front yard, side yard, and rear yard setbacks for all lots.

DISCUSSION: The project's use of bonus density yields one committed affordable rental unit. The applicant proposes to provide a three-bedroom, 2,078 square foot committed affordable rental townhouse unit. Though this committed affordable unit (CAU) would be smaller than the six market-rate units, the proposed CAU represents an approximately 68% increase in affordable square footage (840 square feet) over the minimum square footage required by Sec. 7-700.

Rendering of the proposed project

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

Permitted development under existing zoning: 13,965 square feet

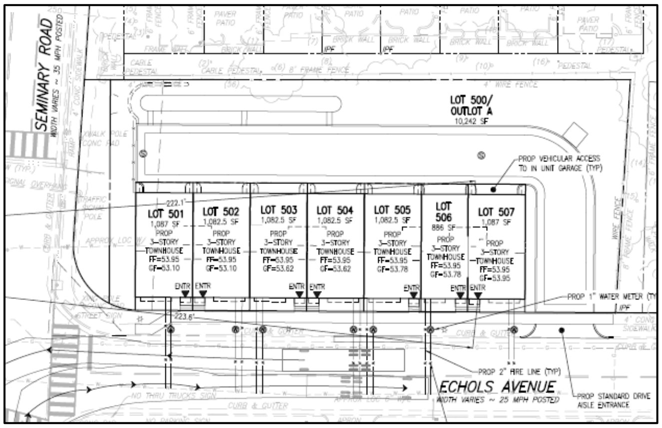
Bonus density associated with §7-700: 3,713 square feet
Total proposed development: 17,678 square feet

Affordable housing floor area generated by §7-700: 3,713 * 1/3 = 1,238 square feet
Total number of residential units: 7
Average square feet per unit: 17,678 / 7 = 2,525 square feet/unit

Number of affordable units generated through bonus density: 1,238 / 2,525 square feet= 0.5 units
(rounds to one consistent with the City's current procedures)
Proposed affordable units: 1 unit

Consistent with the City's standard conditions which seek CAUs comparable in size to market-rate units, staff encouraged the applicant to more closely align the size of the affordable unit to the market rate units. In response, the applicant increased the unit from approximately 1,620 to 2,078 square feet during the review process. The applicant indicated that further increases would not be feasible due to high construction costs and the small scale of the project.

The CAU will have three bedrooms, a unit type rarely secured through multifamily rental development, parking, a roof deck, and comparable finishes to market-rate units. The three-bedroom townhouse rental unit is anticipated to provide housing opportunity for a larger household and support the Housing Master Plan's commitment to expanding housing choice.



Proposed site plan (south at top)

Due to the extent to which the CAU's size exceeds the required affordable square footage, the applicant has declined to provide a voluntary monetary affordable housing contribution, which is estimated at approximately $49,000. Staff have opted to prioritize the provision of on-site committed affordable housing over the voluntary monetary affordable housing contribution and support the request for the Sec.7-700 Special Use Permit.

The applicant has indicated that the project will be operated as rental housing. The three-bedroom CAU will be affordable to households with incomes at 60% of the area median income (AMI) (equivalent to $83,580-$92,820 in 2024 for a household with three to four members, respectively), as well as to eligible households with Housing Choice (Section 8) vouchers as required by State law. Households with three or more members will be prioritized during the lease up process. The unit will remain affordable for a 40-year period from the date of initial occupancy.

If the project converts to for-sale, the price of the affordable unit will be $325,000, the City's standard price for a three-bedroom unit with parking. Consistent with City policy, the affordable for-sale unit will be affordable to households with incomes generally ranging between 70% and 100% AMI. City homeownership assistance will be available to eligible households to help with down payment and closing costs. The unit will remain affordable with equity sharing enforced through deeds of covenant restricting its resale consistent with City policy.

FISCAL IMPACT: None

ATTACHMENT:

(1) Affordable Housing Plan for 5216 Seminary Road DSUP #2024-10008; July 25, 2024

STAFF:

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

5216 Seminary Road
Affordable Housing Plan
July 25th, 2024

1.1 Project name and address

Project Name/Address: 5216 Seminary

Road 1.2 Application number(s)

- **DSUP #2024-00005**

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct seven (7) townhouse units, including one affordable unit, with associated open space and site improvements.

1.4 Requested zoning changes or waivers (if any)

- **Cluster DSUP with Preliminary Site Plan for up to a 0.95 Floor Area Ratio ("FAR")**
- **SUP for bonus density pursuant to section 7-700**
- **Modification of minimum lot area pursuant to section 11-603(G)**
- **Modification of section 7-1006(D) for reduced setback from the centerline of Seminary Road**
- **Modification of section 3-706(A)(1) for reduced front yard setback for lots 501-507**
- **Modification of section 3-706(A)(3) for reduced side yard setback for lots 501 and 507**
- **Modification of section 3-796(A)(5) for reduced rear yard setback for lots 501-507**

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

The project is located within the Alexandria West Small Area Plan and shown as a "Residential-Medium" area. The proposed project is consistent with the City's Housing Master Plan in that it will replace an existing aging single-family dwelling with seven (7) new townhome units, including one (1) affordable dwelling unit.

2. Description of the AHP to include:

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

The Applicant is proposing to provide a total of one 3- bedroom affordable unit with parking for rent at 60% AMI for 40 years.

2.2 General description of location of affordable units in the project

The affordable townhome unit will be located on proposed lot 506.

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

The residents of the affordable unit will have equal access to the open space on the site.

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

No affordable units are being demolished as part of this redevelopment.

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

N/A

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

The cluster development will be constructed in a single phase and the affordable dwelling unit will be delivered at the same time as the market rate units.

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

Working with staff, the Applicant has increased the size of the proposed townhouse unit (from 16' wide – 18' wide). The proposed townhouse is well in excess of the square footage of the required square footage in section 7-700, offsetting the voluntary affordable housing contribution. As such, no voluntary contribution is being made in this case.

2.8 Any other information the applicant deems relevant to the AHP

N/A

3. Overview of Community Health Improvement Plan 2025

Alexandria's 2024 Community Health Assessment

Natalie Talis, Alexandria Health Department

October 2024

How Healthy is Alexandria?

[What are the social determinants of health? | Healthy BR]

Community Health Assessment (CHA) Overview

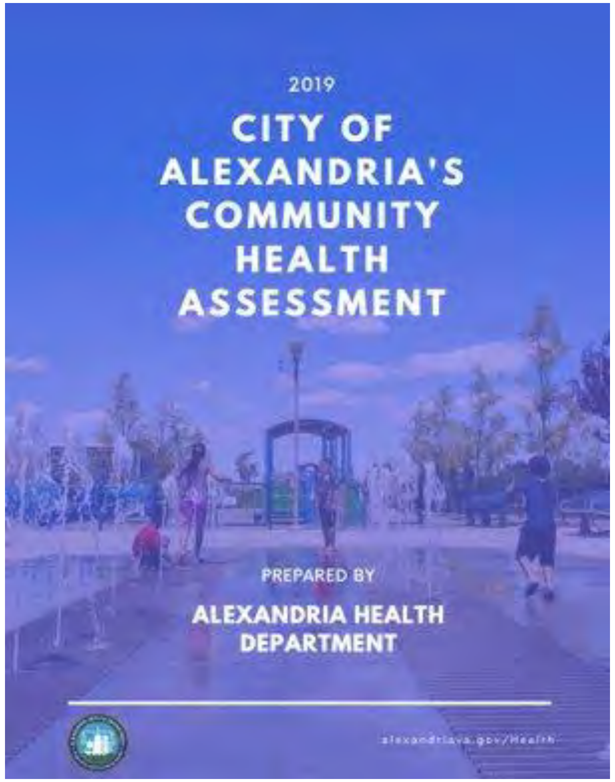
- A comprehensive review of the state of health in our city
- Identifies community strengths, gaps, and opportunities for growth
- Measures both quantitative and qualitative data
- Final product identifies top health issues in the city
- Leads us to the CHIP!

Previous CHA

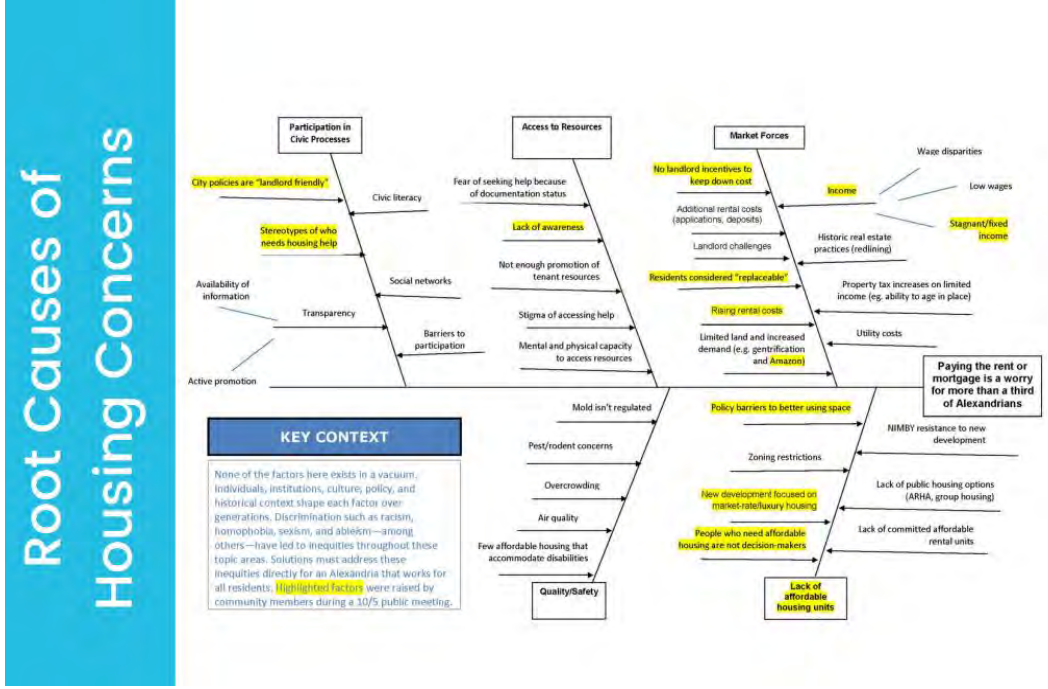
- Spring 2018 – Summer 2019

- Process:
  - Significant community engagement (survey, meetings, photovoice, story collection)
  - Data analysis
  - Alignment with other assessments (locally and regionally)

- What it Led to:
  - A better understanding of health equity in our community
  - Actionable plan (CHIP) to improve community-selected health factors of poverty, mental health, and housing
  - Real programs/policies that improve health (healthy homes, out of school activities, free transit)



Current CHIP



Taking Action: Strategy A

Assure culturally appropriate and trauma-informed mental health resources, services, and support for all Alexandria's communities.

Tactic 1: Partner with the faith community to increase access to mental health resources among communities of color.

- **Timing:** Start in 2021, Complete by 2025
- **Progress measures:** Number of faith-based community partners; Reduced number of poor mental health days among Black, Indigenous and People of Color (BIPOC) residents
- **Owners:** Friends of the Alexandria Mental Health Center; Social Responsibility Group; NAMI Northern Virginia

Tactic 2: Provide trauma-informed trainings to community groups.

- **Timing:** Start in 2021, Complete by 2023
- **Progress measures:** Number of community members trained; Number of trainings delivered in the community; Number of trainees who increased their knowledge and skills in trauma-informed approaches
- **Owners:** RAISE

Timeline

Step	2024								2025					
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Develop Assessment Methodology/Plan														
Community Survey*														
Data Indicator Analysis														
Walk and Talks/PhotoVoice*														
Community Conversations*														
Milestone Meetings* (tentative dates)														
Compiling Research Results														
Developing the Report														
CHA Release														

Orange – Conducting Assessment
Blue – Analyze and Publish
Asterisk * – Community input/qualitative data

How Can Everyone Participate?

- Assessment activities – surveys, community conversations, walk and talks, PhotoVoice, etc.
- Sign-up for CHA Mailing List
- Share information on the CHA with your community
- How can we best communicate with your networks?

Silhouette of people helping each other hike up a mountain at sunset background. Teamwork, success and goal concept. | EdCan Network

Bonus Update: Healthy Homes

New Action Plan arriving this fall!

- Focus on specific home condition, systemic strategies
- Based on significant community engagement
- Reporting back out to people who participated in the process

Contact Us

Natalie Talis, MPH
Population Health Manager
Natalie.Talis@vdh.virginia.gov

5. FY2025 Legislative Proposals

To: Mayor Justin Wilson and Members of City Council

From: Alexandria Housing Affordability Advisory Committee (AHAAC)

Re: 2025 Legislative Package to the Virginia General Assembly

Date: September 30, 2024

Dear Mayor Wilson and City Council,

The AHAAC appreciates the opportunity to submit proposals for the City's 2025 legislative package to the Virginia General Assembly.

The need for affordable rental housing in the city has never been greater. Nearly 57% of Alexandria's households rent their homes, including more than three-fourths of those earning $75,000 or less per year. (A family of four earning less than $75,000 per year qualifies as extremely low-income, as they make less than half of the metropolitan area median.) Among that latter group, fully 80% qualify as housing cost-burdened, in that they are forced to spend more than 30% of their monthly income on rent and utilities.

The gap between the supply and demand for affordable rental housing continues to grow. There is currently a waiting list of nearly 8,800 households for the city's public housing. The waiting list for housing vouchers is even greater: 10,600 households. While there are more than 300 new public housing units under development, there are about 900 publicly assisted units whose affordability restrictions are scheduled to expire in the next 15 years. Affordable unsubsidized, market-rate units are equally scarce. Households earning 60% or less of the area median income can afford only 10% of the city's existing rental stock.

The lack of affordable housing threatens the city's continued economic vitality. Restaurants represent the city's second-largest employment sector, yet their employees' median earnings are far too low to afford many of Alexandria's lowest-priced apartments. Many City employees face similar challenges. And the demographic most critical to the city's future economic vitality – those aged 20-34 – is shrinking, in large part due to the inability to find reasonably priced housing.

We recognize that the City cannot resolve these issues by itself. It needs more help from the Commonwealth. To help alleviate the affordability crisis, we recommend the City include several requests in its Legislative Package. The following would make it easier for developers to create new units and address the needs of existing units at risk of deterioration:

- Increase the funding for the Virginia Housing Trust Fund and raise the funding cap that each development can request. The costs of affordable housing development and/or rehabilitation typically far exceed the subsequent economic benefits available to the developer. Significant subsidies are critical for helping to close that gap, and the Trust Fund is one of the primary sources of subsidy in the Commonwealth.
- Extend and increase the amount of State Housing Opportunity Tax Credits beyond the 2025 expiration date. These tax credits are critical in attracting affordable investment capital for projects and help reduce the financing costs associated with development.

- Give church owned properties broader by-right development authority for affordable housing purposes. Religious communities of all denominations are increasingly looking to use some of their under-used property to add to the city's affordable housing supply, but often have been stymied in their attempts to do so.

The following recommendations would make it easier for the City to facilitate affordable rental development:

- Permit the City and other local jurisdictions throughout the Commonwealth to mandate that new market-rate residential developments include a minimum number or percentage of units that are affordable to households making 60% or less of the respective area median income.
- In lieu of such an inclusionary zoning authority, permit Alexandria and other local jurisdictions to mandate monetary contributions from market-rate developers to a local fund dedicated to affordable rental housing development and/or preservation.
- Give local jurisdictions – or their designated agencies / organizations – the right of first refusal to purchase currently affordable rental housing when it is put up for sale. Such authority would assist in the preservation of housing whose income restrictions or other affordability characteristics are at risk of expiration.

The following recommendations would assist low-income households struggling to achieve self-sufficiency:

- Increase the amount of funding for Permanent Supportive Housing and wraparound services. This is especially important for the significant number of renters with physical or other disabilities.
- Provide additional funding for rental assistance. This could take the form of rental vouchers or other subsidies that reduces the amount a low-income household must pay out-of-pocket for rent or utilities. Considerable research has documented the positive health, education, and psychological impacts of affordable housing.
- Increase local jurisdictions' authority to protect tenant at risk of being displaced from their homes. More specifically,
    - Increase from 5 to 14 days the time a delinquent renter must pay or quit the unit subsequent to the receipt of an eviction notice;
    - Prohibit excess landlord-imposed fees (internet charges, parking fees, charges for maintenance, amenity fees, etc.), especially those that target voucher holders;
    - Allow the imposition of measures to limit or cap rent increases, especially for complexes older than 10 years;
    - Require landlords to offer payment plans to tenants whose past-due account balances are less than the amount of one month's rent; and
    - Allow local authorities to enforce unit habitability per the VRLTA (i.e. through civil fines). Note that conditions in these units do not yet reach the level of requiring enforcement of building code requirements.

Finally, we encourage consideration of efforts to help make homeownership more affordable for lower-income households. The median home sale price in Alexandria (including both single-family units and condominiums in multi-unit properties) was $593,000 in 2023. That figure is well above the affordability range for households earning even 100% of the area median income, let alone those who qualify as low-income. We encourage the Commonwealth to increase the resources available for down payment assistance to first time home buyers while simultaneously considering subsidies for developers of homes that would be priced to be affordable to households earning 80% or less of the area median.

We appreciate your continued support of affordable housing in the city. As you know, it is critical in realizing the city's goal of maintaining a healthy and diverse community and in ensuring Alexandria's sustained economic development.

Please do not hesitate to contact us if you have any questions.

Sincerely,

Shelley Murphy and Sean Zielenbach, co-chairs

On behalf of the Alexandria Housing Affordability Advisory Committee

AHAAC FY25 Legislative Priorities

1. Mandatory housing contributions: Enabling us to make voluntary housing contributions policies mandatory
2. Increase pay or quit notices during the eviction process from 5-days to 14-days
3. Anti-rent gouging authority for buildings older than 10 years (enabling legislation for localities)
4. Local authority to enforce habitability codes (enabling legislation)
5. Right of First Refusal (Purchase of Development Rights) for affordable housing
6. Faith in Housing
7. Anti-rent gouging for vouchers (tenant-based and project-based), which would also prevent landlords from charging extra fees to voucher holders
8. Prohibiting tenants from paying maintenance without proof of negligence on their part (excessive fees)
    a. This could be a more general cap on extra fees, like mandatory internet fees, parking fees, amenity fees
9. Mandatory relocation assistance: Local authority to require tenant relocation assistance in circumstances where redevelopment and/or substantial renovation occurs
10. Payment plan: Landlords must offer payment plan to tenants that owe than less than one month of rent (passed but vetoed last session)
11. Enabling legislation for jurisdictions to mandate inclusionary zoning
12. Increased funding for the Housing Opportunities Tax Credit (HOTC) program
13. Increased funding for the Virginia Housing Trust Fund
14. Increase the amount of funding for Permanent Supportive Housing and wraparound services
15. Provide additional funding for rental assistance, including rental vouchers or subsidies
16. Increased funding for down payment assistance for first-time homebuyers
17. Subsidies for developers of homeownership units affordable up to 80% AMI

LEGISLATIVE PRIORITY PROPOSAL FORM AND INFORMATION SHEET

CONTACT FOR PROPOSAL:

Name:

Helen McIlvaine

Email:

helen.mcilvaine@alexandriava.gov

Phone No.:

571-289-9683

GENERAL SUBJECT AREA — TITLE PROPOSAL:

Mandatory monetary contributions for affordable housing

COUNCIL PRIORITY:

Provide Diverse Housing Opportunities

STATE OR FEDERAL PACKAGE:

State

PROPOSAL:

The City seeks enabling legislation to make its policy regarding developer monetary contributions for affordable housing mandatory rather than voluntary. While there is general compliance with the voluntary practice - and formula - some local developers and their land use attorneys do decline to participate and the loss of potential funds is large given the value of entitlements bestowed. Currently, a mandatory housing contribution - units or funding - is triggered only when additional ("bonus") height or density is granted although there are cases where a change of use or some other regulatory change greatly enhances the project value to the developer. In January 2021 City Council approved the Updated Housing Contribution Procedures to require monetary contributions. A proposed revision to the text of VA Code Section 15.2304 was drafted in consultation with the City Attorney however it needs a sponsor.

SOURCE:

This enabling legislation is requested by Housing in support of a 2021 Council action.

BACKGROUND:

Below is the current VA Code Section under which the City has its authority:

15.2-2304. Affordable dwelling unit ordinances in certain localities.
In furtherance of the purpose of providing affordable shelter for all residents of the Commonwealth, the governing body of any county where the urban county executive form of government or the county manager plan of government is in effect, the Counties of Albemarle and Loudoun, and the Cities of Alexandria, Charlottesville, and Fairfax may by amendment to the zoning ordinances of such locality provide for an affordable housing dwelling unit program. The program shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing. Any project that is subject to an affordable housing dwelling unit program adopted pursuant to this section shall not be subject to an additional requirement outside of such program to contribute to a county or city housing fund.

Any local ordinance of any other locality providing optional increases in density for provision of low and moderate income housing adopted before December 31, 1988, shall continue in full force and effect.

GENERAL SUBJECT AREA — TITLE PROPOSAL:

Mandatory monetary contributions for affordable housing

PROPOSED NEW OR REVISED STATUTORY LANGUAGE:

The revised language, vetted by the City Attorney in 2020, adds text beginning, "however..." at the end of the first paragraph.

15.2-2304. Affordable dwelling unit ordinances in certain localities.

In furtherance of the purpose of providing affordable shelter for all residents of the Commonwealth, the governing body of any county where the urban county executive form of government or the county manager plan of government is in effect, the Counties of Albemarle and Loudoun, and the Cities of Alexandria, Charlottesville, and Fairfax may by amendment to the zoning ordinances of such locality provide for an affordable housing dwelling unit program. The program shall address housing needs, promote a full range of housing choices, and encourage the construction and continued existence of moderately priced housing by providing for optional increases in density in order to reduce land costs for such moderately priced housing. Any project that is subject to an affordable housing dwelling unit program adopted pursuant to this section shall not be subject to an additional requirement outside of such program to contribute to a county or city housing fund, however, a governing body that adopts a policy which is not fully inclusionary may establish a local policy mandating contributions to the county or city housing fund to address housing needs based on formula that reflects the value of density conferred through its zoning and development processes.

Any local ordinance of any other locality providing optional increases in density for provision of low and moderate income housing adopted before December 31, 1988, shall continue in full force and effect.

ADDITIONAL BACKGROUND INFORMATION:

In 2019-20, the Office of Housing convened a stakeholder group, including developers and land use counsel, to provide recommendations to City Council regarding potential revisions to the City's housing contribution policies and procedures. The findings were assessed for feasibility by a third party consultant. City Council approved the recommendations in January 2021, including one that would "require" monetary housing contributions by developers consistent with the City's formula which aligns contributions with the value of density conferred through the review/approval process.

RELATED FEDERAL OR STATE STATUTES OR REGULATIONS, OR ANY PERTINENT COURT DECISIONS, PENDING COURT ACTION, OR LEGAL OPINIONS:

The City's housing policies are authorized pursuant to VA Code 15-2304. The proposed text change would reflect the City's practice and zoning ordinance policy which is not wholly inclusionary. Other VA jurisdictions currently hold authority under Code provisions permitting inclusionary zoning. Alexandria has historically sought to monitor density and height conveyed through its development review and approval processes.

ANY RELEVANT ANALYSES, FINANCIAL ESTIMATES, STATISTICS, DATA:

The analyses undertaken to support the recommendations informing the Updated Housing Contributions Policy are summarized in the City's staff reports and related materials prepared for the December 12, 2020 City Council public hearing and the January 26, 2021 City Council legislative meeting. They are also available on Housing's webpages.

PROS/CONS OF THE ISSUE:

This enabling legislation provides specific authority to Alexandria that is consistent with City Council's guidance and aligns with the goals of the VA Code to ensure that housing requirements are revenue neutral based on formulas that track the value of density conferred.

POSSIBLE SUPPORT OR OPPOSITION BY ORGANIZATIONS:

AHAAC and the constellation of City boards and commissions focused on use of regulatory tools and housing policies to maximize production and/or preservation of housing in a reasonable way consistent with our authority under VA Code 15-2304.

STAFF CONTACT PERSON(S):

Helen S McIlvaine, Housing Director, 703-746-3088

HB 1398
(Del. Bennett Parker)

VIRGINIA HOUSING ALLIANCE

Affordable Housing Preservation

Enable localities to establish a right of first refusal during the sale of publicly supported multifamily properties at risk of expiring affordability.

The Case for Preservation

Secures Affordable Housing Inventory. While new development is necessary to address our shortage of affordable housing in Virginia, it is critical that we also preserve what we currently have, especially our properties with deep affordability for very low-income households.

Extends State and Federal Investments. Preservation ensures that our state and federal investments in affordable housing continue to benefit Virginians for generations to come.

Safeguards Affordability in Areas of Opportunity. Preservation is especially important for subsidized properties in neighborhoods rich with amenities and services, where affordable housing is needed most.

Protects Tenants. Preservation prevents tenant displacement and the negative consequences such displacement has on the surrounding community.

Preservation cannot wait

300,000 Virginia's estimated shortage of affordable rental homes.

HB854 Report

6,094 units are at risk of losing affordability in the next five years.

25,080 units are at risk of losing affordability in the next ten years.

2022, PAHRC

Preservation saves money

It costs **25 to 40 percent** more to develop a unit of subsidized rental housing through new construction than through the acquisition and rehabilitation of existing housing units.

Right of First Refusal

Right of first refusal (ROFR) policies are one tool with which to prevent displacement and preserve affordable housing. ROFR programs typically give the government (state or local) the right to intervene in the sale or conversion of naturally occurring or subsidized affordable rental housing and purchase the property at fair market value or a value set by a third-party offer. This right can also be transferred by the government body to qualified entities who will preserve affordability. When the ROFR is triggered, it is not required that the ROFR be exercised. ROFR simply provides an opportunity, not obligation, to intervene in a transaction to preserve affordable housing.

ROFR in Action

At the end of 2009, Massachusetts passed Chapter 40T, "An Act Preserving Publicly Assisted Affordable Housing" that established a ROFR program administered by the state's DHCD.

From 2010-2020, this program played a crucial role in preserving **9,594 affordable units** in 97 properties.

2020, Chapter 40 T at 10

The Solution for Virginia

VHA supports enabling legislation for localities to establish a right of first refusal during the sale of multifamily rental housing of 10 units or more that receives state or federal assistance and is at risk of expiring affordability. Localities may transfer the ROFR to a qualified designee, which could include public housing authorities, non-profit and for-profit housing providers, and resident associations. This legislation would grant localities the authority to require notice of the owner's intent regarding the expiration of affordability restrictions two years before such expiration will occur. From that moment on, the owner of this property must notify the locality if they intend to accept a qualifying third-party offer of sale. The locality will have only 30 days to exercise the ROFR with a matching offer. If such an offer is made, the owner must sell to the locality. In this way, the owner receives equivalent compensation, and the transaction is minimally delayed. There are a few exemptions, such as a sale to a third-party who will extend affordability, to ensure that the ROFR is used only as intended.

Brian Koziol
Executive Director
Brian@vahousingalliance.org

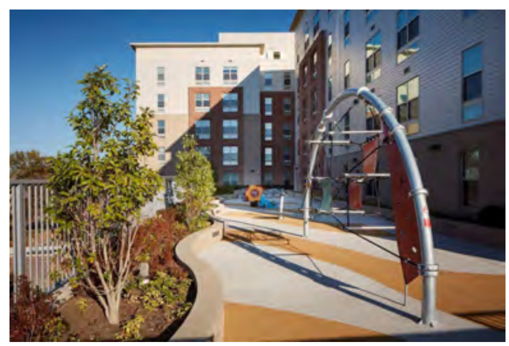
Isabel McLain
Director of Policy
imclain@vahousingalliance.org

Faith in Housing: Frequently Asked Questions

What is the Faith in Housing proposal? Why is it important? Faith institutions across Virginia are deeply embedded in our communities, often serving those most in need. Many of us have surplus land or aging buildings and feel called to use this space to address the housing crisis. Virginia needs over 200,000 affordable homes. The Faith in Housing proposal seeks to make it easier for faith communities to build affordable housing on their land by removing existing barriers in the land-use system.

***What are we asking for*?** We're asking the General Assembly to allow faith institutions to build affordable housing on their land with clear, consistent statewide rules. This would eliminate the need for complex, time-consuming zoning variances and give faith institutions certainty as they move forward. Other states are removing those barriers systematically to ease the path. We're asking Virginia to do the same and create clear statewide guidance that empowers local congregations while local jurisdictions retain administrative approval control.

Are there examples of churches doing this in Virginia despite the obstacles? Faith institutions across Virginia, like Arlington Presbyterian and Village of Faith Ministries in Richmond and others, have already taken steps to build affordable housing, despite major obstacles. There are dozens of other congregations who are interested in redevelopment for whom the currently obstacle are too great. Faith in Housing would give them an easier path to moving forward.



What could this housing on faith land look like? This can look like many different things - a few row houses in a small rural community, or a five-story apartment building in a bigger city. Faith in Housing is tailored to the local context, allowing higher buildings in areas where there are already tall building, and three stories in more rural or small contexts. Here are some examples of hous:

- Arlington Presbyterian
- Central United Methodist, Arlington
- Village of Faith Ministries, Richmond

Why can't this happen today? Currently, faith institutions must navigate a complicated and costly zoning variance process just to get started. This proposal would streamline that process, making it easier and faster to build affordable housing. Local jurisdictions could decide to remove these barriers but have not. In the face of Virginia's housing crisis, we need state leadership to remove barriers for congregations seeking to address the housing crisis.

Has this been done elsewhere? Yes, several states and cities have adopted similar measures to help faith institutions build affordable housing more easily.

VOICE

Why is faith-owned land being considered for affordable housing? Across Virginia, many congregations, churches, synagogues, mosques, and other religious institutions have land that is centrally located in communities that they've owned for generations. The faith institution may have more land than they need today for a multitude of reasons - perhaps they need less parking, or they once planned to expand and now find that not necessary. Some churches may be considering the legacy of land wealth and ownership and how this intertwines with their social justice mission. This land can be put to good use by building affordable housing on the land owned by the faith institution, allowing them to fulfill their mission in multiple ways by providing a home to someone in need. As a community hub, faith institution-owned land is an excellent location for affordable housing.

***What do you mean by affordable housing*?** Affordable housing in this context refers to regulated housing, where rents are set to be affordable for people with low incomes, and rentals is income-limited so that those most in need get priority. This ensures residents can afford other necessities like food and medicine.

What will be the impact on communities and congregations? Communities will get increased housing options for their school teachers, home health aids, retail workers, and service workers, and in the long term less traffic and potential new child care facilities or other community-hub space on ground floors. Congregations will get the chance to right-size and upgrade worship spaces without breaking the bank, while fulfilling a missional call to serve their community and house those in need.

Is this going to solve the housing crisis in Virginia?

This bill is going to play an important part in addressing our housing challenges in Virginia. We need 200,000 more homes to meet the current needs in our state, and we need to put every available option on the table. Every affordable home that can be built through this initiative will be a roof over the head of someone who has experienced housing instability. Passing this bill will not solve the whole crisis, but it will help faith communities make a meaningful contribution to the problem over the next decade.

Will any congregation now automatically be allowed to build whatever housing they want without safeguards or oversight?

No, not even close.

- **Administrative Process, not automatic.** With this bill, the primary change would be to an administrative, not automatic process. Securing a variance is a lengthy, subjective and uncertain process. This should be replaced with an administrative process that is clear and time-bound.
- **Objective, not subjective:** Congregations would still need to comply with all other zoning rules and building code regulations. These processes should be objective rather than subjective
- **Community institutions:** Faith institutions would be required to have owned the land for at least five years, preventing just any organization from using this flexibility.
- **Mission orientation:** The housing would be affordable to people with low incomes.
- **Several years, not decades:** Replacing the requirement for a variance with an administrative process shaves years and thousands of dollars off of a long process, but the process is still robust.

This bill is supported by the Commonwealth Housing Coalition, including:

- 15 Minute Fredericksburg
- Americans for Prosperity
- CASA
- Freedom Virginia
- Greater Greater Washington
- Hampton Roads YIMBY
- Home Builders Association of Virginia
- HOME of Virginia
- Libre
- Livable Cville
- New Virginia Majority
- Northern Virginia Affordable Housing Alliance
- Northern Virginia Association of REALTORS®
- Partnership for Housing Affordability
- Partnership for Smarter Growth
- Richmond Association of REALTORS®
- RVA YIMBY
- Southern Economic Advancement Project
- Strong Towns RVA
- Students for Equity and Reform in Virginia
- Virginia Housing Alliance
- Virginia Interfaith Center for Public Policy
- Virginians Organized for Interfaith Community Engagement (VOICE)
- Virginia Poverty Law Center
- YIMBY Action
- YIMBYs of NoVA

Want to learn more about Faith in Housing and how to support it? Reach out to voice@voice-va.org!

TENANT ASSISTANCE AND RELOCATION POLICY FOR THE RESIDENTIAL MULTIFAMILY ZONE

Section 1. Introduction

The Tenant Assistance and Relocation Policy (Policy) sets forth the relocation assistance to be provided to displaced households at the time of redevelopment in the Residential Multifamily (RMF) Zone and ensures that tenants in good standing displaced from committed affordable units have a right to return to the property after redevelopment. The RMF Zone provides additional density to enhance and preserve the long-term affordability of housing pursuant to an ordinance adopted by City Council on February 23, 2019.

1.1 Applicability

The Tenant Assistance and Relocation Policy applies to displaced households in the RMF Zone.

1.2 Developer Expectations

The City encourages developers who are granted additional density through the RMF Zone to replace all committed affordable units on-site after redevelopment. Such developers will also comply with the following:

a. All tenants in good standing occupying a committed affordable housing unit have the right to return to the property after redevelopment.
b. All tenant households in good standing are eligible for relocation payments regardless of income. All elderly and disabled tenant households, as well as very low-income households as defined by the City's Relocation Assistance Guidelines are eligible for double payments.
c. If the Uniform Relocation Assistance and Real Property Acquisition Policies Act ("URA") and/or Section 104(d) of the Housing and Community Development Act ("Section 104") are applicable to the project, the developer will follow these regulations and requirements instead.
d. A Tenant Assistance and Relocation Plan (Plan) will be submitted consistent with the provisions below.

1.3 Definitions

"Committed Affordable Units" are rental or ownership dwelling units available to eligible households through income and/or occupancy restrictions required under federal, state, or local programs.

"Comparable Units" are units made available to displaced households that are comparable in size and rent to units from which the household is displaced.

"Concept Two" A stage in the development review process.

"Eligible Tenants" are residents of existing properties and tenants in "good standing" at the time the Relocation Plan is officially submitted to the Office of Housing, Landlord Tenant Division staff.

“Household” is defined as consisting of all persons listed on the lease and their dependent children.

“***Households Eligible for Relocation Assistance Payments***” are defined as all displaced households current with rent. All displaced households will receive relocation assistance payments regardless of income.

“Landlord-Tenant Relations Board” is a nine-member board that conciliates landlord-tenant complaints and recommends and reports to City Council on legislation and policy in landlord-tenant relations, including the approval of Relocation Plans.

“Permanent Relocation or Permanently Displaced Household” is a household required to permanently vacate the unit occupied due to the redevelopment or renovation without any expectation of returning to the renovated or new property due to not meeting income restrictions or other requirements established by law or regulation.

“Right to Return” a policy that income-eligible tenants in good standing occupying a committed affordable unit have the right to return to a committed affordable unit in the property after redevelopment.

“Temporary Relocation or Temporarily Relocated Household” is a household is that is expected to move back to the renovated or new complex once the project is completed.

“Tenant” means any person who is entitled to occupy a unit pursuant to a rental agreement or on a month-to-month tenancy.

“Tenants or Households in Good Standing” are defined as those tenants or households that satisfy the following criteria:

1) Are current in rent at the time of receipt of 120-day notice to terminate tenancy; and
2) Live in a committed affordable unit owned by the developer prior to the redevelopment.

“Tenant Protection Vouchers” (TPVs) are a form of federally funded assistance to help households impacted by demolition, disposal or conversion of federally-assisted properties. They are meant to ensure there is no displacement of low-income tenants as a result of various actions resulting in a loss of subsidy assistance.

“Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)” and “Section 104(d) of the Housing and Community Development Act (“Section 104”) are federal regulations that require minimum relocation benefits and payments to tenants displaced due to federally-funded projects.

“Very low-income” is defined as incomes at or below 50% of the area median income for the Washington Metropolitan Statistical Area as defined by the Department of Housing and Urban Development.

“120-day notice to vacate” is a written notice provided to all tenants who reside in a building proposed for demolition, conversion or rehabilitation that they have 120 days from the date of the notice to vacate the premises.

Section 2: Tenant Assistance and Relocation Plan

The Tenant Assistance and Relocation Plan (Plan) comprises a Community Profile and a Relocation Plan. A draft Plan must be submitted with the developer's Concept Two application, or with a later submission as approved by the Office of Housing.

Section 3: Community Profile

3.1 Preliminary Community Profile and Household Needs Assessment

As part of the preliminary Community Profile, the developer will survey existing tenants to help identify tenant characteristics and assess housing needs. Information collected will be shared with the Office of Housing.

The survey will identify:

I. Number of units and unit mix
II. Number of occupied and vacant units
III. Number of households that are private market renters without housing assistance
IV. Tenants assisted through any type of housing unit developed using City, state, or federal subsidies, including Housing Choice Vouchers
V. Length of each household's residency in the neighborhood and at its current address
VI. Size and composition of each household
VII. Households with school-age children, elderly, and/or disabled members
VIII. Income of each household
IX. Number of households anticipated to be temporarily relocated
X. Number of households that will be permanently displaced
XI. Tenants who will require special assistance to move
XII. Current cost to each household for rent, utilities, and parking
XIII. Households interested in returning
XIV. Households in need of accessible housing

3.2 Updated Community Profile

At least three months prior to issuing the 120-day notice to vacate, the developer will conduct a follow-up survey of each affected household to update and confirm the information collected through the preliminary community profile. The developer will cooperate with the City in making reasonable efforts (three attempts to obtain a survey response either by mail or in person, including efforts to survey tenants during non-working hours) to reach affected tenants. If tenants do not respond to the survey after reasonable efforts, the developer will provide available information regarding the affected tenants to the City. The developer will also provide documentation to the City of their outreach efforts to those households who did not respond to the survey. The survey will include contact information for the City's Office of Housing and any other organization identified by the Office of Housing. Survey information collected should be provided to the Office of Housing by the time the 120-day notices are issued.

Section 4: Relocation Plan and Tenant Services

4.1 Draft Relocation Plan

A Draft Relocation Plan will be submitted with the developer's Concept Two application, or with a later submission as approved by the Office of Housing.

The draft relocation plan will include:

I. Project overview
II. Staff in charge of relocation
III. Profile of tenant population
IV. Tenant impact
V. Projected timetable for construction and relocation
VI. Tenant communication, notices and meetings (including translation/ interpretation services if necessary)
VII. Measures to retain current tenants and right of return
VIII. Temporary on-site/off-site relocation
IX. Measures to keeping occupied units in good habitable condition
X. Permanent off-site relocation and payments
XI. Record keeping
XII. Contact information for relocation staff onsite and City staff

4.2 Final Relocation Plan

A Final Relocation Plan will be submitted to the Office of Housing at the time of issuance of the 120-day notice to vacate and will include the final version of the draft relocation plan and an updated Community Profile/Survey as required in Section 3.2 of this Policy.

Section 5: Notifications and Meetings

5.1 Relocation Coordinator and Relocation Services

The developer will provide a Relocation Coordinator (Coordinator) sixty days prior to the delivery of 120-day notices to terminate tenant leases at each redevelopment site. The Coordinator may be a third party, new hire, or member of existing staff, and developers with multiple properties included in the RMF Zone may designate a Coordinator for more than one development. The Coordinator will be responsible for coordinating and implementing the Policy in coordination with the Office of Housing. The Coordinator will be available on site, during regular hours and by appointment, will provide information and assistance to tenants as set forth herein.

5.2 Preliminary Notice

The developer will deliver written preliminary notice of the proposed redevelopment plan and upcoming relocation activities to households living in units to be demolished as part of that plan at least four months prior to the issuance of the 120-day notice. This notice will be translated in multiple languages as deemed necessary in consultation with the Office of Housing and will include the projected timing of demolition and relocation activities, contact information for the Coordinator or management staff available to answer questions prior to the hiring of a coordinator, and a description of services that will be available during relocation activities. In coordination with the Alexandria City Public Schools (ACPS), information regarding

ACPS' policies about student transfers (within the school district) and resources available to support transferring students will also be provided. The preliminary notice will be delivered by regular mail and hand delivery. The information provided with the preliminary notice will also be posted online on the City's website by the Office of Housing. In addition to the standard community engagement process associated with development applications, the developer will agree to provide an estimated timeline of the process to tenants who will be displaced by the development and hold a meeting with those tenants at the time of the Concept Two application.

5.3 120-day Notice

In addition to the preliminary notice, households will receive a second notice at least 120-days prior to lease termination. To ensure that tenants understand the process and can participate in planning for their future, written notices for households with Limited English Proficiency (LEP) will be translated into Spanish and any other commonly spoken languages in the development as deemed necessary in consultation with the Office of Housing. The developer will provide interpreters at tenant meetings and make AT&T Language Line or comparable services available for meetings with the Coordinator and property management staff. Copies of all 120-day notices will be sent to the Office of Housing when issued to tenants.

As soon as feasible, but in all cases prior to the issuance of 120-day notice, the developer will provide information to tenants regarding its plans, schedule, relocation services, and final approved relocation plan. This information will be provided in writing, and the developer will hold tenant meetings to advise tenants of the plan and process for the redevelopment. The developer will notify the Office of Housing in advance of the time and date of meetings with tenants so that a representative may attend the meetings.

5.4 Comparable Units

Services will be provided until all households in units to be demolished during the redevelopment have been relocated and the Coordinator has provided information on all displaced households and services provided to the City. Available, comparable units will be identified by the Coordinator for households occupying committed affordable units that would prefer to move permanently to another location. This option will not prevent or undermine eligible tenants' right to return to the new property. Information on comparable market-rate units will be provided to households occupying market-rate units.

During the redevelopment, the Coordinator will be responsible for identifying temporary comparable units for households in committed affordable units, providing referrals and placement assistance, and coordinating monetary assistance, notice and communication with displaced households. The Coordinator will be responsible for providing survey information and regular updates to the City regarding households displaced, including the new address and contact information for households relocated from committed affordable units.

The developer will apply for Tenant Protection Vouchers (TPVs) for all households occupying committed affordable units whenever possible. For households occupying committed affordable units, every effort will be made to identify a replacement (including temporary) unit at the level of affordability provided by the unit from which the tenant will be displaced. If TPVs are not approved by the Department of Housing and Urban Development, and no unit can be identified at the level of affordability of the unit from which the tenant is displaced, the developer will be responsible for providing a replacement housing payment throughout the temporary relocation period. Once the household is offered a permanent committed affordable unit at the redeveloped property, the developer will no longer be responsible for the replacement housing payment unless URA is applicable to the project.

Reasonable effort will be made to refer households in good standing occupying committed affordable units to an available unit in the immediate area. If no such unit is available, the Coordinator will provide referrals to units elsewhere within the City.

Whenever 120-day notices are issued, the developer will be responsible for providing and regularly updating availability information to the Coordinator throughout the 120-day period to ensure that all households in good standing receive a complete, accurate and current list of available comparable units. If more than one Coordinator is managing relocation concurrently, the developer will establish a process for cooperation between the Coordinators to ensure that the same listing is provided to all households during the notice period.

Coordinators will maintain data regarding all households that they are responsible for assisting with relocation as well as a database of available units and upcoming vacancies. The Coordinator will refer households in committed affordable units to units that are comparable in size and rent to the household's current unit at the time of relocation by providing a list of comparable units. Households in good standing will be eligible for a comparable unit until they relocate from their existing unit, which shall be no later than 120 days from the 120-day notice to vacate.

The Coordinator will maintain information regarding other committed affordable housing resources nearby and throughout the City, as well as information and referrals to other multifamily rental properties. City staff will provide updated information regarding committed affordable housing resources to the Coordinator at the time that 120-day notices are given and will provide updates regarding any such additional resources that are developed or secured.

5.5 Temporary Relocation

Tenants eligible for temporary relocation will receive no less than 120 days advance written notice of the approximate date of the move and a reminder 30-days before the actual date of the move indicating their temporary address. The 120-day notice will advise households of their right to return to the property, that they will be temporarily relocated, the terms and conditions under which they may continue to lease and occupy the property after return and the availability, or not, of any rental assistance options (federal, state or local), including TPVs or other subsidies as they become available.

In many cases it will be necessary to terminate the tenant's lease with the current landlord and assume a lease with a new landlord for a temporary replacement unit. The Coordinator will be responsible for identifying comparable temporary units and for negotiating appropriate lease terms for temporarily relocated tenants. When a permanent committed affordable replacement unit becomes available, the tenant will execute a new lease in the redeveloped complex.

The developer will assume responsibility for reasonable costs directly associated with moving the household's belongings to the temporary off-site unit and back to a renovated unit (two moves) and would pay for any increased housing costs associated with the move, including any utility connection fees but excluding security deposits. The head of household will agree in writing to the temporary relocation using a relocation agreement form.

During a temporary off-site relocation, if the household declines to return to the completed development and decides to permanently relocate to the unit which had been designated their temporary unit, then the developer is responsible for the costs of the one move. If a household is evicted for cause from a temporary unit, the household may not be entitled to continued temporary housing costs, may lose the right to return to the displacement site, and may not be entitled to payments as a displaced household.

Tenants temporarily relocated will return to a comparable unit they originally occupied after redevelopment. If the tenant is no longer eligible to return after the project is completed (due to a change in income, change of household size or other disqualifying circumstance as communicated in advance to all tenants), the tenant will receive a relocation payment as a Permanently Displaced Tenant.

5.6 Permanent Relocation

Relocation of displaced households will begin prior to demolition and will be considered completed after all households are relocated or choose to move without availing themselves of the assistance from the Coordinator. The Coordinator will have responsibility for assisting households with temporary and permanent relocation during this process as set forth below in coordination with the Office of Housing. Households that do not meet the income requirements for the Low-Income Housing Tax Credit Program and/or those that exceed occupancy restrictions will be permanently displaced.

5.7 Relocation Advisory Services for Permanent and Temporary Relocations

To most effectively meet the needs of the tenants who will be temporarily and permanently relocated, the following advisory services will need to be provided, as applicable:

- A one-on-one relocation interview meeting with the Coordinator/Relocation Management Team to help tenants through the process of determining permanent or temporary off-site relocation needs, preferences, and eligibility;
- Referrals for tenants to replacement properties and current listings of vacant units within the City of Alexandria and bordering jurisdictions;
- Providing transportation or reimbursement for reasonable transportation costs for tenants needing transportation to look at other housing;
- Providing information regarding Federal, state and local housing or other governmental programs;
- Extending regular business hours, including evenings and weekends, so that tenants will not have to miss work;
- To the greatest extent possible, special attention to individual challenges or needs of households with school-age children, senior citizens and tenants with disabilities;

- Additional advisory services such as providing appropriate translation and counseling for tenants who are unable to read and understand notices, as necessary or appropriate depending on the individual situation and circumstances;
- Packing supplies including boxes, bubble wrap and tape necessary to pack belongings for the moves;
- Reimbursement of any costs for or direct payment to transfer utilities or any existing services such as telephone, cable or internet services to the temporary unit as well as the new unit, if applicable;
- Written communication updates regarding moving into the completed unit; and
- Additional advisory services such as interpreter services, as necessary or appropriate depending on individual circumstances.

5.8 Relocation Assistance Payments for Permanently Displaced Tenants

Following the 120-day notice, all displaced households current with rent will receive relocation assistance payments regardless of income or priority for a committed affordable unit. The Coordinator will process payments based on the schedules in the City's Housing Relocation Assistance Policy in effect at the time checks are issued. The current relocation payment schedules are as follows:

Tenants who are not Very Low Income, Elderly or Disabled:
Efficiency $900
One Bedroom $1,100
One Bedroom and Den or Two Bedroom $1,300
Two Bedroom and Den or Three Bedroom $1,500
Three Bedroom with Den Six Rooms $1,700

Periodic revisions made by the State will be incorporated into the Relocation Payment Schedule under the City's Relocation Assistance Policy. It is expected that if the Relocation Payment Schedule is revised by the State, the developer will adhere to whatever payment levels are in effect at the time payments are made to tenants. Households occupying committed affordable units or any tenants who are elderly or disabled will receive a higher payment equal to 200% of this payment as listed below.

Tenants who are Very Low Income, Elderly or Disabled:
Efficiency $1,800
One Bedroom $2,200
One Bedroom and Den or Two Bedroom $2,600
Two Bedroom and Den or Three Bedroom $3,000
Three Bedroom with Den Six Rooms $3,400

Regarding the timing of payments, the developer agrees to provide relocation payments to tenants after tenants give 30-day notice after receiving their 120-day notices to vacate. Payment should occur in full when the resident has notified the developer after the 120-day notice to vacate has been issued, even if he/she does not vacate the unit until the end of the 120-day period. This payment is to make funds available during the period in which the resident must look for an apartment.

5.9 Return of Security Deposit

Security deposits and applicable interest will be processed and returned in accordance with standard policies and procedures. The timing of such returns should be expedited to the extent possible. The developer may request 30-day notice from the tenant to vacate during the 120-day notice period (notice of 30 days, not 30 days prior to the next rent due date.) Any household in receipt of a 120-day notice to vacate will receive a refund of any security deposit and applicable interest regardless of when they vacate during the 120-day period if the tenant has provided 30-day notice. Charges for damage to units scheduled to be demolished will not be charged against a household's security deposit unless the developer incurs additional costs to prepare the unit for demolition *due to the fault of the tenant*. Examples of allowable deductions from deposits are removal of large items from the unit left by the tenant, or the tenant's removal of appliances or fixtures the developer had intended to sell or reuse.

5.10 Maintenance of Units and Premises Before and During Relocation

Before and during the relocation process all occupied units will be kept in a clean, sanitary and safe condition in compliance with all applicable codes and regulations.

Section 6: Forms and Attachments - to be included

February 2019

of current residents will help refine planning for housing needs and targets for the rezoning in the fall and subsequent DSUP processes. The City also hopes to improve the housing target by extending the affordability period beyond thirty to forty years, when possible. The developers have agreed to negotiate in good faith with the City regarding the terms for this ten year extension.

In order to create units that would be dedicated affordable housing units in perpetuity, JBG has agreed to donate 100 existing units to the City. The value of these units is estimated at least $14.3 million, with the mortgage value, including rehabilitation, projected at around $8 million. These would include two buildings (56 units) in HIllwood and two buildings (44 units) in Lynbrook. The City would designate the future owner-operators of these affordable housing units. The owner-operators could be either a housing non-profit or ARHA. While the household incomes to be served in these buildings would be determined at a later date, it is the intent of this Plan that a range of incomes would be served in these 100 donated units. Since the units would have net income generated, that value can be captured through mortgages with the proceeds then used to help increase the number of Plan area dedicated affordable housing units to or beyond the desired 800 unit level.

In addition to the donated units, in order to increase the number of units that could be considered held in perpetuity for affordable housing, the developers have agreed, after the CDD adoption and before DSUP consideration, to negotiate, in good faith with the City and non-profit housing provider and ARHA to sell building pads or sites to be developed. The sales prices in such transactions are contemplated to be at market rates, and the City would be able to apply some of the $114.1 million in affordable housing funds for acquisition and development of acquired sites. Funding from federal housing tax credits and the Virginia Housing Development Authority (VHDA) would also be potential sources of financing for such acquisitions.

II. Interim Tenant Relocation and Assistance Program

Even as committed affordable units are acquired, it is anticipated that there will be an ongoing demand, exceeding the capacity provided by these units, for additional relocation resources within the Plan area for residents impacted by redevelopment. Some tenants may be eligible for committed affordable and workforce units if/as available on a priority basis; others may have incomes above the threshold for qualification for these units.

The Plan proposes that the developers provide coordinated relocation and tenant assistance to impacted households as soon as DSUPs are filed. The tenant relocation and assistance program will include:

- Notice and regular, ongoing communication with residents beginning when a DSUP is filed, including information regarding the projected timing of demolition and relocation. This should provide around two years advance notice to tenants before demolition so that they can prepare. To ensure that residents understand the process and can participate in planning for their future, translation and language services will be provided, as needed.

- After the initial notice, affected residents will be surveyed regarding their household's composition and income to assess housing need and qualification for a committed unit. The survey will also collect information regarding other factors to determine whether the household should be considered on a priority basis for a committed affordable unit when available. These factors could include income, age (seniors), tenure, a disabled or special needs household member and children enrolled in elementary school in the Plan area.
- A relocation coordinator will provide assistance based on information provided in the survey. The coordinator will maintain a database of all available units and upcoming vacancies in the Plan area. The developers will cooperate in providing information about their properties. For residents who wish to relocate in the Plan area, the coordinator will offer available comparably priced units and will help with the leasing process. All resident households in good standing will be allowed to relocate without further credit or background checks. They will not be required to meet a minimum income standard to qualify for a comparably priced unit. The household shall be defined as consisting of every member listed on the lease.
- The relocation coordinator will also keep information regarding other affordable housing resources nearby and throughout the City, as well as information and referrals to other multifamily rental properties.
- The City's Office of Housing will provide information regarding housing resources. It will also work with the relocation coordinator to manage the process to prioritize households for relocation into a committed affordable or workforce housing unit and maintain a waiting list, as necessary.
- All households in good standing at the time of relocation will receive financial assistance to help defray costs of the move. These payments shall be no less than as set out in the City's Voluntary Conversion Assistance Policy.
- The tenant relocation and assistance program will be reviewed by the Landlord Tenant Board as part of the subsequent zoning(s) and development review process. That Board will seek comment from the Economic Opportunities Commission and the Social Services Advisory Board.

The Plan is recommending that the developers within the redevelopment sites and the City develop a Tenant Assistance Plan which would assist existing tenants in finding new rental units at the time their existing rental units are planned to redevelop.

Phase II – Tenant Assistance and New Units

Based on the projected development phasing, beginning in 2020, the developers will be responsible for providing monetary contributions to fund long term committed affordable and workforce units, which will total $57 million, as follows (in 2011 dollars):

- $23,900,000 - Developer public amenities fund for Beauregard (contribution allocated for housing); and
- $25,800,000 - Developer voluntary affordable housing contributions to City based on current contribution formula for proposed density.

In addition, JBG will donate 100 units at Hillwood (56) and Lynbrook (44).

To meet the 32% replacement goal the City, with cooperation from the developers, will work to leverage up to $52.4 million in City and other funding sources to supplement the developer contributions. In total, $120.4 million is estimated to be needed to develop and maintain 32% of the units to be demolished as affordable to households with incomes at or below 40%, 50%, 55%, 60%, and 75%, for a minimum of 30 years, and in some instances considerably longer.

III. Affordable and Workforce Units Dispersed throughout the Plan Area

The Plan envisions distribution of affordable and workforce housing throughout the Beauregard Plan area. As planned development occurs, in each DSUP developers will work with the City towards the goal of providing some committed units in every residential phase including conditions to allow the City to "reach back" to buy additional new units in the future, as funding and opportunities may arise.

Distribution of unit types would be defined as both distribution of individual affordable units within a market rate building, as well as buildings which would be comprised of either a range of affordable housing levels or a mix of market and affordable income levels. With the proposed acquisition of existing units to expand the commitment target, distribution will extend to Southern Towers and Seminary Towers, potentially adding three bedroom units to the available mix. Unit types and sizes may be considered in determining the appropriate level of affordability to best meet the necessary housing needs. The new committed affordable and workforce housing units would be able to accept residents with housing choice/ Section 8 vouchers, providing expanded housing options.

IV. Innovative Building Types and Parking Approaches

Beauregard will offer a range of housing products and types. Creative design may increase the pool, location, and amount of affordable and workforce housing options available while integrating these units into the larger mixed-income community. Old Town Commons, offers a local example of a mixed-income development which combines market rate (sales) townhomes and affordable (rental) housing units in through a design in which all of the units appear to be townhomes from the street. The Plan recommends the use of innovative building types such as stacked townhouses, back to back townhouses, reduced width townhouses and accessory units to maximize the number of committed affordable and workforce rental units when/if feasible. Smaller and/or more efficiently designed units may help yield a larger number of committed units, or to reach households with very low incomes and/or special housing needs. Allowing accessory dwelling units in the Plan may also increase affordable options. Lowering

HOUSING RELOCATION ASSISTANCE POLICY
CITY OF ALEXANDRIA, VIRGINIA

The City of Alexandria, since May 1980, has had in effect a voluntary relocation assistance policy.

A relocation plan is submitted to the Landlord/Tenant Relations Office prior to the zoning permit application. The Landlord/Tenant Relations Board holds a public hearing on the conversion plan and makes recommendations on the plan.

Below, in its entirety, is the City of Alexandria Housing Relocation Assistance Policy as adopted by City Council:

The Alexandria City Council encourages developers of any rental project in the City covered by the Virginia Residential Landlord-Tenant Act to submit a relocation plan to the Chief of the Office of Housing's Landlord-Tenant Relations Division when such a project is proposed for:

1) Demolition;
2) Substantial rehabilitation (any rehabilitation which causes temporary relocation or permanent displacement of a tenant);
3) Conversion to condominiums,[1] planned unit development, cooperative, hotel, motel, unfurnished units, other commercial or all elderly use;
4) Termination of subsidy payments in subsidized buildings when the owner(s) of the buildings, and not the public agencies, has decided either to terminate subsidy payments or to prepay Federal mortgages which would cause tenants in any affected units to vacate;
5) Termination of lower-rent set-aside units required under Federal bond regulations in buildings using tax-exempt bonds which causes tenants of these units to vacate; and
6) Sale of rental condominium or cooperative units if a majority of the complex's units are under single ownership and are under a coordinated sales program and if the resale would cause tenants to vacate.

Such plan should be submitted if developers intend to issue notices to tenants of pending conversion or substantial rehabilitation as previously described. This plan would indicate the measures the developer plans to take to retain current tenants in the project, as well as provisions for assistance for all tenants who face displacement.

In order to allow sufficient time for staff review and public hearing before the Landlord-Tenant Relations Board, Council encourages developers to submit their relocation plans to the Office of Housing's Division of Landlord-Tenant Relations 30 days prior to the application for any special use permit or site plan approval, if applicable.

For projects that do not require a special use permit or site plan approval, City Council encourages developers to submit proposed relocation assistance plans to the Office of

[1] City Code requirements apply to condominium conversion – see appendix

Housing and the Office of Landlord-Tenant Relations 60 days prior to the filing of their public offering statement with the state and City.

New tenants should be informed in their leases of any application for conversion, demolition, rehabilitation, change to other commercial/residential use, owner termination of subsidy payments, or termination of lower-rent set-aside units which cause tenants of these units to vacate.

Council recognizes that features of the plan may vary among developers, but strongly suggests that it include at least the following provisions:

1. **Adequate Notification.** State law requires that in the case of a condominium conversion, tenants be given a 120-day Notice to Vacate which includes the price of each unit and the estimated amount of all condominium fees for each unit. During the first sixty days after such notice, each tenant shall have the exclusive right to purchase the unit he/she occupies, but only if such unit is to be retained in the condominium conversion without substantial alteration to its physical layout.

   State law also requires that tenants be given a 120-day notice with regard to the conversion of a building containing at least four residential units, to a hotel, motel, or other commercial use, or to a cooperative or planned unit development, or any demolition or substantial rehabilitation which would result in displacement of tenants, or sale to a contract purchaser which requires an empty building. State law for condominium and cooperative conversions does not allow renovations during the 120-day period which would force the tenant to relocate. Renovations can only be done during this period, according to State law, if the tenant gives written permission or is absent from the unit.

   In cases of owner termination of subsidy payments in subsidized units or lower-rent set-aside units in buildings using tax-exempt bonds, the City encourages developers to give tenants of such units a 120-day notice of the market rent for their unit, and offer them the option of renting the unit at full market rent if qualified. It would also be useful that prior to such official notice, a Notice of Intent to Convert, rehabilitate, change use or terminate subsidy be given to tenants as soon as relocation plans are decided upon.

   Copies of all 120-day Notices should be sent to the Office of Landlord-Tenant Relations when issued to tenants.

   In the past, some tenants have been asked to vacate their apartments prior to the filing of the public offering statement by the developer in order that their apartments could be used as a model units. Council strongly recommends that these tenants be afforded the minimum 120-day notification period and 60-day opportunity to purchase their units, or other comparable units in the complex on the same terms as any other qualified tenant who would be able to purchase their unit. If the developer wishes the tenant to move in order to use the tenant's unit as a model unit, the tenant should be relocated within the complex in a comparable unit and moved at the developer's expense. This relocation should be agreed to by the tenant and the developer under mutually acceptable conditions and may occur during the 120-day period.

2. **Relocation Payments According To The State Highway Administration Schedule.** City law requires that relocation payments be made to persons displaced by condominium and cooperative conversion. Payments should be made according to Table I, which is based on the State Highway Administration schedule of fixed payment for residential moving expenses. In addition, City Council strongly encourages developers of projects proposed for demolition, substantial rehabilitation, termination of subsidy payments, and termination of lower-rent set-aside units in properties using tax-exempt bonds, to provide relocation payments in accordance with Table I to all eligible tenants.

Relocation Payment Schedule
Source: 24VAC30-41-220 Moving Expense Schedule

Table I (For all Residents who are not Very Low Income, Elderly or Disabled)

Unfurnished	
One Room	$700
Two Rooms	$900 (Most Efficiency Units)
Three Rooms	$1,100 (Most Standard One-Bedroom Units)
Four Rooms	$1,300 (Most Two-Bedroom Units or One with Den)
Five Rooms	$1,500 (Most Three-Bedroom or Two with Den)
Six Rooms	$1,700
Seven Rooms	$1,900
Eight Rooms	$2,100
Each Additional Room	$300

Furnished
One Room $400 + $75 for each additional room

Room counts include all occupied rooms within the dwelling unit plus personal property located in attics, unfinished basements, garages and outbuildings, or significant outdoor storage. Any spaces under lease containing sufficient personal property as to constitute a room are included. Full size kitchens are considered separate rooms, even in efficiency units.

Periodic revisions made by the State will be incorporated into the relocation payment schedule under this Housing Relocation Assistance Policy. It is expected that if the Relocation Payment Schedule is revised by the State, the developer will adhere to whatever payment levels are in effect at the time payments are made to tenants. Council also recommends that tenants whose income is less than Section 8 very-low income levels or who are elderly or disabled receive a higher payment equal to 200% of this payment as listed below.

Table II (For Elderly (over 62), Disabled Residents or Very Low-Income)

Unfurnished	
One Room	$1,400
Two Rooms	$1,600
Three Rooms	$2,200
Four Rooms	$2,600
Five Rooms	$3,000
Six Rooms	$3,400
Seven Rooms	$3,800
Eight Rooms	$4,200
Each Additional Room	$600

Furnished
One Room $800 + $150 for each additional room

In regard to the timing of payments, developers are encouraged to provide relocation payments to all tenants when tenants give 30-day notice after receiving their 120-day Notices to Vacate in conversions, substantial rehabilitation, owner termination of subsidy payments, termination of lower-rent set-aside units, or changes in property use. Payments should occur in full when the tenant has notified the developer after the 120-day Notice to Vacate has been issued, even if he/she does not vacate the unit until the end of the 120-day period. This payment is to make funds available during the period in which the tenant must look for an apartment. In cases of demolition, developers should provide relocation payments when tenants receive their 120-day Notices to Vacate.

City Council further expects all developers undergoing this process to abide by the City's rent increase guidelines currently in effect.

3. **Eligibility for Relocation Assistance.** Developers are encouraged to provide relocation assistance payments to all tenants who are in residency when the first 120-day notice was issued, and who are 'in good standing' with rent payments. In condominium and cooperative conversions, the City recommends that relocation payments be provided to tenants who indicate in writing that they are unable or unwilling to purchase a condominium or cooperative unit. In complexes in which the developer is seeking to terminate subsidy or set-aside units, payments should be made to tenants who indicate in writing that they are unwilling or unable to rent a unit at the property's market rent, except as limited by the following paragraph.

   For properties that are remaining rental (e.g. substantial rehabilitation, termination of subsidy or set-aside units), and continued tenancy at the property is available to current residents, a tenant is not eligible for relocation benefits if the tenant chooses to move after being offered in writing a unit at a rent increase (including any increase in utility costs to the tenant resulting from the rehabilitation) that is within the City's rent increase guidelines. For this purpose, the developer may require that tenants apply for continued residency prior to a determination of eligibility for relocation payments.

4. **Temporary Relocation.** In the case of substantial rehabilitation or change in use in which tenants are required to temporarily relocate to another unit, developers should pay the tenant's actual moving expenses (including any utility hook-up fees incurred by the tenant as a result of the move) not to exceed the payment identified in Table I for residents who are not very low income, disabled or elderly.

5. **Prompt Return of Security Deposit.** For projects undergoing demolition, the return of security deposits should be arranged at the time of Notice to Vacate. For projects undergoing conversion, substantial rehabilitation, termination of subsidy, or other use changes, deposits should be returned within fifteen days of the date of vacating by the tenant. Some developers have allowed security deposits to be applied to the last month's rent.

6. **Description Of Relocation Services And Distribution Of Information To Tenants.** The developer should identify a person to act as the relocation coordinator who will be available on site, during regular hours and by appointment, to provide assistance and information to tenants such as locating comparably-priced units, making arrangements for moving, assisting with application for local or federal housing subsidy programs, and providing assistance for those with special problems, such as the elderly and disabled. A special packet of information should be given to each tenant, outlining development plans as soon as the relocation is announced. The packet should include all information concerning the benefits to which tenants are entitled under the Relocation Assistance Plan. The developer should distribute regular notices and newsletters to the tenants and should also meet regularly with the tenants. Translation services and translation of materials should be provided to residents who speak foreign languages.

7. **Measures Taken To Retain Current Tenants.** The developer is to indicate what arrangements are being made to allow and/or encourage current tenants to remain in the complex. State and_City law require~~s~~ that three-year leases be offered to elderly and disabled residents in condominium conversions for up to 20% of the units in certain situations. City Council encourages developers to offer three-year leases to low-income tenants. All rent increases applied to units with three-year leases, as well as units in projects for which continued tenancy is available to current tenants should be within the City's voluntary rent guidelines (which provide for taking into account any unusual costs, improvements to the property, and extraordinary (more than 50%) increases in assessments).

   Among the provisions that have been made in previous relocations plans, which Council expects developers to pursue, are rehabilitation performed at an affordable level to tenants (including an option to purchase a unit "as is" or renovated for the interior of the unit), reduced unit prices for current tenants (developers have given from 10-20% discounts, plus special discounts for the elderly and disabled long-term residents, and residents who purchase their units without renovation); and efforts to obtain special financing. Reservation of a portion of the units for a low-equity cooperative should also be explored.

Substantial rehabilitation projects should give tenants a sixty-day period following the developer's issuance of a 120-day notice to vacate, during which the tenants may elect to re-rent their original apartments if practical. Developers should provide an explanation of their rehabilitation program showing how it will not disrupt residents in occupied units.

8. **Distribution Of Information To City.** Council strongly suggests that the developer provide relevant information on current tenants to the Landlord-Tenant Relations Office at the time the plan is submitted, along with the name(s) of the relocation coordinator(s) in the project. This office has a Relocation Advisor who will be of assistance in making arrangements for relocation. Tenant profile surveys, including income, age, marital status, etc., should be taken and given to the City as part of the Relocation Assistance Plan. The new addresses of tenants who move should also be provided to the City. Such information is also important in compiling data on the overall displacement situation and rental market in the City. In addition, timely reports on the progress of the relocation, along with copies of all notices and newsletters distributed to the tenants, should be given to the City.

9. **Phasing Of Relocation.** Council urges developers to phase a project's relocation plans and notices to vacate when at all possible, to allow for a more gradual relocation process for displaced tenants. Some projects have phased notices based on projected renovation and sales. Families with children in school should have notices phased in order not to disrupt the completion of the school year.

10. **Relocations covered by the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA).** Benefits provided under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA) are more generous than the City's, and a developer who makes payments in accordance with URA shall be considered in compliance with the relocation payment requirements of this Housing Relocation Assistance Policy. Developers following URA requirements are encouraged to comply also with the provisions of the City's Housing Relocation Assistance Policy with regard to timing of Notices to Vacate, prompt payment of relocation benefits and return of security deposits, identification of a relocation coordinator, measures to retain current tenants, and phasing of relocation or rehabilitation. Developers are encouraged to file relocation assistance plans with the Office Housing's Landlord-Tenant Division as required by the Housing Relocation Assistance Policy, and to provide regular status reports to the City. City staff may recommend modifications based on URA requirements at the time of consideration of a relocation assistance plan by the City.

Revised March 2018

APPENDIX

Pursuant to Title 7 Chapter 4 of the Alexandria City Code, conversion of a rental property to condominiums in the City of Alexandria requires first right of refusal to current residents, filing of information, and payment of moving expenses. Below is Section 7-4-1 of the City Code of Alexandria.

Sec. 7-4-1 - Generally.

Any building or structure erected or proposed to be erected, or converted or proposed to be converted, within the city which is subject to the Condominium Act, Va. Code § 55-79.39, et seq., or Virginia Real Estate Cooperative Act, Va. Code § 55-424, et seq., or any amendments thereto, or the land on which they may be proposed or situated, shall be treated as though it be a building, structure or land without the feature of condominium ownership or cooperative ownership, except where such treatment would be inconsistent with the general law governing a condominium or cooperative regime established under the Condominium Act or Virginia Real Estate Cooperative Act. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-2 - Reserved

Sec. 7-4-3 - Filing of documents and information.

(a)

(1) The developer of a conversion condominium as defined in the Condominium Act shall at the time the application for registration of the condominium is filed with the Virginia Real Estate Board, simultaneously file in the office of the clerk of the city council all the information which is required by the Board under section 55-79.89 of the Code of Virginia (1950), as amended.

(2) Such developer shall simultaneously file with the city clerk all supplemental information or additional documents which are filed with the Board, including a copy of the final registration.

(3) Such developer shall file with the city clerk, by hand delivery or certified mail, return receipt requested, a complete copy of the formal notice actually sent to each of the tenants of the building pursuant to the Condominium Act, including the name and address of each tenant to whom such notice was sent. Such copy shall be filed with the city clerk on or before the date such notice is given to the tenant named in the notice.

(4) There shall be no fee for such filings.

(b)

(1) The developer of a conversion cooperative as defined in the Virginia Real Estate Cooperative Act shall at the time the application for registration of the cooperative is filed with the Virginia Real Estate Board, simultaneously file in the office of the clerk of the city council all the information which is required by the Board under section 55-498 of the Code of Virginia (1950), as amended.

(2) Such developer shall simultaneously file with the clerk all supplemental information or additional documents which are filed with the Board, including a copy of the final registration.

(3) Such developer shall file with the city clerk, by hand delivery or certified mail, return receipt requested, a complete copy of the formal notice actually sent to each of the tenants of the building pursuant to the Cooperative Act, including the name and address of each tenant to whom such notice was sent. Such copy shall be filed with the city clerk on or before the date such notice is given to the tenant named in the notice.

(4) There shall be no fee for such filings.

(c)

No developer of a conversion condominium or a conversion cooperative may offer or dispose of any interest in a condominium or cooperative unit located in the city prior to the time the information regarding the condominium or cooperative which includes such unit is filed in accordance with this section and any contract for the purchase and sale of an interest in a unit in violation of this section shall be deemed an illegal contract. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-4 - Chapter supplemental and additional to other code provisions.

The provisions of this chapter shall be in addition and supplemental to all other provisions of this code. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-5 - Conversion condominiums and conversion cooperatives—definitions; extensions of leases and dislocation reimbursement required.

(a)

For the purposes of this section:

(1) "Declarant" shall mean any person or group of persons acting in concert that:

a. Offers to dispose of his or its interest in a condominium unit not previously disposed of or, as part of a common promotional plan, offers to dispose of his or its cooperative interest not previously disposed of;

b. Reserves or succeeds to any special declarant right; or

c. Applies for registration of the condominium or the cooperative under title 55, Code of Virginia (1950), as amended.

(2) "Disabled" means a person suffering from a severe, chronic physical or mental impairment which results in substantial functional limitations.

(3) "Elderly" means a person not less than 62 years of age.

(b)

The elderly or disabled tenants occupying as their residence, at the time of the issuance of a general notice of condominium conversion or cooperative conversion, shall be offered leases or extensions of leases on the apartments or units they then occupied or, on other apartments or units of at least equal size and overall quality. The terms and conditions thereof shall be as agreed upon by the lessor and the lessee, except that the lessor must offer the lessee the option of a term of up to and including three years, and provided that the rent for such apartment or unit shall not be in excess of reasonable rent for comparable apartments or units in the same market area as such converted condominium or cooperative. Nothing herein shall require that such leases or extensions be offered on more than 20 percent of the apartments or units in such converted condominium or cooperative, or that such leases or extensions extend beyond three years from the date of such notice. Such leases or extensions shall not be required, however, in the case of any apartments or units which will, in the course of the conversion, be substantially altered in the physical layout, restricted exclusively to nonresidential use or be converted in such a manner as to require relocation of the tenant in premises outside of the project being converted.

(c)

Any declarant of any residential condominium or cooperative converted from multifamily rental use shall pay any tenant displaced by the conversion for actual moving expenses, but not to exceed the amount calculated according to the Moving Expense Schedule promulgated pursuant to 24 VAC 30-41-220. In lieu of paying for actual expenses incurred, the declarant may elect to pay the full amount calculated according to such schedule. The foregoing provisions shall not apply if declarant has elected to follow Alexandria's housing relocation assistance policy. (Ord. No. 4385, 3/12/05, Sec. 1)

Sec. 7-4-6 - Violations and penalties.

(a)

Any violation of the provisions of this chapter shall be punishable as a class one civil violation.

(b)

The following acts or omissions constitute a violation of this chapter:

(1) Failure to file any document required to be filed with the city clerk pursuant to this chapter within the time required, or filing with the city clerk any document, required or otherwise, in connection with the registration of a conversion condominium or conversion cooperative which is materially false, inaccurate, incomplete or contrary to law.

(2) Failure to send to a tenant within the time required any notice required to be filed with the city clerk pursuant to this chapter, or sending any notice, required or otherwise, to a tenant in connection with the registration of a conversion condominium or conversion cooperative which is materially false, inaccurate, incomplete or contrary to law.

(3) Failure to make any payment required by this chapter to a tenant displaced by a condominium conversion or cooperative conversion, or unreasonably delaying, conditioning or withholding any such payment.

(4) Failure to make or offer any lease required by this chapter to an elderly or disabled tenant, or unreasonably delaying, withholding or conditioning any such lease.

(c)

Whenever the city attorney has reasonable cause to believe that any person has engaged in, or is engaging in, or is about to engage in, the use of any deception, fraud, false pretense, false promise or misrepresentation in connection with the registration, sale, offering for sale, lease or offering for lease of a unit in a conversion condominium or conversion cooperative to a tenant, the city attorney may obtain a civil investigative order, or bring an action to enjoin such acts or omissions, pursuant to the Virginia Consumer Protection Act, Va. Code § 59.1-196, et seq.

(d)

Prior to the issuance of a notice of civil violation pursuant to subsection (a), or to the commencement of an enforcement proceeding under subsection (c), the responsible party shall be afforded written notice and a 10-day opportunity to correct the violation; provided, however, that such notice and opportunity to correct shall not be required for any willful violation. (Ord. No. 4385, 3/12/05, Sec. 1)

Virginia Administrative Code
Title 13. Housing
Agency 10. Virginia Housing Development Authority
Chapter 200. Rules and Regulations for the Allocation of Virginia Housing Opportunity Tax Credits

13VAC10-200-30. Availability and amount of HOTC

A. Based upon the legislative intent of § 58.1-439.30 G of the Code of Virginia, notwithstanding any provisions of the enabling legislation inconsistent with § 58.1-439.30 G, the authority will award:

1. For calendar year 2021, up to $15 million of HOTC for qualified projects. The credit period shall be one year.

2. For calendar years 2022 through 2025, up to $60 million of HOTC for qualified projects for each of the four calendar years beginning in calendar years 2022 through 2025. The credit period shall be 10 years. The credit shall be allowed ratably for each qualified project, with one-tenth of the credit amount allowed annually for 10 years over the credit period, except that there shall be a reduction in the tax credit allowable in the first year of the credit period due to the calculation in 26 USC § 42(f)(2), and any reduction by reason of 26 USC § 42(f)(2) in the credit allowable for the first taxable year of the credit period shall be allowable for the first taxable year following the credit period.

The aggregate HOTC program for calendar years 2021 through 2025 for qualified projects shall equal up to $255 million. Any HOTC not used by taxpayer in a taxable year may be carried forward by a qualified taxpayer for the succeeding five years. If a HOTC has been awarded prior to January 1, 2026, such credit may continue to be claimed on a return for taxable years on and after January 1, 2026, but only pursuant to its applicable credit period.

B. To qualify for the HOTC, the applicant must have applied for federal 9.0% LIHTC or federal 4.0% LIHTC, and have been (i) allocated LIHTC or (ii) allowed LIHTC (i.e., determined by the authority to be eligible for LIHTC but not allocated LIHTC). In the event of alternative clause (ii) of this subsection, the HOTC may be stand-alone (i.e., not allocated to the applicant in addition to LIHTC). An applicant having applied for 9.0% LIHTC (including applicants having been awarded 9.0% LIHTC) may elect to amend its application from 9.0% LIHTC to 4.0% LIHTC in connection with assignment of points and rankings for HOTC in accordance with 13VAC10-200-40. In so doing, the applicant may increase or decrease its requested federal credit amount.

C. While only LIHTC projects placed in service on or after January 1, 2021, may be eligible for HOTC, not every development receiving LIHTC and placing in service on or after January 1, 2021, will receive HOTC. Rankings and awards of HOTC to qualified projects shall be in accordance with 13VAC10-200-4

D. The HOTC for each qualified project may be (i) up to the amount of the federal LIHTC allocated or allowed for the qualified project or (ii) a percentage of the federal LIHTC allocated or allowed for the qualified project as determined by the authority, based upon the availability of HOTC as compared to the federal LIHTC allocated or allowed for the qualified projects or such other factors the executive director deems appropriate for good cause to promote the goals and interests of the Commonwealth in the HOTC program.

E. The authority may pre-allocate future years' HOTC, but such credits cannot be claimed until the calendar year designated by the authority. Subject to the requirement that the total amount of tax credits authorized under this chapter shall not exceed $15 million for calendar year 2021, and $60 million per year for calendar years 2022 through 2025, the authority may re-allocate, in the following calendar year, but no later than December 31, 2025, any HOTC that are recaptured, disallowed, terminated, or canceled and returned to the authority.

F. If the amount of HOTC authorized in a calendar year for qualified projects is less than the total amount of credits available for qualified projects, the balance of such credits, in an amount not greate than 15% of the amount of credits available (i) shall be allocated by the authority for any qualified project in the following calendar year, (ii) shall not be allocated at any time after such following calendar year, and (iii) shall be allocated no later than December 31, 2025.

Statutory Authority

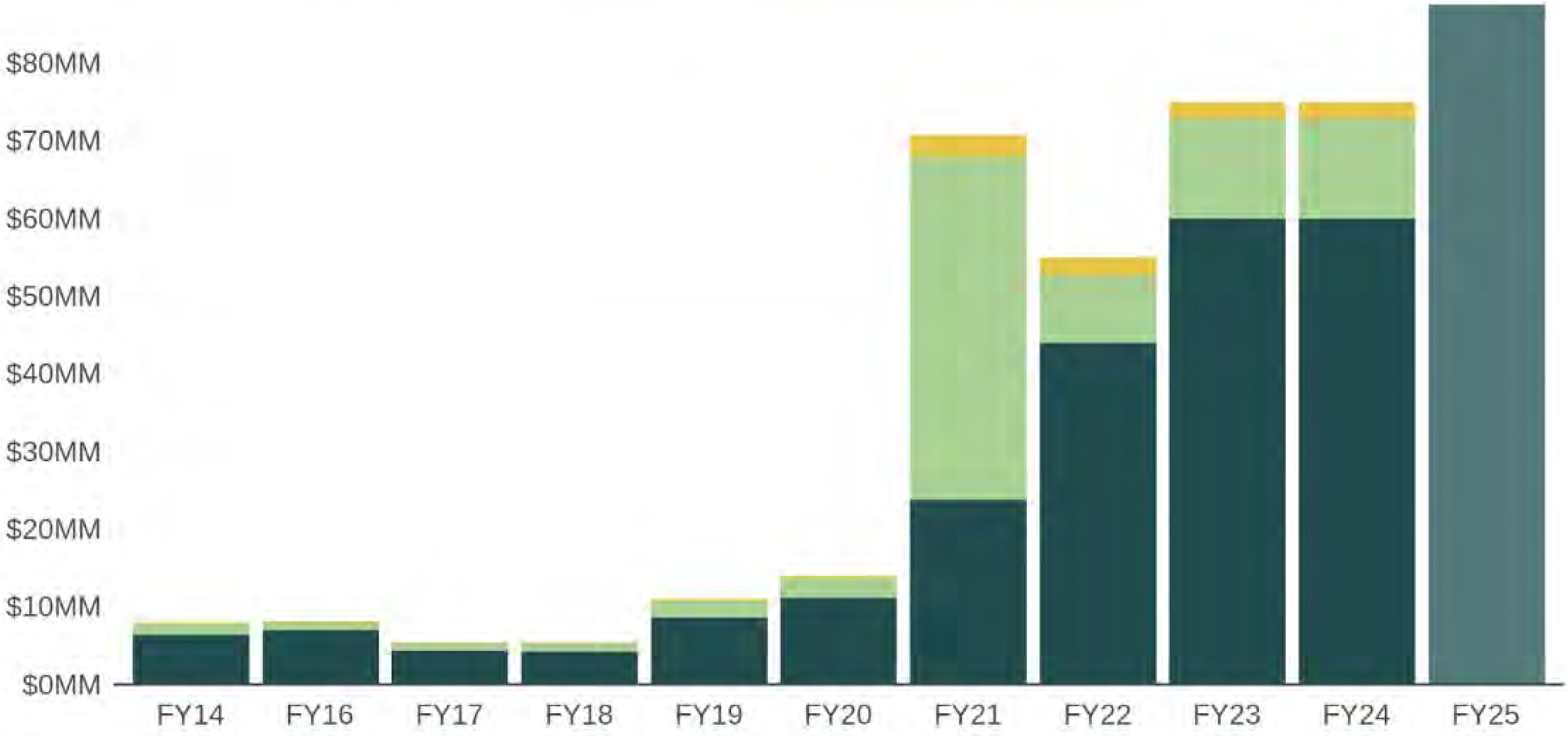
§ 36-55.30:3 of the Code of Virginia.

Historical Notes

Derived from Virginia Register Volume 38, Issue 11, eff. January 1, 2022; amended, Virginia Register Volume 39, Issue 9, December 1, 2022.

 10/1/20

Annual award totals for **Loans** and Grants, plus Administrative Costs (FY2014 - FY2025)



Source: Virginia Department of Housing and Community Development.

Note: The 2024-2026 Biennium Budget allocated $87.5 million to the VHTF in FY25. Awards have not yet been made.

VIRGINIA HOUSING
ALLIANCE

VIRGINIA
HOUSING TRUST FUND

2023 REPORT

On the Cover: APAH's Terwilliger Place, Arlington, VA
Photo by: James Oesch

Executive Summary

The Virginia Housing Alliance has committed to publishing an annual impact report for the Virginia Housing Trust Fund (VHTF) to illustrate the compelling success of the Commonwealth's primary investment in affordable housing. Since its inception in 2013, the VHTF has facilitated equitable, accessible, and stable housing solutions for many low-income Virginians. Over its lifetime, the fund has contributed to the preservation and creation of at least 15,663 affordable units and supported about 6,000 households experiencing homelessness. The 2023 report features projects funded in the 2018-2019 cycle, to provide a tangible picture of the impact these dollars have in our communities. In addition, this report emphasizes the need for greater contributions to the VHTF to more comprehensively address the state's shortage of affordable housing.

A commitment to the VHTF is a commitment to a more secure and prosperous future for the Commonwealth.

Below: Armstrong Renaissance by RRHA + The Community Builders (Richmond, VA)

The Virginia Housing Trust Fund (VHTF) is a state initiative created to stimulate equitable, accessible, and affordable housing solutions for citizens of the Commonwealth.

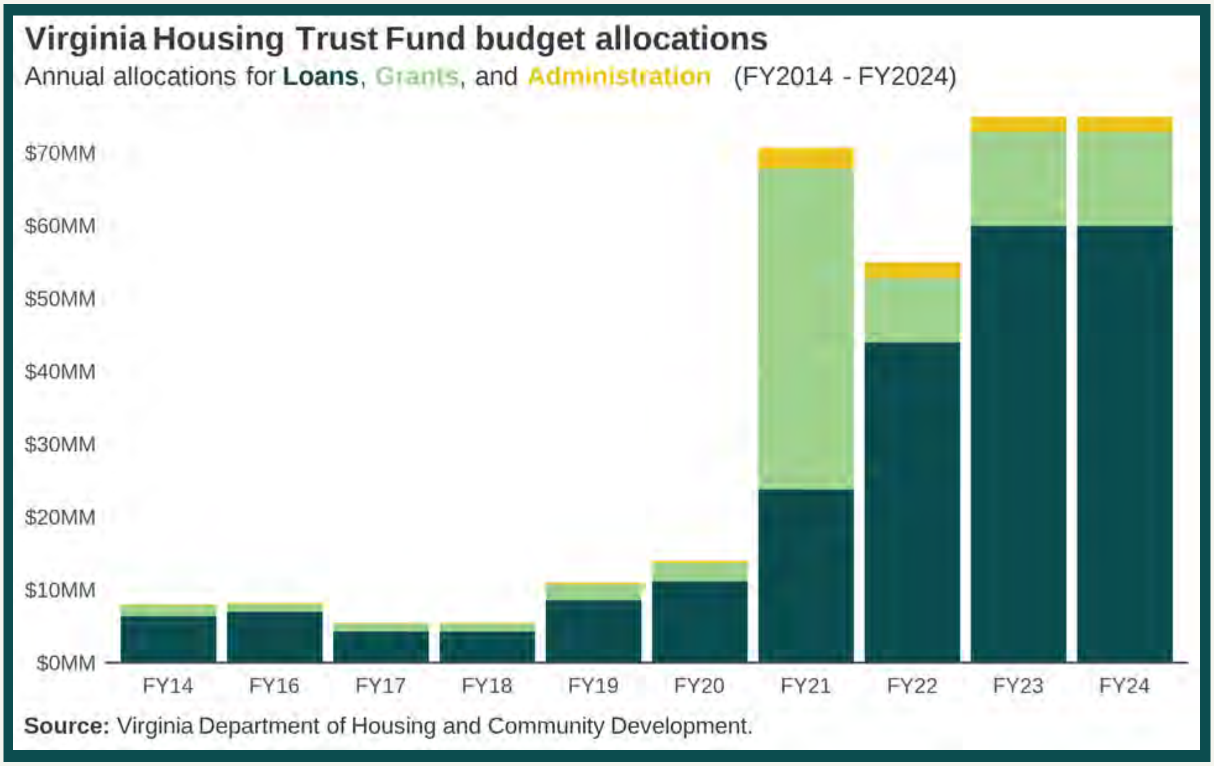
Against the backdrop of a national housing crisis and significant economic turmoil, the General Assembly passed the Virginia Housing Trust Fund Act (VA Code § 36-142) in 2013 to establish a dedicated fund that would strategically address the needs and complexities of Virginia's affordable housing landscape. In doing so, legislators recognized the importance of housing stability for individual and community well-being. Specifically, the VHTF was designed as a flexible financial resource to create, preserve, and support affordable housing projects that cater to the diversity of Virginia's low-income residents – including individuals, families, veterans, senior citizens, people with disabilities, and those who are experiencing or at risk of homelessness.

Each year, the General Assembly allocates funds to the VHTF, which are administered by the Department of Housing and Community Development (DHCD). Eighty percent of the funds are distributed through the Affordable and Special Needs Housing (ASNH) competitive loan pool. Priority is given to deeply affordable and permanent supportive housing projects, but all projects must at least have units affordable to those making 80 percent of the Area Median Income (AMI) or less. VHTF loans are often used in collaboration with other partner programs, such as the Housing Innovations in Energy Efficiency (HIEE) program, to develop projects that are also environmentally sustainable and energy efficient. In addition, these funds can be used for the Vibrant Communities Initiative to support transformational community projects. The remaining 20 percent of the VHTF is set aside for Homeless Reduction Grants available to homeless service providers across the state. These grants have been used in a variety of ways, including rapid re-housing, projects for unaccompanied youth or older adults experiencing homelessness, and rental assistance and supportive services for households enduring chronic homelessness. Overall, the VHTF strengthens the ecosystem of affordable housing financing in Virginia by offering both loans and grants that prioritize housing for those who need it the most.

Below: Keswick II by The Humanities Foundation (Spotsylvania, VA)

Financial support for the VHTF has steadily increased since its creation, as the table below demonstrates. Between Fiscal Years (FY) 2014 and 2020, the initial allocations amounted to an average of $9 million per year. When the General Assembly increased funding to $75 million annually for FY2023 and FY2024, this marked the highest allocation to the VHTF to date. Because VHTF awards are often the final dollars needed to make a project viable, this $75 million helps leverage billions more in other funding sources. In FY2023 alone, the VHTF supported $2.3 billion in investments from other funding sources.

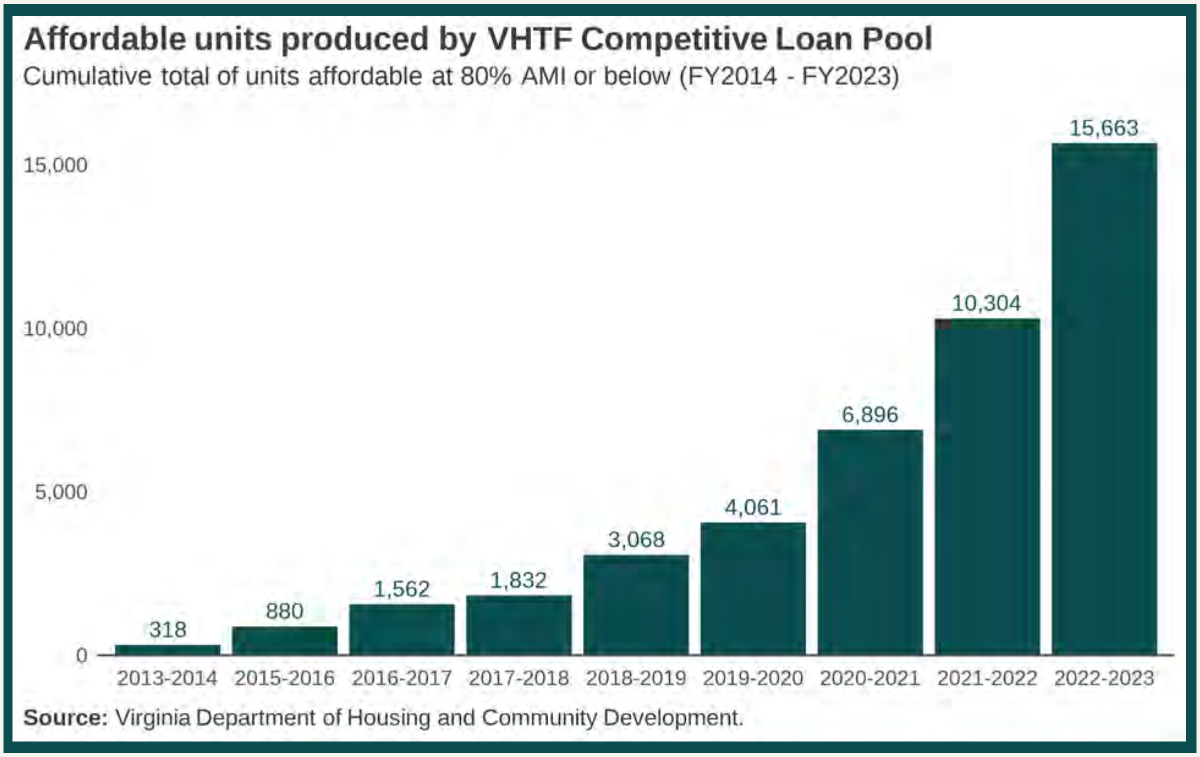
Every dollar put into the VHTF facilitates additional investments in housing. Thus, the value and impact of the VHTF extends beyond the $75 million currently allocated.



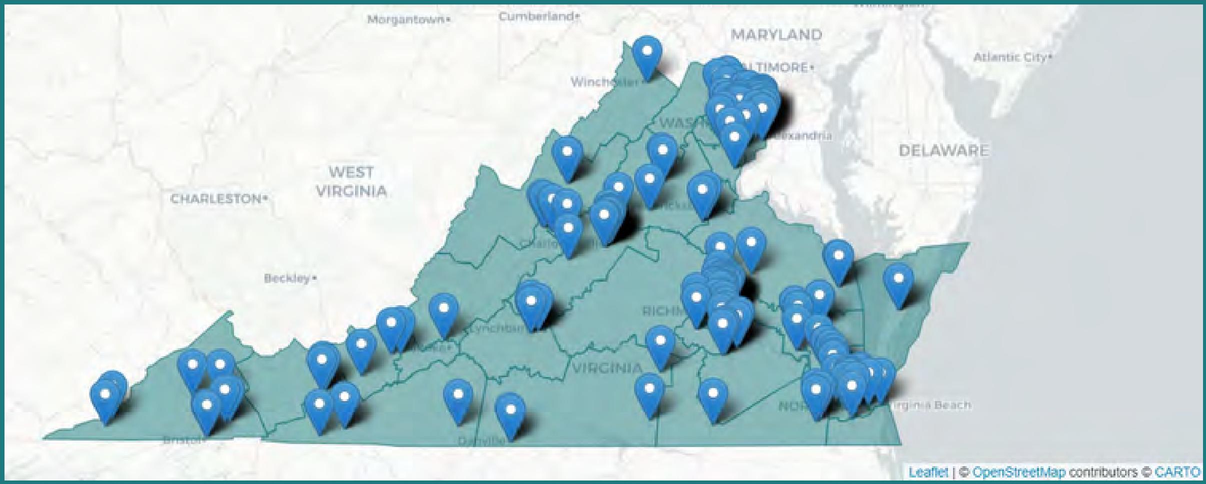
15,663+	$139.6m	$50m	>6,000
Affordable Units	Competitive Loan Awards	Homeless Reduction Grants	Households Served

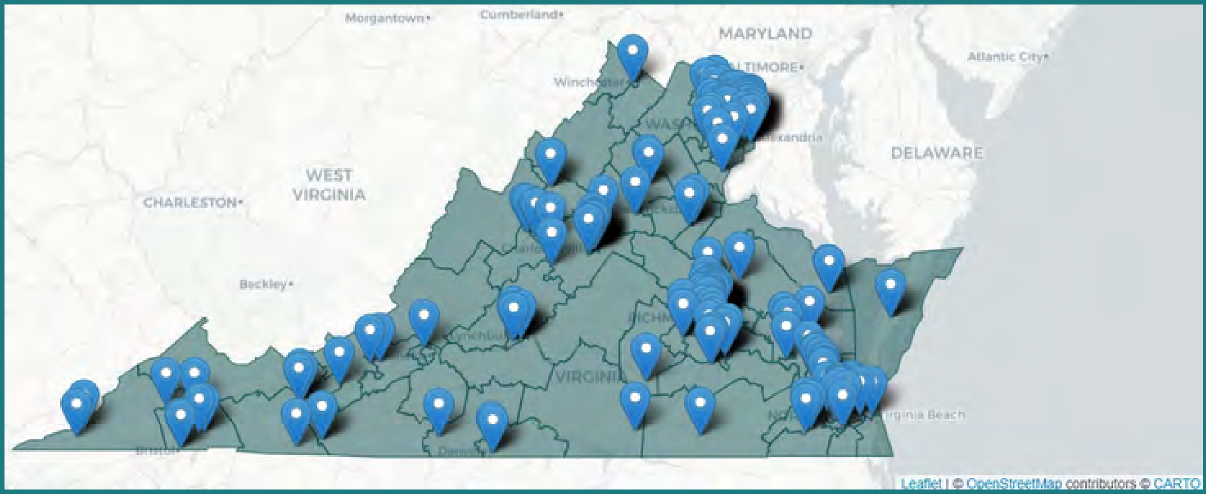
In the 10 years since its establishment, the VHTF's competitive loan program has awarded at least $139.6 million to over 200 projects, assisting in the creation or preservation of 15,663 homes for low- and very low-income Virginians. The table below displays the cumulative total of units over each year, but it is important to note that unit totals in recent years may change slightly because those projects are still in progress. At least 1,705 of these units qualify as permanent supportive housing units. Additionally, the Trust Fund has dispersed about $50 million in homeless reduction grants to service providers in the past decade, assisting over 6,000 households across the state. During the COVID-19 pandemic, a large portion of the VHTF was also used for rental assistance.

**The difference between total funds awarded and allocated implies that there is a delay in data reporting.*



VHTF awarded projects can be found throughout Virginia, in both urban and rural communities. The maps below display the location of each competitive loan pool project within State Senate and House districts. Created by HousingForward Virginia, these maps are part of an online interactive dashboard created to visually represent the geographic impact of the VHTF. The dashboard is a great resource for more detailed information about the Trust Fund. HousingForward Virginia will continue to update the dashboard as more VHTF dollars make their way throughout the Commonwealth.





Despite the incredible achievements of the VHTF thus far, the severity of the current housing shortage far outweighs the presently available resources. The combination of a global pandemic, escalating housing costs, stagnant wages, and a hyper-inflationary environment has greatly increased the number of Virginians overly burdened by housing costs. Meanwhile, the VHTF is oversubscribed each year as significantly more developers and providers apply than can be awarded.

In 2020, the Virginia General Assembly directed the Joint Legislative Audit & Review Commission (JLARC) to conduct a review of affordable housing in Virginia. The final report concluded that there is currently a statewide shortage of at least 200,000 affordable units for low-income renters. In order to close this supply gap in the next 10 years, JLARC estimated that an annual investment of approximately $1.6 billion is necessary. While such a high allotment may not currently be feasible, it is clear that the current annual appropriation of $75 million to the Trust Fund falls significantly short of the need. Steady growth of the VHTF would give Virginia the tools to reduce the statewide shortage and mitigate the impact of future crises, ultimately saving the Commonwealth billions of dollars over time.

Awarded Projects

VHTF Competitive Loan Program

The following projects received awards in the 2018-2019 funding cycle for the competitive loan program. These initiatives exhibit the diverse and innovative approaches taken by developers to address the critical housing needs of low-income Virginians. From efforts to transform aging structures into modern, energy-efficient multifamily developments to brand-new, large-scale projects, each story reflects the VHTF's commitment to creating stable, secure, and inclusive living environments. Collectively, projects funded in this cycle have contributed approximately 1,240 affordable units to Virginia's housing stock.

At the end of this section, the report highlights a project called Beacon Landing that was recently awarded during the 2022-2023 funding round as an example of the incredible projects currently in progress.

The descriptions and photographs included were provided by the developers of each project, with some additions of publicly available information. The Virginia Housing Alliance is grateful for each developer's collaboration and support.

TERWILLIGER PLACE

3445 WASHINGTON BLVD, ARLINGTON

THE PROJECT

The Lucille & Bruce Terwilliger Place is a 160-unit community located near the Virginia Square-GMU Metro, serving families at 30-80% AMI. The project was initiated to revitalize the previous aging American Legion site, with half of the units designated for veterans, including many that have two or three bedrooms for families. The development also boasts community rooms, a counseling space, a business center, and an outdoor recreational space. In addition, it is designed to be highly energy and water-efficient. The project broke ground in May 2020, and welcomed its first residents in July 2022.

Affordable Units

- 160

VHTF Award

- $700,000

Target AMI

- 30-80%

"It is a dream. It's what we've worked so hard for the last six years, and I'm so honored to work with The American Legion... This (is) an opportunity to do something more important and bigger for both veterans and the community."

- Carmen Romero, president and CEO of APAH

WWW.TERWILLIGERPLACE.COM

CHESAPEAKE BAY HOUSING INC

DAFFODIL GARDENS II

5899 FIDDLERS GREEN RD, GLOUCESTER

THE PROJECT

Affordable Units
- 40

VHTF Award
- $900,000

Target AMI
- 50-60%

Daffodil Gardens II is a new three-story apartment complex dedicated to providing affordable, sustainable, and inclusive housing for low-income seniors aged 55 and older, with priority given to veterans and individuals with disabilities. Due to its location on Bay Aging's human service campus, residents have easy access to essential services, as well as access to the Gloucester Adult Day Care Center, Riverside Walter Reed Hospital, and various other resources via public transportation and paved walkways. Units are universally designed to ensure accessibility for all and ease of living. Residents benefit from secured access, a large community room, on-site laundry facilities, and strategically placed common areas throughout the building. With its EarthCraft Gold certification and amenities that feature EnergyStar appliances, Daffodil Gardens II is an excellent example of sustainable and environmentally conscious construction that is tailored for modern senior living.

"Daffodil Gardens II will help address a serious shortage of affordable housing for older residents not just in Gloucester County but across the entire region."
- Kathy Vesley, President and CEO of Bay Aging.

ENTERPRISE COMMUNITY DEVELOPMENT

BROOKLAND PARK

1224 BROOKLAND PARK BLVD, RICHMOND

THE PROJECT

Affordable Units

- 66

VHTF Award

- $700,000

Target AMI

- 40-60%

The Brookland Park Apartments is currently under construction on the previous site of the Mizpah Presbyterian Church and the Nehemiah House Community Center. The development incorporates and preserves sections of the Gothic Revival facade of the church, and is designed to meet US Department of Energy standards for Green Communities, emphasizing energy efficiency and sustainability. Amenities include such modern features as in-unit washer and dryer hookups, electric split HVAC systems, and EnergyStar approved appliances and lighting. Seven units are designed to be accessible to vision and hearing-impaired residents. The project is expected to be completed and ready for occupancy in June 2024, and is an important example of providing affordable, energy-efficient housing that honors the history of its community.

""We saw an opportunity to make a real impact in the immediate neighborhood, and with the groundbreaking of Brookland Park Apartments, we're investing in the future of North Richmond."

- Rob Fossi, Senior Vice President of Real Estate, ECD

BROOKLANDPARK.ENTERPRISERESIDENTIAL.ORG

CHARLOTTESVILLE REDEVELOPMENT & HOUSING AUTHORITY

CRESCENT HALLS

500 1ST ST SOUTH, CHARLOTTESVILLE

THE PROJECT

Crescent Halls is an eight-story public housing project that was initially built in 1976, and recently underwent a comprehensive redevelopment process after many years of resident advocacy. With 105 units designated for elderly residents and individuals with disabilities, this project involved a top-to-bottom renovation while preserving the existing structural framework of the building. In addition to modernizing all the living units, the renovation updated the building's plumbing and HVAC system, and added more community rooms, a nursing clinic, outdoor patios, solar panels on the roof, and free high-speed internet for all residents, to create a fully accessible living environment. A notable feature of this redevelopment was the active involvement of Crescent Halls residents in the planning process, ensuring that those directly impacted by the renovations would play role in shaping the decisions affecting their homes and lives. Ground was broken in 2021, and residents were welcomed back beginning in March 2023.

Affordable Units

- 105

VHTF Award

- $800,000

Target AMI

- <60%

"Everybody deserves not just housing to go to, but housing that has been created with intention and with love."

- Nikuyah Walker, Former Mayor of Charlottesville

AFFORDABLE HOMES AND COMMUNITIES

THE SPIRE

2280 N BEAUREGARD ST, ALEXANDRIA

THE PROJECT

AFFORDABLE HOMES & COMMUNITIES

The Spire is the result of a partnership between AHC and The Episcopal Church of the Resurrection in Alexandria that began in 2015. In response to the increasing scarcity of affordable housing, the Church sought to reduce the size of its sanctuary and re-develop the space to address the housing needs of low-income Alexandrians. They first broke ground for the project in 2019, and the new six-story, 113-unit apartment building opened to residents in March 2021. Amenities include a community room, exercise room, on-site management and laundry facilities, a landscaped outdoor terrace, and community-wide WiFi.

Affordable Units

- 113

VHTF Award

- $620,000

Target AMI

- <60%

"It's really a wonderful thing to see how the community came together... This is acting out your faith in the most meaningful of ways."

- US Representative Don Beyer, Alexandria resident

THE COMMUNITY BUILDERS + RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

ARMSTRONG RENAISSANCE

CHURCH HILL NORTH, RICHMOND

THE PROJECT

Affordable Units
- 70

VHTF Award
- $700,000

Target AMI
- 30-60%

Phase 2A of the Armstrong Renaissance redevelopment project represents a significant milestone in the ongoing transformation of the Creighton Court neighborhood, which was a mid-century, low-rise public housing project built in 1953. Developers used a "build first" rather than "demolish first" approach to ensure minimal displacement and the preservation of the community's social fabric. Located on the prior Armstrong High School site, the Armstrong Renaissance project consciously acknowledges the historical geography of segregation, striving to rectify the imbalances created by harmful mid-20th-century public housing policies. By contributing 70 new affordable units to a total of 256 units in the overall Armstrong Renaissance project, Phase 2A supports a range of mixed-income housing options for residents that ensures the neighborhood is inclusive and responsive to the needs of the entire community, offering a model for sustainable and socially conscious urban development.

ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING

QUEENS COURT

1615 18TH ST N, ARLINGTON

Affordable Units
- 249

VHTF Award
- $700,000

Target AMI
- <60%

THE PROJECT

Queens Court is a 12-story affordable housing community located in the urban Rosslyn area. Situated on a 1-acre site, it is conveniently less than half a mile from the Rosslyn Metro Station. The original 39-unit property was acquired by APAH in 1995, which paved the way for the redevelopment of the site into 249 affordable units, which was successfully completed in April 2021. Notably, APAH has guaranteed that it will hold rent prices steady for the next 75 years, ensuring "committed affordability" for residents. Queens Court offers a range of features, including being barrier-free and certified as an EarthCraft Gold building. The community also includes a 9,000 square foot park and an onsite playground, which is deeded to Arlington County for public use.

"With affordable housing continuing to be a challenge all across the country, these new apartments will help attract more folks to live, work, and raise a family in the Commonwealth."
- US Senator Mark Warner

COMMUNITY HOUSING PARTNERS

RESIDENCES AT NORTH HILL

7201 RICHMOND HIGHWAY, ALEXANDRIA

THE PROJECT

COMMUNITY HOUSING PARTNERS

Affordable Units

- 279

VHTF Award

- $700,000

Target AMI

- 30-60%

The Residences at North Hill is a $174 Million development that features a variety of housing options, including 216 affordable rental units, 63 affordable senior independent-living apartments, 175 market-rate townhomes, and a 12-acre public park. It not only provides much-needed affordable housing, but includes amenities such as a community room, fitness center, recreational plaza, playground, and on-site management services. The location along the Richmond Highway Corridor offers convenient access to shopping, dining, entertainment, and public transportation, making it an inclusive and well-planned community. Due to the size of the 34-acre development site, this project received multiple rounds of funding from the VHTF, in all totaling $3.7 Million. The Residences of North Hill provides a great example of strong collaboration between multiple developers and the local housing authority. The groundbreaking ceremony took place in July of 2020, with the grand opening in June 2023.

"Residences at North Hill reaffirms our vision of inclusive housing opportunities for residents all along the income spectrum."

- Dan Storck, Mount Vernon District Supervisor

ENTERPRISE COMMUNITY DEVELOPMENT

LAKE ANNE HOUSE

11444 N SHORE DR, RESTON

Affordable Units

- 240

VHTF Award

- $700,000

Target AMI

- <60%

THE PROJECT

Lake Anne House is a living community geared toward a diverse population of low-income senior citizens. The site was redeveloped from previous facilities that had become functionally obsolete, welcoming residents back over the summer of 2022. All 240 units have been universally designed to accommodate a wide range of residents, including features like grab bars, lower workspaces, and task lighting, with 54 units being fully handicap accessible. The project received $700,000 from the VHTF, comprising 0.8% of their total budget. This modern eight-story building offers various amenities, including a fitness center, arts and crafts room, social hall, wellness clinic, and outdoor terrace, and adheres to Energy Star and EarthCraft sustainability standards.

"Someone can move in at 75 but live there until they are 90"
- Matt Engel, senior director of real estate development, ECD

WWW.LAKEANNEHOUSEVA.COM

HUMANITIES FOUNDATION

KESWICK II

7077 W TADLEY LN, SPOTSYLVANIA

THE PROJECT

Keswick II is an affordable apartment complex that is part of a larger multi-use development in the courthouse area of Spotsylvania County that includes senior living apartments, public parks and recreation facilities, and an assortment of other apartments, houses, and townhomes. Geared toward households with 60% of the Area Median Income or lower, the complex includes laundry facilities, a fitness center, business center, and community lounge. The Humanities Foundation develops and manages many properties throughout the southeast, with a mission to provide not only quality affordable housing to the working class, but also other services that enhance the capacity and wellbeing of individuals and families within their communities.

Affordable Units

- 116

VHTF Award

- $700,000

Target AMI

- <60%

DAKOTA PARTNERS LLC

HUNTINGTON VILLAGE

501 SOPHIA WAY, NEWPORT NEWS

Dakota

Affordable Units

- 126

VHTF Award

- $700,000

Target AMI

- 40-80%

THE PROJECT

Huntington Village comprises four elegant 3-story garden-style buildings, offering a total of 96 spacious, open-concept apartments designed to cater to the diverse needs of families. Residents benefit from access to nearby public transportation and other community features including a gathering area, fitness center, on-site laundry facilities, and a playground. Several units are set aside for residents with disabilities. Furthermore, the completion of Huntington Village aligns seamlessly with Newport News' broader infrastructure improvement initiatives over recent years, fostering vital revitalization efforts in the community. Huntington Village is the first mid-Atlantic project taken on by Dakota Partners, which is one of the largest affordable housing developers in the United States. Groundbreaking on the project took place in 2021, and doors opened to residents in April of 2022.

THE ARDEN

2317 HUNTINGTON AVE, ALEXANDRIA

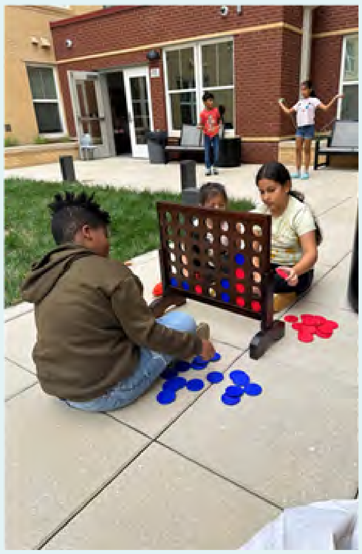
THE PROJECT

The Arden is a seven-story multifamily community that broke ground in summer of 2020, and welcomed its first residents in January, 2023. This development grants easy access to public transportation due to its proximity to the Huntington Metro station at the intersection of Huntington Avenue and Biscayne Drive. The Arden incorporates 7,500 sq. ft. of office space, enabling Wesley Housing to move its main office to the premises. The existing structures on the site, including a 12-unit brick apartment building constructed in 1950, duplex units, and a parking lot, were demolished as part of the redevelopment plan to be replaced with 126 units of affordable housing. The amenities offered by this development include parking spaces, a courtyard patio, community center, bike storage, and on-site laundry facilities.

Affordable Units
- 126

VHTF Award
- $700,000

Target AMI
- 40-80%



WESLEY HOUSING + THE LAMB CENTER

BEACON LANDING

9640 FAIRFAX BLVD, FAIRFAX

RECENTLY-AWARDED PROJECT SPOTLIGHT

The Lamb Center

&

wesley housing building up

Affordable Units

- 54

VHTF Award

- $900,000

Target AMI

- <30%

The Beacon Landing project is a collaborative effort between the Lamb Center and Wesley Housing to transform the former Hy-Way Motel site in Fairfax into a transformative Permanent Supportive Housing community. This strategic partnership aims to address the housing needs of older adults and individuals with disabilities who are experiencing or at risk of homelessness. For such citizens with very low incomes and especially high needs, these fully-furnished apartments will offer a holistic approach to creating a completely supportive living environment. Residents will have access to on-site case management and wrap-around support services, empowering them to achieve individual goals related to obtaining employment, healthcare, and stable housing. Rooted in a humanitarian Christian philosophy, the Lamb Center's commitment to uplifting the disadvantaged has made them an asset to the citizens of Fairfax county. Expected to open for residents in 2025, this inclusive community represents hope for those seeking stability and a pathway to a brighter future.

"I feel grounded. I feel like I can really move forward with my life. And I can't wait to get better. I am still on that journey of healing and restoration. And I really would love to be able to help people like the Lamb Center does."

- Kathryn, a future resident

Acknowledgements

We would like to express our sincere appreciation to Cardamom Beloin for their outstanding contribution to the creation of this report. Their insightful analysis, diligent research, and commitment to our organization have significantly enriched the content and quality of this document. We also extend our heartfelt thanks to HousingForward Virginia, and the featured affordable housing developers.

VHA plans to release reports on the growing impact of the VHTF each year moving forward.

For questions or comments, please contact our Director of Policy and Advocacy, Isabel McLain at: imclain@vahousingalliance.org

VIRGINIA HOUSING ALLIANCE

HousingForward VIRGINIA

We thank you for your continued support.

Virginia Housing Alliance
2800 Patterson Ave, Ste 302
Richmond, VA 23221
vahousingalliance.org

10. Information Item, Financial Report

FY 2025 Affordable Housing Development Funds

Financial Report

September Highlights

Payments Received	Reference	DSUP or Transaction ID	$ Amount
Developer Contributions	Tri Pointe Homes	2020 - 10035	$211,429
Grand Total			**$211,429**

New Pledges / Project Name	Developer	Project Type	$ Pledged
Grand Total			

New Transaction(s)	Fund	Date	$ Amount
AHDC - Seminary	Housing Opportunity Fund	9/10/2024	-$524,864
Pilot Rental Assistance			-$42,011
Rebuilding Together Alexandria (RTA)	HTF	9/10/2024	-$50,000
Grand Total			**-$616,875**

Revenues

	Jul (2024)	Aug	Sep	Oct	Nov	Dec	Jan (2025)	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	$140,952	$26,429	$211,429	$0	$0	$0	$0	$0	$0	$0	$0	$0	$378,810
Developer Contributions - Braddock SAP	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multifamily Loan Repayments	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New Revenue Allocated by City Council	$10,965,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,965,000
ARPA CIP Funds	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
FY Total	**$11,105,952**	**$26,429**	**$211,429**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$11,343,810**

Balance Available
$53,810

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	$23,273	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,273
Pilot Rental Assistance	$1,155,399	-$22,251	-$24,512	-$42,011	$0	$0	$0	$0	$0	$0	$0	$0	$0	-$88,774	$1,066,625
Rebuilding Together Alexandria (RTA)	$0	$50,000	$0	-$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Housing Trust Fund Total	**$1,178,672**	**$27,749**	**-$24,512**	**-$92,011**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**-$88,774**	**$1,089,898**
Housing Opportunity Fund															
AHDC - Arlandria	$22,216,981	$10,965,000	-$9,476,580	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,488,420	$23,705,401
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	-$468,577	-$524,864	$0	$0	$0	$0	$0	$0	$0	$0	$0	-$993,441	$1,256,559
ARHA - Redevelopment and Repositioning	$300,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$300,000
ARHA - Samuel Madden	$3,100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,100,000
Arlandria Chirilagua Housing Coop	$2,316,929	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,316,929
CHP - Witter Place	$10,100,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,100,000
CLI - Elbert Avenue	$170,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$170,000
EHIP	$4,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,000
Pendleton Street Project	$1,950,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,950,000
Housing Opportunity Fund Total	**$42,407,910**	**$11,240,000**	**-$10,220,157**	**-$524,864**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$494,979**	**$42,902,889**