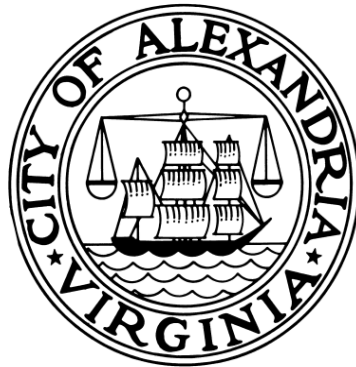


**The Alexandria Housing Affordability
Advisory Committee
FY22 Annual Report**



August 2022

**The Alexandria Housing Affordability Advisory Committee (AHAAC)
FY22 Annual Report, July 2021-June 2022**

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year 2022 is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the preservation and creation of affordable housing, to make recommendations on policies governing expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies, to review affordable housing plans, to monitor implementation of the Housing Master Plan and the Beauregard Small Area Plan, and to oversee the administration of the HTF. AHAAC held nine official meetings and one informational session during the annual reporting period.

Six new members were appointed to the Committee during FY22, and six members were reappointed for another term. In August 2022, the Committee had four vacancies.

FY22 Accomplishments Overview

- Recommended approval of an affordable housing plan for 805 North Columbus/Columbus Flats, a 78-unit for-sale condominium building which is planned to yield eight affordable homeownership units.
- Recommended approval of an affordable housing plan for Mark Center CDD #4 Amendment.
- Recommended approval of an affordable housing plan and an equity investment request for AHDC Seminary Road which is planned to yield 36 affordable homeownership units, as well as three new and replacement supportive housing units for up to 12 residents of Sheltered Homes of Alexandria.
- Recommended approval of an affordable housing plan and permanent loan request of \$10.5 million for Phase I A of AHDC's mixed-use/mixed-tenure 474-unit affordable Arlandria project.
- Recommended approval of an affordable housing plan for Tide Lock, a mixed-use redevelopment project in Old Town North which is planned to yield 15 on-site affordable units, including 11 rental and 4 for-sale units.
- Recommended approval of a \$300,000 Housing Opportunity Fund loan request for ARHA in support of its major upcoming repositioning and redevelopment projects.
- Recommended approval of an affordable housing plan for Landmark Overlook, a mixed-use project which is planned to yield a HTF contribution and six on-site affordable units.
- Recommended approval of an affordable housing plan for Wesley Housing's ParcView II, which is planned to provide 373 affordable units through renovation of the existing high-rise (ParcView I) and construction of additional affordable units on the existing ParcView site.
- Recommended approval of an affordable housing plan for 901 North Pitt Street which is planned to yield 16 on-site affordable rental units and a contribution to the HTF.
- Recommended approval of a \$700,000 loan for an elevator modernization project at Wesley Housing's ParcView Apartments.
- Recommended approval of an affordable housing plan for Eisenhower East Block 23, a residential project that is planned to yield 44 on-site affordable rental units across two development phases and a HTF contribution.

- Recommended approval, with conditions, of an affordable housing plan for Hilco’s Potomac River Generating Station CDD, a proposed mixed-use redevelopment project which is planned to yield 58-65 on-site affordable units, a HTF contribution, and potential additional affordable housing units through a leveraged project developed through a public-private partnership.
- Received updates on ARHA’s proposed Samuel Madden redevelopment, which is planned to yield a mix of affordable and market-rate rental units.
- Recommended approval of a predevelopment loan for Community Lodgings’ Elbert Avenue project which plans to redevelop an existing 28-unit, affordable building into a 91-unit affordable project.
- Recommended approval of a predevelopment loan for Community Housing Partners’ proposed 2712 Duke Street (Witter Place) project, a 94-unit affordable rental project.

It is noted that AHAAC met virtually during the first three quarters of FY22 due to limitations on public meetings related to the pandemic health emergency. Hybrid meetings, with in-person and virtual participation options, began in April 2022 and continued through June 2022.

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

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

- 1. AHDC Seminary Road Funding Request:** In November, AHAAC considered an investment request of up to \$5 million for AHDC to develop 36 affordable for-sale homeownership units and three condominium units to be owned and operated by Sheltered Homes of Alexandria (SHA) for individuals with developmental and/or intellectual disabilities. The request sought a loan or equity investment (grant) of up to \$3.9 million (including \$250,000 of previously approved development funds) for the development of 36 affordable for-sale housing units; an additional equity investment through the transfer of City land valued at \$780,570 at no/low cost to AHDC for the project land assemblage; and an affordable housing grant or loan of up to \$1.1 million for the development of the SHA units. **AHAAC voted unanimously to approve the funding request. It is noted that when this request went to City Council in December, the funding requests were consolidated into a “grant” of up to \$5 million.**
- 2. AHDC Arlandria Project Affordable Housing Loan and Rental Subsidy Grant:** In November, AHAAC considered a \$10.5 million affordable housing loan and a \$240,000 rental subsidy grant request for AHDC’s Arlandria project. The \$10.5 million loan will fund Phase I A of the proposed project, which will construct 76 units affordable to households with incomes between 40% and 80% AMI. The loan is part of a larger funding package totaling approximately \$43 million that includes leveraged sources such as first trust mortgage financing and tax credit equity, as well as other soft debt and grants. The \$240,000 grant furthers the City’s pilot rental assistance program to help eight households in this project benefit from deeper levels of affordability. **AHAAC voted unanimously to approve the loan and subsidy grant requests.**

- 3. Repositioning, Redevelopment and Modernization Housing Opportunity Fund Request (ARHA):** In December, AHAAC considered a \$300,000 City Housing Opportunities Fund (HOF) loan request from the Alexandria Redevelopment and Housing Authority (ARHA) to support predevelopment costs related to the modernization, redevelopment, and repositioning of its assets at properties including Saxony Square Condominiums, Park Place Condominiums, Braddock-Whiting-Reynolds, Chatham Square, Ladrey Senior Highrise, and Samuel Madden Homes. This is the first of what are anticipated to be multiple requests as ARHA implements its repositioning and redevelopment strategy. The funding source is proposed to be the HTF reservation of funds for ARHA from Braddock area development. With one abstention, **AHAAC voted unanimously to approve the funding request.**
- 4. ParcView Elevator Modernization Loan (Wesley Housing):** In March, AHAAC considered a \$700,000 loan for Wesley Housing's ParcView elevator rehabilitation project. Built in 1973, ParcView is a 14-story building which Wesley Housing acquired and subsequently rehabilitated in 2006 for preservation as affordable housing to households with incomes up to 60% of the area median income (AMI). As Wesley's 2006 rehabilitation did not include elevator modifications, the aging elevators' state of repair results in frequent service interruptions, which is especially concerning due to the age of many of the residents. The \$700,000 loan, derived from Community Development Block Grant funds, will cover elevator repair work. The rehabilitation project will support Wesley's larger ParcView II redevelopment project (see Wesley ParcView II Affordable Housing Plan below). **AHAAC voted unanimously to approve the loan request, with one member abstaining.**
- 5. Elbert Avenue Project Predevelopment Loan (Community Lodgings):** In June, AHAAC considered a \$400,000 predevelopment loan request for Community Lodgings' (CLI) Elbert Avenue Apartments redevelopment project. Through a proposed rezoning to the RMF Zone, CLI proposes to redevelop its existing 28-unit property at 3908-3916 Elbert Avenue into a 91-unit building with units ranging in affordability from 30%-40% up to 60% AMI. CLI plans to utilize predevelopment loan funds to pay for architectural and engineering design, along with development consulting services and legal fees associated with the project's rezoning application. CLI received a \$50,000 loan administratively in 2020 to assess project feasibility. **AHAAC voted unanimously to approve the predevelopment loan request.**
- 6. 2712 Duke Street Project Predevelopment Loan (Community Housing Partners):** In June, AHAAC considered a \$400,000 predevelopment loan request for Community Housing Partners' (CHP) proposed Witter Place project, located at 2712 Duke Street. CHP proposes redeveloping this site, formerly utilized as a Land Rover dealership, into a 94-unit building with units ranging in affordability from 40% to 60% AMI. CHP plans to utilize predevelopment funds to pay third party costs of planning, design, engineering, and zoning counsel. **AHAAC voted unanimously to approve the predevelopment loan request.**

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

- 1. 805 North Columbus/Columbus Flats Development Special Use Permit:** This site is located at 805 North Columbus Street. The applicant proposes to construct a 78-unit for-sale condominium building on 0.57 acres, including eight affordable homeownership units, a below grade parking structure, and associated infrastructure. The set-aside units will be affordable to households with incomes up to 100% AMI. In addition, the applicant will contribute \$57,246 to the HTF. This is the first-time costs associated with parking have been unbundled from for-sale affordable units. **At its September meeting, AHAAC voted to approve the Affordable Housing Plan with one member opposing.**
- 2. Mark Center Coordinated Development District (CDD) #4 Amendment:** The CDD Amendment comprised sites located at 5000 Seminary Road (Hilton site) and 4880 Mark Center Drive (IDA site). The applicant proposes to amend CDD #4 to allow up to 497,072 square feet of residential multifamily, commercial development, and/or senior living on the Hilton site and up to 450,887 square feet of residential multifamily, commercial development, and/or senior living on the IDA site. The request for densities in excess of densities recommended in the Small Area Plan triggers the application of the 2020 Housing Contribution Policy. Per the Policy, the applicant will comply with the housing contribution rate in effect at the time of future DSUP submission(s). **At its September meeting, AHAAC voted to approve the Affordable Housing Plan unanimously.**
- 3. AHDC Seminary Road Project Development Special Use Permit:** Located on a 2.6-acre site at 4547 Seminary Road, AHDC proposes an affordable housing project featuring 31 condominium townhome units and eight condominium flats. The condominium flats building will include five ownership flats and three Sheltered Homes of Alexandria (SHA) units. All townhomes and condominium units are targeted to be affordable for sale to households with incomes at or below 80% AMI. The SHA units will house up to 12 residents in modern, accessible units and will replace an existing six-resident SHA group home on the site. Additional site improvements will include 62 garage parking spaces and 19 surface spaces, a bus stop, 54,000 square feet of open space, an 1,100 square foot community room and terrace, and improvements to the public right of way. **At its November meeting, AHAAC voted to approve the Affordable Housing Plan unanimously.**
- 4. Arlandria Project Development Special Use Permit:** AHDC's Arlandria project is proposed for a 3.2-acre site near the intersection of Mount Vernon Avenue and Glebe Road, centrally located within the Arlandria-Chirilagua neighborhood. The assemblage includes a City parking lot which is being donated for the project. AHDC proposed 417 affordable rental housing units, 58 affordable homeownership units, and approximately 38,000 square feet of commercial space. All units are planned to be affordable for households with incomes up to 80% AMI, with 25% of rental units proposed to be deeply affordable, i.e., for households with incomes at or below 40% AMI. Commercial space at the site is proposed to include flex space for City neighborhood services as well as potential medical and dental services, neighborhood-serving retail, affordable childcare, and other community-focused nonprofit organizations and programs. **At its November meeting, AHAAC voted to approve the Affordable Housing Plan unanimously.**

Following AHAAC's approval, City Council approved an amendment to the DSUP in July 2022; the amended DSUP includes site and architectural changes that result in one fewer rental unit (474 total) than the previous iteration.

- 5. Tide Lock Development Special Use Permit:** This site is located at 1033 N. Fairfax Street in Old Town North. The applicant proposed converting existing office buildings into a mixed-use project including 169 rental units, 65 for-sale units, an approximately 6,600 square foot arts anchor, and approximately 6,500 square feet of retail space. As part of its redevelopment proposal, the applicant proposed a rezoning to the CRMU-X zone, a Special Use Permit (SUP) for bonus density in exchange for affordable housing pursuant to Section 7-700, and a SUP for bonus density in exchange for an arts anchor pursuant to Section 6-900. This was the first project in the city to pair the two bonus density tools. The proposed project's use of Section 7-700 will yield 15 on-site affordable units, 11 of which will be rental and 4 of which will be for sale; rental set-aside units will be affordable up to 60% AMI while for-sale set asides will be affordable to households with incomes up to 100% AMI. In addition, the applicant will contribute \$217,119 to the HTF. **At its December meeting, AHAAC voted to approve the Affordable Housing Plan unanimously.**
- 6. Landmark Overlook Development Special Use Permit:** This mixed-use project located at 5999 Stevenson Avenue, an 8.2-acre site, proposes a phased development with 88 two-over-two stacked condominiums, two multifamily buildings with 188 units and 174 units, and 6,913 square feet of retail space. For the first phase of the development, the 88 two-over-two stacked condominiums, the applicant will contribute \$727,967 to the HTF. The applicant will provide six onsite units affordable at 60% AMI in the two multifamily buildings in lieu of an approximately \$1.1 million voluntary affordable housing contribution. **At its January meeting, AHAAC voted to approve the Affordable Housing Plan unanimously. Following AHAAC's approval, City Council approved an amended DSUP in February 2022 which increased the total number of set-aside units to 15 in lieu of the phase 1 HTF contribution.**
- 7. ParcView II Development Special Use Permit:** The project is located at 5380 Holmes Run Parkway on approximately three acres and involves the substantial renovation and expansion of ParcView Apartments. ParcView Apartments is currently a 149-unit rental community with 120 committed affordable units affordable to households with incomes at 60% AMI; the property also features an additional 29 non-income restricted units. Through a land banking strategy that takes advantage of the Residential Multifamily (RMF) zone, the "ParcView II" project proposes to renovate the existing 14-story building, retaining 146 of the existing 149 one- and two-bedroom units, and to construct two nine-story buildings on the site of its existing surface parking lot and pool. The project is planned to result in up to 224 new units for a total of 373 committed affordable rental units. Units are proposed to offer a range of affordability between 30% and 80% AMI, with 19% of units proposed to be deeply affordable at 30% to 40% AMI. **At its January meeting, AHAAC voted to approve the Affordable Housing Plan unanimously with one member abstaining.**

8. **901 N. Pitt Street Development Special Use Permit:** Located in Old Town North, this project proposes replacing an existing office building with an eight-story mixed-use building featuring 250 multifamily units, ground-floor retail and restaurant space, and an arts and cultural anchor. The applicant proposes utilizing both Sections 7-700 and 6-900 to secure 30-percent bonus density in exchange for on-site affordable housing and arts and cultural uses, respectively. The proposed project's use of Section 7-700 will yield 16 rental units affordable at 60% AMI. **At its February meeting, AHAAC voted to approve the Affordable Housing Plan unanimously.**
9. **Eisenhower East Block 23 Development Special Use Permit:** Located at 2121 and 2111 Eisenhower Avenue, this project proposes two residential towers totaling 802 residential units. Consistent with the 2019 Eisenhower East Small Area Plan Update, the applicant will provide ten percent of the increase in residential density above the "Base Development" as committed affordable housing, equivalent to 44 rental units affordable at 60% AMI. **At its April meeting, AHAAC approved the Affordable Housing Plan with eight votes in favor and one vote opposed.**
10. **Hilco Potomac River Generating Station Project Concept Development Plan:** This site is located at 1300 North Royal Street in Old Town North and proposes redeveloping the former Potomac River Generating Station, a coal-fired power station that was decommissioned in 2012. Through its proposed Coordinated Development District (CDD) Conceptual Design Plan, the applicant, Hilco Redevelopment Partners (Hilco or HRP), plans to deliver a mixed-use development including office, retail, arts and cultural uses, and up to 2,000 residential units across six blocks. The CDD permits 2.15 million square feet of density across the site plus an additional 350,000 square feet of density provided for required affordable housing and arts uses.

The project's additional density comprises 75,000 square feet of arts and cultural density (required to yield a minimum of 30,000 square feet of arts and cultural uses on the site, including a minimum of 15,000 square feet reserved for an arts anchor space), and 175,000 square feet of affordable housing density (required to yield 58,333 square feet of affordable housing, or approximately 58-65 affordable units). The remaining 100,000 square feet of additional density is intended to be utilized for a Public-Private Partnership (PPP) for an on-site affordable housing project. If the PPP project fails to obtain necessary funding after no fewer than three Low Income Housing Tax Credit funding cycles, the applicant may utilize the remaining additional density by providing one-third of the 100,000 square feet as on-site affordable set-aside units.

This Affordable Housing Plan prompted discussion among AHAAC members about potential competing interests between the arts and cultural bonus density and affordable housing bonus density. In addition, AHAAC members expressed concern regarding the applicant's proposed affordable housing provisions if the PPP does not secure funding within three LIHTC cycles. **At its June meeting, AHAAC members conducted two votes on this Affordable Housing Plan. The first vote, to approve the Affordable Housing Plan's provisions excluding the PPP contingency plan, was approved with three members opposing. The second vote, to commit one-third of 100,000 square**

feet of dedicated PPP space to affordable housing if the PPP fails, carried unanimously with one abstention.

C. Housing Trust Fund Overview: FY22

\$8,586,021 million was pledged of which \$5,004,718 is new and \$3,581,303 is associated with a prior development approval for Carlyle Plaza that was amended in FY22; and \$6,589,493 million was received.

D. Housing Master Plan:

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

- Reviewing and providing guidance on a quarterly basis on the implementation of the Housing Master Plan (see Attachment 1).
- Receiving updates on progress made toward meeting Alexandria’s allocation of the Regional Housing Initiative target (an additional 2,250 affordable and workforce units by 2030).
- Receiving updates on the Zoning for Housing Initiative and project timelines and providing input towards the Co-living Initiative. The City adopted a co-living policy in February 2022.
- Receiving monthly progress reports from ARHA and AHDC representatives.

E. Small Area Plans and Planning Initiatives:

- Monitored meetings of the ARHA Redevelopment Work Group and the Hilco PRGS redevelopment.
- Appointed an AHAAC representative to the Eisenhower West/Landmark Van Dorn Implementation Advisory Group.
- Received updates on proposed text amendments to the bonus height provision of section 7-703B and the proposed codification of the 2020/2021 Housing Contribution Policy.

F. Other

- Received updates and provided feedback on the City’s Fiscal Year 2023 Office of Housing budget. In addition, members voted to provide a letter to City Council outlining AHAAC’s comments on both the FY 2023 budget and future budgetary concerns surrounding the affordable housing pipeline.
- Received updates and provided consultation on the Office of Housing’s HOME-American Rescue Plan (ARP) funding priorities.
- Received updates on the Energy Masters program and its activities in the city.
- Received updates and provided feedback on the application of arts and cultural bonus density in the city.
- Received a briefing and provided feedback on the Office of Housing’s Fiscal Year 2023 Annual Action Plan, a one-year plan outlining how the Office of Housing will allocate certain HUD funds.
- Received a briefing from Urban Institute on the impact of affordable housing on property values in the city.

G. Attachments

1. FY22 Housing Master Plan Progress Report

Committee Composition (voting members): 19

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

Voting Members between July 2021 and June 2022:

Michelle Krockner, Chair	Frank Fannon (<i>membership ended December 2021</i>)
Robyn Konkel	Annette Bridges
Katharine Dixon (<i>membership ended June 2022</i>)	Shelley Murphy
Michael Butler (<i>membership ended June 2022</i>)	Paul Zurawski (<i>membership ended June 2022</i>)
William Harris (<i>membership ended November 2021</i>)	Betsy Faga
Peter-Anthony Pappas	Felicia Brewster
Jon Frederick	Merle Cuthrell (<i>membership ended November 2021</i>)
Michael Doyle	Salena Zellers
William Alexander (<i>membership ended October 2021</i>)	Michael Jackson (<i>appointed September 2021</i>)
Zachary DesJardins (<i>membership ended March 2022</i>)	Jan Macidull (<i>appointed January 2022</i>)
	Alison O'Connell (<i>appointed March 2022</i>)

Attachment 1: FY22 Housing Master Plan Progress Report

Housing Master Plan Progress Report

Period: FY22 Q1-Q4

City of Alexandria, Office of Housing

Updated: 08.23.22

TYPE OF ACTIVITY	FY22 Q1-Q4 Impact (Jul 2021-Jun 2022)			Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Jun 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Rental Units Created or Preserved/Rehabilitated	196	81	796	578	774	660	-114
<i>Created</i>							
Jackson Crossing				78			
The Nexus at West Alex (Gateway at King and Beauregard)				74			
New Hope Veterans Home (Aspen Street)				3			
The Bloom (Carpenter's Shelter)				97			
Fairlington Presbyterian Church (Waypoint at Fairlington)		81					
Ellsworth Apartments				20			
Friends of Guest House - 120 South Payne				4			
Parkstone (Avana) Apartments				130			
AHDC Seminary Project			37.5				
AHDC Arlandria Project			317				
Parcview II			154				
Park Vue	196						
<i>Preserved</i>							
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings				7			
Lynhaven Apartments				28			
Lacy Court Apartments				44			
Bellefonte Permanent Supervised Apartments				12			
Friends of Guest House - 120 South Payne				6			
The Heritage			140				
AHDC Seminary Project			1.5				
Parcview I			146				
Units Created through the Development Process	32	103	223	119	151	336	185
Alexandria Memory Care Community (Silverado)				2			
Goodwin House			6				
Cambria Square (Pickett's Place/The Delaney)				4			
Notch 8				12			
Station 650 at Potomac Yard				8			
The Bradley (Braddock Station/Braddock Metro Place)				10			
Parc Meridian at Eisenhower Station				33			
The Thornton (Hunting Terrace)				24			
2901 Eisenhower Avenue (The Denizen + South Tower)			8	13			
Oakville Triangle Blocks A & B		65					
Gables Old Town North (ABC/Giant site)				9			
The Platform 1 (Braddock Gateway Phase II)	4						
Dylan (Potomac Yard Landbay H/I)		9					
Sunrise Senior Living				2			
The Foundry (Block 6A)*				2			
Eisenhower East Block 20		15					
1200 North Henry		11					
Monday Properties	5						
Silverstone Senior Living	7						
The Platform 2 (Braddock Gateway Phase III)	4						
Alexan Florence (600 Royal Street - WMATA Bus Barn)	12						
The Aspire Independent Living			9				
701 N. Henry			7				
North Potomac Yard Phase I			14				
Benchmark Senior Living		3					
Newport Village			12				
The Heritage			55				
Braddock West			14				
805 N. Columbus			8				
TideLock			15				
Landmark Overlook			15				
901 N. Pitt			16				
Eisenhower East Block 23			44				
Beauregard Committed Units	0	0	0	311	311	494	183
St. James Plaza (Fillmore)				93			
Church of the Resurrection				113			
Southern Towers				105			
Units Created or Preserved through Redevelopment Support to ARHA	0	0	0	52	52	174	122
<i>Created</i>							
The Lineage (Ramsey Homes)				37			
<i>Preserved</i>							
The Lineage (Ramsey Homes)				15			

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

TYPE OF ACTIVITY	FY22 Q1-Q4 Impact (Jul 2021-Jun 2022)			Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Jun 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued			Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	2			19	21	24	3
Homebuyer Loans [Individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	15			71	86	72	-14
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants =>\$5k]	7			112	119	240	121
HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY22 Q1-Q4 Impact (Jul 2021-Jun 2022)			Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Jun 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued					Target	Balance
TOTAL	252			1262	1514	2,000	486

TYPE OF ACTIVITY	FY22 Q1-Q4 Impact (Jul 2021-Jun 2022)			Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Jun 2022)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created or Preserved	230	0	231	117	347
The Foundry (Block 6A) (also see above)				3	3
Ford + Park	10			0	10
Parkstone (Avana) Apartments				114	114
Landmark Towers	154		0	0	154
Parc Square	66			0	66
AHDC Arlandria Project			158	0	0
Parcview II			73	0	0

TYPE OF ACTIVITY	FY22 Q1-Q4 Loss (Jul 2021-Jun 2022)	Prior Reported Loss (Jan 2014-Jun 2021)	Total Loss (Jan 2014-Jun 2022)
Committed Affordable Units Where Affordability Term has Expired	-13	-88	-101
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	0	-13

Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
2,000	587