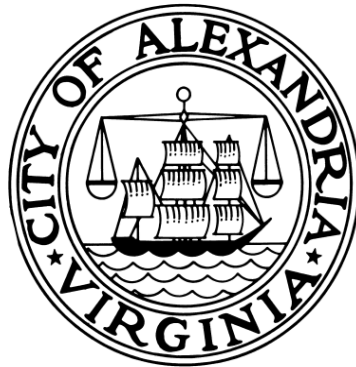


**The Alexandria Housing Affordability
Advisory Committee
FY24 Annual Report**



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 | Shelley Murphy McCabe |
| Peter Sutherland (né Siderovski) | Felicia Brewster |
| Jon Frederick | Michael Jackson |
| Aschalew Asasbie | Jan Macidull |
| Robyn Konkel | Yeshewase Ayele (<i>membership ended March 2024; re-appointed in May 2024</i>) |
| Michelle Krocker | Coss Lumbé |
| Peter-Anthony Pappas (<i>membership ended due to term limit in May 2024</i>) | Sean Zielenbach |
| Michael Doyle | Michael Butler |
| Annette Bridges | Melissa Sathe |

The Committee voted approved this report on September 11, 2024.

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)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Units Created, Converted and Preserved through Partnerships	0	409	683	855	855	660	-195
<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			
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	336	143
<i>Created</i>							
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	494	183
<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	174	122
<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				

* 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