

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: November 6, 2025**

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

**LOCATION: City Hall, Room 2000**

**\*Interpretation can be provided with advance notice\***

**AGENDA**

- |  |           |
|--|-----------|
| 1. Introductions (AHAAC Co-Chairs) <ul style="list-style-type: none"><li>• New member welcome: Rachel Dixon</li></ul>  | 7:00 p.m. |
| 2. Consideration of October 15, 2025 Minutes (Co-Chairs)<br><i>Action Requested: Review and Vote on October Minutes</i>  | 7:05 p.m. |
| 3. Potomac Yard Landbay G-G Affordable Housing Plan<br><i>Action Requested: Review and Vote on Affordable Housing</i>  | 7:10 p.m. |
| 4. Olde Towne West Relocation and Affordable Housing Plan<br>(Virginia Patton and Kenny Turscak)<br><i>Action Requested: Review and Vote on Affordable Housing</i> | 7:30 p.m. |
| 5. FY2027 AHAAC Budget Priorities  | 8:00 p.m. |
| 6. Housing Master Plan Update  | 8:15 p.m. |
| 7. Staff Updates <ul style="list-style-type: none"><li>• Newport Village</li></ul>   | 8:35 p.m. |
| 8. ARHA Updates (Helen McIlvaine)  | 8:40 p.m. |
| 9. Housing Alexandria Updates (Jon Frederick)  | 8:45 p.m. |
| 10. Information Items: <ul style="list-style-type: none"><li>• October 2025 Financial Report</li><li>• HMP Progress Report</li></ul>                               | 8:50 p.m. |
| 11. Announcements and Upcoming Meetings  | 8:55 p.m. |

[Housing 2040 Community Meeting #5](#)

November 17, 6:30 – 8:45 p.m.

Virtual (Zoom): [Registration form](#)

[AHAAC December Meeting](#)

December 4, 7 – 9 p.m.

Room 2000, City Hall, 301 King St.

ARHA Redevelopment Work Group Meeting

December 10, 5:30 – 7:00 p.m.

City Council Work Room, 301 King St.

12. Adjournment (AHAAC Co-Chairs)

9:00 p.m.

City of Alexandria, Virginia

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | October 15, 2025

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Mary Horner, Landlord-Tenant Division Chief
2	Felicia Brewster		Tamara Jovovic, Housing Program Manager
3		Michael Butler	Christopher Do, Housing Analyst
4	Joseph Dammann		Maya Contreras, Planning & Zoning
5	Michael Doyle		Kenny Turscak, Planning & Zoning
6	Betsy Faga		Maggie Cooper, Planning & Zoning
7	Jon Frederick		Chris Moore, DCHS
8		Coss Lumbé	Julian Swierczek, Planning & Zoning
9	Jan Macidull		Alexa Powell, Planning & Zoning
10	Shelley McCabe		
11		Melissa Sathe	
12	Anderson Vereyken		
13	Sean Zielenbach		
14	Stephon Hill		
	Helen McIlvaine*, Housing		
	Ali Coleman Tokarz*, DCHS		
	Guests		
1	Ken Wire	Wire & Gill, LLP	
2	Cathy Puskar	Walsh, Colucci, Lubeley & Walsch, P.C.	
3	Elliott Young	Walsh, Colucci, Lubeley & Walsch, P.C.	
4	Adam Peters	Red Fox	
5	Justin Kennell	Bozzuto	
6	Jeff Kayce	Bozzuto	
7	Carly Snyder	JBG Smith	
8	Josh Childs	Wesley Housing	
9	Michael Schuster	Commission on Aging	
10	Jane King	Commission on Aging	
11	Brandon Smith	Member of the public	
12	Sydney Kodama	Member of the public	
13	Chandler Wilkins	Member of the public	

15	Sharvee Tyler	Member of the public
16	Katrina Morrow	Member of the public
17	Jacqueline West-Spencer	Member of the public
18	Tomashia Cornitcher	Member of the public

\*non-voting

## 1. Introduction and Chair Remarks (Chairs)

Co-Chair Shelley McCabe welcomed the Committee and guests at 7:02 p.m. Committee members introduced themselves. Christopher Do explained the webinar format.

## 2. Consideration of September 4, 2025 Minutes (Chris Do)

Betsy Faga motioned to approve the September 4, 2025 minutes; Felicia Brewster seconded the motion. The Committee voted unanimously to approve the September 4, 2025 minutes.

## 3. Age-Friendly Update (Christopher Moore, Michael Schuster)

Tamara Jovovic introduced Chris Moore of Aging and Adult Services. Mr. Moore introduced Michael Schuster and Jane King from the Commission on Aging and provided a [presentation on the Age-Friendly Plan](#).

A Committee member noted the overlap with the Age-Friendly Plan, Housing 2040, and the City's legislative priorities. One Committee member emphasized the importance of recognizing assisted living as a form of housing and affordable assisted living as a form of affordable housing. Mr. Schuster noted that a proposal to enable localities to include affordable units in assisted living facilities is likely going to be a priority this year. Ms. Jovovic reported that the Office of Housing is seeking a consultant as part of the Housing 2040 process to inventory and analyze models for senior housing + care.

A member of the public asked if staff have considered the DC Medicaid model for affordable senior housing and care. Mr. Schuster responded that the City has focused on set-aside units in senior housing but will be pursuing a study to look at the Medicaid-based model.

Mr. Moore noted that it is anticipated that the Age-Friendly Plan will be presented to City Council at the end of the year and then to AARP in early 2026.

## 4. Jamieson Avenue Affordable Housing Plan

Kenny Turscak introduced the project and the Applicant's attorney, Ken Wire. Ken Wire introduced Adam Peters, representing the Applicant. Mr. Turscak reminded the Committee that City Council cannot deny a project due to the voluntary monetary

contribution and encouraged the Committee to evaluate projects using policy requirements.

Mr. Peters explained how the project will convert a six-story office building to residential and add four stories to the building. The project proposes to build 187 multifamily units, including 17 committed affordable units (CAUs) at 60% AMI in exchange for additional density. The CAUs will be distributed on the first six floors. The Applicant will provide a voluntary monetary contribution of \$114,547 per staff's calculation.

One Committee member asked about why the Applicant's estimated monetary contribution is higher than Staff's calculation. Mr. Turscak explained that staff credited the project with the contribution from the original office development. Another Committee member asked why the additional density granted amounted to a 37% increase. Mr. Turscak explained that the project requested additional density beyond the 30% allocated under Section 7-700, and will still provide 33% of the added density as affordable housing.

Another member asked about the unit mix and distribution. The Applicant noted that the top four floors will not have CAUs but the Applicant is providing a higher percentage of two-bedroom units and one-bedroom units with dens. Jon Frederick motioned to approve the Affordable Housing Plan, Betsy Faga seconded the motion. The Committee voted unanimously to approve the Applicant's affordable housing plan.

## **5. Eisenhower East Block 3 (Ken Wire and Adam Peters)**

Mr. Wire also presented Eisenhower Block 3. The project proposes building 750-767 units in a 31-story building. The Applicant proposes 19 CAUs at 60% AMI, which is 5% of the density beyond what is allocated in the SAP. The Applicant has requested the off-ramp provision in the Eisenhower East Small Area Plan that reduces the requirement from 10% of additional density to up to 5%. Based on the findings of a third-party analysis required by the off-ramp provision, staff proposed 31 CAUs be provided. Staff and the Applicant also disagree on the voluntary monetary contribution calculation as it relates to base density. The Applicant proposed contribution is \$1,469,480 while staff calculated \$2,241,517.

Mr. Wire claimed that no projects have been approved since the Eisenhower East Small Area Plan was approved because the market conditions and plan requirements are not feasible for development. The Applicant noted that the SAP mandates 100-200 feet in height, which pushes the project to costly steel and concrete construction.

One Committee member asked about the third-party market condition study for the off-ramp provision. The Applicant explained that the 2.5% rent escalation is more likely compared to the aggressive 2.7% rent escalation scenario. Mr. Wire highlighted that these numbers were determined by the third-party consultant.

One member commented that in these development negotiations, affordable housing seems to be the first thing compromised. Another Committee member pointed out that

based on the policy, the project should have 38 CAUs instead of the proposed 19 CAUs. From the Committee's perspective, the project is sacrificing affordable units to make the project feasible and it is hard to support a reduction of affordable units to make market-rate projects work. Another Committee member added that the Committee should focus on the policy and whether the benefits of the project warrant the reduction in affordable units from what is envisioned in the SAP. One Committee member spoke in support of the project because of how difficult the Eisenhower East area has been for development.

One Committee member asked if the Applicant would consider a higher monetary contribution. Mr. Wire stated the Applicant would be open depending on changing market conditions in the next 18 months.

Another Committee member asked about the conflict over the voluntary monetary contribution and how Tier 1 and Tier 2 contributions are calculated. Ms. Jovovic explained that the underlying zoning is calculated as Tier 1 and the actual density minus the underlying zoning is Tier 2. Ms. Jovovic noted that by-right density and the base density from the underlying zoning do not always overlap. Mr. Wire noted that there is precedent for both parties' calculations.

Helen McIlvaine reminded the Committee that the project will likely be built in a different environment than what is happening today.

One Committee member stressed the need for clarity from City Council on the underlying zoning with CDDs. Another Committee member emphasized the importance of making a recommendation based on affordable housing but the Committee would also like the issues with the Eisenhower East Small Area Plan to be reviewed.

Mike Doyle motioned to recommend approval of the affordable housing plan as presented, Andy Vereyken seconded the motion. The Committee voted to oppose the affordable housing plan, with Mike Doyle voting in favor, Aschalew Asabie and Felicia Brewster abstaining, and Joe Dammann, Betsy Faga, Jon Frederick, Jan Macidull, Shelley McCabe, Andy Vereyken, Sean Zielenbach, and Stephon Hill voting in opposition.

Betsy Faga motioned to allow the Chairs to draft a comment letter for the project, Andy Vereyken seconded the motion. The Committee voted unanimously to allow the Chairs to draft a comment letter for the project.

## **6. 4880 Mark Center Drive (Kenny Turscak)**

Kenny Turscak introduced Cathy Puskar, who represents the Applicant for [4880 Mark Center Drive](#), which proposes 402 multifamily rental units in AlexWest. The project proposes providing one CAU in exchange for additional density beyond the Alex West SAP. Staff and the Applicant disagree on the voluntary monetary contribution over the interpretation of what constitutes the base density. The Applicant is proposing \$1.3 million for the contribution compared to \$1.8 million calculated by staff.

Ms. Puskar introduced Elliot Young and the representatives from Bozzuto. Ms. Puskar expressed frustration with the interpretations of base density in Eisenhower East and AlexWest, where these issues have come into play. The different interpretations of base has led to a difference in the voluntary monetary contribution. Ms. Puskar noted that this issue affects the pro forma and financing of these projects.

One Committee member noted that AHAC does not have the authority to determine what should be considered base density and clarification is needed. The Committee member commented that should not be negotiating at this point and whatever staff intended with the contribution policy is not clear. Jeff Kayce from Bozzuto emphasized the need for certainty with these policies. One Committee member reminded the Committee that they had previously asked City Council to provide clarity on the underlying base density for a previous project in AlexWest.

Jon motioned to vote on the affordable housing plan as proposed and enable the co-chairs to draft a letter asking for clarity on base density; Mike Doyle seconded the motion. The Committee voted to approve the affordable housing plan, with Shelley McCabe opposing and Andy Vereyken and Aschalew Asabie abstaining. Jan Macidull, Betsy Faga, Joe Dammann, Mike Doyle, Sean Zielenbach, Felicia Brewster, Stephon Hill, and Jon Frederick voted to approve the plan.

## **7. Development Preview Potomac Yard Landbay G-G (Kenny Turscak)**

Kenny presented a [development preview for Potomac Yard Landbay G-G](#). The project is an 88-unit project that will be entirely committed affordable units, ranging from 30% to 80% AMI. The affordability will average to be under 60% AMI. 73 units are proposed as two and three-bedroom units. JBG Smith is donating the land and Wesley Housing will develop the project using 9% LIHTC funding; no City funding is anticipated.

The City Council hearing is expected in December. One Committee member asked if this project is contingent upon other projects being approved in Potomac Yard. Ms. Puskar responded that yes, the project must be approved together with two other blocks in Potomac Yard (Block G- B&E and Block H). Block G- B&E proposes 432 market-rate multifamily rental units and Block H proposes 120 for-sale townhouse units. Ms. Puskar noted that there will be a phasing agreement with the City but after approval in December, the projects would move on separate trajectories.

One Committee member asked for the rationale for townhouses in Block H. Ms. Puskar stated that the townhouses reflect a diversity of housing typologies and the projects would likely not be able to be delivered at the same time if they were all multifamily.

## **8. Housing Master Plan Update (Staff)**

Ms. Jovovic provided an update on the Housing 2040 Master Plan. Staff are working on multiple projects, including preservation, condo, landlord-tenant project, and senior housing, and conducting outreach for sustainability and accessibility. The next Housing 2040 community meeting is set for November 17. A City Council work session is envisioned for early 2026.

## **9. ARHA Update (Helen McIlvaine)**

Ms. McIlvaine presented an update on ARHA. All former ARHA board members have resigned. City Council appointed six new ARHA Board members in an emergency session and will appoint the remaining commissioners after opening up opportunities to ARHA residents and the public.

The Board will be charged with adopting good practices for employees and finishing the investigation of the former CEO. The Board members were required to commit to transparency and working to improve ARHA in accordance with FOIA and open meeting practices. City Council is committed to getting ARHA on the right path and resetting its governance and practices. The firing of the former CEO has raised concerns about other agency practices and ensuring residents and staff receive the support and care they need.

One Committee member asked what authority the City has over ARHA versus HUD. Ms. McIlvaine noted that the City appoints the ARHA Board, which looks to the City for guidance. The City is also reviewing the ARHA agreement.

## **10. Housing Alexandria Update**

Jon Frederick provided an update on Housing Alexandria. Closing on Phase 2 of Sanse is set and revisions to the plan for the Naja phase will come before the Committee when ready.

Seminary Road had its ribbon cutting and 25 townhouses are under contract, but the process has slowed down due to diminished SPARC funding. Some applicants are also working with the DREAM program, which buys down interest rates by 2% if the applicant's immediate parents are not homeowners. The condominium building with five additional homeownership units and Sheltered Homes of Alexandria rental units will be delivered as part of the second phase of the project.

## **15. Staff Updates (Staff)**

The Co-Chairs thanked the Committee members for their engagement and tackling multiple complex issues. Ms. McIlvaine also extended her thanks to the Committee for their feedback and input on these issues. One Committee member asked for copies of the FY2026 legislative proposals.

Christopher Do explained upcoming changes to AHAAC's meeting venue due to City Hall renovation.

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

Tamara Jovovic explained the October financial report.

## **17. Announcements and Upcoming Meetings**



Housing 2040 Community Meeting #5

November 17, 6:30 – 8:45 p.m.

Virtual (Zoom): [Registration form](#)

AHAAC December Meeting

December 4, 7 – 9 p.m.

Room 2000, City Hall, 301 King St.

ARHA Redevelopment Work Group Meeting

December 10, 5:30 – 7:00 p.m.

City Council Work Room, 301 King St.

**18. Adjournment (Chair)**

Mike Doyle motioned to adjourn the meeting. The Co-Chairs adjourned the meeting at 9:28 p.m.

# City of Alexandria, Virginia

## MEMORANDUM

DATE: NOVEMBER 6, 2025

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

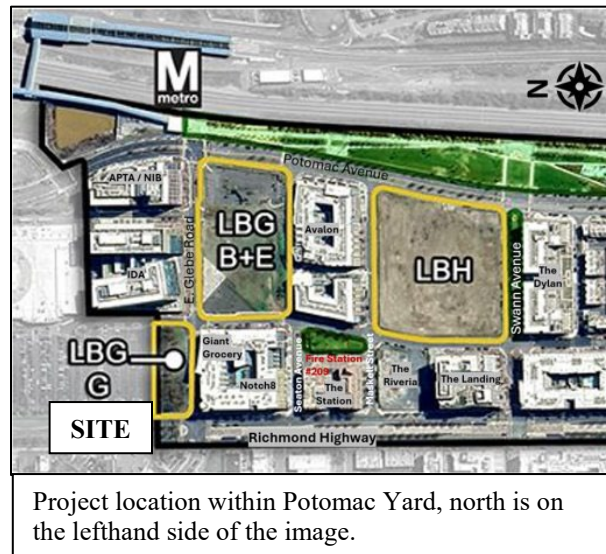
FROM: KENNY TURSCAK, URBAN PLANNER

SUBJECT: POTOMAC YARD LANDBAY G—BLOCK G AFFORDABLE HOUSING PLAN

**ISSUE:** Consideration of the Affordable Housing Plan for Potomac Yard Landbay G—Block G (DSUP #2025-10024)

**ACTION REQUESTED:** That the Committee votes to endorse the associated Affordable Housing Plan (Attachment 1)

**BACKGROUND:** 601 E. Glebe Road is an approximately half-acre vacant site located in the Potomac Yard plan area between the Potomac Yard Center to the north and the mixed-use Notch8/Giant project to the south. Development in this portion of Potomac Yard is governed by the Coordinated Development District (CDD) #10, the Potomac Yard/Potomac Greens Small Area Plan (PYPG SAP), and the Potomac Yard Urban Design Guidelines. The area covered by CDD #10 includes several blocks of land, known as “landbays;” the subject site is located at Landbay G-G, one of three remaining undeveloped landbays within the plan area, shown at right (subject site labeled “LBG G”).



Under the current CDD, Landbay G-G is envisioned to be developed as a 170-key hotel. The applicant, Wesley Housing, is one of three applicants seeking a land use amendment to the existing CDD which will permit development of a 432-unit multifamily project at Landbay G-B&E, a 120-unit townhouse project at Landbay H, and an 88-unit affordable multifamily project at the subject site. The applicants for the three individual projects will bring a Master Plan Amendment, Zoning Text Amendment, and CDD Concept plan to the November 2025 Planning

Commission and City Council hearings for consideration. If approved, the proposed amendments will facilitate consideration of the three Development Special Use Permits (DSUPs) at the December 2025 Planning Commission and City Council hearings.

Previous development within Potomac Yard has met CDD #10 affordable housing requirements, which included providing land for The Station at Potomac Yard, \$6.5 million towards development of its 64 affordable/workforce units, and \$3.5 million in voluntary contributions to the Housing Trust Fund. The affordable housing proposed with this project is initiated by JBG Smith, one of the CDD #10 amendment applicants and the land owner for the three parcels, as a voluntary contribution; Wesley Housing, the DSUP project applicant, is not currently seeking City financing to support the project.



The applicant, Wesley Housing, is an affordable housing provider operating in Washington, DC, and Northern Virginia; the proposed project would be Wesley's fourth community in the City. The applicant's proposed affordable multifamily residential building will comprise 88 dwelling units and above grade parking with approximately 108,000 square feet at a height of six stories.

Due to the site's small size and narrow dimensions, the project will cover the entire lot area and is unable to provide ground-level open space. Instead, the project will provide a 279-square foot private open space on the project's terrace level which will adjoin a shared indoor amenity space. The project will be near neighborhood open space at Potomac Yard Park and proposed future open space at the adjacent Landbay G-B&E project. Additionally, the applicant is seeking a parking reduction from the required 67 spaces to 44 spaces. Staff support the

parking reduction due to the site's DASH, Metrobus, and Metrorail accessibility. A parking reduction will also support the applicant's efforts to minimize costs associated with the provision of underground parking and the mitigation of underlying soil contamination, both of which would add significant costs to the project which must compete for competitive tax credit financing.

The project includes the following applications and modifications:

- Modification of the height to setback ratio pursuant to Section 6-403 of the Zoning Ordinance;
- Modification to tree canopy coverage requirement; and
- A Special Use Permit for a parking reduction.

**DISCUSSION:** The project proposes 88 units with affordability levels ranging from 30 to 80 percent of the area median income (AMI), with a weighted affordability average under 60 percent AMI. The unit mix will serve 46 households, over 50 percent of the project’s unit mix, at deep levels of affordability (50 percent AMI and below). All units will be required to remain as committed affordable for a minimum of 40 years, the City’s standard term of affordability. An affordability breakdown (2025 dollars) is provided for illustrative purposes in ‘Table 1’ below.

**Table 1: Area Median Household Incomes for the Washington, DC Metropolitan Area (2025 \$)**

<b>Income Range</b>	<b>One-person</b>	<b>Two-person</b>	<b>Three-person</b>	<b>Four-person</b>	<b>Five-person</b>	<b>Six-person</b>
<b>30%</b>	\$34,450	\$39,350	\$44,250	\$49,150	\$53,100	\$57,050
<b>40%</b>	\$45,920	\$52,480	\$59,040	\$65,560	\$70,840	\$76,080
<b>50%</b>	\$57,400	\$65,600	\$73,800	\$81,950	\$88,550	\$95,100
<b>60%</b>	\$68,880	\$78,720	\$88,560	\$98,340	\$106,260	\$114,120
<b>MATH 80%</b>	\$91,840	\$104,960	\$118,080	\$131,120	\$141,680	\$152,160

Source: HUD 2025

Additionally, the applicant proposes a unit mix which provides 83 percent of units as two and three bedrooms, which will support family and multigenerational households. A breakdown of the project’s proposed unit mix is provided in ‘Table 2’ below.

**Table 2: Estimated Unit Mix (based on Verification submission)**

<b>Unit Type</b>	<b>Units</b>	<b>Unit Mix as % of Total Units</b>
<b>Studio</b>	11	12.5%
<b>One-bedroom</b>	4	4.5%
<b>Two-bedroom</b>	54	61%
<b>Three-bedroom</b>	19	22%
<b>Total</b>	<b>88</b>	<b>100%</b>

The applicant is not seeking City funding support. To support the project, Landbay G-G’s current landowner, JBG Smith, will donate the project’s land—valued at \$2,523,000 in 2025—to Wesley Housing upon Council’s approval of all three DSUPs. If the Council approves the project in December 2025, Wesley Housing will compete for Low Income Housing Tax Credit (LIHTC/tax credit) financing beginning in spring 2026. If funding is awarded in spring 2026, the applicant anticipates a construction start in mid-2027 with completion estimated in 2029.

In addition to a land donation, proposed CDD #10 amendments will, if approved in November, condition the current owner JBG Smith to place a covenant on Landbay G-G to restrict development on the property to committed affordable housing. If tax credit financing or alternative funding has not been obtained for the project by the time the last stick of townhouses on Landbay H are at the final Certificate of Occupancy, then the applicant for Landbay H or its designee will contribute \$2,309,472 to the applicant, which would be part of the project’s gap financing package.

AHAAC members received a development preview at the Committee's October 15, 2025 meeting. Members discussed phasing of the three projects and expressed concern that market rate developments may be completed before the affordable project. Staff and the applicant responded that conditions will be considered as part of CDD #10 amendments to ensure the affordable project is appropriately phased. Additionally, members inquired about which LIHTC funding mechanism the applicant intends to pursue; the applicant responded that the project would pursue nine percent tax credits.

**FISCAL IMPACT:** None

**ATTACHMENT:**

- (1) Affordable Housing Plan for Potomac Yard Landbay G-G DSUP #2025-10024, dated August 5, 2025

**STAFF:**

Helen S. McIlvaine, Director, Office of Housing

Tamara Jovovic, Housing Program Manager, Office of Housing

**Potomac Yard Landbay G-G  
Affordable Housing Plan  
August 5, 2025**

1.0 Project Overview:

1.1 Project name, address, and project number(s);

- **Project Name: Potomac Yard Landbay G, Block G**
- **Project Address: 601 E. Glebe Road**
- **Application Number: CDSP#2024-00021; DSUP # to be assigned**

1.2 A brief description of the proposed development program;

- **The applicant proposes to construct a multi-unit building containing 88 affordable housing units. The multi-unit building will include a range of units varying from 30%-80% AMI.**

1.3 Requested zoning changes or waivers (if any);

- **A Development Special Use Permit with preliminary site plan**
- **Modification of the height to setback ratio pursuant to Section 6-403 of the Zoning Ordinance**
- **Modification to tree canopy coverage requirement**
- **A Special Use Permit for a parking reduction**

1.4 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 Potomac Yard/Potomac Greens Small Area Plan (the “SAP”) and the Potomac Yard/Potomac Greens Coordinated Development District (CDD #10). All proposed units will be provided as committed affordable housing units, which align with the goals of the AHP to establish more affordable housing units at varying levels of Area Median Income. As the concurrently proposed projects on Landbay G, Block B/E and Landbay H will convert commercial square footage to residential square footage to facilitate the build-out of the remaining vacant Potomac Yard parcels, the developers of those blocks have coordinated and partnered with the Applicant to provide the 88-unit affordable housing building on the property.**

2. 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);

- **Not applicable, there are no existing units on the property.**
3. The status of tenant engagement efforts;
- **Not applicable.**
4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board;
- **Not applicable.**
5. 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 include a total of 88 affordable units for rent at various AMI percentage rates for a term of 40-years.**
  - **Proposed unit mix and AMI levels:**

Unit Type	80% AMI	60% AMI	50% AMI	40% AMI	30% AMI	Total	Avg. Unit Size
<b>Studio</b>	1	3	3	2	2	11	528 SF
<b>1 Bedroom</b>	1	0	1	1	1	4	606 SF
<b>2 Bedroom</b>	11	16	19	4	4	54	1,001SF
<b>3 Bedroom</b>	6	4	5	2	2	19	1,227 SF
<b>Total</b>	<b>19</b>	<b>23</b>	<b>28</b>	<b>9</b>	<b>9</b>	<b>88</b>	

6. A description of existing and proposed affordable housing financing agreements with third parties;
- **Not applicable.**
7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site;
- **Not applicable, all affordable housing units are provided on-site.**
8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units;
- **All units in the proposed building will be provided as committed affordable units at a variety of income levels and will have access to indoor and outdoor amenity areas.**

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs;
  - **The multi-unit building will be constructed in a single phase.**
10. Information on contributions proposed to be made to the Housing Trust Fund;
  - **Not applicable.**
11. An estimate of the types and number of jobs to be created by mixed-use projects; and
  - **The proposed new building will create jobs typical of an 88-unit multi-unit building.**
12. Any other information the applicant deems relevant to the AHP
  - **None.**



# City of Alexandria, Virginia

## MEMORANDUM

DATE: NOVEMBER 6, 2025

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: KENNY TURSCAK, URBAN PLANNER

SUBJECT: OLDE TOWNE WEST REDEVELOPMENT AFFORDABLE HOUSING PLAN

**ISSUE:** Consideration of the Affordable Housing Plan for Olde Towne West Redevelopment (DSUP #2025-10022)

**ACTION REQUESTED:** That the Committee votes to endorse the associated Affordable Housing Plan (Attachment 1) and receive a briefing on the Relocation Plan (Attachment 2)

**BACKGROUND:** The [South Patrick Street Housing Affordability Strategy](#) was adopted by City Council in October 2018 to preserve housing opportunity and deep affordability at two rental communities, The Heritage and Olde Towne West, the subject property.

Olde Towne West is an existing committed affordable community owned by Alfred Street Baptist Church (ASBC) as part of its faith-based mission. The community consists of 75 units distributed across three separate parcels located in the Southwest Quadrant and the South Patrick Affordable Housing Strategy plan areas concurrently. Affordability derives from Project-based Vouchers (PBVs; see text box at right), funded by the federal government, through which residents pay no more than 30 percent of household income toward rent. Since the expiration of the original contract, affordability has continued subject to voluntary five-year renewal contracts; the current contract, extended in January 2025, is effective until 2030.



**PBV contracts** are a critical source of deeply affordable housing due to their ability to support residents with incomes as low as 10-20% of the Area Median Income (AMI). Residents pay 30% of their income toward rent, and the PBV pays the difference up to an established fair market rent, as well as some utility costs. PBVs operate similarly to housing choice vouchers (“Section 8”) but are tied to a specific property rather than a household.



*Rendering: View of the northwest corner at Wilkes and S. Alfred Streets.*

The existing community comprises 75 townhouse-style units built in the early 1980s, rooted in the DIP Urban Renewal project, which ASBC seeks to redevelop into a larger multifamily project. ASBC has partnered with The Community Builders (TCB), a non-profit affordable housing developer operating in 14 states and the District of Columbia, which has constructed over 33,000 units. ASBC proposes redeveloping Olde Towne West in two phases, the first with 145 units and the second with approximately 75 units, totaling 220 units; the

Affordable Housing Plan (AHP) and Relocation Plan associated with this memo address phase one only. Phase one plans to redevelop the parcel at 598 S. Alfred Street, at which 34 of the existing 75 units are located.

The 145-unit, affordable rental project proposes rezoning from the RB/Townhouse Zone to the Residential Multi-unit Zone (RMF) to construct a four-story, approximately 134,000 square foot residential project with a 2.16 FAR<sup>1</sup>. Though the building will be 100-percent affordable, RMF zoning requires that in exchange for an increase in density from 0.75 FAR to up to a 3.0 FAR, a project must provide one third of the increase in density as housing affordable to households with incomes averaging 40 percent AMI; 33 units are associated with the RMF Zone, the requirements for which the project's affordability breakdown (discussed below) satisfies.

The project includes the following applications and modifications:

- Rezoning from RB/Townhouse Zone to RMF Zone; and
- Special Use Permit to increase allowable FAR up to 3.0 in the RMF Zone for the provision of on-site affordable housing.

**DISCUSSION:** 'Table 1' (following page) summarizes the levels of affordability for the 145 proposed units and 'Table 2' summarizes the proposed unit mix. The overall project proposes replacing the existing 75 PBV Housing Assistance Payment (HAP) contract units one-for-one, with the balance of new units affordable for a minimum of 40 years required by the RMF Zone and any future City investment; phase one will replace the initial 34 PBVs that will be demolished during the redevelopment. 'Table 2' provides the estimated unit mix based on the project's Verification site plan submission.

*[continued page three]*

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

**Table 1: Proposed Phase One Affordability Breakdown**

Level of Affordability	Existing Units	Proposed Units (Phase One)
PBV HAP Units	34	34
Units Affordable at 50% AMI	0	20
Units Affordable at 60% AMI	0	91
<b>Total</b>	<b>34</b>	<b>145</b>

**Table 2: Estimated Unit Mix (based on Verification submission)**

Unit Type	Units	Unit Mix as % of Total Units
One-bedroom	78	54%
Two-bedroom	45	31%
Three-bedroom	18	12%
Four-bedroom	4	3%
<b>Total</b>	<b>145</b>	<b>100%</b>

The project’s timeline anticipates a December 2025 City Council approval with construction expected to commence in mid-2027 following resident relocation (discussed below). The project will compete for Low Income Housing Tax Credits (LIHTC/tax credits) during the 2026 tax credit cycle(s) and is expected to seek City funding to address gap financing. The City’s current funding pipeline, however, does not anticipate funds available for this project—estimated at \$27 million across three fiscal years—until about Fiscal Year 2034 at the earliest. The applicant is aware of the existing pipeline and is continuing to discuss with the Office of Housing the project’s potential future timing and funding strategy. Any requests for City financing will be evaluated through the Housing Opportunity Fund application process and brought to AHAAC for review prior to Council consideration. The Olde Towne West Redevelopment project is currently in the City’s extended funding pipeline behind several other affordable housing projects. It is noted that no City predevelopment funding has been provided.

Committee members received a development preview at AHAAC’s June 5, 2025 meeting. Discussion topics included resident relocation, traffic impacts, community concerns, and project timeline.

**RELOCATION PLAN:** The applicant has submitted a draft relocation plan for the 34 households which will be displaced during phase one construction. The applicant will work with a to-be-determined third party relocation consultant to facilitate relocation with a goal of finding residents accommodation in the Southwest Quadrant neighborhood during the expected 18-to-24-month construction period. The applicant will cover the costs of the move, and residents in good standing will be guaranteed a right to return to the completed project. Pursuant to RMF Zone requirements, the applicant is required to provide a Tenant Assistance and Relocation Plan comprising a Community Profile and a Relocation Plan. Submission of the Community Profile is also required three months prior to the issuance of the 120 Day Notices. Staff have requested and will continue to monitor the submission and receipt of the Community Profile.

The applicant has held three tenant meetings to consult with impacted residents on May 9 and November 19, 2024, and October 14, 2025. Resident concerns included the location of

temporary relocation placements, utility structures at the temporary placements and utility inclusion in relocation payments, and impacts on student residents; the applicant stated that these issues will be considered and managed when relocation begins and assured residents that the third-party consultant, when hired, will meet with one-on-one with each household. Additionally, the Office of Housing and Virginia Housing are providing coordination and technical assistance with the relocation process.

**FISCAL IMPACT:** City financing support to be determined

**ATTACHMENT:**

- (1) Affordable Housing Plan for 598 South Alfred Street (Olde Towne West) DSUP #2025-10022, dated September 16, 2025
- (2) Draft Relocation Plan Relocation Policy and Plan for Old Town West (598 S. Alfred St.) Residents, dated December 20, 2024

**STAFF:**

Helen S. McIlvaine, Director, Office of Housing  
Tamara Jovovic, Housing Program Manager, Office of Housing  
Virginia Patton, Housing Program Manager, Office of Housing

DRAFT AFFORDABLE HOUSING PLAN  
Old Town West Affordable Housing Redevelopment  
The Community Builders in partnership with the Alfred Street Baptist Church

**Updated: 9/16/25**

1. An overview of the project, including:

1.1 Its name, address, and application number:

**Old Town West Affordable Housing Redevelopment, 598 S. Alfred Street,  
CDSP2024-00007**

1.2 A brief description of the proposed development program:

**The Applicant, The Community Builders (TCB), in partnership with the Alfred Street Baptist Church (ASBC), is seeking to redevelop the Old Town West project. Old Town West Properties, LLC and the ASBC own 77 units in the Old Town West project developed as part of the DIP Urban Renewal project in the 1970's. The Old Town West project encompasses three separate parcels:**

- 1) 901 Wolfe Street (22 units),**
- 2) 598 S. Alfred St. (34 units (including 2 units for office use) and**
- 3) 601 S. Alfred Street (19 units).**

**TCB, as ASBC's development partner, plans to redevelop the 34 units that are located at 598 S. Alfred St. into a 145 unit multi-family building for residents making 30-60% of the Average Median Income (AMI). Subsequent phases of the redevelopment will be forthcoming for the units at 601 S. Alfred Street and those plans will be processed for that redevelopment at a later date.**

**As part of the proposal, TCB is seeking a rezoning to the RMF (Residential Multi-Family) zone, in keeping with the South Patrick Street Housing Affordability Strategy, and is seeking a Development Special Use Permit (DSUP) to increase the density from .75 FAR to 2.16 FAR and will provide all units as committed affordable units at varying levels of affordability. The Applicant is proposing to provide 110 units affordable to those making up to 60% of AMI and 34 units affordable to those making up to 30% of AMI. The units available at 30% AMI have an estimated average net square footage of 900 square feet, for a total of 30,600 square feet, well over the 1/3 of the increase in density that is required by the RMF zone to be affordable on average to those households at an average of 40% of AMI.**

1.2 Requested zoning changes or waivers:

**Rezoning to RMF (Residential Multi-Family) Zone**

1.4 A brief discussion on how the affordable housing goals and recommendations of its applicable small area plan are being addressed by the AHP.

**The applicant is seeking to implement the recommendations of the South Patrick Street Housing Affordability Strategy by rezoning the property to the RMF zone and provide an all-affordable project at varying levels of affordability. The applicant will be providing the requisite number of units affordable on average to those making 40% of AMI as described above.**

2. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of existing CAUs being demolished as part of redevelopment.

**34 units affordable up to 30% AMI:**

**3 Four Bedroom Units  
8 Three Bedroom Units  
8 Two Bedroom Units  
8 One Bedroom Units  
2 units used for office space**

3. The status of tenant engagement efforts.

**Each of the tenants has been contacted regarding this Project and two meetings (May 9, 2024 and November 19, 2024) have been held with the residents to inform them and update them on the project and the applicant's plans to ensure that all eligible residents are provided with the right to return to the Project after construction is completed. All residents will be kept informed of scheduling of construction and relocation through notices delivered to their doors by property management and ongoing resident meetings as necessary before and during the construction. Consistent information sharing is a commitment of the proposed Draft Tenant Relocation Plan being evaluated by Office of Housing Staff.**

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

**The applicant shared a Draft Tenant Relocation Plan on January 2, 2025 and it is being evaluated by Office of Housing Staff.**

5. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of proposed CAUs.

**The Applicant is proposing to provide a total of 145 committed affordable rental units, 110 units will be affordable up to 60% of AMI and 34 units will be affordable up to 30% of AMI. The Applicant is proposing a term of 40 years of affordability.**

**The current breakdown on the type/size of the 145 unit mix is as follows:**

**78 One Bedroom Units  
45 Two Bedroom Units  
18 Three Bedroom Units  
4 Four Bedroom Units**

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

**There are currently 75 active Project Based Vouchers (PBV) on the three properties under a HAPT contract. The applicant has recently been approved for the renewal of the HAPT contract for the next five year period. The applicant intends to phase the relocation of the tenants and their vouchers in the following fashion: The first 34 PBV will be utilized for the relocated units during the construction of the 598 S. Alfred Street block, and will be moved back with the returning tenants into the new building upon completion of construction. The 19 PBV utilized by tenants in the 19 units at 601 S. Alfred will also be moved into the new building as part of the construction of the future redevelopment of those units into a larger affordable housing building after which those PBV will be utilized in the new building at that location. Finally, the 22 PBV utilized by the tenants in the 901 Wilkes Street will be moved into the new building constructed as part of the 598 S. Alfred Street block, however, a portion of those 22 PBV may be moved into the redeveloped building at 601 S. Alfred Street, to be determined at the time of that redevelopment.**

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

**NA**

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units.

**The Project is an all affordable housing building.**

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

**As stated above, there are currently 75 active project based vouchers (PBV) on the property under a HAPT contract. The applicant has recently been approved for the renewal of the HAPT contract for the next five year period. The applicant intends to phase the relocation of the tenants and their vouchers in the following fashion: The first 34 PBV will be utilized for the relocated units during the construction of the 598 S. Alfred Street block, and will be moved back with the returning tenants into the new building upon completion of construction. The 19 PBV utilized by tenants in the 19 units at 601 S. Alfred will also be moved into the new building as part of the construction of the future redevelopment of those units into a larger affordable housing building after which those PBV will be utilized in the new building at that location. Finally, the 22 PBV utilized by the tenants in the 901 Wilkes Street will be moved into the new building constructed as part of the 598 S. Alfred Street block, however, a portion of those 22 PBV may be moved into the redeveloped building at 601 S. Alfred Street, to be determined at the time of that redevelopment. The timing of the construction of each phase of the project is dependent on financing for the project being available.**

**598 – 54 total: 34 at 30%, 20 at 50%. 91 at 60%**

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

**No contribution is proposed at this time because of the provision of an all affordable building in the project.**

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

**The applicant would estimate approximately 300-350 construction-related jobs would result from this project.**

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

**NA**



# **Relocation Policy and Plan For Old Town West (598 S. Alfred St.) Residents (Draft dated 10/29/25)**

## **I. PROJECT OVERVIEW**

Project: Old Town West Affordable Housing Redevelopment

Owner: Old Town West Properties, LLC  
c/o Alfred Street Baptist Church  
301 S. Alfred St.  
Alexandria, VA 22314

Developer: The Community Builders, Inc  
1003 K Street NW  
Washington, DC 20001

Management Company:

Temika Brown, CPO  
Community Manager,  
Pratum Company | Old  
Town West  
500 S Alfred Street  
Alexandria, VA 22314

Old Town West Properties, LLC and the Alfred Street Baptist Church (collectively “Owner”) own 77 units in the Old Town West project near Old Town Alexandria developed as part of the DIP Urban Renewal project in the 1970’s. The Old Town West project encompasses three separate parcels: 1) 901 Wolfe Street (22 units), 2) 598 S. Alfred St. (34 units + 2 units for office use) and 3) 601 S. Alfred Street (19 units). Owner plans to redevelop the 34 units that are located at 598 S. Alfred St. into a 140 unit multi-family building for residents making 30-80% of the Average Median Income (AMI). Subsequent phases of the redevelopment will be forthcoming for the units at 601 S. Alfred Street and subsequent plans will be processed for that redevelopment at a later date.

Owner intends to use Low Income Housing Tax Credits (LIHTC) and a mortgage loan to be determined, to redevelop the Property. Redevelopment is not planned to commence until at least 2027 based on the timing of financing obtained for the project.

As a result of the redevelopment of the property, Residents of the 34 units within the 598 S. Alfred Street property (“Property”) will be temporarily relocated. Residents that will be temporarily relocated are entitled to assistance under this Relocation Plan, with the exception of those households that moved (or move) pursuant to a Notice to Quit and/or were (are) legally evicted or under an eviction process.

This document represents the Owner’s plan to inform and assist Residents who will be temporarily or permanently relocated by the Project at 598 S. Alfred Street and to guide staff working with the Residents who will be temporarily or permanently relocated on relocation policies and procedures.

This Relocation Plan outlines the supportive services, counseling and relocation assistance offered to temporarily relocated Residents and the estimated timetables for relocation. All lease-compliant Residents that will be temporarily relocated will be counseled and provided relocation assistance in accordance with this Relocation Plan. Households which move prematurely (i.e. before the scheduled dates for relocation) may not have an opportunity to receive comprehensive relocation counseling offered under this Relocation Plan. This Relocation Plan is intended to meet the federal and state requirements relating to relocation (including, the VHDA Relocation Assistance Guidelines).

Eligible residents will be entitled to all services and benefits described in this Plan, hereafter known as Initiation of Negotiations. All Eligible residents will receive direct relocation services. Eligibility also requires that households remain residents in good standing in accordance with the terms and conditions of current leases. All relocation housing will be decent, safe, and sanitary and will comply with all applicable requirements.

## **II. Staff in charge of relocation**

The developer, The Community Builders, Inc., (“TCB”) will be hiring a third party service provider to coordinate and manage the relocation process. Since the project won’t commence construction until at least 2027, the specific service provider has not been selected. TCB will coordinate with the Office of Housing to ensure that the provider selected is acceptable to the City. Until that time, Juan Powell, Beth Kennan, Brandon Moore and Beth Kennan of TCB will coordinate on relocation.

## **III. Profile of tenant population**

- a. Number of units and unit mix: **all of Old Town West includes (26) 1bd / (2) 1bd (H) / (11) 2bd / (1) 2bd (H) / (29)3bd / (6)4bd**
- b. Number of occupied and vacant units **71 occupied units/ 1 unit for the office/ 3 offline units**
- c. Number of households that are private/market renters without housing assistance- **1 market renter and the rental office**
- d. Tenants assisted through any type of housing unit developed using City, state, or federal subsidies, including Housing Choice Vouchers- **100% Project Based Section 8**
- e. Length of each household’s residency in the neighborhood and at its current address- **We will provide a separate report with this information.**
- f. Size and composition of each household **We will provide a separate report with this information**
- g. Households with school-age children, elderly, and/or disabled members **We will provide a separate report with this information**
- h. Income of each household- **We will provide a separate report with this information**
- i. Number of households anticipated to be temporarily relocated – **34 units**

- j. Number of households that will be permanently displaced- **We don't plan on any permanent displacements.**
- k. Tenants who will require special assistance to move- **We have sent out a survey on this question and have received a few responses but are awaiting full participation from the residents to answer this question.**
- l. Current cost to each household for rent, utilities, and parking **We will provide a separate report with this information and survey this question**
- m. Households interested in returning- **We have sent out a survey on this question and have received a few responses but are awaiting full participation from the residents to answer this question.**
- n. Households in need of accessible housing - 2

#### **IV. Tenant impact**

Rehabilitation of occupied housing is inherently disruptive. To minimize such disruption, Owner will implement this Plan in cooperation with the affected residents. All residents will be kept informed of scheduling of construction and relocation through notices delivered to their doors by property management and ongoing resident meetings as necessary before and during the construction. Each of the tenants has been contacted regarding this Project and three meetings (May 9, 2024, November 19, 2024 and October 14, 2025) have been held with the residents to inform them and update them on the project and the Owner's plans to ensure that all eligible residents are provided with the right to return to the Project after construction is completed so that no unwanted displacement occurs as a result of the project.

#### **V. Projected timetable for construction and relocation**

Based on and subject to obtaining the requisite financing for the project, the Project is not slated to begin until 2027 at the earliest, more likely 2028. Construction of the Project is likely to take 18-24 months to complete. When additional information is available on the schedule, Owner will ensure the Office of Housing is updated and this plan is updated.

#### **VI. Tenant communication, notices and meetings (including translation/interpretation services if necessary)**

Owner employs a management company to coordinate communication with the current residents. The current Community Manager is Pardum Company's Temika Brown, CPO. Her office contacts all residents to inform them of the meetings and has helped coordinate translation services as necessary. Owner also held the two Community Meetings on December 4, 2024, and October 16, 2025 at which Spanish and Amharic translation was made available to any who needed it.

Owner will update this information as necessary to provide the appropriate notices required. No Resident will be required to relocate until after they have received the proper notices as required and/or outlined in this Relocation Plan.

The policies and procedures regarding relocation in this Relocation Plan will be performed in compliance with Section 55-222 of the Code of Virginia and the VHDA "Relocation Assistance Guidelines" for Low Income Housing Tax Credits. This Relocation Plan will follow these guidelines specifically regarding (1) relocation payments, (2) relocation assistance, (3) the 120-day notice to vacate period and (4) the full communication of the Project and temporary relocation plans to all existing tenants that will be relocated by the Project. Pursuant to VHDA

guidelines, a Relocation Plan will be submitted to the Virginia Housing Development Authority, Multi-Family Development Division, to the attention of the Tax Credit Program Administrator.

## **VII. Measures to retain current tenants and right of return**

The residents have been assured that they will be given the right to return to the completed Project if they so desire and remain eligible.

## **VIII. Temporary on-site/off-site relocation**

Temporary off-site relocation is necessary to minimize the time that the residents are impacted by construction. All residents will need to be temporarily relocated off-site to alternate residential units during construction of the Project. Owner will assume responsibility for reasonable costs directly associated with moving the household belongings to the temporary off site unit and back to a new unit (two moves). The head of household will be asked to agree in writing to the temporary relocation using a relocation agreement form. This agreement will be kept by Management in the tenant file.. Owner will make reasonable efforts to ensure that the off-site units area of a comparable size and quality as the Old Town West project. In all cases, Owner will attempt to keep the residents as close to their current neighborhood as possible and as this community seems to be a tight-knit community, Owner will diligently work to find off-site units in as close proximity as possible. If a household is evicted for cause from a temporary unit, the household may not be entitled to continued temporary housing costs and may lose the right to return to the displacement site/unit.

Services will be determined based on the needs of residents, they potentially include the following: In order to most effectively meet the needs of the residents in the community who will be temporarily relocated to a unit off-site, the following advisory services will be provided:

- A One-On-One Relocation Interview meeting with the services team on site;
- A *60-Day Notice to Vacate* with a minimum of 60-day notice to vacate the currently occupied unit;
- Thirty day advance written notice indicating the exact address of the off-site temporary relocation unit and the date in which the temporary move is scheduled to take place;
- Thirty day advance written notice indicating the exact address of the on-site permanent replacement unit and the date in which the move is scheduled to take place;
- Coordination and direct payment of the two moves (the move to the temporary unit and the move back utilizing a professional moving company;
- 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 the individual situation and circumstances.

## **IX. Measures to keeping occupied units in good habitable condition**

Owner takes pride in keeping the Old Town West project in great shape, given the age of the units, and will continue to do so until the temporary relocation is commenced.

## **X. Permanent off-site relocation and payments**

Owner has consistently stated that off-site relocation is intended to be temporary.

## **XI. Record keeping**

Good record keeping is necessary to carry out a sound, thorough and comprehensive relocation program. Owner shall keep records that comply with VHDA requirements and those necessary to ensure that Residents that are temporarily or permanently relocated receive the services that are needed and required. This Relocation Plan will be located in plain sight in the office for Residents to review. All documentation related to relocation, including formal notices, bill receipts and canceled checks will be included in the applicable Resident's files.

## **XII. Contact information for relocation staff onsite and City staff**

The developer, The Community Builders, Inc., ("TCB") will be hiring a third party service provider to coordinate and manage the relocation process. Since the project won't commence construction until at least 2027, the specific service provider has not been selected. TCB will coordinate with the Office of Housing to ensure that the provider selected is acceptable to the City. Until that time, Juan Powell, Beth Kennan, Brandon Moore and Beth Kennan of TCB will coordinate on relocation.

City Staff: Virginia Patton, [virginia.patton@alexandriava.gov](mailto:virginia.patton@alexandriava.gov).

# FY 2026 Affordable Housing Development Funds

## Financial Report

### Fiscal Year To Date Activity

Date	Payments Received	Reference	DSUP or Transac	\$ Amount
8/28/2025	Developer Contributions	Tri Pointe Homes	2020 - 10035	\$61,672
9/17/2025	Developer Contributions	Tri Pointe Homes	2020 - 10035	\$61,667
10/8/2025	Developer Contributions	Tri Pointe Homes	2020 - 10035	\$88,095
Grand Total				\$211,434

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

Revenues

	2025						2026						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$0	\$61,672	\$61,667	\$88,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,434
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	\$10,789,776	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,789,776
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$10,789,776	\$61,672	\$61,667	\$88,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,001,210

Balance Available

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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	\$790,390	-\$32,166	-\$20,231	-\$42,992	-\$31,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$127,000	\$663,390
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$813,663	\$17,834	-\$20,231	-\$42,992	-\$81,611	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$127,000	\$686,663
Housing Opportunity Fund															
AHDC - Arlandria	-\$1,144,640	\$9,151,108	-\$1,640,936	\$0	-\$333,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,176,947	\$6,032,307
AHDC - Operating	\$0	\$250,000	-\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARHA - Redevelopment and Repositioning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARHA - Samuel Madden	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arlandria Chirilagua Housing Coop	\$853,747	-\$180	-\$11,272	-\$192,338	-\$99,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$303,215	\$550,532
CLI - Elbert Avenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EHIP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pendleton Street Project	\$1,850,141	\$0	-\$21,153	-\$201,987	-\$224,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$447,319	\$1,402,822
Wesley - Parc Square	\$131,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,300
Housing Opportunity Fund Total	\$1,690,549	\$9,400,928	-\$1,923,360	-\$394,324	-\$656,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,426,414	\$8,116,962

Housing Master Plan Progress Report

Period: FY26 Q1

City of Alexandria, Office of Housing

Updated: 10.31.25

HMP ACTIVITY	FY26 Q1 Impact (Jul-Sep 2025)			Prior Reported Impact (Jan 2014-Jun 2025)	Total Impact (Jan 2014-Sep 2025)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Units Created, Converted and Preserved through Partnerships	0	886	500	855	855
Created	Jackson Crossing			78	
	The Nexus at West Alex (Gateway at King and Beauregard)			74	
	The Bloom (Carpenter's Shelter)			97	
	Waypoint at Fairlington (Fairlington Presbyterian Church)			81	
	Friends of Guest House - 120 South Payne			4	
	Housing Alexandria Seminary Project	37.5			
	Sanse (Glebe/Mount Vernon) - also see workforce affordable units	370			
	Naja (Glebe/Mount Vernon)		58		
	Parcview II		154		
	Witter Place	94			
Converted	Elbert Avenue Redevelopment		63		
	New Hope Veterans Home (Aspen Street)			3	
	Ellsworth Apartments			20	
	Parkstone (Avana) Apartments			130	
	Square at 511 (Park Vue)			196	
Preserved	Arbelo Apartments			34	
	Longview Terrace Apartments			41	
	Community Lodgings			7	
	Lynhaven Apartments			28	
	Lacy Court Apartments			44	
	Bellefonte Permanent Supervised Apartments			12	
	Friends of Guest House - 120 South Payne			6	
	The Heritage - Blocks 4 & I	89	51		
	Housing Alexandria Seminary Project	1.5			
	Parcview I		146		
	Elbert Avenue Redevelopment		28		
	Arlandria Chirilagua Housing Cooperative	284			
	Pendleton Rooming House	10			
Units Created through the Development Process	1	51	366	254	255
	Alexandria Memory Care Community (Silverado)			2	
	Goodwin House		6		
	Cambria Square (Pickett's Place/The Delaney)			4	
	Notch 8			12	
	Station 650 at Potomac Yard			8	
	The Bradley (Braddock Station/Braddock Metro Place)			10	
	Parc Meridian at Eisenhower Station			33	
	The Thornton (Hunting Terrace)			24	
	2901 Eisenhower Ave (The Point [Denizen] + South Tower)		8	13	
	Raeburn (Oakville Triangle Block A1)			38	
	Ives (Oakville Triangle Block B)			11	
	Oakville Triangle (balance)		16		
	Gables Old Town North (ABC/Giant site)			9	
	Platform 1 (Braddock Gateway Phase II)			4	
	Dylan (Potomac Yard Landbay H/I)			9	
	Sunrise Senior Living			2	
	The Foundry (Block 6A)*			2	
	Meridian 2250 (EE Block 20)			15	
	Grayson (1200 North Henry)			11	
	Monday Properties			5	
	Silverstone Senior Living			7	
	Platform 2 (Braddock Gateway Phase III)			4	
	Alexan Florence (600 Royal Street - WMATA Bus Barn)			12	
	Alate (Aspire Independent Living)			9	
	Aidan Old Town (701 N. Henry)			7	
	North Potomac Yard Phase I (Buildings 15 & 19)		14		
	Benchmark Senior Living			3	
	Newport Village		12		
	The Heritage - Blocks 4 & I	11	44		
	Braddock West		14		
	The Whitley (805 N. Columbus)	8			
	TideLock - Rental and Condo	15			
	Landmark Overlook		15		
	901 N. Pitt	16			
	Eisenhower East Block 23		44		
	Landmark Redevelopment-Blocks I, K, E, G		45		
	Montgomery Center		22		
	The Rutherford		25		
	South Alfred Street Townhomes (820 Gibbon)	1			
	301 Fairfax Condos		2		
	1201 East Abingdon		7		
	5216 Seminary Road		1		
	Silverado Memory Care Expansion	1			
	Victory Center - also see workforce affordable units		82		
	Westridge Towns (126 Longview)		1		
	The Whitley Phase 2 (802-808 N. Washington)		1		
	The View - Building 2		7		
Beauregard Committed Units	0	0	0	311	311
Created	St. James Plaza (Fillmore)			93	
	The Spire (Church of the Resurrection)			113	
Converted	Southern Towers			105	
Units Created or Preserved through Redevelopment Support to ARHA	0	156	273	52	52
Created	The Lineage (Ramsey Homes)			37	
	Samuel Madden North Building - also see workforce affordable units	90			
	Samuel Madden South Building - also see workforce affordable units		TBD		
	Alate - also see set-aside units		133		
Preserved	The Lineage (Ramsey Homes)			15	
	Samuel Madden North Building	66			
	Ladrey		140		

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

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

336	81
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494	183
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174	122
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HMP TYPE OF ACTIVITY <small>(continued from page 1)</small>	FY26 Q1 Impact (Jul-Sep 2025)	Prior Reported Impact (Jan 2014-Jun 2025)	Total Impact (Jan 2014-Sep 2025)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects <small>[Grants]</small>	0	24	24	24	0
Homebuyer Loans <small>[Individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]</small>	2	131	133	72	-61
Homeowner Rehab Loans/RTA Projects <small>[Rebuilding Together DC-Alexandria Grants =&gt;\$5k]</small>	0	149	149	240	91

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY26 Q1 Impact (Jul-Sep 2025)	Prior Reported Impact (Jan 2014-Jun 2025)	Total Impact (Jan 2014-Sep 2025)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	3	1776	1779	2,000	221

HMP TYPE OF ACTIVITY	FY26 Q1 Impact (Jul-Sep 2025)	Prior Reported Impact (Jan 2014-Jun 2025)	Total Impact (Jan 2014-Sep 2025)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	322
101 North Ripley (housing assistance contract expired)		-76	-76		
Northampton Place (set-aside term of affordability expired)		-12	-12		
The Alexander (set-aside term of affordability expired)		-13	-13		

REGIONAL HOUSING INITIATIVE (RHI) ACTIVITY	FY26 Q1 Impact (Jul-Sep 2025)			Prior Reported Impact (Jan 2014-Jun 2025)	Total Impact (Jan 2014-Sep 2025)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	155	262	347	347
CreatedThe Foundry (Block 6A) - also see above				3	3
				10	10
		104		0	0
			73	0	0
		51			
ConvertedSamuel Madden North Building			TBD		
			189		
				114	114
				154	154
				66	66