

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: November 6, 2024**

**LOCATION: City Hall Room 1900**

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

*\*Spanish interpretation will be provided\**

**AGENDA**

1. Introductions (AHAAC Co-Chairs/LTRB Chair) 7:00 p.m.
2. Current Rental Subsidy Programs: 7:05 p.m.
  - Pilot Rental Subsidy Program (Virginia Patton)
  - SRAP (Virginia Patton)
  - Senior Rent Relief Program (Mary Horner)
  - New Permanent Supportive Housing Program (Mary Horner)
3. Local Rental Subsidy Program Consultant Findings (Tamara Jovovic) 7:25 p.m.
4. Renter Resources and Tenant Protections Housing 2040 Work Program (Mary Horner) 7:40 p.m.
5. Question and Answer: Rental Subsidy Program and Housing 2040 7:50 p.m.
- Joint meeting ends. Committees resume activities as separate bodies.*
6. Consideration of an Affordable Housing Plan for Eisenhower East Block 20 Condominiums (Kenny Turscak/Mary Catherine Gibbs) 8:00 p.m.
7. Consideration of October 7, 2024 Minutes (Co-Chairs) 8:15 p.m.  
*Action Requested: Review and Vote on October Minutes*
8. ARHA Updates (Michelle Krockner) 8:17 p.m.
9. Housing Alexandria Updates (Jon Frederick) 8:19 p.m.
10. Staff Updates (Staff) 8:20 p.m.
11. Announcements and Upcoming Housing Meetings (Staff) 8:22 p.m.
12. Information Items: 8:25 p.m.
  - Housing Master Plan Progress Report
  - Housing 2040 six-month workplan
  - Financial Report
13. Housing 2040 Principles and Goals (Committee Members) 8:30 p.m.
14. Adjournment (Chair) 9:00 p.m.

# 6. Memo and Affordable Housing Plan for Eisenhower East Block 20

# City of Alexandria, Virginia

## MEMORANDUM

DATE: NOVEMBER 6, 2024

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: KENNY TURSCAK, HOUSING ANALYST

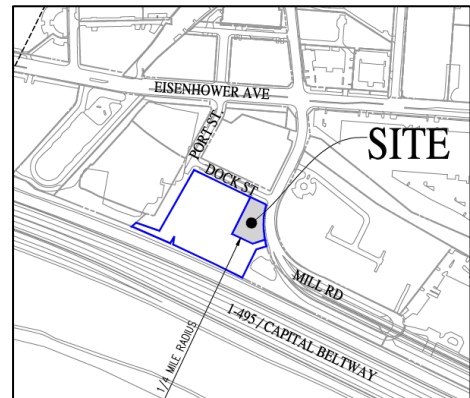
SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR EISENHOWER EAST BLOCK 20 CONDOMINIUMS

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**ISSUE:** Affordable Housing Plan for Eisenhower East Block 20 Condominiums (DSUP #2024-10007)

**RECOMMENDATION:** That the Alexandria Housing Affordability Advisory Committee (AHAAC) review and endorse the Affordable Housing Plan for Eisenhower East Block 20 Condominiums as submitted by the applicant (attached).

**BACKGROUND:** Located in the Eisenhower East Small Area Plan (EESAP), Block 20 occupies an approximately 3.5-acre site bound by Dock Street, Mill Road, and the Capital Beltway. Paradigm owns both Block 20 and Block 19, which lies immediately north of the site and is occupied by the Parc Meridian apartment building. The site is zoned Coordinated Development District (CDD) #2.



The EESAP envisioned Block 20 holding residential and/or commercial uses with building heights up to 300 feet. Paradigm originally planned both a multifamily residential project on the western portion of the block and a hotel on the eastern portion. While Paradigm successfully developed a multifamily residential rental project (Meridian 2250 at Eisenhower Station) on the western portion of Block 20, Paradigm has since reevaluated the feasibility of a hotel due to shifting market conditions. Instead, Paradigm now proposes constructing a 13-story, 110-unit condominium project totaling over 123,000 square feet of new adjusted gross floor area. *The applicant is not seeking additional density at the site.*

Block 20 falls within Coordinated Development District (CDD) #2. As part of the 2017 Concept Plan Amendment to CDD #2, Block 20 was granted an increase in building height and residential and hotel uses consistent with the EESAP in effect at the time (the EESAP was subsequently updated in 2019). As part of the development approvals for the residential portion of the site (DSUP #2017-00005) Paradigm offered three affordable housing contribution options: 1) a

\$3,000,000 contribution to the Housing Trust Fund, 2) 15 on-site committed affordable rental units (CAUs) affordable to households with incomes at 60% AMI, or 3) a greater number of affordable rental units off-site through partnership with a non-profit housing provider. The contribution was ultimately met through the provision of 15 on-site CAUs at Meridian 2250 which opened in 2024.

The current project, DSUP #2024-10007, seeks the following approval:

- DSUP amendment for a condominium building on the remaining portion of Block 20.

**DISCUSSION:** Since the applicant is only seeking a land use change that is consistent with the 2019 EESAP and not requesting additional density for the project, staff have estimated a monetary contribution associated with the land use change. The contribution recognizes that the applicant already provided a contribution for the second phase of the subject site assuming a commercial land use. Based on this approach, staff have estimated a contribution of approximately \$435,000.



*Rendering: Facing southwest. Meridian 2250 is directly behind the proposed condominium project.*

Consistent with EESAP’s recommendation to expand housing opportunity within the Plan area, Paradigm has proposed to provide two affordable on-site for sale units. Proportional to the overall unit mix, the units will comprise one one-bedroom and one two-bedroom unit. The affordable units will have access to all amenities in the development and will not be concentrated within the building. It is noted that these will be the *first* affordable homeownership units in the Eisenhower East/Carlyle area.

The starting prices of the affordable for-sale units are the City’s standard prices, which include one parking space: \$225,000 for a one-bedroom unit and \$275,000 for a two-bedroom unit (Table 1). Consistent with the City’s unbundling parking policy, units will be sold independent of parking spaces and will incur a \$30,000 price reduction as a result. At the time of initial sale, buyers of affordable units will have the opportunity to purchase up to one parking space per household for \$30,000.

The total value of the contribution (discount) associated the two units is estimated to be \$700,000+ in 2024 dollars, surpassing the staff-estimated contribution.

**Table 1**

<b>Proposed Affordable Units</b>	<b>Standard Price</b>	<b>Parking Space</b>	<b>New Price</b>
One-bedroom	\$225,000	-\$30,000	\$195,000
Two-bedroom	\$275,000	-\$30,000	\$245,000

The affordable for-sale unit will be affordable to households with incomes generally ranging between 70% and 100% AMI (equivalent to \$75,810-\$154,700 in 2024 for a household with one to four members, respectively). City homeownership assistance will be available to eligible households to help with down payment and closing costs. The unit will remain affordable with equity sharing enforced through deeds of covenant restricting its resale consistent with City policy.

**FISCAL IMPACT:** None

**ATTACHMENT:**

(1) Affordable Housing Plan for Eisenhower East Block 20 Condominiums, DSUP #2024-10007; October 30, 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  
PARADIGM DEVELOPMENT CO, LLC. BLOCK 20 CONDO, EISENHOWER EAST SAP

1. An overview of the project, to include:

1.1 Its name, address, and application number:

**Block 20 East Condos, 2200 Dock Lane, CDSUP2023-00003**

1.2 A brief description of the proposed development program:

**The Applicant, Paradigm Development Company, LLC, is seeking to complete the development of this block in the Eisenhower East Small Area Plan neighborhood that it started when it proposed the development of the multi-family residential building on the western portion of Block 20. Paradigm continues to have a strong presence in Alexandria, and most recently completed the adjacent 2250 Dock Lane project that included a publicly accessible dog park along the entire southern portion of Block 20. Paradigm owns and operates 5 other multi-family buildings in the City, including the Parc Meridian on Block 19 and two across the street from Parc Meridian at Mill Race. The previous approval for the development of Block 20 included a 180 key hotel building on this portion of Block 20. That building did not move forward and now Paradigm is seeking to build a residential condominium in its place.**

**The proposal includes a 110 unit residential condominium building with two levels of underground parking accessed through the garage at 2250 Dock Lane and one level of above grade parking, also accessed off the garage at 2250 Dock Lane, with the main entrance to the building located on a piazza accessed off Dock Lane, similar to the 2250 Dock Lane project. The 12 story building (+ penthouse level for access to the rooftop deck) includes significant architectural features that enhance the urban landscape and complement, but don't mirror, the other Paradigm buildings on Blocks 19 and 20.**

1.3 Requested zoning changes or waivers: **None**

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

**The Applicant is not seeking any additional density above the Base Development that was approved in the original Eisenhower East Small Area Plan (EESAP) for Block 20 listed in Table 5 of the EESAP. That amount of density was 585,000 square feet for the whole block and Paradigm is proposing to build just under that amount with this proposal for the eastern portion of Block 20. As a result, the Applicant is not required to provide the 10% requirement of the EESAP. What the applicant is offering to provide is 2 units of committed for sale affordable units in this new building.**

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

NA

3. The status of tenant engagement efforts.

NA

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

NA

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

**One one-bedroom unit and one two-bedroom unit, at 70-100% of the area median income within the new building.**

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

NA

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

NA

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

**The Project's goal is to mix the affordable housing set-aside units within the market rate building.**

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

NA

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

**No contribution is proposed at this time because of the provision of 2 on-site units in the project.**

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

**The applicant would estimate approximately 250 construction-related jobs would result from this project.**

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

**The Affordable Housing Plan (AHP) for the overall Block 20 development dated October 25, 2017, which was approved as part of DSUP 2017-0005, included both a residential and a non-residential component as the original approval included a hotel use on the eastern portion of Block 20. That AHP provided that the voluntary contribution would amount to \$1,462,524.59, however, Paradigm also obtained additional height on the residential portion of the project and paid an additional amount for that height for a total contribution amount of \$3,000,000.00. In lieu of that total contribution (for both the residential and non-residential portion of the project), Paradigm agreed to provide 15 on-site units in the building currently leasing on the western portion of Block 20. Paradigm is now providing those 15 on-site units in the 2250 Dock Lane building. As a result, Paradigm has already paid the affordable housing contribution attributable to the entire block but Paradigm is willing to provide the proposed 2 on site units in this proposed condo building on the eastern end of Block 20.**



# 7. October 7, 2024 Minutes

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

In-Person | October 7, 2024

	Members Present	Members Absent	Staff
1		Aschalew Asabie	Eric Keeler, Housing Deputy Director
2		Yeshewase Ayele	Tamara Jovovic, Housing Program Manager
3	Felicia Brewster		Kenneth Turscak, Housing Analyst
4	Annette Bridges (Zoom)		Christopher Do, Housing Analyst
5	Michael Butler		Jared Alves, Planning and Zoning
6		Michael Doyle	Natalie Talis, Department of Health
7	Betsy Faga		
8	Jon Frederick		
9	Michelle Krockner		
10		Coss Lumbé	
11	Jan Macidull		
12	Shelley McCabe		
13	Melissa Sathe		
14	Peter Sutherland		
15	Sean Zielenbach		
	Helen McIlvaine*, Housing		
	Alison Coleman*, DCHS		
Guests		Affiliation	
1	Mary Catherine Gibbs	Wire Gill, LLP	
2	Cathy Puskar	Walsh, Colucci, Lubeley & Walsh	
3	Micheline Castan-Smith	Paradigm	

\*non-voting

## 1. Introduction and Chair Remarks (Chairs)

Co-Chair Sean Zielenbach called the meeting to order at 7:00 pm. Co-Chair Zielenbach asked if there were any corrections or comments on the September 11, 2024 Minutes. The Committee voted to unanimously pass the September 11, 2024 minutes, with Shelley McCabe and Melissa Sathe abstaining.

## **2. Consideration of an Affordable Housing Plan for 5216 Seminary Road (Kenny Turscak/Cathy Puskar)**

Cathy Puskar presented the Affordable Housing Plan for 5216 Seminary Road. The project is anticipated to construct seven townhomes on the site of an existing single-family home. The project will offer one committed affordable unit in exchange for Section 7-700 bonus density.

One Committee member asked if there were any parking requirements. Ms. Puskar responded that parking was not required due to the project's location in an enhanced transit corridor, but each unit has a two-car garage. Another member asked if the affordable rental unit would be converted into an affordable homeownership unit in the event the project converts to for-sale units. Ms. Puskar confirmed that it would. One Committee member expressed their appreciation for the provision of an affordable unit in a seven-unit project.

Michelle Krocker motioned to recommend approval of the Affordable Housing Plan; Mike Butler seconded the motion. The Committee voted to unanimously approve the Affordable Housing Plan.

Ms. Puskar presented an update on the Silverado memory care project. The project will increase the number of beds from 66 to 90. Each bed includes a bathroom, but no kitchen. Silverado will introduce a companion room model for some beds, which has been shown to improve outcomes and reduce costs. Existing residents will not be moved into a companion room unless they elect to do so.

Renovation of the garden and rear of the building will increase open space for the building. At completion, the project will provide a total of three beds at a 40% discount on room/board, services, and fees, including the existing two beds which are being provided under the original development approvals. Ms. Puskar explained that they are looking to tie affordability to the individual as residents often move between rooms as they progress in care. The project already has an existing waitlist. At the request of AHAAC, Ms. Puskar spoke to the Commission on Aging. Ms. Puskar has also met with the Taylor Run Residents Association.

One member asked if there was increasing demand for memory care units. Ms. Puskar replied that the waitlist is an indication of unmet demand, but that does not necessarily mean demand is increasing. Currently, individuals who are interested in the property contact Silverado and then the residents are directed to the Office of Housing.

## **3. Overview of Community Health Improvement Plan 2025 (Natalie Talis)**

Natalie Talis, the Population Health Manager of the Alexandria Department of Health, presented information to the Committee about the Community Health Improvement Plan (CHIP). The plan is currently working on the Community Health Assessment (CHA), which assesses how healthy Alexandria is based on socioeconomic factors, the physical environment, health behaviors, and health care. The physical environment includes housing. The CHA's quantitative and qualitative analysis of community health will inform

the CHIP process. The process includes a community survey, community walk and talks, data analysis, and community conversations.

The CHIP recognized housing as one of the three key factors to health. The Healthy Homes initiative was based on significant community engagement and identified pests, mold, smoke, repairs, and clutter/hoarding as major challenges to healthy homes. The CHIP aligns with other local assessments, including the Housing Master Plan, and the Department of Health is coordinating community engagement with other departments. Partners, Boards and Commissions, and other organizations are key to implementing the CHIP.

One member commented that the planning process is comprehensive and thoughtful. Another member asked if the Department of Health is coordinating with the Age-Friendly Plan. Ms. Talis noted that they are. Another member asked if the equity tool is being used in the CHA. Ms. Talis responded that the Department of Health is using the same source of data as the Equity Tool for its indicators. One member asked if the CHA is showing impacts from COVID-19. Ms. Talis noted that they will be analyzing that data.

#### **4. Development Preview: Eisenhower East Block 20 (Kenny Turscak)**

Kenny Turscak presented a development preview of Eisenhower East Block 20. The project proposes constructing 110 condominium units in Eisenhower East. The project will offer two committed affordable homeownership units. The project is building within the allowable density and is not seeking any bonus density.

Helen McIlvaine asked what interest the market is showing in condos. Mary Catherine Gibbs, representing the Applicant, noted that they do not have presales yet, but they are receiving a lot of interest in the condominium units.

#### **5. FY2025 Legislative Proposals (Helen McIlvaine/Chris Do)**

Chris Do explained the FY2025 Legislative Proposal process and the letter drafted by the Co-Chairs that the Committee will vote on. One member requested that the letter be edited to be more specific in terms of what the Committee was asking for, including a \$75 million funding amount for the Virginia Housing Trust Fund and naming specific project costs and funding needs in Alexandria.

One member asked what the difference was in the inclusionary zoning proposal from the existing Virginia State Code. Helen McIlvaine explained that the current code only allows the City to require affordable housing in exchange for additional density or height.

The Committee discussed the right of first refusal proposal, which addresses committed affordable units that are nearing expiration and was proposed by Delegate Parker last year before ultimately being vetoed. Helen McIlvaine commented that the importance of affordable housing preservation was being discussed at the state level and suggested identifying properties that are vital for preservation in the City. One member noted that Virginia Housing opposed the right of first refusal legislation last year but

some of that could be attributed to pressure to weigh in on the topic on short notice and self-interest in keeping the ability to offload properties quickly. Another member noted that Arlington and Alexandria have implemented a right of first refusal when local funds are used in projects.

One member asked what the current funding sources are for permanent supportive housing and rental assistance and how much is being provided by each source. Another member noted that the current source is Community Development Block Grants (from HUD).

One member brought up inclusionary zoning and what was being proposed specifically. Another member noted that it would be enabling legislation to allow jurisdictions to require a percentage of affordable housing in new projects. Ms. McCabe noted that including inclusionary zoning has the benefit of keeping the idea on everyone's radar. Ms. McIlvaine noted that inclusionary zoning is on the list of topics for the Housing 2040 Master Plan to explore. One member explained that the increasing cost of units means monetary contributions may not provide the same unit return. Another member noted that Virginia Housing presented data on housing vouchers and showed that the cost of housing is rising. Another member remarked that developers used to ask for \$40,000 to \$50,000 per unit in funding for affordable housing, but that number is closer to \$120,000 per unit now.

Another member commented that the value of providing a unit stays the same over time. Ms. McIlvaine noted that in 2019, the Office of Housing conducted a study comparing the value of providing a unit versus what the City was able to leverage with monetary contributions. One member raised the point that inclusionary zoning can cut down on negotiations, particularly for affordability levels where 60% and 80% AMI are standard. Inclusionary zoning may also mean the City will need to provide its own funding for nonprofit projects without monetary contributions from development.

One member spoke out against rent control legislation, which can cause markets to act differently from how they need to act in market-rate projects but agreed that rent restrictions on publicly subsidized projects make more sense. One member commented that in exchange for maintaining rents in a certain range, the property could qualify for tax abatement.

One member commented that the Committee is targeting a large array of legislation and could focus on specific proposals. Chris Do noted that staff will take the letter and ensure that six proposals are submitted online to the City Manager.

The Committee voted unanimously to approve the letter for submission.

#### **6. Housing 2040 Master Plan Update (Tamara Jovovic)**

Tamara Jovovic provided an update on the Housing 2040 Master Plan process. Ms. Jovovic summarized the kickoff meetings and October Education Month activities, including panels on affordable housing, homeownership, and evictions. The Office of Housing will also host open houses in affordable housing projects throughout the City at the end of October.

Ms. Jovovic noted that the November AHAAC meeting, which is being rescheduled to November 6, is intended to be a joint Landlord-Tenant Relations Board and AHAAC meeting. The meeting will discuss the local rental subsidy study, Housing 2040 Goals and Principles, and Housing 2040 topics of interest to both committees.

## **7. Consideration of September 11, 2024 Minutes**

The Committee approved these minutes earlier in the meeting.

## **8. ARHA Updates (Michelle Krocker)**

Michelle Krocker provided an update on ARHA. The new CEO, Eric Johnson, has started and would like to attend an AHAAC meeting in the future. The agency should be moving out of trouble status.

## **9. Housing Alexandria Updates (Jon Frederick)**

Jon Frederick provided an update on Housing Alexandria's projects. Construction is underway at both Sansé and Seminary Road. Sansé is due to begin vertical construction and close with its funders. Seminary Road construction is going well and recently hosted Hudson Housing and Fannie Mae for site visits.

## **10. Information Items (Eric Keeler/Staff)**

Eric Keeler shared the updated financial report.

Kenny Turscak noted the four vacancies on the Committee: the person appointed by the Commission on Persons with Disabilities, the licensed and practicing attorney slot, the slot for Landlord in the City, and the representative of an affordable housing developer. Staff noted that someone has been appointed to the attorney position and someone from the Chamber of Commerce might be interested in the landlord position.

Sean Zielenbach explained that each Committee is also being asked to provide budget recommendations to the City Manager's Office. The process is for the City Manager and will be used to provide budget guidance. One member noted that during the last budget process, an additional \$3 million out of \$10 million was allocated in the budget and was used to fund CLI's Elbert Avenue project. Another member expressed the need to focus on the affordable housing pipeline so that projects with zoning approvals can receive the funding to start the construction process. Another member agreed that more affordable housing funding is the budget priority.

Another member commented that community foundations, the Chamber of Commerce, and other groups are planning a summit on affordable housing. Ms. McCabe noted that the Committee can stress that affordable housing targets set by City Council will not be met without meeting these funding needs. One member asked for clarification on DSUP expirations. Staff explained that projects typically have three years to begin substantial construction. Mr. Zielenbach asked if any projects had

expiring tax credits, and Ms. McCabe explained that soft money is lined up before applying for tax credits.

Mr. Zielenbach asked to outline which projects need to be funded and when their zoning approvals expire. One member highlighted that the City approved these projects and needs to support them.

Betsy Faga motioned to give the Co-Chairs the authority to respond to the City Manager's Budget priorities request; Mike Butler seconded the motion. The Committee voted unanimously to allow the Co-Chairs to draft a letter to the City Manager.

## **11. Staff Updates (Staff)**

Staff provided updates on the November meeting date and Committee vacancies during previous meeting items.

## **12. Announcements and Upcoming Meetings**

### **Common Interest Communities Training Series**

October 5: 9:30-11:30 a.m.

[Virtual \(register online\)](#)

Housing 2040 **Lunch & Learn Panel: Alexandria's Affordable Housing Development**

October 8

Virtual

Housing 2040 **Panel: City Homeownership Assistance**

October 16

Virtual

### **ARHA Redevelopment Work Group Meeting**

October 17: 5:30-7:30 p.m.

Council Work Room, City Hall, 301 King St.

Housing 2040 **Panel: Alexandria's Eviction Landscape**

October 24

Virtual

Housing 2040 **Affordable Housing Site Visits**

October 28-31

The Nexus (October 28), Southern Towers (October 29), The Waypoint at Fairlington (October 30), and the Spire (October 31)

## **13. Adjournment (Chair)**

The Chair adjourned the meeting at 8:57 pm.

# 12. Financial Report, November 2024



# Housing Master Plan Progress Report

Period: FY25 Q1

City of Alexandria, Office of Housing

Updated: 10.29.24

HMP TYPE OF ACTIVITY	FY25 Q1 Impact (Jul-Sept 2024)			Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Sept 2024)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
<b>Units Created, Converted and Preserved through Partnerships</b>	<b>0</b>	<b>409</b>	<b>683</b>	<b>855</b>	<b>855</b>
<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		
<b>Units Created through the Development Process</b>	<b>47</b>	<b>23</b>	<b>309</b>	<b>200</b>	<b>247</b>
Alexandria Memory Care Community (Silverado)				2	
Goodwin House			6		
Cambria Square (Pickett's Place/The Delaney)				4	
Notch 8				12	
Station 650 at Potomac Yard				8	
The Bradley (Braddock Station/Braddock Metro Place)				10	
Parc Meridian at Eisenhower Station				33	
The Thornton (Hunting Terrace)				24	
2901 Eisenhower Ave (The Point [Denizen] + South Tower)			8	13	
Raeburn (Oakville Triangle Block A1)				38	
Ives (Oakville Triangle Block B)				11	
Oakville Triangle (balance)			16		
Gables Old Town North (ABC/Giant site)				9	
Platform 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		
<b>Beauregard Committed Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>311</b>	<b>311</b>
<i>Created</i>					
St. James Plaza (Fillmore)				93	
The Spire (Church of the Resurrection)				113	
<i>Converted</i>					
Southern Towers				105	
<b>Units Created or Preserved through Redevelopment Support to ARHA</b>	<b>0</b>	<b>0</b>	<b>430</b>	<b>52</b>	<b>52</b>
<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	89
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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)	FY25 Q1 Impact (Jul-Sept 2024)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Sept 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
<b>Rental Accessibility Modification Projects</b> [Grants]	0	23	23	24	1
<b>Homebuyer Loans</b> [individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	0	114	114	72	-42
<b>Homeowner Rehab Loans/RTA Projects</b> [Rebuilding Together DC-Alexandria Grants =>\$5k]	0	143	143	240	97

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY25 Q1 Impact (Jul-Sept 2024)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Sept 2024)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
<b>TOTAL</b>	<b>47</b>	<b>1698</b>	<b>1745</b>	<b>2,000</b>	<b>255</b>

HMP TYPE OF ACTIVITY	FY25 Q1 Impact (Jul-Sept 2024)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Sept 2024)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
<b>Committed Affordable Units Lost Due to Expiration of Affordability</b>	0	-101	-101	2,000	356
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	FY25 Q1 Impact (Jul-Sept 2024)			Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Sept 2024)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
<b>Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved</b>	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		
<b>Converted</b>					
Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66

# 13. Housing 2040

## Principles and Goals

## **2013-2025 Housing Master Plan Principles**

### **Principle #1: All Income Levels**

Alexandria's housing stock should include a variety of housing options for households of all incomes.

### **Principle #2: All Ages and Abilities**

Alexandria's housing stock should be expanded to offer greater housing choice to people of all ages and abilities.

### **Principle #3: Partnerships**

Partnerships are key to achieving measurable improvement in the affordable housing stock in Alexandria. The City can better leverage resources by being an active advocate and partner with ARHA, nonprofit, and for-profit developers.

### **Principle #4: Location-Efficient Affordable Housing**

Access to transportation and services should be a key factor in the future distribution and allocation of affordable housing in the City.

### **Principle #5: Mixed-Income Communities**

Mixed-income communities are the optimal way of maintaining social and cultural diversity through increased opportunities for interaction rather than isolation or polarization.

### **Principle #6: Economic Sustainability**

Affordable housing is an important element of a healthy and growing economy.

## **2013-2025 Housing Master Plan Goals**

### **Goal #1**

Preserve the long-term affordability and physical condition of the existing stock of publicly assisted rental housing, as well as market rental housing where affordability commitments can be secured.

### **Goal #2**

Provide or secure long-term affordable and workforce rental housing through strategic new development and redevelopment.

### **Goal #3**

Provide and support the provision of affordable and workforce home purchase opportunities for Alexandria residents and workers

### **Goal #4**

Enable homeowners to remain in their homes safely, comfortably, and affordably.

### **Goal #5**

Provide a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities.

### **Goal #6**

Enhance public awareness of the benefits of affordable housing and promote available housing and partnership opportunities.

### **Goal #7**

Enhance public awareness of the benefits of healthy, well-designed, and energy efficient housing that fosters the well-being of Alexandria residents.