

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: September 11, 2024

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

LOCATION: City Hall, Room 1101 (Sister Cities Conference Room), 301 King Street

***Spanish interpretation will be provided**

AGENDA

1. Introduction and Chair Remarks (Chair) 7:00 p.m.
2. Consideration of an Affordable Housing Plan for 126 Longview Drive (Kenny Turscak/Duncan Blair) 7:05 p.m.
Action Requested: Review and Vote on Affordable Housing Plan
3. Overview of [Community Health Improvement Plan 2025](#) (Natalie Talis/Sean Curry) 7:20 p.m.
Action Requested: Information Item/Opportunity to Ask Questions
4. Public Hearing on Consolidated Annual Performance and Evaluation Report (CAPER) & Consultation on the One-Year Action Plan (Kim Cadena) 7:35 p.m.
Action Requested: Provide Feedback on CAPER and Annual Action Plan
5. Funding Update on CLI Elbert Ave Project (Helen McIlvaine) 7:50 p.m.
Action Requested: Information Item/Opportunity to Ask Questions
6. Housing 2040 Master Plan (Tamara Jovovic) 7:55 p.m.
Action Requested: Information Item/Opportunity to Ask Questions
7. AlexWest Small Area Plan Update (Tamara Jovovic) 8:00 p.m.
Action Requested: Information Item/Opportunity to Ask Questions
8. FY25 Legislative Agenda (Helen McIlvaine) 8:05 p.m.
Action Requested: Information Item/Opportunity to Ask Questions
9. Consideration of AHAAC's FY 2024 Annual Report Annual Report (Chris Do) 8:15 p.m.
Action Requested: Review and Vote to Submit Report to City Council
10. Consideration of June 6, 2024 Minutes 8:20 p.m.
Action Requested: Review and Vote on June Minutes
11. ARHA Updates (Michelle Krockner) 8:25 p.m.
12. Housing Alexandria Updates (Jon Frederick) 8:30 p.m.

13. Information Items: 8:35 p.m.
-Housing Master Plan Progress Report
-Financial Report
-ARHA [Draft 2025-2029 Five-Year Plan and Draft 2025 Annual Agency Plan](#)

14. Staff Updates (Staff) 8:50 p.m.

15. Announcements and Upcoming Housing Meetings (Staff) 8:55 p.m.

Housing 2040 Master Plan Kick Off Meeting 1

September 18; 7:00 – 9:00 p.m.

[Virtual](#)

ARHA Draft 2025-2029 Five-Year Plan and Draft 2025 Annual Agency Plan Public Hearings

September 11 and September 18; 5:00-6:00 p.m.

401 Wythe Street, Alexandria, VA 22314

ARHA Redevelopment Work Group

September 19; 5:30 – 7:00 p.m.

City Hall, Council Work Room, 301 King Street

Housing 2040 Master Plan Kick Off Meeting 2

September 25; 7:00 – 9:00 p.m. (Open House 6:00 – 7:00 p.m.)

Charles Houston Recreation Center, 901 Wythe St.

Housing Alexandria Fall Festival

September 26; 4:00 – 8:00 p.m.

The Garden Alexandria, 5380 Eisenhower Avenue

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

2. Consideration of an Affordable Housing Plan for 126 Longview Drive

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 11, 2024

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

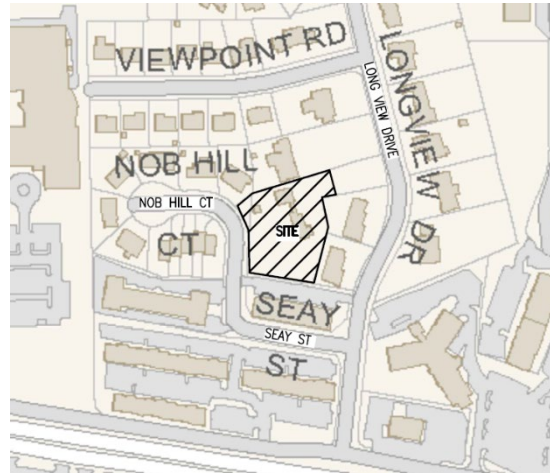
FROM: KENNY TURSCAK, HOUSING ANALYST

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR 126 LONGVIEW DRIVE (WESTRIDGE TOWNS)

ISSUE: Affordable Housing Plan for 126 Longview Drive (Westridge Towns) (CDSP #2023-00019)

RECOMMENDATION: That the Alexandria Housing Affordability Advisory Committee (AHAAC) review and endorse the Affordable Housing Plan for 126 Longview Drive as submitted by the applicant (attached).

BACKGROUND: 126 Longview Drive is in the Taylor Run/Duke Street Small Area Plan near Duke Street and Bishop Ireton High School. An unoccupied single-unit detached structure currently occupies the site, which the applicant proposes to demolish to construct 19 condominium townhouses. Each townhouse will provide three bedrooms and a study, be two stories in height, and include a two-car garage. The proposed townhouses will total approximately 33,300 square feet of new development. The townhouses will be constructed in three sticks.



The applicant proposes rezoning the site from R-8, which has a 0.35 Floor Area Ratio (FAR)¹, to RA, which has a 0.75 FAR; while the project is securing density through a rezoning, the 2021 Housing Contribution Policy Update does not apply as both R-8 and RA are low density residential zones envisioned in the underlying small area plan. The applicant, however, is also seeking additional density through Section 7-700 in exchange for affordable housing which results in one committed affordable unit

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

The project includes the following applications and modifications:

- Subdivision to create two new lots
- Rezoning from R-8 to RA zone
- SUP for 30% increase in floor area pursuant to Section 7-700
- Modification to setback
- Reduction in parking space sizes within garages

DISCUSSION: Since the project plans to deliver townhouse condominium units, one committed affordable homeownership unit will be provided. Like all other units in the project, the CAU will have three bedrooms and offer finishes comparable to the market-rate units. Occupants of the CAU will pay the same condominium fees as those in market rate units.



Rendering: Elevation of project units 8-12

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

Permitted development under existing R-8 zoning: 12,014 square feet

Permitted development under requested RA zoning: 25,745 square feet

Additional density requested through Section 7-700: 7,525

Total proposed development: 33,270 square feet

One-third bonus density associated with Sec. 7-700: 2,508 square feet

Total number of residential units: 19

Average square feet per unit: $33,270 / 19 = 1,751$ square feet/unit

Affordable unit calculation: $2,508 / 1,751$ square feet = 1.43 units (rounds to one consistent with the City's current procedures)

Proposed affordable unit: 1 unit

The affordable three-bedroom for-sale unit is priced at \$325,000, which is consistent with the City's standard for-sale price for a unit of this type. As each townhouse will include a two-car garage, parking is not unbundled from the sales price.

Consistent with the City's Procedures Regarding Affordable Housing Contributions, the residential floor area permitted under the existing zoning (.35 FAR) is subject to the 2023 Residential Tier 1 voluntary contribution rate of \$3.37/square foot, with floor area associated with rezoning subject to the Tier II contribution rate of \$6.75/square foot. The applicant will provide a voluntary monetary contribution of \$133,168 to the Housing Trust Fund. Since the project will develop as for-sale condominiums, the monetary contribution may be utilized to enable the City, as needed, to provide down payment and closing cost assistance to help qualified first-time buyers.

FISCAL IMPACT: \$133,168 to the Housing Trust Fund

ATTACHMENT:

(1) Affordable Housing Plan for 126 Longview Drive CDSP #2023-00019; September 4, 2024

STAFF:

Helen S. McIlvaine, Director, Office of Housing

Eric Keeler, Deputy Director, Office of Housing

Tamara Jovovic, Housing Program Manager, Office of Housing

AFFORDABLE HOUSING PLAN

WESTRIDGE TOWNS

1.1 Project name and address:

Westridge Towns

126 Longview Drive, Alexandria, Virginia (Tax Map Parcel 62.03 01 13)

2921 Nob Hill Court, Alexandria, Virginia (Tax Map Parcel 62.03 01 09)

1.1 Application number:

CDSP #2023-00019

1.2 Brief description of the application and the proposed development program:

The Applicant, OCHS at Longview LLC is requesting approval to redevelop the property by constructing 19 condominium townhouses on the Nob Hill Court frontage of the property and a new single unit home on the Longview Drive frontage of the property.

1.3 Requested zoning changes or waivers (if any):

(a) Rezoning of the townhouse portion of the property from the R-8 Residential Zone to the RA/Multifamily Zone.

(b) Development Special Use Permit with Site Plan and modifications.

(c) Section 7-700 Special Use Permit for additional density.

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 property is located in the Taylor Run Duke Street Small Area Plan. The proposed project is consistent with the City's Housing Master Plan in that it will redevelop the property with a new townhouse development and will provide a voluntary housing contribution as well as one on-site affordable housing unit, consistent with the City's Affordable Housing Contributions Policy and Procedures.

2.0 Description of the AHP to include:

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

The Applicant proposes to provide one three bedroom townhouse condominium unit available to a household earning incomes between approximately 70% to 100% of AMI.

The affordable townhouse unit will be designed and constructed with a comparable design, floor plan, and materials as the 18 market rate units in the project.

(b) General description of the affordable Unit in the project:

The affordable townhouse unit will be designed and constructed with a comparable design, floor plan, and materials as the 18 market rate units in the project.

(c) Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units:

Yes, all residents will have equal access to all common areas of the condominium.

(d) 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).

The existing vacant single family house on the property to be demolished was a market rate privately owned single unit dwelling with not affordable restrictions.

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

Not applicable.

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

It is anticipated that the project will be constructed as one continuous phase although, not all of the townhouses may start and be completed at the same time.

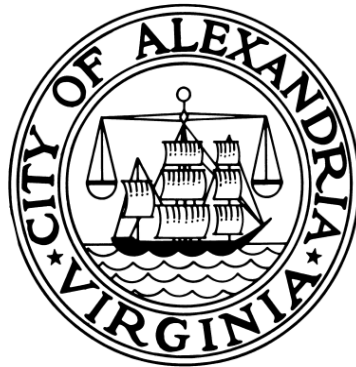
(g) Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the one on-site unit, the Applicant will be providing a monetary contribution to the Housing Trust Fund of \$133,168 consistent with the voluntary contribution rates in effect at the time of this submission of the Concept Plan.

(h) Any other information the applicant deems relevant to the AHP:

No other information is being provided.

9. Consideration of AHAAC's FY 2024 Annual Report Annual Report

**The Alexandria Housing Affordability
Advisory Committee
FY24 Annual Report**



September 2024

**The Alexandria Housing Affordability Advisory Committee (AHAAC)
Fiscal Year 2024 Annual Report, July 2023-June 2024**

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year (FY) 2024 is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the preservation and creation of affordable housing, to make recommendations on policies governing expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies, to review affordable housing plans, to monitor implementation of the Housing Master Plan and the Beauregard Small Area Plan, and to oversee the administration of the HTF. AHAAC held nine official meetings during the annual reporting period. In addition, the AHAAC Investment Subcommittee met two times during the fiscal year.

No new members were appointed to the Committee during FY24, and one member was reappointed for another term. The Committee had three vacancies during the year: one vacancy from March 2024 to June 2024, another vacancy that remained unfilled during the fiscal year for a representative of the Commission on Persons with Disabilities, and one vacancy as of May 2024 for the representative of a civic association.

FY24 Accomplishments Overview

- Recommended approval of a \$291,300 loan request from Wesley Housing for the Parc Square Rehabilitation project.
- Recommended approval of a \$3 million loan and a \$350,000 subsidy grant request from Community Lodging, Inc. (CLI) for the Elbert Avenue project.
- Recommended approval of a \$14 million loan request from Housing Alexandria for Phase II of its Glebe-Mount Vernon (Sansé and Naja) project.
- Recommended approval of the 301 N. Fairfax Street affordable housing plan.
- Recommended approval of ARHA's Ladrey Senior High-Rise affordable housing plan. The 270-unit redevelopment project will replace 170 aging public housing units with 270-units of committed affordable housing, ranging in affordability from 30% to 80% AMI.
- Recommended approval of an affordable housing plan for South Alfred Street Townhomes (820 Gibbon Street).
- Recommended approval of the affordable housing plan for 1201 E. Abingdon Drive.
- Recommended approval of an affordable housing plan for 6101 and 6125 Stevenson Avenue.

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

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

- 1. Parc Square Partial Rehabilitation Loan (Wesley Housing):** In May, AHAAC considered a loan request for \$291,300 to repair and rehabilitate eight units, which are uninhabitable due to structural challenges. This loan will enable Wesley Housing to make repairs so tenants can reside in the units, which are affordable to households earning up to

55% AMI. It is noted that Wesley Housing anticipates this property will be part of an assemblage for a future redevelopment. **At its May meeting, the Committee voted unanimously to recommend approval of the loan, with one abstention.**

2. **Elbert Avenue Project Loan (CLI):** In June, AHAAC considered a \$3 million loan and \$350,000 rental subsidy grant request for Community Lodging, Inc.'s (CLI) 3908 Elbert Avenue project. The \$3 million loan will contribute toward the construction of 91 one-, two-, and three-bedroom rental units affordable at 30%, 40%, 50%, and 60% AMI. The \$350,000 rental subsidy grant will allow the project to provide more units at deepened levels of affordability. The \$3 million loan derives from funds approved by City Council in the FY 2025 budget process to assist an unfunded pipeline project. CLI plans to apply for State Housing Opportunity Tax Credits in July. **At its June meeting, the Committee voted unanimously to recommend approval of the loan and rental subsidy grant requests.**
3. **Sansé and Naja, also known as Glebe-Mount Vernon (Housing Alexandria):** In June, AHAAC considered a loan request of \$14 million for Phase II of the project. \$64 million in loans from the Housing Trust Fund are committed to the project for Phases 0 and I. Phase 0 construction is ongoing while Phase I vertical construction is anticipated to begin in Fall 2024. Phase II vertical construction is anticipated to begin in early 2025.

When completed, the project will provide 416 affordable rental housing units, 58 affordable homeownership units, and commercial space envisioned for neighborhood-serving uses and City flex space. All units are planned to be affordable for households with incomes ranging up to 80% AMI, with 25% of rental units proposed to be deeply affordable for households with incomes at or below 40% AMI. 60% of the units are planned as two-bedroom and three-bedroom units to serve a range of household sizes. **At its June meeting, the Committee voted unanimously to recommend approval of the loan, with one abstention.**

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

1. **301 N. Fairfax Street:** This project proposes redeveloping an existing office building at the corner of Fairfax and Queen Streets to construct a 48-unit condominium building, with 10,000 square feet of private open space and underground parking. The project will provide two committed affordable homeownership units to households earning up to 100% of AMI, as required by the 2021 Housing Contribution Policy, and a \$105,948 contribution to the Housing Trust Fund. **At its October meeting, the Committee voted to recommend approval of the Affordable Housing Plan unanimously, with one abstention.**
2. **Ladrey Senior High-Rise Redevelopment:** ARHA's Ladrey redevelopment project proposes replacing 170 public housing units with 270 affordable units contained in a five to seven-story building with a courtyard, community room, rooftop terrace, and pocket park. The project will provide one and two-bedroom units. 80% of the project's units will be designated for households with at least one individual aged 55 and over while 20% of

units can be occupied by households of any age. 170 units will be deeply affordable at 30% AMI, 20 units will be available to households with incomes ranging up to 60% AMI, and 80 units will be available to households with incomes up to 80% AMI. The project paired the Residential Multifamily Zone (RMF) with bonus density (Section 7-700 of the Zoning Ordinance).

In addition, the Landlord-Tenant Relations Board approved a tenant relocation plan at its October meeting; during the project's expected two-year construction period, ARHA will provide relocation services, case management, and temporary housing funded through Tenant Protection Vouchers to eligible residents currently living at Ladrey. All relocated residents in good standing will be given the right to return to the redeveloped site.

At its December meeting, the Committee voted unanimously to endorse the Affordable Housing Plan.

3. **South Alfred Street Townhomes (820 Gibbon Street):** Madison Homes proposes redeveloping an existing office building, surface parking lot, and storage facility to construct a 14-unit townhouse community. The project paired bonus density (Section 7-700) with a rezoning to increase density. Under the 2021 Housing Contribution Policy and Section 7-700, the project will yield one committed affordable for-sale unit affordable to a household with an income between 70% and 100% AMI. The developer will also contribute \$50,618 to the City's Housing Trust Fund. **At its December meeting, the Committee voted unanimously to endorse the Affordable Housing Plan.**
4. **1201 E. Abingdon Drive:** The Pinkard Group proposes to convert and expand an aging five-story office building known as Parkway Center, into a residential building with 136 rental units. The project paired a rezoning for additional density with a Master Plan Amendment to increase building height. Consistent with the 2021 Housing Contribution Policy, the project will yield seven committed units affordable to households with incomes up to 60% AMI. The developer will also contribute \$181,568 to the City's Housing Trust Fund. **At its December meeting, the Committee voted unanimously to endorse the Affordable Housing Plan.**
5. **6101 and 6125 Stevenson Avenue:** This project proposes to convert an existing office building into a residential building with 270 rental units. This project paired a rezoning for additional density with bonus density (Section 7-700). Consistent with the 2021 Housing Contribution Policy and Section 7-700, the project will yield 23 committed affordable rental units. Four units will be affordable up to 40% AMI and 19 units will be affordable up to 60% AMI. In addition, the developer will also contribute \$433,962 to the Housing Trust Fund. **At its May meeting, the Committee voted unanimously to endorse the Affordable Housing Plan.**

C. Housing Trust Fund Overview: FY24

\$5,028,316 was pledged, and \$1,014,811 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 briefings and updates on the planning process for the Housing Master Plan update.
- Receiving monthly progress reports from ARHA and Housing Alexandria representatives.

E. Small Area Plans and Planning Initiatives:

Members of the Committee frequently serve as liaisons to various planning efforts on behalf of the Committee.

- Received updates and provided input on the Alexandria West Small Area Plan, including information about community engagement, housing contributions, and tenant protections. The Committee submitted a letter to the Department of Planning and Zoning, voicing concerns about affordable housing funding mechanisms, tenant protections, and base density.
- Received updates and provided input on the Zoning for Housing/Housing for All initiative. The Committee submitted a letter with feedback on Zoning for Housing recommendations to Planning Commission and City Council.
- Monitored the implementation of the Landmark Van Dorn Corridor Plan and the Eisenhower West Small Area Plan by sending an AHAAC representative to the Eisenhower West/Landmark Van Dorn Implementation Advisory Group.
- Monitored meetings of the Hilco Potomac River Generation Station redevelopment.
- Monitored meetings of the ARHA Redevelopment Work Group

F. Other

- Received briefing on the Regional Analysis of Impediments to Fair Housing report submitted to City Council and HUD
- Held a public hearing on the Citizen Participation Plan for Housing & Community Development Activities, which guides how City conducts participation related to the HUD Consolidated Plan and Annual Action Plan.
- Held a public hearing on the Consolidated Annual Performance and Evaluation Report (CAPER), a requirement to report back on the City's performance and progress towards housing program goals.
- Held a public hearing on the FY2025 Annual Action Plan for Housing and Community Development, a one-year plan that directs the City's spending of Federal Home Investment Partnership and Community Development Block Grant (CDBG) funds from HUD.
- Received briefing on the Federal Transit Administration grant sought by the Department of Planning and Zoning (P&Z) to support planning studies focused on transit-oriented development, namely the Duke Street transitway plan. The

Committee submitted a letter to Secretary Buttigieg in support of the grant application.

- Received briefings and provided feedback on City’s application to HUD Pathways to Removing Obstacles to Housing Grant (PRO Housing).
- Received briefings and provided input on the Arlandria-Chirilagua Housing Cooperative Project, an ongoing \$2.5 million renovation providing a new roof and HVAC system upgrades.
- Received briefings and provided input on the Procedures Regarding Affordable Housing Contributions policy.
- Received updates and provided feedback on the City’s Fiscal Year 2025 Office of Housing budget. Provided public comments at budget hearings. Drafted a memorandum to the City Manager and a letter to City Council in support of additional budget allocation for affordable housing projects and policy recommendations to ascertain additional funding.
- Received updates on the Local Rental Subsidy Study, which is researching a potential local rental subsidy program.
- Received updates on Virginia General Assembly legislative session, including bills on board and commission accessibility, lease translation, eviction prevention, rent stabilization, access to council, right to first refusal for affordable housing with expired subsidies, rental fees, and the Virginia Residential Landlord and Tenant Act.
- Voted to approve the revised Electronic Participation Policy (EPP).
- Received updates on City homelessness, including DCHS’s annual Point in Time (PIT) count and the new Strategic Plan adopted by the Partnership to Prevent and End Homelessness.
- Received updates on senior housing + care options in the City.
- Received updates on the proposed Potomac Yard arena and entertainment district and its estimated fiscal impact and impact on affordable housing in the City.
- Voted to approve revised committee bylaws to allow for two co-Chairs with the same functions and responsibilities as a Chair.
- Elected 2025 co-chairs Shelley McCabe and Sean Zielenbach.

G. Attachments

1. FY24 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 (*vacant*)
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing

- 2 Financial professionals 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 (*vacant*)

Voting Members between July 2023 and June 2024:

Betsy Faga, Chair
 Peter Sutherland (né Siderovski)
 Jon Frederick
 Aschalew Asasbie
 Robyn Konkel
 Michelle Krocker
 Peter-Anthony Pappas (*membership ended due to term limit in May 2024*)
 Michael Doyle
 Annette Bridges

Shelley Murphy McCabe
 Felicia Brewster
 Michael Jackson
 Jan Macidull
 Yeshewase Ayele (*membership ended March 2024; re-appointed in May 2024*)
 Coss Lumbé
 Sean Zielenbach
 Michael Butler
 Melissa Sathe

10. Consideration of June 6, 2024 Minutes

City of Alexandria, Virginia

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Virtual | June 6, 2024

	Members Present	Members Absent	Staff
1	Aschalew Asabie		Eric Keeler, Housing Deputy Director
2	Yeshewase Ayele		Mary Horner, Landlord-Tenant Division Chief
3	Felicia Brewster		Tamara Jovovic, Housing Program Manager
4	Annette Bridges		Jose Gonzalez, Housing Program Manager
5	Michael Butler		Kenneth Turscak, Housing Analyst
6	Michael Doyle		Christopher Do, Housing Analyst
7	Betsy Faga		
8	Jon Frederick		
9	Michael Jackson		
10	Robyn Konkel		
11	Michelle Krocker		
12		Coss Lumbé	
13	Jan Macidull		
14		Shelley McCabe	
15	Melissa Sathe		
16		Peter Sutherland	
17	Sean Zielenbach		
18	Helen McIlvaine*, Housing		
		Alison Coleman*, DCHS	
	Guests	Affiliation	
1	Paul Browne	Community Lodgings, Inc.	
2	Selena Hutchinson	Community Lodgings, Inc.	
3	Lynn Thomas	Community Lodgings, Inc.	
4	Lisa Lettieri	Community Lodgings, Inc.	
5	Aaron Remolona	Housing Alexandria	

*non-voting

1. Introduction and Chair Remarks (Chair)

The Chair called the meeting to order at 7:02 pm.

2. Consideration of a Housing Opportunities Fund Loan Request for CLI's Elbert Avenue Project (Paul Browne/Lynn Thomas)

Chair Betsy Faga introduced Paul Browne, representing Community Lodgings, Inc.'s (CLI) Elbert Avenue project. Mr. Browne introduced members of the CLI Board, Selena Hutchinson and Lisa Lettieri, and the CLI Executive Director, Lynn Thomas, who were in attendance.

The Elbert Avenue project proposes redeveloping 28 existing rental units and the CLI office at 3908 Elbert Avenue into 91 affordable rental units in Arlandria-Chirilagua. The tenant relocation plan was approved by Landlord-Tenant Relations Board and AHAAC recommended approval of the project's Affordable Housing Plan (AHP) in December 2021; City Council approved the project in February 2022. The project has been in the development pipeline as it awaits funding.

CLI is requesting a \$3 million loan from the Housing Opportunities Fund (HOF) and a \$350,000 grant for a Pilot Rental Assistance program at the property. The \$3 million loan will be bundled with the previous \$450,000 predevelopment loan that the City provided to CLI. The loan and grant will total \$3,450,000 and \$350,000, respectively.

CLI deepened the affordability of the 100%-affordable project from its previously approved AHP, proposing nine units affordable up to 30% AMI, 15 units affordable up to 40% AMI, 22 units affordable up to 50% AMI, and 45 units affordable up to 60% AMI. In addition, the project will contain 18 one-bedroom units, 55 two-bedroom units, and 18 three-bedroom units.

Mr. Browne noted that CLI intends to apply for the Virginia Housing Opportunity Tax Credit (HOTC) which, if secured, would close the remainder of the \$10 million funding gap. HOTC can be paired with 4% tax credits and is allocated competitively across the state. CLI is anticipating a decision from HOTC in September 2024. If HOTC funds are secured, CLI intends to begin construction in Q4 of 2025.

Ms. Faga commented that she is happy to see movement on a project that has been stuck in the pipeline and asked if the project would have any problems with the DSUP's February 2026 expiration; Mr. Browne responded that it is not anticipated to be a problem with the project's anticipated schedule.

One member asked for clarification on the loan amount upon which the Committee would be voting; Helen McIlvaine clarified that the Committee would vote on a \$3 million loan, which would be consolidated with the previous \$450,000 loan.

One member asked for clarification on what would happen to the loan if CLI does not receive HOTC funding; Mr. Browne responded that CLI would seek funding from other sources but would like to have guaranteed City funding to leverage while applying for

other funds. Ms. McIlvaine clarified that the Committee would set aside funding contingencies in the vote. Eric Keeler clarified that the rental assistance grant comes from the Housing Trust Fund and would then be unavailable for other projects. Mr. Keeler noted that the Office of Housing is expected to receive monetary contributions to the Housing Trust Fund in the coming months.

Michelle Krocker motioned to recommend approval of the \$3 million loan and \$350,000 Pilot Rental Assistance grant; Sean Zielenbach seconded the motion. The Committee voted unanimously to recommend approval of the loan and grant request.

3. Consideration of a Housing Opportunities Fund Loan Request for Housing Alexandria's Sansé & Naja Project (Aaron Remolona/Eric Keeler)

The Chair introduced Aaron Remolona, the Vice President of Development & Acquisitions at Housing Alexandria.

Mr. Remolona presented Housing Alexandria's \$14 million loan request for Phase II of Sansé construction. The loan request was anticipated as part of the \$88 million committed to the project by City Council. \$64 million in City funding was already approved in June 2023 for Phases 0 and I. The comfort letter provided by the City Manager in August 2023 allocated \$14 million for Phase II and another \$10 million for Phase III.

The Sansé & Naja project, also known as Glebe-Mount Vernon, will provide 474 committed affordable units, including 58 affordable homeownership units, and 36,000 square feet of commercial space across four phases. The project is currently under construction in Phase 0, which entails site work and construction of the underground parking garage. Phase I vertical construction anticipated to begin in October 2024 and Phase II construction is scheduled to begin in March 2025.

Mr. Remolona reported that the project has already been awarded 9% and 4% tax credits, Virginia Housing Trust Fund, and Housing Innovations in Energy Efficiency (HIEE) funding, and Virginia Housing loans. Housing Alexandria also has an application in process for additional tax credit funding. Mr. Remolona reported that thus far, the project has come in under budget.

One member asked how much the project will cost per unit; Mr. Remolona estimated \$600,000 per unit, inclusive of parking and other infrastructure. Mr. Remolona noted the project would come in around \$562,000 per unit, but that calculation does not consider the amount of underground parking and the predominance of two- and three-bedroom units.

One member asked about how much return the City is getting on its investment in the project. Ms. McIlvaine noted that the number of affordable units approximates five independent projects. Ms. McIlvaine noted for staff that it is important to graphically visualize how the City is investing money and getting returns per unit. One member noted that the Investment Subcommittee conducts a deeper analysis of money being allocated. One member asked what the criteria is to evaluate if a project is a good

investment of City dollars, noting that the City is providing close to 30% of the development cost for the project.

Mike Doyle made a motion to recommend approval of the \$14 million loan request, Mike Butler seconded the request. The Committee voted unanimously to recommend approval of the Housing Opportunities Fund Loan Request, with one abstention.

4. Development Preview, 126 Longview Drive (Kenny Turscak)

Kenny Turscak presented the development preview for 126 Longview Drive. The project passed the Concept II phase of development review and is likely to come before AHAAC in Fall 2024.

The project proposes construction of 19 for-sale townhomes in the Taylor Run/Duke Street SAP near Bishop Ireton High School on an existing residential lot. The project seeks bonus density under Section 7-700, which would yield one affordable homeownership unit, which will likely be a three-bedroom unit. The project is anticipated to provide a monetary contribution to the Housing Trust Fund of about \$133,000.

One member asked if the homeownership units can be affordable to households with lower incomes than the currently targeted 70-100% range. Mr. Keeler responded that the range is usually between 70% to 100% AMI because buyers must factor in interest rates and mortgage qualifications. While the sales price is capped to be affordable and there are income restrictions on who may purchase the affordable units, homebuyers with incomes lower than 70% AMI may have difficulty qualifying to purchase units depending on the market.

Another member asked if the City offers [homebuyer incentives](#) or closing cost assistance. Mr. Keeler explained that homeownership assistance is limited to set-aside units but the project's monetary contribution could go towards down payment assistance.

5. Housing Master Plan Update (Eric Keeler)

Eric Keeler presented an update on the Housing 2040 Master Plan (Housing 2040). AHAAC and Landlord-Tenant Relations Board are expected to be integral parts of community engagement. The kickoff event is anticipated for September 2024 and the process will run until December 2025, when it is expected to go before City Council.

The Housing 2040 Master Plan is intended to cover a wide array of topics, including housing principles and goals, affordable housing targets for 2040, projects, education, partnerships, and collaborations with multiple other City departments.

One member brought up the citywide economic development summit mentioned in the FY25 budget and asked how the Housing 2040 Master Plan would integrate economic development. Mr. Keeler responded that housing has been an important driver of economic development, pointing to the Sansé & Naja project in Arlandria.

Another member asked if there would be a mandatory affordable mechanism added to the Plan. Mr. Keeler responded that inclusionary zoning is being explored under the plan, but the City still lacks authority to implement it.

Another member remarked that under the 2013 Housing Master Plan, funding was a major issue. The Beauregard Plan exemplified the need for a collective City funding plan instead of smaller plans. The member noted that the City should explore a funding plan for the affordable housing pipeline, which may include tax abatements and bonds. The member suggested involving the City's Finance Office early in the Housing 2040 process and including projects in the City budget so Housing 2040 can be better implemented. Mr. Keeler agreed and stated the Housing Master Plan's education component will discuss what affordable housing costs and how it is financed. The member highlighted that with the upcoming City Council elections, it is an important moment to bring newly elected City Council members on board in January.

Another member emphasized the importance of financing affordable housing projects, citing tax abatement as an important tool for the City to explore. Mr. Keeler responded that finances will be discussed during the Plan, as well as tenant protections and housing security.

6. Legislative Update (Mary Horner)

Mary Horner presented an update on the bills that were passed in the Virginia General Assembly that will take effect on July 1, 2024. New laws passed include:

- Automatic eviction expungement for non-suits and dismissals (HB 73);
- Notification of amendments to rent owed amount in eviction filing (HB 86);
- Continuation of eviction diversion programs in four localities (HB 477/SB 50);
- Notification of routine maintenance at least 72 hours in advance and maintenance to occur within 14 days (HB 701);
- Requirement to list fees in leases (HB 967/SB 405);
- Right of early termination of leases for victims of domestic violence with permanent protective orders and proper notice of termination (HB 764);
- Translation of forms and documents in Landlord-Tenant court into the five most common languages in Virginia (HB 1487);
- Creation of an advisory group for building code revision (HB 368);
- Increase in minimum and maximum fines for building code violations (HB 578);
- Allowance for local community revitalization funds for neighborhood deterioration by localities (HB 478);
- Increase in community of opportunity tax credits for landlords renting to voucher holders (HB 1203); and
- Creation of a residential development infrastructure fund (SB 489).

Ms. Horner also informed the Committee of bills that were not passed during the 2024 legislative session. One member requested that a link be sent out to read more about the legislative updates. Ms. Horner stated that Kenny Turscak will distribute the link to this information in an email.

7. EOC Community Needs Assessment (Alison Coleman Tokarz)

This item was postponed until the fall because Ali Coleman Tokarz was unable to attend this meeting.

8. Consideration of May 2, 2024 Minutes

Betsy Faga asked if there were any corrections to the minutes. Jon Frederick motioned to approve the minutes; Sean Zielenbach seconded the motion. The Committee unanimously voted to approve the May 2, 2024 minutes.

9. Report Outs (Committee Members)

Robyn Konkel had no updates regarding the Potomac River Generating Station (PRGS). Felicia Brewster reported no updates on the Eisenhower West/Landmark Van Dorn Implementation Advisory Group. Betsy Faga reported on the meeting with HUD Regional Administrator for HUD Region 3, Matthew Heckles, held on May 20, 2024. The meeting went well and Mr. Heckles was complimentary of Alexandria's housing programs. Jon Frederick added that Mr. Heckles wants to make changes to HUD programming, but a potential presidential administration change will determine HUD's course of action.

10. Housing Alexandria Updates (Jon Frederick)

Betsy Faga congratulated Jon Frederick for graduating from VCDC's Mission Elevation program. Mr. Frederick explained that VCDC, formerly Virginia Community Development Corporation, is a tax credit syndicator and runs a year-long program that is focused on addressing a problem related to nonprofit sustainability. Mr. Frederick focused on resident service programs for Housing Alexandria.

Mr. Frederick highlighted that Seminary Road construction is ongoing. The site has been cleared and construction is on schedule. Virginia Housing is meeting at the site and Housing Alexandria is excited to explore affordable homeownership programs.

11. ARHA Updates (Michelle Krocker)

Michelle Krocker reported that ARHA continues to work on the Samuel Madden redevelopment project, focused on financing for the north building and anticipated January 2025 relocation. The Ladrey redevelopment is also moving through the development review process. The lawsuit against ARHA and the City will proceed in court at the end of June.

ARHA purchased Providence St. John's Baptist Church on North Alfred Street and is conducting a feasibility analysis with the hope of providing homeownership units for ARHA residents. Regarding the CEO search, a new contract was presented to the chosen candidate, who has verbally committed and will start at the beginning of September.

12. Information Item: Financial Report (Eric Keeler)

Eric Keeler presented the current financial report, noting that it does not include the items discussed earlier in the meeting and will be updated in September.

13. Bylaw Amendment Proposal (Kenny Turscak)

Kenny Turscak presented the proposed changes to the bylaws to include the possibility of co-chairs, with a maximum of two co-chairs. Mr. Turscak noted that the new electronic participation policy is not included in the proposed changes, as the State's changes take effect on July 1, 2024.

One member asked why the Committee is not adding a Chair and two vice chair positions in the bylaws, expressing the desire to include all three Committee members who are interested in being the Chair. Mr. Turscak explained that one of the issues is any meetings with three or more Committee members requires public noticing. One member expressed that it could be revised to state that the Vice Chairs can step in should the Chair be unable to attend.

Another member expressed the interest in defining the parameters and duties of the Investment Subcommittee. Mr. Turscak responded that it can be added into the bylaws for September if the Committee would like to pursue that change.

Another member asked if the Committee can make changes and recommendations to the bylaws, as they are dictated by the City and City Attorney. Mr. Turscak explained that the charter dictates the authority of the Committee, but the Committee must write their own bylaws under that authority.

Another member commented that keeping the subcommittee role to be more general helps to account for a variety of different needs and issues. The member also offered to write and revise any bylaw language as needed. Another member agreed that keeping subcommittee language more general is better for flexibility to meet needs and challenges as they arise. Mr. Turscak noted that the Housing Master Plan will include projects that might require subcommittees to be formed.

One member noted that the Investment Subcommittee was formed to tackle the increased complexities of affordable housing finance and the implications for the City's increased involvement in projects.

Chair Betsy Faga commented that the bylaws are often general and there are guides that lay out specific practices and responsibilities to supplement the bylaws. Another member agreed that bylaws should be kept consistent to serve as a foundation for the different iterations of the Committee.

Mr. Turscak noted that revised proposed changes may be presented at the September meeting. Mr. Turscak explained that a motion can be made to create a Chair and up to two vice-chairs.

Mike Doyle made a motion to create a Chair and Vice Chairs; Mike Butler seconded the motion. Chair Faga opened up the discussion and expressed that while all three candidates are capable, the upcoming year for AHAAC will require meetings and commitment and that three chairs may pose logistical challenges. Another member agreed that as a former Chair, the position requires time and commitment, so adding more people can make it difficult to schedule meetings. The member noted that there are other ways to involve Committee members who would like to be involved.

The Committee voted on the motion to amend the bylaws to create two vice-chair positions in addition to the Chair, with four votes in favor and seven members opposed. The amendment was not approved.

Michelle Krocker motioned to accept the proposed changes and recommendations to the bylaws which allow up to two co-chairs anywhere that the term Chair appears; Robyn seconded the motion. The Committee voted unanimously to approve the motion.

14. Election Results

Mr. Turscak announced that Shelley McCabe and Sean Zielenbach were elected as the co-chairs.

15. FY 2025 Schedule

Mr. Turscak announced that Planning Commission was moved to Thursday, September 5, 2024 and that AHAAC's scheduled September 5 meeting will need to be rescheduled over the summer. Mr. Turscak also noted that the Thursday, October 3, 2024 meeting will need to be rescheduled as it conflicts with a major religious holiday.

16. Announcements and Upcoming Housing Meetings

Michelle Krocker explained that of the 65 units promised for affordable housing in the Oakville Triangle project, only 39 affordable units will be available because one section of the development is not happening. There will be four units of committed affordable housing available with the opening of the first phase of Oakville Triangle.

Helen McIlvaine thanked Mr. Turscak for staffing and supporting the Committee and Chair Betsy Faga for her work as the Chair of the Committee and how she represented the Committee to City Council and the public. Ms. McIlvaine also expressed appreciation and gratitude for the engagement and commitment from Committee members.

17. Adjournment (Chair)

The Chair adjourned the meeting at 9:15 pm.

13. Information Items:

-Housing Master Plan Progress Report

-Financial Report

-ARHA Draft 2025-2029 Five-Year Plan
and Draft 2025 Annual Agency Plan

Housing Master Plan Progress Report

Period: FY24 Q1-Q4

City of Alexandria, Office of Housing

Updated: 08.07.24

HMP TYPE OF ACTIVITY	FY24 Q1-Q4 Impact (Jul 2023 Jun 2024)			Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Jun 2024)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Units Created, Converted and Preserved through Partnerships	0	409	683	855	855
<i>Created</i>					
Jackson Crossing				78	
The Nexus at West Alex (Gateway at King and Beauregard)				74	
The Bloom (Carpenter's Shelter)				97	
Waypoint at Fairlington (Fairlington Presbyterian Church)				81	
Friends of Guest House - 120 South Payne				4	
Housing Alexandria Seminary Project		37.5			
Sanse (Glebe/Mount Vernon) - also see workforce affordable units		370			
Naja (Glebe/Mount Vernon)			58		
Parcview II			154		
Witter Place			94		
Elbert Avenue Redevelopment			63		
<i>Converted</i>					
New Hope Veterans Home (Aspen Street)				3	
Ellsworth Apartments				20	
Parkstone (Avana) Apartments				130	
Square at 511 (Park Vue)				196	
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	
<i>Preserved</i>					
The Heritage - Blocks I & 4			140		
Housing Alexandria Seminary Project		1.5			
Parcview I			146		
Elbert Avenue Redevelopment			28		
Units Created through the Development Process	42	61	325	151	193
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)	4	34			
Ives (Oakville Triangle Block B)		11			
Oakville Triangle (balance)			16		
Gables Old Town North (ABC/Giant site)				9	
Platform I (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			55		
Braddock West			14		
805 N. Columbus			8		
TideLock			15		
Landmark Overlook			15		
901 N. Pitt			16		
Eisenhower East Block 23			44		
Landmark Redevelopment-Blocks I, K, E, G			45		
Montgomery Center			22		
The Rutherford			25		
South Alfred Street Townhomes (820 Gibbon)			1		
301 Fairfax Condos			2		
1201 East Abingdon			7		
Beauregard Committed Units	0	0	0	311	311
<i>Created</i>					
St. James Plaza (Fillmore)				93	
The Spire (Church of the Resurrection)				113	
<i>Converted</i>					
Southern Towers				105	
Units Created or Preserved through Redevelopment Support to ARHA	0	0	430	52	52
<i>Created</i>					
The Lineage (Ramsey Homes)				37	
Samuel Madden - also see workforce affordable units			174		
Ladrey - also see workforce affordable units			20		
<i>Preserved</i>					
The Lineage (Ramsey Homes)				15	
Samuel Madden			66		
Ladrey			170		

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

336	143
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494	183
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174	122
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* Project also includes three units affordable at 80% AMI.

HMP TYPE OF ACTIVITY (continued from page 1)	FY24 Q1-Q4 Impact (Jul 2023 Jun 2024)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Jun 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	1	22	23	24	1
Homebuyer Loans [individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	17	97	114	72	-42
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants =>\$5k]	9	134	143	240	97

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY24 Q1-Q4 Impact (Jul 2023 Jun 2024)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Jun 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	69	1622	1691	2,000	309

HMP TYPE OF ACTIVITY	FY24 Q1-Q4 Impact (Jul 2023 Jun 2024)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Jun 2024)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	410
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) TYPE OF ACTIVITY	FY24 Q1-Q4 Impact (Jul 2023 Jun 2024)			Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Jun 2024)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	104	239	347	347
The Foundry (Block 6A) (also see above)				3	3
Ford + Park				10	10
Sanse (Glebe/Mount Vernon) Workforce Affordable Units		104		0	0
Parcview II (also see above)			73	0	0
Samuel Madden			86		
Ladrey			80		
Converted					
Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66

FY 2025 Affordable Housing Development Funds

Financial Report

July/August Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Developer Contributions	Tri Pointe Homes	2020 - 10035	\$167,381
Grand Total			\$167,381

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Kings Row	Dechantal Limited Partnership	54-unit condo	\$220,804
N. West Street Townhomes	125 N.West Street LLC	13 towns	\$104,089
Grand Total			\$324,893

New Transaction(s)	Fund	Date	\$ Amount
AHDC - Arlandria	Housing Opportunity Fund	8/1/2024	-\$2,366,022
		8/27/2024	-\$7,110,558
AHDC - Operating	Housing Opportunity Fund	8/1/2024	-\$275,000
AHDC - Seminary	Housing Opportunity Fund	8/15/2024	-\$468,577
Pilot Rental Assistance			-\$46,763
Grand Total			-\$10,266,920

Revenues

	2024						2025						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$140,952	\$26,429	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$167,381
Developer Contributions - Braddock SAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenue Allocated by City Council	\$10,965,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,965,000
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$11,105,952	\$26,429	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,132,381

Balance Available
\$0

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	\$81,865	-\$22,251	-\$24,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$46,763	\$35,102
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Housing Trust Fund Total	\$105,138	\$27,749	-\$24,512	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,237	\$108,375
Housing Opportunity Fund															
AHDC - Arlandria	\$22,216,981	\$10,965,000	-\$9,476,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,488,420	\$23,705,401
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,250,000	\$0	-\$468,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$468,577	\$1,781,423
ARHA - Redevelopment and Repositioning	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
ARHA - Samuel Madden	\$3,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,100,000
Arlandria Chirilagua Housing Coop	\$2,316,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,316,929
CHP - Witter Place	\$10,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,100,000
CLI - Elbert Avenue	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
EHIP	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000
Housing Opportunity Fund Total	\$40,457,910	\$11,240,000	-\$10,220,157	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,019,843	\$41,477,753

ARHA Draft 2025-2029 Five-Year Plan and Draft 2025 Annual Agency Plan Now Available for Public Comment

Public hearings will be held to discuss the Alexandria Redevelopment & Housing Authority's (ARHA) [5 Year Agency Plan FY 2025-2029](#) , [FY 2025 Annual Agency Plan](#) , and the Capital Fund Five-Year Action Plan (the Plans). The 5-Year Agency Plan lays out the Agency's goals and objectives for the next five years. The Annual Agency Plan identifies ARHA's changes to essential PHA elements, and activities that enable the Agency to continue serving the needs of low-income, very low-income, and extremely low-income families for the next year. The Capital Fund 5-Year Action Plan shows how capital funds provided by HUD are to be allocated for ARHA building and unit improvements.

Public hearings for all Plans will be held at ARHA's main office located at 401 Wythe Street, Alexandria, VA 22314 on Wednesday September 11th, 2024, and Wednesday September 18th, 2024, at 5:00 p.m. until 6:00 p.m.

The Plans are available on [ARHA's website, alexandriava.gov/Housing](#), and at ARHA's main office at 401 Wythe Street, Alexandria, VA 22314, Princess Square at 1532 Princess St, Alexandria, VA 22314, and the Ladrey Highrise at 300 Wythe Street, Alexandria, VA 22314.

ARHA will be providing time for public comment (both before and after the scheduled public hearings). Comments or questions received by 5:00 p.m. September 20th, 2024, will, as appropriate, be addressed in the final version, and/or considered in the development of the next Five-Year Action Plan and/or the Annual Agency Plan. Interested parties will have an additional opportunity to comment on the Plans during the September 23rd, 2024, ARHA Board of Commissioners' meeting before the Board takes official action on the document. ARHA's Board of Commissioners' meetings are open to the public. For information on how to attend ARHA's public Board of Commissioners' meeting, please contact Juwahn Brown, Executive Assistant at jbrown@arha.us

For further information or to request reasonable accommodation, please call Denise Kaffka, Director of Compliance, Operations and Policy (COPs) at 703.549.7115x225 or email dkaffka@arha.us

FY 2025 Electronic Participation Policy Update

FY 2025 Electronic Participation Policy Update Highlights

- Up to **50% of meetings may be held virtually** each year
 - Virtual meetings may not be held consecutively
 - Members participating virtually must remain on camera for the full meeting, even when they are not speaking, to count towards quorum
- **Caregivers**- a member who is a person with a disability or a caregiver and uses remote participation counts toward the quorum as if the individual was physically present.
- Effective July 1, 2024
 - Adopted by Council, supersedes previous Electronic Participation Policy

City of Alexandria
Alexandria Housing Affordability Advisory Committee
Electronic Participation Policy for Public Meetings

Authority

- It is the policy of the City of Alexandria that members of City Council or any Public Body, as defined herein, may participate in meetings of the of their respective Public Body by electronic communication means as permitted by§ 2.2-3708.3 of the Code of Virginia.
- This policy shall not govern an electronic meeting conducted to address a state of emergency declared by the Governor or the City Council. Any meeting conducted by electronic communication means under such circumstances shall be governed by the provisions of§ 2.2-3708.2 of the Code of Virginia.

Definitions

- **"All-virtual public meeting"** means a public meeting conducted using electronic communication means during which all members of the Public Body who participate do so remotely rather than being assembled in one physical location, and to which public access is provided through electronic communication means, as defined by §2.2-3701 of the Code of Virginia.
 - **"Chair"**, for the purposes of this policy, means the presiding officer of the Public Body.
 - **"Meeting"** means a meeting as defined by§ 2.2-3701 of the Code of Virginia.
 - **"Member"** means any member of the relevant Public Body.
 - **"Notify"**, for purposes of this policy, means written notice, such as email or letter. Notice does not include text messages or communications via social media.
 - **"Public Body"** is as defined by § 2.2-3701 of the Code of Virginia and, for the purposes of this policy, includes City Council or any committee, subcommittee, or other entity, however designated, to perform delegated functions of City Council or to advise the City Council.
 - **"Remote participation"** means participation by an individual member of the Public Body by electronic communication means in a public meeting where a quorum of the Public Body is physically assembled, as defined by§ 2.2-3701 of the Code of Virginia.

Remote Participation Individual Members

Remote participation by individual members is allowed under the following circumstances:

1. A personal matter:
 - a. On or before the day of a meeting, the member shall notify the Chair that the member is unable to attend the meeting due to a personal matter. The member must identify with specificity the nature of the personal matter.
 - b. A quorum of the Public Body must be physically assembled at the primary or central meeting location.
 - c. The Public Body shall record the specific nature of the personal matter and the remote location from which the absent member participated in the Public Body's minutes.
 - d. Participation by a remote member due to a personal matter shall be limited in each calendar year to: (1) two meetings or (2) 25% of the meetings held rounded up to the next whole number, whichever is greater, of the Public Body.

2. A member's temporary or permanent disability or other medical condition or a family member's medical condition that requires the member to provide care for such family members, thereby preventing the member's physical attendance:
 - a. On or before the day of a meeting, the member shall notify the Chair that the member is unable to attend the meeting due to the member's temporary or permanent disability or other medical condition that prevents his or her physical attendance or a family member's medical condition that requires the member to provide care for such family members, thereby preventing the member's physical attendance.
 - b. A quorum of the Public Body must be physically assembled at the primary or central meeting location.
 - c. For the purposes of determining whether a quorum is physically assembled, an individual member of the Public Body who is a person with a disability as defined in Code of Virginia § 51.5 -40.1, or a caregiver who must care for a person with a disability, and uses remote participation counts toward the quorum as if the individual was physically present.
 - d. The Public Body shall record the fact of the member's disability or other medical condition or a family member's medical condition that requires the member to provide care for such family members, thereby preventing the member's physical attendance, and the remote location from which the absent member participated in the Public Body minutes.
3. A member whose principal residence is more than 60 miles from the meeting location identified in the meeting notice.
4. For any remote participation, the Public Body shall make arrangements for the voice of the remote member or members to be heard by all persons in attendance at the meeting location.
5. The Chair may approve or disapprove the request for remote participation. If a member's request for remote participation is disapproved because such participation would violate this policy, the basis for the disapproval shall be recorded in the Public Body's minutes. If the request for remote participation is disapproved by the Chair, the remote member may request a vote on the matter by the Public Body.
6. This policy shall be applied strictly and uniformly, without exception, to the entire membership of a Public Body without regard to the identity of the member requesting remote participation or the matters that will be considered or voted upon at the meeting.

All-Virtual Public Meetings

All-virtual public meetings are permitted, except for meetings of the City Council, Planning Commission, the Board of Architectural Review, the Board of Zoning Appeals, and any boards with the authority to deny, revoke, or suspend a professional or occupational license as prohibited by Code of Virginia § 2.2-3708.3, when conducted in conformance with the following requirements:

1. The meeting notice shall indicate that the meeting will be all-virtual and a statement that the method by which the Public Body meets shall not be changed unless a new meeting notice is properly advertised in accordance with the provisions of Code of Virginia § 2.2-3707.
2. Public access to all-virtual public meetings shall be provided via electronic communication means.

3. The electronic communication means used must allow the public to hear all members of the Public Body participating in the all-virtual public meeting and, when audio-visual technology is available, to see the members of the Public Body as well. When audio-visual technology is available, a member of a Public Body shall, for purposes of a quorum, be considered absent from any portion of the meeting during which visual communication with the member is voluntarily disconnected or otherwise fails or during which audio communication involuntarily fails.
4. A phone number or other live contact information must be provided to alert the Public Body if the audio or video transmission of the meeting fails. The Public Body shall monitor the means of communication during the meeting and recess until public access is restored if the transmission of the meeting fails.
5. A copy of the proposed agenda and all agenda packets and, unless exempt, all materials furnished to members of the Public Body for a meeting shall be made available to the public in electronic format at the same time that such materials are provided to members of the Public Body.
6. The public shall be afforded the opportunity to comment through electronic means, including by way of written comments at those public meetings where public comment is customarily received.
7. No more than two (2) members of the Public Body may be together in any one remote location unless that remote location is open to the public and they have the ability to physically access it.
8. If a closed session is held during an all-virtual public meeting, transmission of the meeting to the public shall resume before the Public Body votes to certify the closed meeting as required by Code of Virginia § 2.2-3712(D).
9. The Public Body shall not convene an all-virtual public meeting more than (i) two (2) times or (ii) 50% of the meetings held per calendar year rounded up to the next whole number, or whichever is greater. The Public Body shall not hold consecutive all-virtual meetings.
10. Minutes of all-virtual public meetings held by electronic communication means shall be taken as required by Code of Virginia § 2.2-3707 and include the fact that the meeting was held by electronic communication means and the type of electronic communication means which were used. If a member's participation from a remote location is disapproved because such participation would violate this policy, the disapproval shall be recorded in the minutes with specificity.
11. This policy shall be applied strictly and uniformly, without exception, to the entire membership, without regard to the matters that will be considered or voted on at the meeting.

Effective July 1, 2024