

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: April 13, 2022

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

LOCATION: City Hall, Council Work Room, 301 King Street

AGENDA

1. New Member Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of Affordable Housing Plan for Eisenhower East Block 23 (Staff/Cathy Puskar) 7:05 p.m.
Action Requested: Vote on Affordable Housing Plan
3. Public Hearing on Draft FY23 Annual Action Plan for Housing and Community Development Activities (Kim Cadena) 7:25 p.m.
Action Requested: Provide Feedback on Annual Action Plan
4. Public Hearing on Draft HOME-American Rescue Plan Allocation Plan (Kim Cadena) 7:35 p.m.
Action Requested: Provide Feedback on HOME-ARP Allocation Plan
5. City FY23 Budget for Housing (Chair) 7:45 p.m.
Action Requested: Vote to Provide Letter to City Council
6. Report Outs (Committee Members) 7:55 p.m.
7. ARHA Updates (Salena Zellers) 8:05 p.m.
8. AHDC Updates (Jon Frederick) 8:10 p.m.
9. Briefing on Proposed Draft Text Amendment to Amend the Bonus Height Provisions of Section 7-703B and to codify certain provisions of the 2020/2021 Housing Contribution Policy under Sec. 7-700 (Planning & Zoning/Housing Staff) 8:15 p.m.
Action Requested: Information Item
10. Consideration of Draft March 2022 Minutes (Chair) 8:40 p.m.
Action Requested: Vote on Draft Minutes
11. Information Items: 8:45 p.m.
Financial Report
12. Staff Updates (Staff) 8:50 p.m.
13. Announcements and Upcoming Housing Meetings (Staff) 8:55 p.m.

ARHA Redevelopment Work Group

City Hall, Council Work Room, 301 King St., April 21, 2022; 5:30 pm

Fiscal Year 2023 Budget Development Meetings

Virtual and City Hall, Council Chamber, 301 King St., multiple dates and times

<https://apps.alexandriava.gov/Calendar/?sc=325>

Community Meeting on Proposed Draft Text Amendment to Amend the Bonus Height Provisions of Section 7-703B and to Codify Certain Provisions of the 2020/2021 Housing Contribution Policy.

Virtual, April date and time to-be-determined.

Adjournment (Chair)

9:00 p.m.

All AHAAC meetings are open to the public. For interpretation services, please contact Kenneth Turscak at Kenneth.turscak@alexandriava.gov or 703-746-3098, if possible, a minimum of two business days prior to the meeting.

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 1, 2022

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: HELEN S. MCILVAINE, DIRECTOR

SUBJECT: EISENHOWER EAST BLOCK 23 AFFORDABLE HOUSING PLAN

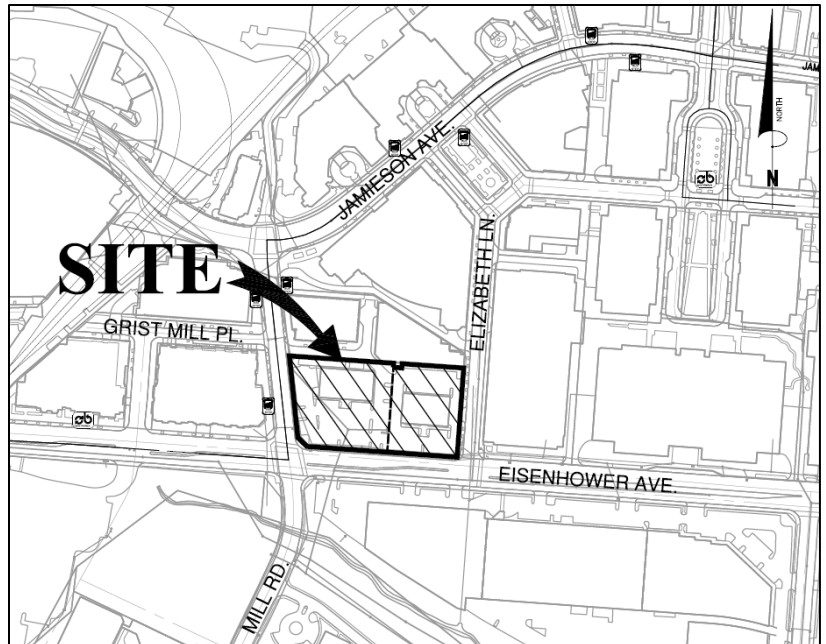
ISSUE: Consideration of an Affordable Housing Plan for Block 23 (DSUP #2021-10028)

ACTION REQUESTED: That the Committee review and endorse the associated Affordable Housing Plan.

BACKGROUND: The project proposes to redevelop the approximately 1.89 acre site at 2111-2121 Eisenhower Avenue into a 24-28 story multifamily residential project with 802 units served by 664 parking spaces. The site is located in Coordinated Development District #2; the site was previously zoned OCM-100 with a Floor Area Ratio (FAR)¹ of 1.5.

The project involves the following applications and modifications:

- DSUP with Preliminary Site Plan for a multifamily residential building, with a modification of the height to setback ratio;
- SUP for an increase in mechanical penthouse height; and
- SUP for a parking reduction.



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

DISCUSSION:

Consistent with the 2019 Eisenhower East Small Area Plan (SAP) Update, the applicant will provide ten percent of the increase in residential density above the “Base Development” (Table 5 of the 2019 SAP) as committed affordable housing. Below is the methodology used to calculate the required affordable floor area and resulting affordable units.



Rendering of site from Eisenhower Avenue looking west

Permitted development: 303,382 square feet
 Additional development requested: 366,252 square feet
Total proposed residential development: 669,634

Affordable housing floor area: $366,252 \times 10\% = 36,625$ square feet
 Total number of residential units: 802
 Average square feet per unit: $669,634 / 802 = 835$ square feet/unit (including prorated common area square footage)
Number of affordable units: $36,625 / 835 = 43.86$
 Proposed affordable units: 44 units

The proposed affordable unit mix is reflected in Tables 1A-B. It is noted that the applicant worked collaboratively with staff to ensure the unit mix was both substantially proportional to the overall unit mix and accessible to Housing Choice Voucher holders for whom renting less typical units (i.e. junior one-bedroom and junior two-bedroom units) poses a challenge due to HUD rent restrictions on such unit types.

Table 1A

Unit Type–East Tower (Phase 1)	Units	Unit Mix as % of Total Units	Affordable Units	Affordable Unit Mix as % of Total Affordable Units
Studio	56	15.26%	2	10%
Loft/One-bedroom	4	1.09%	0	0%
Junior one-bedroom	40	10.90%	0	0%
One-bedroom	147	40.05%	11	55%
One-bedroom + den	19	5.18%	1	5%
Junior two-bedroom	0	0.00%	0	0%
Two-bedroom	81	22.07%	5	25%
Two-bedroom + den	20	5.45%	1	5%
	367	100%	20	100%

Table 1B

Unit Type–West Tower (Phase 2)	Units	Unit Mix as % of Total Units	Affordable Units	Affordable Unit Mix as % of Total Affordable Units
Studio	63	14.48%	3	12.5%
Loft/One-bedroom	3	0.69%	0	0%
Junior one-bedroom	54	12.41%	0	0%
One-bedroom	161	37.01%	13	54.2%
One-bedroom + den	21	4.83%	1	4.15%
Junior two-bedroom	18	4.14%	0	0%
Two-bedroom	97	22.30%	6	25%
Two-bedroom + den	18	4.14%	1	4.15%
	435	100%	24	100%

Rents (adjusted for utilities and parking fees) will be affordable to households with incomes at 60% of the area median income (equivalent to \$54,180-\$77,400 in 2021 for a household with one to four members, respectively). One bedroom and den units will rent at a one-bedroom rent, and two-bedroom and den units will rent a two-bedroom rent. The units will remain affordable for a 40-year period and will not be concentrated within the buildings. The residents of the set-aside units will have the same access to amenities as do market-rate residents in the project.

The project is planned as a rental community. Should it proceed as a residential condominium or convert to homeownership following construction, the number and unit mix of resulting for-sale set-aside units shall be calculated based on an equivalency analysis consistent with the Eisenhower East Small Plan. The units will not be concentrated in the buildings.

For-sale affordable units will be affordable to households with incomes generally between 70% and 100% of the area median income, AMI (Table 2). Households with incomes within this range, when provided down payment and closing cost assistance and pre-purchase training, are anticipated to have the financial means to both qualify for a mortgage and keep up with the costs associated with maintaining a home long-term (e.g. monthly condominium fees), yet still have difficulty accessing homeownership in the City due to the low stock of new construction homes available in their price range. City homeownership assistance (anticipated to be funded in part by the Housing Trust Fund contribution associated with the redevelopment) will be available to eligible households to help with down payment and closing costs. The units will remain affordable in perpetuity with equity sharing enforced through deeds of covenant restricting their resale.

Table 2

2021 Affordable For-Sale Set-Aside Program Income Limits				
Percent of Area Median Income	Household Size			
	1 Person	2 People	3 People	4 People
70%	\$63,210	\$72,240	\$81,270	\$90,300

100%	\$90,300	\$103,200	\$116,100	\$129,000
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The starting point for the prices of the affordable for-sale units are the City’s standard prices, which include one parking space: \$225,000 for a one-bedroom and \$275,000 for a two-bedroom. (It is noted that the sale prices were updated in 2020 to align with increases in the area median income and recent interest rate trends.) Units with dens are priced \$25,000 above the standard price due to the added value created by the additional space. For the purposes of affordable set-aside units, dens are defined as being enclosed with a door, having a minimum of 70 square feet of floor area, being no less than seven feet in any horizontal dimension, and not housing any substantial mechanical equipment.

Historically, each affordable for-sale unit and its standard sales price has included one parking space. This practice has helped ensure that the cost of parking could be financed at the same terms as the unit, i.e., that it could be rolled into the purchase price of the affordable for-sale unit. This practice, however, is not consistent with the City’s policy which requires the unbundling of housing from parking and instead ties parking ratios to the number of bedrooms in a project. With this application, the affordable for-sale units will be sold independent of parking spaces and will be subject to a \$30,000 price reduction as a result. At the time of initial sale, purchasers of the affordable units will have the opportunity to purchase one parking space per household for \$30,000 on a first come, first serve basis.

Affordable For-Sale Units	Standard Price	Parking	Den	Total w/o parking	Total w/parking
One-bedroom	\$225,000	-\$30,000	n/a	\$195,000	\$225,000
One-bedroom w/den	\$225,000	-\$30,000	+\$25,000	\$220,000	\$250,000
Two-bedroom	\$275,000	-\$30,000	n/a	\$245,000	\$275,000
Two-bedroom w/den	\$275,000	-\$30,000	+\$25,000	\$270,000	\$300,000

In addition to providing up to 44 set-aside units, the applicant will provide a voluntary monetary contribution of \$1,499,186 to the Housing Trust Fund. The contribution is based on 2021 contribution rates, consistent with the City’s Procedures Regarding Affordable Housing Contributions, and is calculated on the floor area (base development) permitted by the 2019 Eisenhower East Small Area Plan. The first 1.5 FAR (the FAR permitted under the OCM(100) Zone) was subject to the Tier 1 Residential Rate; the balance of the residential development up to 303,382 square feet was subject to the Tier 2 Residential Rate.

FISCAL IMPACT: \$1,499,186 (\$667,934 for Phase 1 and \$831,252 for Phase 2) to the Housing Trust Fund.

ATTACHMENTS:

- (1) Affordable Housing Plan for 2111-2121 Eisenhower Avenue, April 1, 2022

STAFF:

Eric Keeler, Deputy Director, Office of Housing
 Tamara Jovovic, Housing Program Manager, Office of Housing

Block 23
Affordable Housing Plan
April 1, 2022

1.1 Project name and address

Project Name/Address: Block 23, 2111 & 2121 Eisenhower Avenue.

1.2 Application number

DSUP#2021-10028

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct a varied-height 24 to 28-story multifamily building with 802 rental units and site improvements.

1.4 Requested zoning changes or waivers (if any)

- **DSUP with Preliminary Site Plan for a multifamily residential building, with a modification of the height to setback ratio**
- **SUP for an increase in mechanical penthouse height**
- **SUP for a parking reduction**
- **Transportation Management Plan SUP**
- **CDD Concept Plan**

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 Eisenhower East Small Area Plan. This Plan encourages affordable housing and requires ten percent of all new residential development permitted in the new Plan to be provided as dedicated affordable housing available at 60% of AMI for 40 years. The proposed project is consistent with the Plan recommendations and creates 44 new affordable units in the Eisenhower East transit-oriented neighborhood.

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 proposes to provide 20 units in Phase 1 and 24 units in Phase 2 for households with incomes up to 60% of AMI for 40 years. The unit types of the affordable units will be proportional to the overall unit mix of Phase 1 and Phase 2 and as identified below.

Block 23 Affordable Unit Mix	
<i>Phase 1 – East Tower</i>	
Unit Type	Units
Studio	2
Loft/One-Bedroom	0
One-Bedroom Jr.	0
One-Bedroom	11
One-Bedroom + Den	1
Two-Bedroom Jr.	0
Two-Bedroom	5
Two-Bedroom + Den	1
Phase 1 Total	20
<i>Phase 2 – West Tower</i>	
Studio	3
Loft/One-Bedroom	0
One-Bedroom Jr.	0
One-Bedroom	13
One-Bedroom + Den	1
Two-Bedroom Jr.	0
Two-Bedroom	6
Two-Bedroom + Den	1
Phase 2 Total	24
Block 23 Total	44

2.2 General description of location of affordable units in the project

All 44 affordable units will be located in the proposed building and will be dispersed throughout the building.

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 units will have equal access to all amenities available to residents of the market-rate units within the building.

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 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 building will be constructed in two phases. The affordable units delivered with each phase is consistent with the proportion of each phase to the overall development. Phase 1 comprises 45% of the overall development and Phase 2 comprises 55% of the overall development. Accordingly, of the total 44 affordable units, 20 will be delivered with Phase 1 and 24 will be delivered with Phase 2.

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)

In addition to the 44 on-site units, the Applicant will be providing a monetary contribution to the Housing Trust Fund, to be apportioned and paid at Certificate of Occupancy for each phase.

2.8 Any other information the applicant deems relevant to the AHP

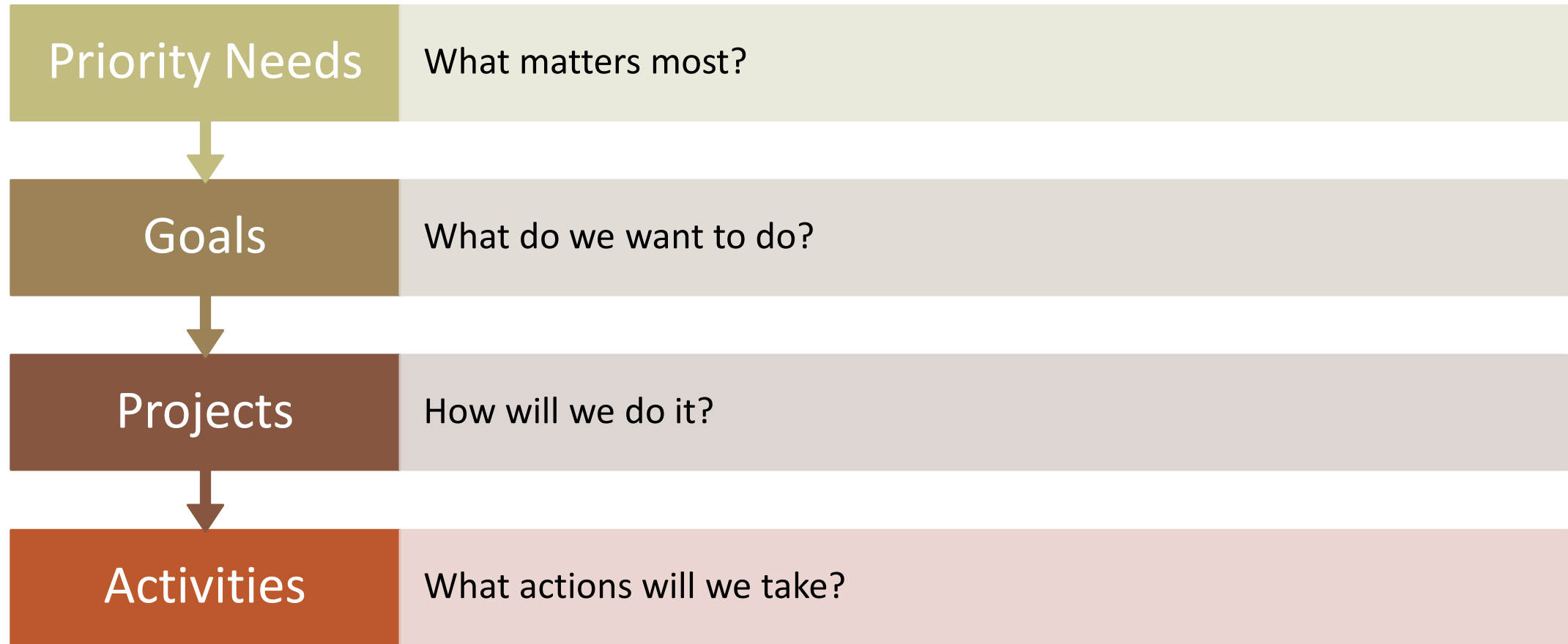
N/A

Draft FY 2023 Annual Action Plan

FOR HOUSING AND COMMUNITY DEVELOPMENT



Consolidated Plan Format



Priority Needs and Goals

Equitable Access to Housing

- Housing Affordability
- Housing Accessibility

Prevent and End Homelessness

- Homelessness Prevention
- Homeless Services

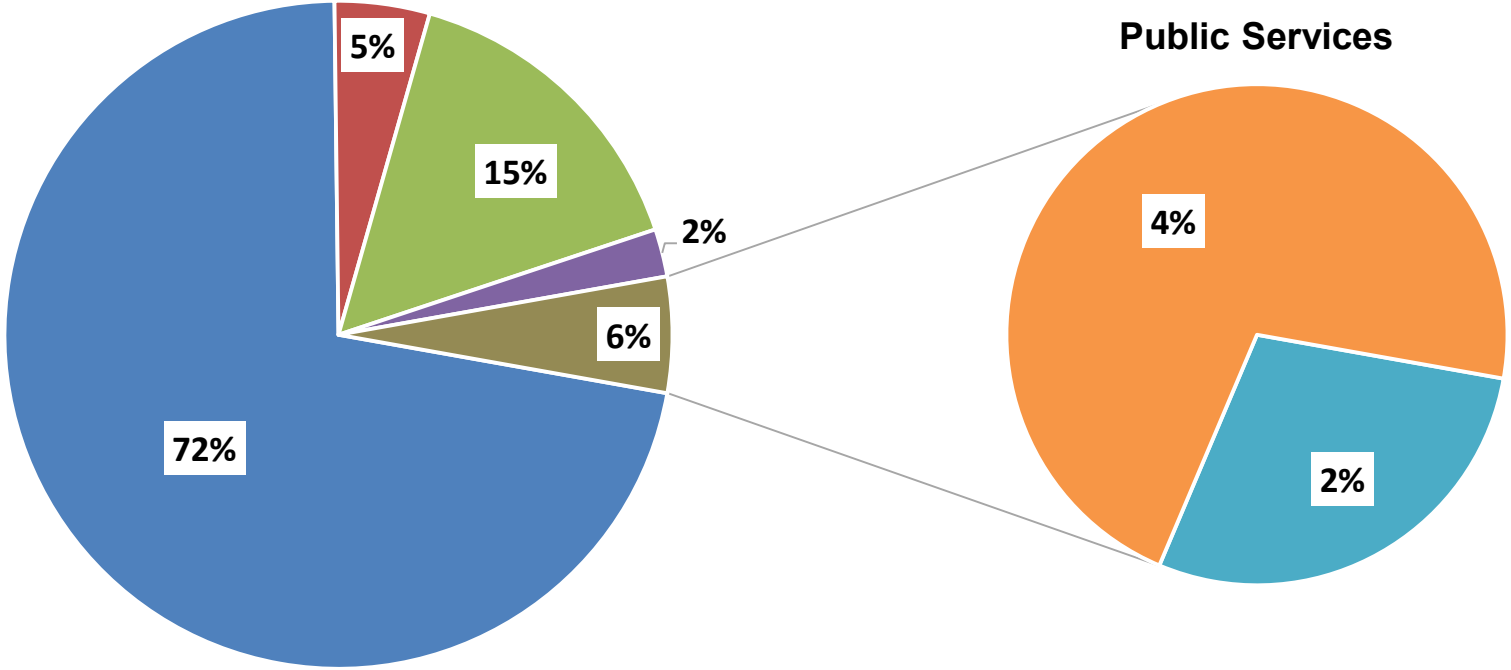
Maintain Housing Stability

- Support Low-Income Renters
- Support Low-Income Homeowners

Program	Proposed FY 2023 Federal Funding	Estimated FY 2023 Performance Measure
Equitable Access to Housing		
Housing Opportunities Fund (HOF)	\$723,150 (New HOME—\$578,520 HOME Match—\$144,630)	36 Homeownership Units 3 Rental Units
Flexible Homeownership Assistance Program	\$300,000 (HOME Program Income - \$250,000 CDBG Program Income - \$50,000)	8 New Homeowners
Alexandria Neighborhood Stabilization Program	<i>HOME funding revolves within the program.</i>	4 New Homeowners (counted in FHAP total)
Fair Housing Testing	\$28,810 (New CDBG)	One Round of Testing
Prevent and End Homelessness		
Eviction Prevention	\$500,000 (ARPA)	600 Households
Transitional Assistance Program	\$50,000 (New CDBG)	150 People
Winter Shelter	\$20,000 (New CDBG)	200 People
Maintain Housing Stability		
Rental Accessibility Modification Program	\$57,500 (New CDBG)	2 Units Modified
Rental Property Rehabilitation Program	\$700,000 (CDBG Carryover)	149 Renters Assisted
Home Rehabilitation Loan Program	\$1.5M (New CDBG - \$899,309; Program Income - \$325,000; Carryover—\$360,000)	8 Homes Rehabilitated
Program Administration (staff costs to manage, monitor, and track use of federal program funds)	\$180,895 (New CDBG - \$143,374; New HOME - \$21,788)	n/a

Community Development Block Grant

Proposed CDBG Allocation Funding Distribution



- Home Rehabilitation Loan Program
- Program Administration
- Winter Shelter
- Rental Accessilby Modification Program
- Fair Housing Testing
- Transitional Assistance Program

Home Investment Partnership Program

HOME funding is used to increase housing affordability

Units funded with HOME monies are income and resale restriction to preserve affordability

Proposed use of new FY23 HOME funding is to support AHDC's homeownership development on Seminary Road

Proposed use of FY 23 HOME Program Income is to provide down payment and closing cost assistance to first-time homebuyers



Section 108 Guaranteed Loan Funds

Section 108 is a loan program that allows CDBG grantees to borrow up to 5x their CDBG allocation

The City can borrow up to \$5.8 million for community development, economic development, and housing projects

Proposed use of Section 108 Guaranteed Loan Funds is to support AHDC's Arlandria development

The City would make interest payments on the loan using a portion of its future CDBG allocations until the project could make payments on its own



Kim Cadena

kimberly.cadena@
alexandriava.gov

Questions?

HOME-ARP Draft Plan

Home Investment Partnership Program – American Rescue Plan
Funding Priorities

HOME-American Rescue Plan Program

WHAT IT IS

American Rescue Plan Act funding specifically for housing:

- Focus on homeless households and populations at risk of homelessness;
- Majority of funds must be targeted at them
- Preferences are allowed provided Fair Housing laws are followed

Separate from regular HOME:

- One-time special allocation
- Requires separate allocation plan;
- Alexandria's allocation is approx. \$2.2 million

ALLOWABLE USES

Currently allowed under HOME:

- Acquisition, rehabilitation, and/or construction of affordable rental housing;
- Tenant-based rental assistance;

Specific to HOME-ARP:

- Acquisition, rehabilitation, and/or construction of non-congregate shelter;
- Supportive services

Homeless individuals and families

Anyone fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

Individuals and families at-risk of homelessness (see definitions)

Households with characteristics associated with instability or an increased risk of homelessness (see definitions)

Other populations (see definitions)

Qualifying Populations

Proposed Use of Funds

AHDC ARLANDRIA PROJECT

Proposed Funding: \$1,906,734

Would support the creation of deeply affordable units

Proposed preferences for qualifying households in overcrowded conditions, severely cost burdened households under 50% AMI, and/or households under 50% AMI who were eligible for City or State emergency rental assistance

SUPPORTIVE SERVICES

Proposed Funding: \$224,322

Would support services that would allow individuals or households to obtain stable, permanent housing

Services would include short-term rental assistance

Proposed preference for individuals leaving publicly funded institutions such as prisons or substance abuse programs

Background

At-risk of homelessness

MUST MEET BOTH CRITERIA

Less than 30% AMI

Does not have resources or support networks to prevent them from entering emergency shelter or becoming homeless

MUST MEET AT LEAST ONE CRITERIA

Has moved at least twice in the last 60 days because of economic reasons

Is living in someone else's home for economic reasons

Received notice in writing they must leave their housing or living situation within 21 days

Lives in a hotel or motel that is not subsidized

Lives in severely overcrowded housing

Is leaving publicly funded institution or system of care

Other Populations

MUST MEET AT LEAST ONE CRITERIA

Formerly homeless households who are housed because of temporary or emergency assistance and need additional assistance or supportive services to remain housed

Less than 30% AMI and pays more than 50% of income in housing costs

Less than 50% AMI and meets one of the following conditions

IF LESS THAN 50% AMI, MUST MEET AT LEAST ONE CRITERIA

Has moved at least twice in the last 60 days because of economic reasons

Is living in someone else's home for economic reasons

Received notice in writing they must leave their housing or living situation within 21 days

Lives in a hotel or motel that is not subsidized

Lives in severely overcrowded housing

Is leaving publicly funded institution or system of care

Lives in housing associated with instability or increased risk of homelessness

Characteristics of Housing Instability

As Defined in the Consolidated Plan

CURRENT DEFINITION

Overcrowded households

Households with special needs such as mental illness, HIV/AIDS, or substance abuse

Households who have experienced homelessness in the past

PROPOSED ADDITIONS

Low-English proficiency households

Households with undocumented members

Households who have less than 50% AMI and were/are eligible for the City of Alexandria or Commonwealth of Virginia rent relief programs

Households who received housing relocation assistance or utilized an eviction storage program

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | March 3, 2022

	Members Present	Members Absent	Staff
1	Felicia Brewster		Eric Keeler, Deputy Director
2	Annette Bridges (m)		Tamara Jovovic, Housing Program Manager
3	Michael Butler (m)		Kenny Turscak, Housing Analyst
4	Zachary DesJardins (m)		Karl Moritz, Director Department of Planning and Zoning
5	Katharine Dixon		
6	Mike Doyle		
7	Betsy Faga (m)		
8	Salena Zellers		
9	Michael Jackson II		
10	Robyn Konkel (m)		
11	Michelle Krockner, Chair		
12	Helen McIlvaine*, Housing		
13	Shelley Murphy (m)		
14	Peter-Anthony Pappas		
15	Paul Zurawski		
16	Alison C. Coleman* DCHS staff representative		
17	Jan Macidull		
19	Jon Frederick (m)		
	Guests	Affiliation	
1	Tina Stacy	Urban Institute	
2	Christopher Davis	Urban Institute	

3	Kamilah McAfee	Wesley Housing Development Corporation
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*non-voting

(m) – took minutes during fiscal year

The Chair called the meeting to order at 6:30 pm, a quorum was established, and the remote location meeting declaration recited. Jon Frederick took minutes.

1. Introductions and Chair Remarks (Chair)

The Chair provided an overview of the Wesley Housing ParcView II project – its Development Special Use Permit (DSUP) was unanimously approved by City Council on February 12, 2022. ParcView II's DSUP proposes renovating and expanding the existing ParcView Apartments after construction of the new building is completed. Council's approval is the second application of the Residential Multifamily (RMF) zone, which was created to encourage the creation of deeply affordable units in exchange for additional density. The Chair recommended that an overview of the RMF zone and small area plans would be a good topic for AHAAC to be refreshed in the future.

The Chair also noted that the City of Alexandria's FY2023 budget has been released, and that an overview of the proposed budget, including its implications for the affordable housing development pipeline, will be an important topic for future discussions.

2. Briefing on Urban Institute Study of the Impact of Affordable Housing on Property Values (Tamara Jovovic/Tina Stacy & Christopher Davis)

Tamara Jovovic provided an overview on the City's process to study affordable housing's impacts on property values. The City selected Urban Institute (UI) as a consultant to conduct the study.

Christina Stacy and Chris Davis of Urban Institute presented details of the study, including analytical methods used and conclusions reached. Researchers utilized a repeat sales model to measure the impact of affordable housing on surrounding property values.

Findings indicated a slight positive correlation in property value growth within a set distance to new affordable units. The UI team also removed affordable set aside units in market-rate buildings and found similar positive correlation between affordable housing and nearby property values.

One member asked whether the analysis studied the unique property value impacts by splitting projects by affordability levels, including up to 40% Area Median Income (AMI), 60% AMI, and 80% AMI. Ms. Stacy noted that due to the limitations created by the sample size for each level of affordability (i.e., the total number of projects that were studied), the analysis did not differentiate among different levels of affordability but indicated this analysis could be the subject of future studies.

3. Arts Bonus Discussion (Karl Moritz)

Planning and Zoning Director Karl Moritz presented the background, goals, and objectives of the arts bonus density program in the Old Town North Small Area Plan. The presentation included a summary of the program's results, including the number of arts spaces that have been created.

AHAAC members asked questions regarding the 100,000 sq.ft. trial/pilot period for this program (at which point staff is to conduct a study of the relative value of arts space vs affordable housing produced in terms of what benefits are yielded through development) and had a conversation regarding the possibility of arts bonuses competing with affordable housing incentives. Mr. Moritz indicated that it may not be necessary to wait until the 100,000 square feet of arts space is constructed before the pilot program is evaluated; he also noted that while the developer's cost of providing arts space may be cheaper in the short-term, this advantage may be offset by the free rent provided to the arts user for 30 years. Members stated that both construction and operational costs – and what party bears them - should be analyzed when studying the application of arts and affordable housing bonuses. AHAAC members also asked about the arts density bonus program's application at the Hilco/Potomac River Generating Station redevelopment site, and whether there are lessons learned from Section 6-900 that would be applied to Section 7-700 to level the playing field between the two development incentives.

4. Consideration of Loan Request for the Replacement of Elevator at ParcView I (Eric Keeler/Kamilah McAfee)

Action Requested: Vote on Loan Request

Staff and Kamilah McAfee of Wesley Housing provided an overview of the need to replace two elevators at Wesley Housing's ParcView Apartments. Members asked if there was precedent of a loan for this use to which City staff responded that a similar loan had been provided to Brent Place Apartments. A loan was also provided to Landmark Towers to assist with an elevator modernization project there. Committee members also asked about the expected lifetime for elevators in buildings of this type which Wesley staff addressed.

Zack DesJardins made a motion to approve the loan request and Jon Frederick seconded the motion. The loan request was approved, with Shelley Murphy abstaining.

5. City FY23 Budget for Housing (Eric Keeler)

Eric Keeler gave an overview of the City Budget with a focus on the Office of Housing budget and affordable housing funds.

Two parts of the Housing budget include:

1. Housing Trust Fund (HTF), HOME, and Community Development Block Grants (CDBG)
2. Capital Improvement Program (CIP) and Meals Tax

Committee members recognized that while resources have grown, so has the number of affordable housing projects in the pipeline. Members raised concerns on how funding needs will be met for all planned projects. Some members expressed concern about the affordable housing inventory that will be lost in the coming years; Housing staff stated no large-scale losses of committed affordable units is anticipated since most affordable housing since 2006 has been created by ARHA and nonprofit developers. Chair Krockner stated the Committee's interest in continuing the discussion in April, including the exploration of non-city resources through outside counsel and/or third-party assistance.

6. Report Outs (Committee Members)

Robyn Konkel provided updates on the Hilco/Potomac River Generating Station project. Recent events included a community meeting on sustainability and environmental remediation of site. Within the materials for the meeting, the applicant indicated that the voluntary affordable housing contribution is estimated to be \$7.4m-\$11.4m and may include potential committed affordable units. The developer has submitted conceptual design plans and a multimodal transportation study. The next community meeting will be held on March 31 with a focus on transportation.

7. ARHA Updates (Salena Zellers)

Salena Zellers updated the Committee on recent ARHA activities. ARHA completed a review of 25 units at Park Place. Findings concluded that there are no handicap accessible units, which ARHA plans to add in the future. ARHA's Samuel Madden redevelopment plans continue to move forward, and ARHA is working to get resident involvement; more updates will be provided at April's AHAAC meeting. In the future, ARHA is looking to undertake redevelopment at Ladrey and is holding monthly engagement with residents.

8. AHDC Updates (Jon Frederick)

Jon Frederick updated the Committee on recent AHDC activities. On February 23, AHDC closed on purchasing Park Vue apartments using Amazon Equity funds. All rents at this property will be affordable up to 60% AMI, with resident income limits capped at 80% AMI.

Jon relayed that City Council approved a \$10.5 million loan for AHDC's Arlandria Glebe-Mount Vernon project that enabled them to prepare an application for Low Income Housing Tax Credits in the upcoming 9% round. AHDC also plans to move forward with a Virginia Housing Trust Fund application for its Seminary Road project. It plans to submit final site plans this spring in anticipation of a Q4 2022 groundbreaking.

9. Information Items: Financial Report

Eric Keeler covered the monthly financial report with the City FY23 Budget for Housing.

10. Staff Updates (Staff)

Staff did not report any updates.

11. Announcements and Upcoming Housing Meetings (Staff)

Budget Work Session #4: Livable, Green & Prospering

Virtual, March 23, 2022; 7:00PM-9:00PM

Zoom [registration](#); Webinar ID: 956 6829 2289; Webinar Passcode: 638277

Dial-in number: 301-715-8592

12. Other

Committee members did not raise any additional discussion items.

Adjournment (Chair)

The Chair adjourned the meeting at 8:38 PM.

FY 2022 Affordable Housing Development Funds Financial Report

March 30, 2022

Revenues

	2021						2022						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$20,824	\$31,236	\$1,585,201	\$41,648	\$31,236	\$548,342	\$688,259	\$448,153	\$1,993,834	\$0	\$0	\$0	\$5,388,731
Developer Contributions - Braddock SAP	\$0	\$1,080,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000
Multifamily Loan Repayments	\$0	\$0	\$3,339	\$67,807	\$4,846	\$3,339	\$3,339	\$0	\$506,679	\$0	\$0	\$0	\$589,351
New Revenue Allocated by City Council	\$9,318,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,318,522
FY Total	\$9,339,346	\$1,111,236	\$1,588,540	\$109,455	\$36,082	\$551,681	\$691,599	\$448,153	\$2,500,513	\$0	\$0	\$0	\$16,376,604

Balance Available
\$13,521,604

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.

	Start	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total	Grand Total
Housing Trust Fund															
Braddock SAP	\$2,343,273	\$0	\$1,080,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000	\$3,423,273
Pilot Rental Assistance	\$824,957	\$0	-\$19,624	\$0	\$0	-\$71,775	\$0	-\$13,844	\$0	-\$22,067	\$0	\$0	\$0	-\$127,310	\$697,647
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$3,168,230	\$50,000	\$1,010,376	\$0	\$0	-\$71,775	\$0	-\$13,844	\$0	-\$22,067	\$0	\$0	\$0	\$952,690	\$4,120,920
Housing Opportunity Fund															
AHDC - Arlandria	\$500,000	-\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$500,000	\$0
AHDC - Carpenter's Shelter / The Bloom	\$1,100,000	-\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,100,000	\$0
AHDC - Lacy Court, L.P.	\$810,000	-\$810,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$810,000	\$0
AHDC - Operating	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$275,000	\$0
AHDC - Park Vue	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	-\$500,000	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
EHIP	\$162,000	\$0	-\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$15,000	\$147,000
Landmark Towers	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,500,000	\$0	\$0	\$0	\$0	\$0	-\$2,500,000	\$0
Wesley - Fairlington / The Waypoint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wesley - Parcview II	\$400,000	\$0	\$0	-\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$400,000	\$0
Housing Opportunity Fund Total	\$5,747,000	-\$2,685,000	-\$15,000	-\$400,000	\$0	\$500,000	\$5,000,000	-\$2,500,000	\$0	-\$500,000	\$0	\$0	\$0	-\$600,000	\$5,147,000