

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
HYBRID MEETING
DATE: JUNE 2, 2022
TIME: 7:00-9:15 P.M.
LOCATION: City Hall, Room 2000, 301 King Street

To participate via Zoom, please register at: https://zoom.us/webinar/register/WN_uWIDHOAxQBmz0BUkbTgWg
Webinar ID: 987 4603 7036; Webinar Passcode: 415142.

***Spanish interpretation will be provided via Zoom ***

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of Affordable Housing Plan for the Potomac River Generating Station
Coordinated Development District (Tamara Jovovic/Mary Catherine Gibbs) 7:05 p.m.
Action Requested: Review and Vote on Affordable Housing Plan
3. Briefing on Samuel Madden Redevelopment (Brandi Collins/Noah Hale) 7:40 p.m.
Action Requested: Information Item/Opportunity to Ask Questions and Provide Input
4. Consideration of a Predevelopment Loan for CLI Elbert Avenue 8:00 p.m.
(Helen McIlvaine/Paul Browne)
Action Requested: Vote on Predevelopment Loan Request
5. Consideration of a Predevelopment Loan for CHP 2712 Duke Street 8:15 p.m.
(Helen McIlvaine/David Schultz)
Action Requested: Vote on Predevelopment Loan Request
6. Member Acknowledgements (Chair) 8:30 p.m.
7. Chair Election 8:35 p.m.
Action Requested: Elect FY23 Chair
8. Consideration of Draft April 2022 Minutes (Chair) 8:40 p.m.
Action Requested: Vote on Draft Minutes
9. Eisenhower West/Landmark Van Dorn Implementation Advisory Group 8:45 p.m.
Action Requested: Appoint Member Representative
10. Investment Committee Update (Eric Keeler) 8:50 p.m.
11. ARHA Updates (Salena Zellers) 8:55 p.m.

12. AHDC Updates (Jon Frederick) 9:00 p.m.
13. Information Items: 9:05 p.m.
Financial Report
14. Staff Updates and Upcoming Housing Meetings (Staff) 9:10 p.m.

ARHA Redevelopment Work Group

City Hall, Council Work Room, 301 King Street
June 16, 2022; 5:30 p.m.

Planning Commission Public Hearing: PRGS, Bonus Height Study, and AHDC Arlandria Amendment

City Hall, Council Chamber, 301 King St.
June 23, 2022; 7:00 p.m.

City Council Regular Public Hearing: PRGS, Bonus Height Study, and AHDC Arlandria Amendment

City Hall, Council Chamber, 301 King St.
July 5, 2022; tbd

ARHA Redevelopment Work Group

City Hall, Council Work Room, 301 King Street
July 21, 2022; 5:30 p.m.

ARHA Redevelopment Work Group

City Hall, Council Work Room, 301 King Street
August 18, 2022; 5:30 p.m.

Adjournment (Chair) 9:15 p.m.

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 29, 2022

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: TAMARA JOVOVIC, HOUSING PROGRAM MANAGER

SUBJECT: 1300 NORTH ROYAL STREET (POTOMAC RIVER GENERATING STATION) AFFORDABLE HOUSING PLAN

ISSUE: Consideration of the Affordable Housing Plan for 1300 North Royal Street, Potomac River Generating Station (CDD #2021-00004)

ACTION REQUESTED: That the Committee review and vote on the associated Affordable Housing Plan (Attachment 1).

BACKGROUND: The applicant presented a draft Affordable Housing Plan to the Committee at the May 11 AHAAC meeting (to reference the applicant's presentation, please see Attachment 5 and the [meeting recording](#)). The final Affordable Housing Plan and this memo include additional clarification and information on the applicant's affordable housing contribution proposal with a focus on: the estimated range of the monetary contribution to the Housing Trust Fund; the affordability of the affordable rental set-aside units; and the size and timing of the potential future public-partnership affordable housing project.

As was noted in staff's May 6th memo, the project proposes to redevelop the approximately 18.8 acre site (identified as 1300 North Royal Street) in the Old Town North Small Area Plan (OTNSAP) into a mixed-use development (Figure 1). The applicant, [HRP](#), is working to master plan the site, which comprises the [Potomac River Generating Station \(PRGS\)](#), within a Coordinated Development District (CDD)¹; the PRGS (the former GenOn power plant) was decommissioned in 2012. To the northwest of the site, Pepco will continue to own and operate an electrical substation (Figure 2); it is noted that the substation is not part of this CDD at this time. Several easements, including a 100-foot-wide transmission line easement along the

¹ A CDD is a form of zoning which is established for areas which are of such size or are so situated as to have significant development related impacts on the city as a whole or a major portion thereof and in order to promote development consistent with the master plan. A site zoned CDD is intended for a mixture of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and residents of the city. A CDD zone is intended to encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD zoned area.

southern boundary adjacent to the future park at the southern end of the PRGS site, traverse the project; the transmission line easement was not known at the time of the development of the OTNSAP.



Figure 1 Site Location and Context

The OTNSAP allots up to 2.15 million square feet of gross floor area (GFA) on the site; an additional 350,000 square feet is proposed to be treated as bonus density as part of the CDD. Consistent with the OTNSAP, the proposed land use plan envisions a mix of residential and commercial development, including office and retail (Attachment 2).

*Memo continues
on page 3*

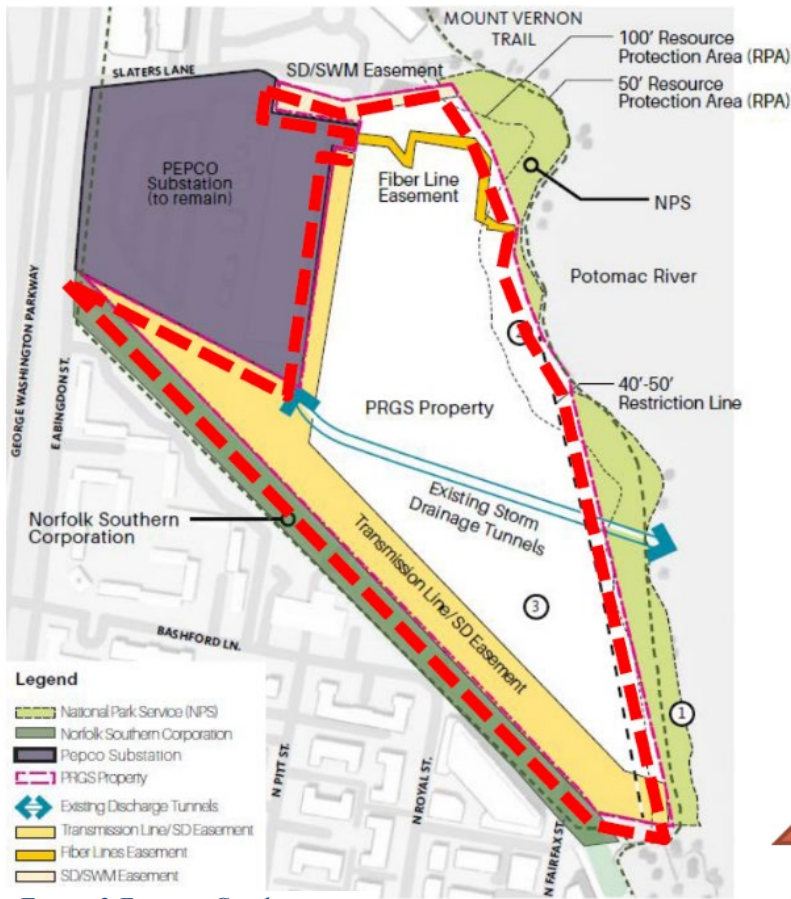


Figure 2 Existing Conditions

For the purposes of the affordable housing contribution (see Discussion), the applicant has presented Residential High and Residential Low scenarios. The scenarios assume an 80:20 and 40:60 split between residential and commercial uses, respectively (Table 1). *The exact mix of uses will be determined as the phasing of the project evolves through the review of subsequent Development Special Use Permit (DSUP) applications.*

Table 1

Scenarios	Approximate Residential GFA	Approximate Commercial GFA	Total GFA Exclusive of Bonus Density
Residential Low	860,000 (~up to 1,000 units)	1,290,000	2,150,000
Residential High	1,720,000 (~up to 2,000 units)	430,000	2,150,000

In addition to affordable housing, the project is anticipated to provide a range of public benefits, including the environmental remediation associated with the former power plant, new open space and parks, space for arts/cultural anchors, the extension of the street grid from Old Town North, and enhanced bike and pedestrian connections to the area.

HRP's project website, including recordings of prior community meetings and application submissions, can be accessed at: hilcoredev.com/projects/hrp-alexandria

The project involves the following applications and modifications:

- Rezoning of the site from the UT to the CDD Zone proposed to be valid for 25 years
- Approval of a CDD Conceptual Design Plan
- Approval of Master Plan Amendment for Height

- City Zoning Map Amendment for [Section 6-900](#) to extend the boundaries of the Old Town North Arts and Cultural District Overlay to include the PRGS site consistent with the OTNSAP (Attachment 3 summarizes the implementation of the OTNSAP Arts and Cultural District to date)

DISCUSSION:

The applicant has proposed a three-pronged approach to incorporating housing affordability within the CDD.

1. Voluntary monetary contributions to the Housing Trust Fund

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the applicant has agreed to provide voluntary monetary contributions on the 2.15 million square feet of gross floor area permitted under the project’s base development. In 2022 dollars, the total Housing Trust Fund contribution is estimated to yield a contribution of up to between approximately \$8 and \$11 million over the life of the project. The final contribution will be a function of the final land use mix and the affordable housing contribution rates that are in effect at the time of future DSUP applications. It is noted that:

- a. contributions will not be applied to any bonus density associated with affordable housing;
- b. residential development constructed as part of the base development will be subject to a Tier 2 Residential Contribution rate (or to the rate that succeeds it should the Tier 2 rate be replaced) since the underlying UT Zone does not permit residential uses; and
- c. contributions are based on floor area (gross floor area reduced by deductions permitted under [Section 2-145\(B\)](#)) consistent with the City’s affordable housing policies and procedures.

Subject to the mutual agreement of the Director of Housing and the applicant and as part of the review of future DSUPs and associated Affordable Housing Plans, monetary contributions may be:

- a. converted into additional affordable set-aside units or set-aside units at deeper levels of affordability of an equivalent value; and/or
- b. invested in a potential public-private partnership, PPP, (discussed below) to leverage Low Income Housing Tax Credit (LIHTC) equity and other funding sources to create an on-site affordable housing project. It is noted that the applicant may elect, at its discretion, to provide HTF contributions earlier than the prescribed time to help facilitate such a project (contributions are typically paid at the time of certificate of occupancy). It is anticipated that this provision could be of particular importance in helping to fill the potential PPP project’s funding gap depending on what other projects are in the City’s affordable housing pipeline competing for local investment at that time.

2. On-site affordable set-aside units

175,000 square feet of gross floor area (one half of the 350,000 square feet proposed as bonus density) is proposed to be attributed to bonus density for affordable housing. The approval of the bonus density will be subject to a Special Use Permit (SUP) at the time of each Development Special Use Permit

While the number of set-asides generated through the bonus density will depend on unit size and type, it is estimated that 58,333 gross square feet could yield approximately 58-65+ committed affordable units (assuming 900-1,000 gross square fee/unit).

(DSUP) review process. Consistent with the affordable housing contribution requirements established by [Section 7-700](#), the applicant will provide a total of up to 58,333² square feet of gross floor area as committed affordable housing within the CDD Plan area. The floor area will be delivered in the form of set-aside units in market-rate residential developments; the projected use of bonus density is summarized in Table 2.

Table 2

Proposed Phasing	Set Aside GFA Phasing	Blocks	Base	AH Bonus	Arts Bonus	Total
Phase 1: first 400,000 SQFT GFA across CDD	8,500	A	425,000	27,500	27,500	480,000
		B				
Phase 2: Blocks C and D or approval of 1.25M SQFT GFA across CDD	25,000	C	785,000	87,500	87,500	960,000
		D				
Phase 3: Blocks E and F or approval of up to 2.5M SQFT GFA across CDD	24,833	E	930,000	60,000	60,000	1,050,000
		F				
	n/a	Pump House	10,000		-	10,000
Total GFA	58,333		2,150,000	175,000	175,000*	2,500,000

**As discussed in Section 3 below, up to 100,000 gross square feet of the arts bonus is proposed to be utilized to construct an affordable housing project through a future public-private partnership.*

It is noted that if the applicant requests the full amount of proposed gross floor area in a given block, including the bonus density for affordable housing, but City actions reduce the gross floor area of the project, those reductions will be deducted from the bonus density. A diagram of the proposed blocks, including anticipated floor area and land use by block and anticipated maximum heights, is shown in Attachment 4.

The levels of affordability of the set-aside units will be consistent with City policy. Committed affordable rental units will be affordable at up to 60% of the area median income for no less than 40 years. Committed affordable homeownership set-aside units shall be priced consistent with City policy in effect at the time of each DSUP application;

² 58,333 square feet is equal to one third of the 175,000 square feet attributed to bonus density for affordable housing.

such units shall have covenants restricting future resale to ensure long term affordability. All set-aside units shall also be subject to the City's published standard set-aside conditions, policies, and procedures in effect at that time of each DSUP application.

It is noted that the draft Affordable Housing Plan indicates that the tenure and unit mix of the set-aside units will be considered at the time of each DSUP application. The City's standard practice is for unit tenure and unit mix to reflect the overall tenure and unit mix in the project (or phase) at the time of the DSUP application.

3. Public-private partnership (PPP)

The applicant has agreed to work proactively with the City to develop through a PPP a potential committed affordable housing project involving up to 100,000 gross square feet within the CDD Plan area. The intent of the PPP would be to further expand, as well as deepen levels of affordability, offered within the master development. It is estimated that such a project could yield approximately 100 committed affordable rental units ranging in affordability from 40% to 60% or 80% AMI depending on its financing strategy. The project could be designed as a stand-alone affordable building or more likely as affordable units co-located with non-residential or residential market-rate development. *The potential location(s), a timeline, a phasing plan (if applicable), and a general funding plan (to include LIHTC and/or any other public funding) would be developed as part of an Affordable Housing Strategy (AHS) that would be presented to the Committee for feedback prior to its consideration by City Council.* (It is noted that several members of the Commission on Aging have recommended that staff and the Committee consider exploring opportunities for a mixed-income assisted living facility on the site as part of a future PPP.)

The applicant has agreed to present the AHS to the Committee no later than either within three years of the CDD Concept Plan's approval or the Completeness submission for the fourth DSUP application in the CDD Plan area whichever occurs sooner. The timing of this submission will be important to ensure that the applicant engages with the City on the location of the potential PPP before the majority of the site has been planned and committed to other development.

Following the AHS' approval, the applicant, the City, and development partners (subject to the City's approval) would collaborate to secure LIHTC funding over no less than three funding cycles to finance and develop the PPP project within the CDD area. If a PPP project failed to obtain the requisite financing required either through LIHTC or other public funding necessary for the PPP project after the third funding cycle, the applicant would be relieved of any obligation to provide such a PPP project. (Such provisions reflect the approach pursued at the West Alex development which resulted in the successful construction of [AHDC's The Nexus](#) project.) If this scenario were to transpire, it is noted that at its discretion, the applicant may treat the up to 100,000 square feet of density initially reserved for the PPP either as bonus density for affordable housing or as part of its bonus density for the arts. Should the applicant treat it as bonus density for affordable housing, one third or 33,333 square feet (GFA), would be committed as additional on-site affordable set-aside units.

FISCAL IMPACT: \$8-\$11 million in 2022 dollars to the Housing Trust Fund

ATTACHMENTS:

- (1) Affordable Housing Plan for 1300 North Royal Street CDD 2021-00004, May 27, 2022
- (2) OTNSAP Small Area Plan
- (3) OTN Arts District Implementation
- (4) CDD Block Diagram: Land Use and Maximum Heights
- (5) HRP Presentation on May 11, 2022: https://www.alexandriava.gov/sites/default/files/2022-05/AHAAC_PRGSPresentation_May2022.pdf

STAFF:

Helen S. McIlvaine, Director, Office of Housing
Eric Keeler, Deputy Director, Office of Housing

Proposed Affordable Housing Plan
Redevelopment of the Potomac River Generating Station

1. An overview of the project, to include: 1.1 Its name, address, and application number; 1.2 A brief description of the proposed development program; 1.3 Requested zoning changes or waivers; and 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.

Potomac River Generating Station CDD – 1300 North Royal Street

Master Plan Amendment #2022-00001

Text Amendment #2022-00007

Text Amendment #2022-00006

Rezoning #2022-00003

Coordinated Development District Conceptual Design Plan #2021-00004

The project involves the abatement and deconstruction of the former Potomac River Generating Station, and remediation and redevelopment of the 18.8 acre former coal-fired power plant site (Project). The Old Town North Small Area Plan (OTNSAP) envisioned a mixed-use redevelopment with up to 2.15 million Gross Floor Area (GFA), which in this case is equal to gross square feet. HRP Potomac, LLC, the owner of the site, is seeking approval for a plan that achieves up to 2.5 million GFA (2.15 million GFA base density and 350,000 GFA bonus density split between an affordable housing density bonus and an arts/cultural use density bonus). There will be a mix of 20-60% commercial square footage and 40-80% residential square footage. The exact mix of uses will be determined at the Development Special Use Permit (DSUP) level for each of the proposed 6 blocks. The proposed heights are within a range of heights based on FAA limitation with maximums of 160 feet towards the north and 172 feet in the middle/south and 70 feet at the very south. Each block will have a variety of heights to be determined at the DSUP for each block.

The applications include requests for: (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan; (B) a Text Amendment to the Zoning Ordinance to amend the provisions of §6-901 to extend the boundaries of the Old Town North Arts and Cultural District Overlay Map; (C) a Text Amendment to the Zoning Ordinance to amend the provisions of §5-602 to establish CDD #30 / Coordinated Development District #30; (D) an amendment to the official zoning map to change the zone from UT / Utilities and Transportation to CDD #30; and (E) a Coordinated Development District conceptual design plan to redevelop the former Potomac River Generating Station site into a mixed-use neighborhood, currently zoned UT.

The OTNSAP identified a number of recommendations in Section 3.4 related to housing that are a part of the proposed Affordable Housing Plan including:

- a. **3.4(2) “Encourage mixed-income housing and maximize affordability throughout the plan area by implementing an increase in the density bonus provision from 20% to 30% pursuant to Section 7-700 of the Zoning Ordinance. The provision of the arts and cultural incentives as outlined in the Plan will not preclude the potential use of Section 7-700.”**

The Project seeks to utilize a portion of the 30% density bonus in exchange for the provision of on-site affordable units and the potential use of the arts bonus does not preclude the use of the affordable housing bonus. In exchange for a total of 175,000 square feet (GFA) of bonus density for affordable housing across all phases of development within the CDD Plan area, the applicant will provide a total of at least 58,333 square feet (GFA) of committed affordable housing within the CDD Plan area in the form of on-site affordable set-aside units located within market-rate residential developments to be delivered in a phased fashion.

- b. **3.4 (3): “Achieve the goal of a 40-year term of affordability for new affordable housing units in the plan area.”**

Any new on-site affordable housing units would satisfy this requirement.

- c. **3.4(5): “Explore other regulatory strategies to further expand mixed-income housing and to foster public private-nonprofit partnerships.”**

The Applicant has agreed to explore strategies that leverage affordable housing financing to determine the feasibility of a public private-nonprofit partnership (PPP) as part of this development and will do so in coordination with the City’s Office of Housing. Such PPP project(s) will utilize up to 100,000 square feet of the remaining 175,000 GFA of bonus density in the CDD Plan area available for arts and cultural bonus density.

- d. **3.4 (7): “Incorporate open passive and active recreational space and community space in residential developments for private and public use, if feasible.”**

The Project will create or unlock a significant amount of new publicly accessible open space in the Old Town North area with a variety of passive and active program uses. This includes the addition of over 5 acres of on-site public open space that will be integrated with existing or future adjacent public open space owned by others to potentially create a network of connected public open space in the district of over 14 acres.

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.

All of the details related to the committed affordable units will be worked out as part of the DSUPs for the blocks as they move forward and use bonus density as outlined below:

- a. **Subject to paragraph b below, provide the following set-aside units in each phase of the development:**
 - i.) **Provide a minimum of 8,500 square feet of committed affordable set-aside units in Phase 1, unless more than 75% of the Phase 1 development is non-residential; in which case, that set-aside unit square footage may be provided in Phase 2.**
 - ii.) **Provide a minimum of 25,000 square feet of committed affordable set-aside units in Phase 2, unless more than 85% of Phase 2 development is non-residential; in which case, that set-aside unit square footage may be provided in future phases.**
 - iii.) **Provide the balance of the committed affordable housing in any later phase until the total of up to 58,333 square feet of affordable set aside units has been provided.**
 - iv.) **If either Phase 1 or Phase 2 delivers more than the square footage of committed affordable set-aside units indicated in 5.a.i.) or 5.a.ii.) above, then the square footage of committed affordable set-aside units to be delivered in future phases may be reduced by that increased amount.**
- b. **The pro rata apportionment of on-site committed affordable set-aside units is subject to the following: if the Applicant submits a DSUP or DSUPs for any given phase requesting the full amount of available GFA in that phase, including available bonus density, as shown in the Bonus Density Chart, but**

actions by the City Council reduce the final approved total GFA in that phase, it is understood and agreed that said reduction will apply to the available bonus density in that phase. If some or all of the reduction in the final approved bonus density is regained as part of a subsequent phase, the affordable housing GFA in such subsequent phase will be increased proportionally.

- c. **The tenure and unit mix of committed affordable set-aside units will be considered at the time of each DSUP in which bonus density is achieved as described above.**
- d. **Committed affordable rental set-aside units shall be affordable to households with incomes at 60% AMI.**
- e. **Committed affordable homeownership set-aside units shall be consistent with the affordable housing policies and procedures in effect at the time of each DSUP application; such units shall have covenants restricting future resale to ensure long term affordability.**
- f. **Committed affordable set-aside units shall be subject to the City's published standard set-aside conditions, policies, and procedures in effect at that time of each DSUP application.**

- 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 buildings. The potential PPP project may be designed as one or more stand-alone affordable buildings or as affordable units co-located with non-residential or residential market-rate development or other uses, to the satisfaction of the Director of Housing.

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

See response to question number 5 above.

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

Contributions to the Housing Trust Fund will be calculated based on the actual uses proposed at the time of each DSUP. Current calculations range from approximately \$8 million to approximately \$11 million based on the range of use mix proposed.

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

Early estimates indicate that approximately 1,100 construction-related jobs over a ten-year period and approximately 2,000 permanent jobs may be generated by this Project.

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

The redevelopment of this former coal fire power plant involves significant coordination of many complex issues including the abatement and deconstruction of the old plant, remediation of soil and groundwater, site constraints for existing easements related to the adjacent electrical substation that will remain, the provision of new infrastructure and roads, the provision of significant new and /or improved public open space and substantial sustainability goals. Layered on to these complexities are the number of City policies that impact the overall project and the Applicant is seeking to balance all of the competing demands of these important guidelines. The Applicant believes this Affordable Housing Plan strikes the right balance. Approximately 80% of the 350,000 GFA bonus density will be targeted toward affordable housing and if the PPP project is achieved, approximately 8-18% of the total units to be built will be affordable.

Key Recommendations of the OTNSAP

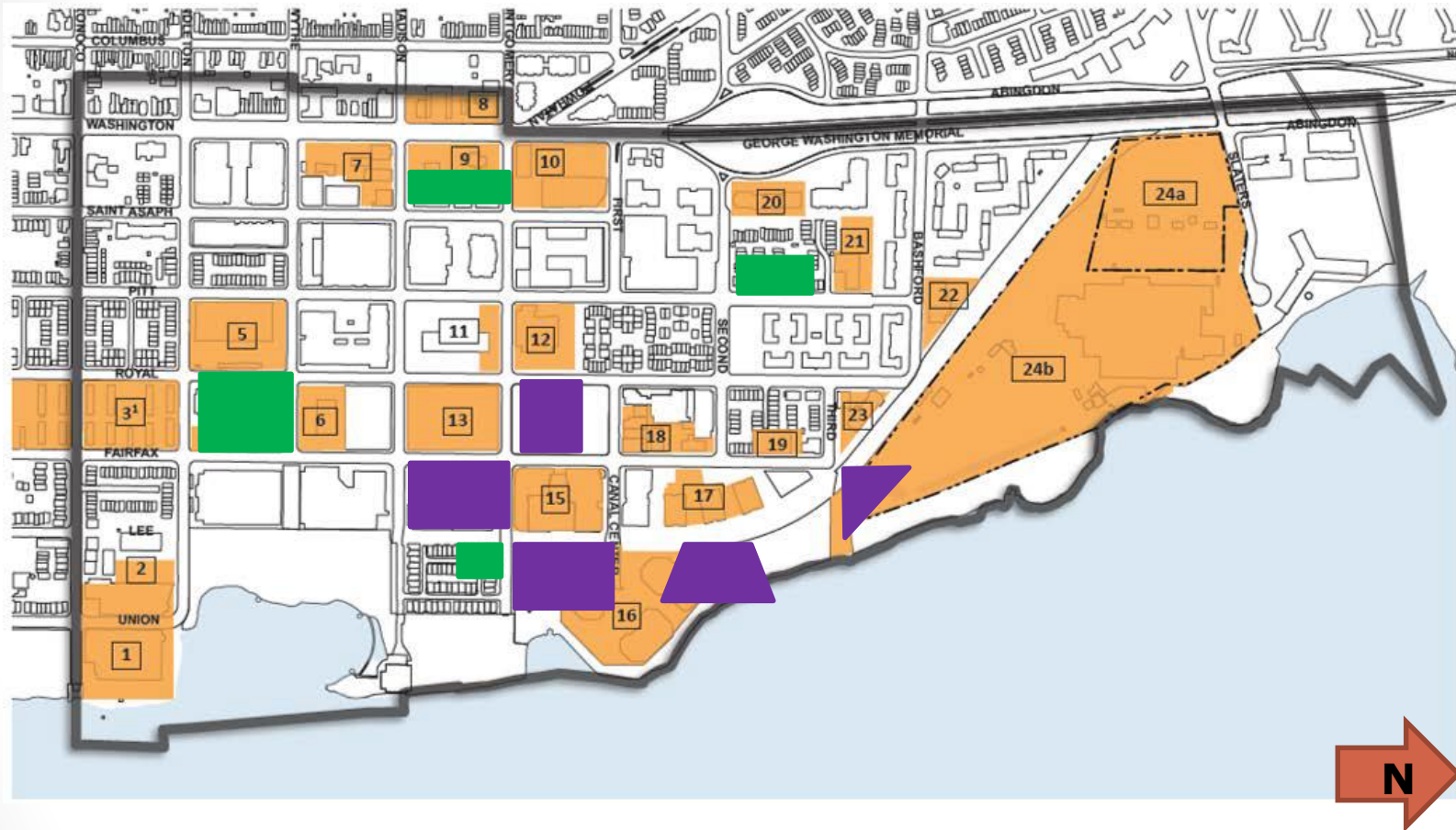
Figure 2.20: Illustrative Concept Plan - D



- ± 2.1M SF anticipated on the former power plant site
- Mixed-use development
- Sustainability & innovation
- Urban scale blocks
- Network of streets connected to surrounding community
- Waterfront connections
- Increased and improved open spaces
- Integrated history and heritage
- Variety of housing choices affordable and accessible to a range of ages, incomes, abilities, and household sizes



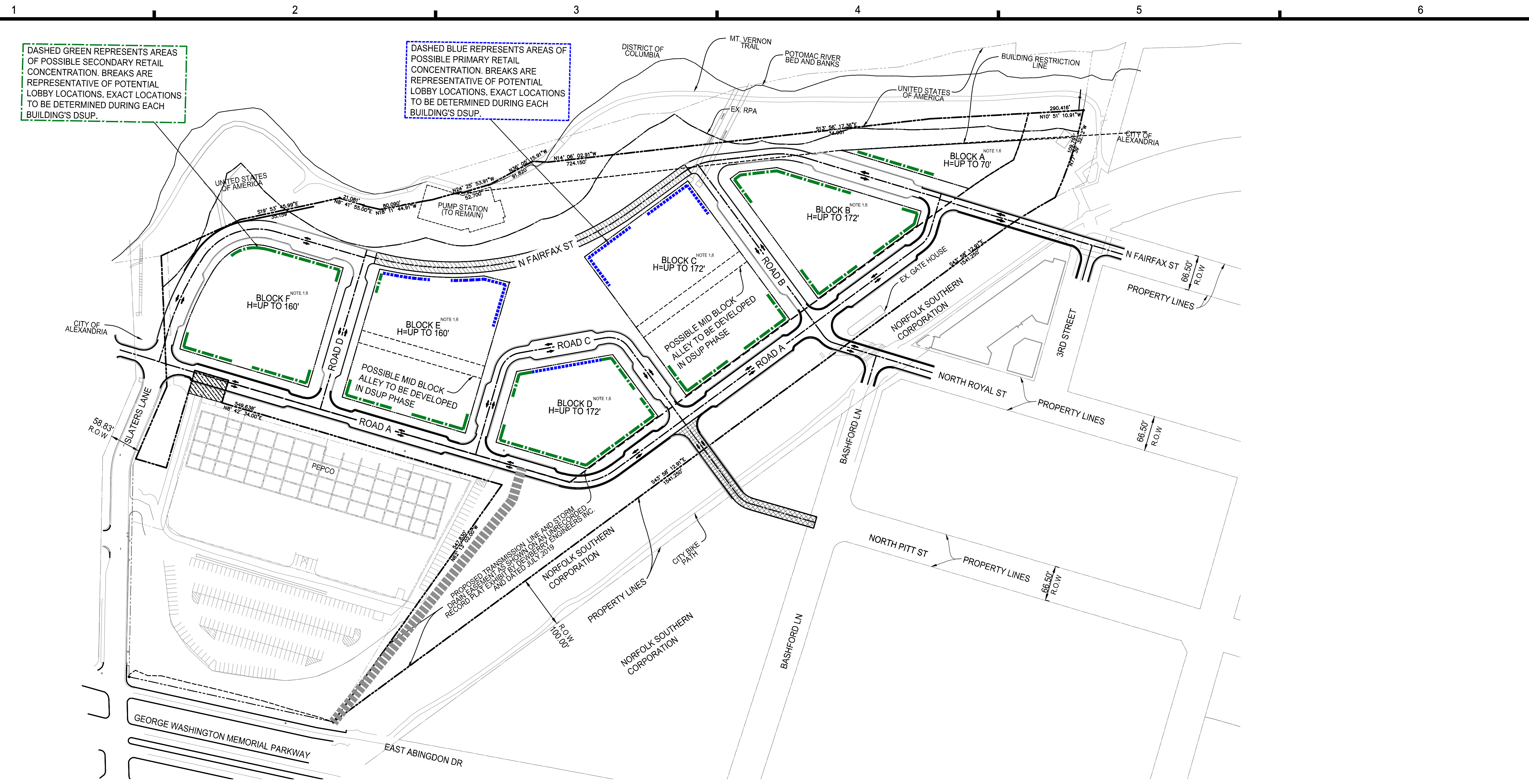
Arts District Implementation



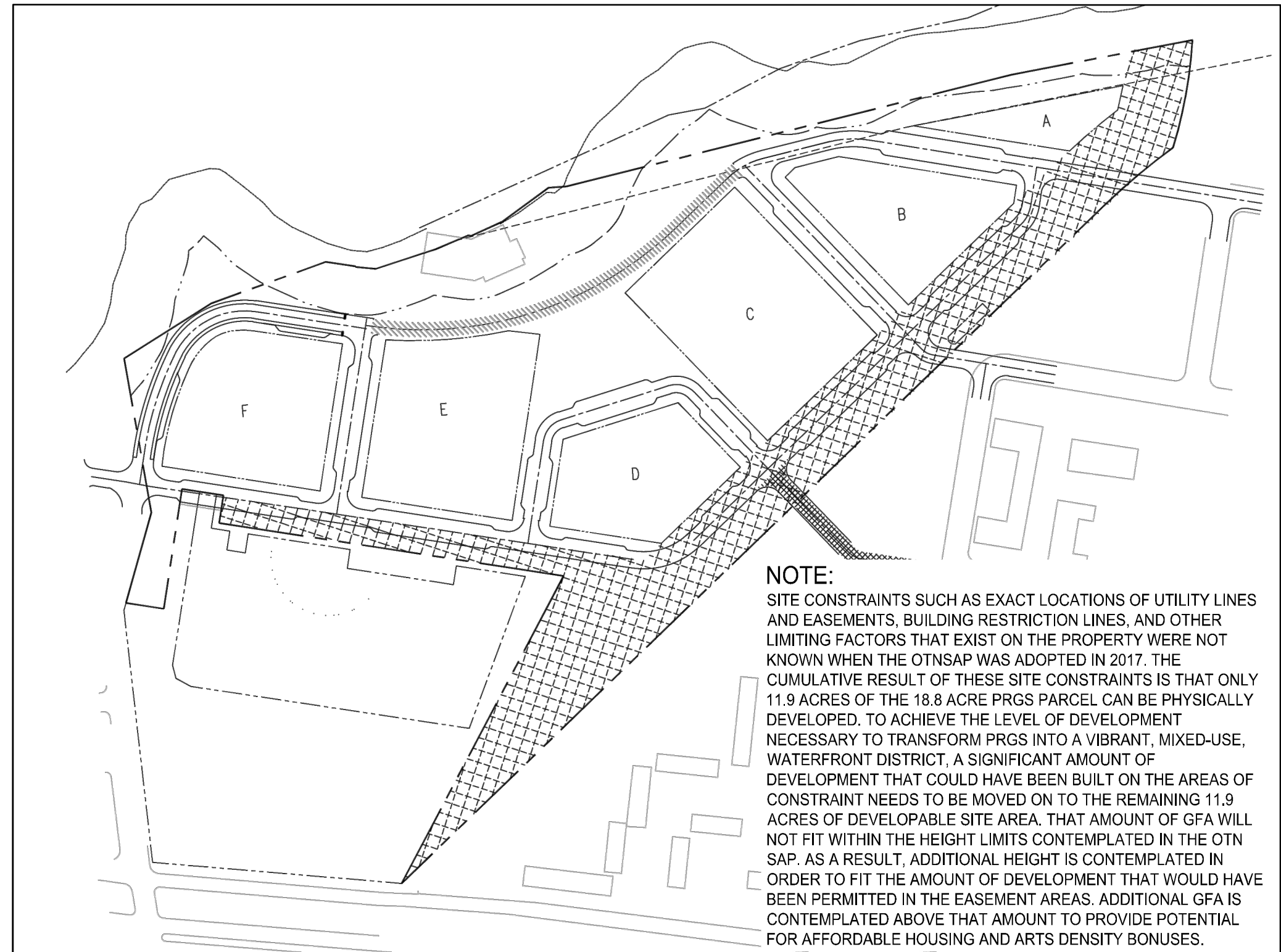
- Potential Redevelopment Sites
- Active Redevelopment Sites
- Active Redevelopment Site with Arts/Cultural Uses

DASHED GREEN REPRESENTS AREAS OF POSSIBLE SECONDARY RETAIL CONCENTRATION. BREAKS ARE REPRESENTATIVE OF POTENTIAL LOBBY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED DURING EACH BUILDING'S DSUP.

DASHED BLUE REPRESENTS AREAS OF POSSIBLE PRIMARY RETAIL CONCENTRATION. BREAKS ARE REPRESENTATIVE OF POTENTIAL LOBBY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED DURING EACH BUILDING'S DSUP.



EASEMENT AREAS



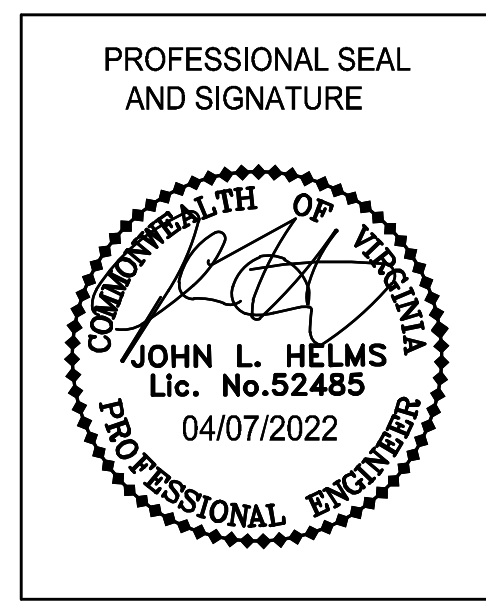
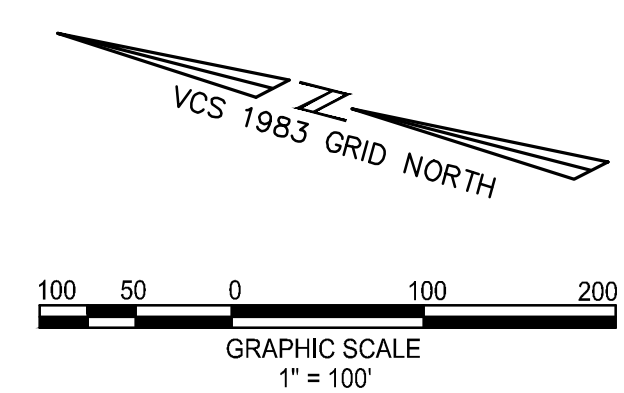
NOTE:
SITE CONSTRAINTS SUCH AS EXACT LOCATIONS OF UTILITY LINES AND EASEMENTS, BUILDING RESTRICTION LINES, AND OTHER LIMITING FACTORS THAT EXIST ON THE PROPERTY WERE NOT KNOWN WHEN THE OTNSAP WAS ADOPTED IN 2017. THE CUMULATIVE RESULT OF THESE SITE CONSTRAINTS IS THAT ONLY 11.9 ACRES OF THE 18.8 ACRE PRGS PARCEL CAN BE PHYSICALLY DEVELOPED. TO ACHIEVE THE LEVEL OF DEVELOPMENT NECESSARY TO TRANSFORM PRGS INTO A VIBRANT, MIXED-USE, WATERFRONT DISTRICT, A SIGNIFICANT AMOUNT OF DEVELOPMENT THAT COULD HAVE BEEN BUILT ON THE AREAS OF CONSTRAINT NEEDS TO BE MOVED ON TO THE REMAINING 11.9 ACRES OF DEVELOPABLE SITE AREA. THAT AMOUNT OF GFA WILL NOT FIT WITHIN THE HEIGHT LIMITS CONTEMPLATED IN THE OTN SAP. AS A RESULT, ADDITIONAL HEIGHT IS CONTEMPLATED IN ORDER TO FIT THE AMOUNT OF DEVELOPMENT THAT WOULD HAVE BEEN PERMITTED IN THE EASEMENT AREAS. ADDITIONAL GFA IS CONTEMPLATED ABOVE THAT AMOUNT TO PROVIDE POTENTIAL FOR AFFORDABLE HOUSING AND ARTS DENSITY BONUSES.

GROSS FLOOR AREA			2,500,000 GFA	
*GFA over and above 2.15 million square feet is achieved through the utilization of bonus density tools.				
Floor Area By Use:	Maximum Percentage of Overall GFA	Amount of GFA By Use		
Commercial	20%-40%	500,000 1,500,000 GFA		
Office				
Arts				
Hotel				
Retail				
Residential	40%-80%	1,000,000 2,000,000 GFA		

	BLOCK A*	BLOCK B*	BLOCK C*	BLOCK D*	BLOCK E*	BLOCK F*	PUMP HOUSE*
Commercial	66,000 GFA	414,000 GFA	633,000 GFA	326,000 GFA	579,000 GFA	472,000 GFA	10,000 GFA
Office	✓	✓	✓	✓	✓	✓	✓
Arts	✓	✓	✓	✓	✓	✓	✓
Hotel	✓	✓	✓	✓	✓	✓	✓
Retail	✓	✓	✓	✓	✓	✓	✓
Residential	✓	✓	✓	✓	✓	✓	✓

- RESIDENTIAL BREAKDOWN**
- | Unit Type | Up to 2,000 dwelling units |
|-----------|----------------------------|
| Studio | 10% - 20% |
| 1 Bedroom | 40% - 60% |
| 2 Bedroom | 10% - 30% |
| 3 Bedroom | 5% - 20% |
| Hotels | Up to 300 Keys |
- NOTES:**
- THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 172 FEET. IN THIS CDD, BUILDINGS ON EACH BLOCK ARE ALLOWED AN ADDITIONAL 25 FT. ABOVE THE ALLOWABLE BUILDING HEIGHT ONLY FOR MECHANICAL PENTHOUSES AND COMMON AMENITY SPACES ON THE ROOFTOP HORIZONTALLY ADJACENT TO COMMON OUTDOOR OPEN SPACES AND ROOFTOP MECHANICAL PENTHOUSES/BULB OUTS AND STREET PARKING ARE REPRESENTATIONAL AND MAY BE MODIFIED IN FUTURE DSUP PHASES.
 - R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
 - TRANSMISSION/STORM DRAIN EASEMENT = 4.57 AC (198,955 SF).

- POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.
- POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
- THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.
- TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION



DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION
02-25-2022	COMPLETION SUBMISSION
04-07-2022	VERIFICATION SUBMISSION



POTOMAC RIVER GENERATING STATION CONCEPTUAL DEVELOPMENT PLAN

MARK	DATE	DESCRIPTION
1	07-30-2021	FIRST SUBMISSION
2	12-08-2021	SECOND SUBMISSION
3	02-25-2022	COMPLETION SUBMISSION
4	04-07-2022	VERIFICATION SUBMISSION

PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE: JH
DRAWN: MG
CHECKED: KMW
SHEET TITLE:
LAND USE DIAGRAM AND BUILDING HEIGHTS MAP
SHEET No. **C200**

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Hybrid | April 13, 2022

	Members Present	Members Absent	Staff
1	Felicia Brewster (m)		Eric Keeler, Deputy Director
2		Annette Bridges (m)	Tamara Jovovic, Housing Program Manager
3	Michael Butler (m)		Kenny Turscak, Housing Analyst
4		Katharine Dixon	Kim Cadena, Housing Analyst
5	Mike Doyle		Carson Lucarelli, Department of Planning and Zoning
6	Betsy Faga (m), Acting Chair		Sam Gates, Management Analyst
7		Salena Zellers	
8	Michael Jackson II		
9	Robyn Konkel (m)		
10		Michelle Krocker	
11	Helen McIlvaine*, Housing		
12	Shelley Murphy (m)		
13	Peter-Anthony Pappas		
14		Paul Zurawski	
15	Alison C. Coleman* DCHS staff representative		
16	Jan Macidull		
17	Jon Frederick (m)		
19		Alison O'Connell	
	Guests	Affiliation	
1	Lauren Riley	Walsh, Colucci, Lubeley & Walsh	

2	Armour Shaw	MRP Realty
3	Adam Yalowitz	UNITE HERE
4	Representatives from ACT	ACT

*non-voting

(m) – took minutes during fiscal year

Betsy Faga chaired the meeting in the absence of Chair Michelle Krockner. The Chair called the meeting to order at 7:00 pm, a quorum was established. Felicia Brewster took minutes.

1. Chair remarks (Chair)

9. Briefing on Proposed Draft Text Amendment to Amend the Bonus Height Provisions of Section 7-703B and to codify certain provisions of the 2020/2021 Housing Contribution Policy under Sec. 7-700 (Planning & Zoning/Housing Staff)

Action Requested: Information Item

Helen McIlvaine gave an overview of the proposed text amendments to the bonus height provision of section 7-703B and the proposed codification of the 2020/2021 Housing Contribution Policy.

Jan Macidull asked about how increased height may impact existing neighborhoods, including traffic and neighborhood character. Ms. McIlvaine, Shelley Murphy and Jon Frederick explained how the City's development review process incorporates a range of opportunities for community input and feedback to address such concerns. Committee members inquired how the proposed amendment would apply to existing small area plans, in particular in Arlandria and in the West End.

2. Consideration of Affordable Housing Plan for Eisenhower East Block 23 (Staff/Lauren Riley)

Action Requested: Vote on Affordable Housing Plan

Tamara Jovovic gave a brief overview of the City's affordable housing plan policy (AHP) and its purpose before introducing Lauren Riley and Armour Shaw, representing the Eisenhower East Block 23 developer. Ms. Riley described the site context and development program, which will be a two-phase residential project; phase I will deliver 367 units and phase II will deliver 435 units. 10% of the units associated with the increase in density above what was anticipated by the underlying plan will be provided as affordable housing, totaling 44 committed affordable units (CAUs) across both phases. The applicant also committed to providing a voluntary affordable housing contribution totaling \$1,499,186.

Members asked when construction will begin, and Mr. Shaw estimated phase I construction would start in late 2023 or early 2024. The applicant clarified that there is no for-sale component, but if the project converted to condominiums then units would be subject to for-sale stipulations. Ms. Jovovic added that the Eisenhower East Plan included provisions for an equivalency analysis, which inform affordable housing contributions.

Members also asked about affordability levels in the project, to which Ms. Jovovic responded that the plans are consistent with the Small Area Plan's housing contribution recommendations and levels of affordability. Ms. McIlvaine reminded the committee that requiring deeper levels of affordability would require a policy change. Ms. Jovovic also described how irregular units, such as one-bedroom units with dens, will be considered under this AHP.

Shelley Murphy motioned to approve the affordable housing plan and Robyn Konkel seconded the motion. The Committee approved the affordable plan with eight votes in favor and one vote opposed.

3. Public Hearing on Draft FY23 Annual Action Plan for Housing and Community Development Activities (Kim Cadena)

Action Requested: Provide Feedback on Annual Action Plan

Kim Cadena presented on the draft fiscal year 2023 Annual Action Plan, which is a one-year plan outlining how the Office of Housing will allocate HUD funds. The consolidated plan is divided into four parts which include identifying priority needs, defining how those needs will be addressed through goals and actions, projects which will group these actions, and activities, which are on-the-ground actions. Housing staff identified priority needs as equitable access to housing, preventing and ending homelessness, and maintaining housing stability for low-income renters and homeowners. The Office of Housing plans to use Community Development Block Grants for the Home Rehabilitation Loan Program (HRLP), Rental Accessibility Modification Program, Fair Housing Testing, Transitional Assistance Program, Winter Shelter, and Program Administration; the majority of funds—72%—will be used for HRLP. Mx. Cadena described the Home Investment Partnership Program (HOME) funding and proposed uses, including Alexandria Housing Development Corporation's (AHDC) Seminary Road project. Additional proposed uses include providing down payment and closing cost assistance to first-time homebuyers. Other funding sources that were covered included Section 108 Guaranteed Loan Funds. Mx. Cadena presented a table including programs, proposed federal funding sources, and the estimated outcomes.

Members asked if any affordable housing preserved through this funding will count toward the Housing Master Plan (HMP) goal. Ms. McIlvaine responded that these rehabilitated and modified units will count toward the HMP goals. Ms. Faga inquired about community questions on the subject. Mx. Cadena said that some community members have reached out with questions, while the Alexandria Health Department also expressed interest in funding allocation.

4. Public Hearing on Draft HOME-American Rescue Plan Allocation Plan (Kim Cadena)

Action Requested: Provide Feedback on HOME-ARP Allocation Plan

Mx. Cadena gave a second overview on the American Rescue Plan (ARP) allocation plans. The City received approximately \$2.2 million in federal funds for housing, with a focus on homeless households and populations at risk of homelessness. This is separate than regular yearly HOME allocations and requires its own allocation plan. Under HOME, allowable funding uses include acquisition, rehabilitation, and/or construction of affordable rental housing, and tenant-based rental assistance. HOME-ARP allows

additional uses including acquisition, rehabilitation, and/or construction of non-congregate shelter, and supportive services. Mx. Cadena covered qualifying populations for HOME-ARP funding. Proposed funded uses include supporting the creation of deeply affordable units at AHDC Arlandria Project and certain supportive services. The Office of Housing consulted groups including the Partnership to End and Prevent Homelessness and others to inform the funding allocation plans and explain how these funds may be used. The public comment period for the Draft HOME-ARP plan ends April 22.

Jan Macidull asked if this funding will shift funding away from existing programs. Mx. Cadena explained this is a one-time funding infusion which will not take away from existing program funding; the funding allocation plan took careful consideration not to begin new programs which would rely on future funding which may not be available.

5. City FY23 Budget for Housing (Chair)

Action Requested: Vote to Provide Letter to City Council

Helen McIlvaine updated the Committee on the March 23 City Council budget meeting, which covered the Office of Housing Budget. Eric Keeler outlined budget sources including the meals tax, Housing Trust Fund, Amazon, and others, totaling approximately \$9 million annually, with certain additional funding sources such as HOME-ARP. Ms. McIlvaine and Mr. Keeler explained the affordable housing pipeline and how the budget will affect it.

Ms. Macidull asked whether the City can benchmark affordable housing contributions against developers' contributions in other cities, citing Hilco development and affordable housing contributions for the developer's recent Boston project. Ms. Jovovic explained the voluntary housing contribution guidelines and its origins. Mr. Frederick expressed interest in exploring new funding mechanisms for next year's City budget and meeting with the City Manager to explore new ideas. Members discussed drafting a letter to City Council summarizing AHAAC's comments on the budget and affordable housing pipeline considerations. Mr. Frederick volunteered to write the letter and Ms. Murphy offered to contribute.

Ms. Murphy made a motion that the Committee draft a letter to City Council. The Committee voted unanimously to send a letter.

6. Report Outs (Committee Members)

Robyn Konkel updated the Committee on the Hilco/Potomac River Generating Station development. Ms. Konkel reported that the developer anticipated making a voluntary affordable housing contribution between \$7.5m-\$11.4m and plans to split density bonuses between arts and affordable housing uses equally. The applicant is expected to present to AHAAC at its May 11 meeting. Ms. Jovovic stated that current plans are expected to yield approximately 58,000 gross square feet for affordable set aside units. While bonus density will remain unchanged, the affordable housing contribution will depend on the developer's chosen land use scenario. The Committee discussed the affordable housing and arts bonuses, including the latter's implications for affordable housing at this project.

The Chair recognized members of the public representing the UNITE HERE, a hospitality workers labor union. UNITE HERE members expressed their concerns about the project and

opposition to the 50/50 bonus density split between arts and affordable housing. UNITE HERE members also expressed concern that Hilco's proposed community benefits at this site are fewer in comparison to a recent development that Hilco had undertaken in Boston in which 16% of units were committed as affordable housing. A member of UNITE HERE, also representing African Communities Together (ACT), expressed concern for low-wage workers in the hospitality industry, including African immigrants, and how this project may exacerbate housing affordability issues in the City while providing low-wage jobs. Ms. Jovovic explained the affordable housing contribution range, which is the subject of ongoing discussion with developer regarding land use and Floor Area Ratio (FAR) scenarios. Committee members discussed the split between arts and affordable housing bonuses and questioned whether the bonuses were equivalent in value. The Chair stressed that Committee members should prepare for next month's meeting with Hilco by reviewing their presentation in advance and having questions ready. Ms. McIlvaine thanked ACT for coming to the meeting and being a partner to the Office of Housing. Ms. Jovovic stated the importance of in-person attendance and quorum, and Ms. McIlvaine mentioned that the Committee currently has several vacancies.

7. ARHA Updates (Salena Zellers)

Salena Zellers was unable to attend and provide an ARHA update.

8. AHDC Updates (Jon Frederick)

Jon Frederick gave updates on AHDC's Seminary Road project; the project is in the final site plan review process. AHDC is coordinating with staff on the implementation of the relocation plan. AHDC also hosted an interested homeowner meeting, which 60 prospective homebuyers attended.

AHDC will submit a final site plan for the Glebe-Mount Vernon project at the end of May and tax credit applications were submitted in March.

Mr. Frederick also reported that AHDC implemented Esusu, a rent reporting mechanism, across all properties; on average, it raises tenants' credit scores by 50 points by reporting the timely payment of rents to credit bureaus.

10. Consideration of Draft March 2022 Minutes (Chair)

Action Requested: Vote on Draft Minutes

Shelley Murphy moved to approve the March minutes, which Jon Frederick seconded. Members approved the March minutes unanimously.

11. Information Items:

Financial Report

Mike Butler commented on the affordable housing pipeline and stated that multi-year expenditures are beyond the Office of Housing's funding capacity. Mr. Butler stated that the City is now an equity player rather than a source for predevelopment loans, further stating that future investments should be treated and underwritten as equity. Mr. Butler suggested that the Office of Housing may need to leverage legal and financial resources from other City departments. Mr. Keeler discussed staffing capacity and resources to oversee pipeline funding and investments.

Mr. Keeler did not have any comments on the March financial report.

12. Staff Updates (Staff)

Staff did not provide any updates.

13. Announcements and Upcoming Housing Meetings (Staff)

ARHA Redevelopment Work Group

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

Fiscal Year 2023 Budget Development Meetings

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

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

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

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

14. Adjournment (Chair)

The Chair adjourned the meeting.

FY 2022 Affordable Housing Development Funds

Financial Report

May Highlights

Payments Received	Reference	DSUP or Transation ID	\$ Amount
Developer Contributions	Robinson Terminal South (Robinson Landing)	2014 - 00006	\$10,412
Multifamily Loan Repayments	CLI	612 Notabene - 2012 (Pre-development and Renovation)	\$1,021
		Elbert Ave Renovations Sewer - 2009	\$2,319
Grand Total			\$13,751

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Eisenhower East Block 23	Mid-Atlantic Realty Partners, LLC	Multifamily Residential	\$1,499,186
Eisenhower East Block 23 Total			\$1,499,186
Grand Total			\$1,499,186

New Transaction(s)	Fund	Date Loan Closed	\$ Amount
Wesley - Parcview Elevator	Housing Opportunity Fund	5/1/2022	-\$700,000
Wesley - Parcview Elevator Total			-\$700,000
Grand Total			-\$700,000

Revenues

	2021						2022						FY Total
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Developer Contributions	\$20,824	\$31,236	\$1,585,201	\$41,648	\$31,236	\$548,342	\$688,259	\$448,153	\$2,025,070	\$20,396	\$10,412	\$0	\$5,450,775
Developer Contributions - Braddock SAP	\$0	\$1,080,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000
Multifamily Loan Repayments	\$0	\$0	\$3,339	\$67,807	\$4,846	\$3,339	\$3,339	\$0	\$506,679	\$0	\$3,339	\$0	\$592,690
New Revenue Allocated by City Council	\$9,318,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,318,522
FY Total	\$9,339,346	\$1,111,236	\$1,588,540	\$109,455	\$36,082	\$551,681	\$691,599	\$448,153	\$2,531,748	\$20,396	\$13,751	\$0	\$16,441,987

Balance Available
\$13,586,987

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	\$2,343,273	\$0	\$1,080,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000	\$3,423,273
Pilot Rental Assistance	\$824,957	\$0	-\$19,624	\$0	\$0	-\$71,775	\$0	-\$13,844	\$0	-\$22,067	\$0	\$0	\$0	-\$127,310	\$697,647
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$3,168,230	\$50,000	\$1,010,376	\$0	\$0	-\$71,775	\$0	-\$13,844	\$0	-\$22,067	\$0	\$0	\$0	\$952,690	\$4,120,920
Housing Opportunity Fund															
AHDC - Arlandria	\$500,000	-\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$500,000	\$0
AHDC - Carpenter's Shelter / The Bloom	\$1,100,000	-\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,100,000	\$0
AHDC - Lacy Court, L.P.	\$810,000	-\$810,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$810,000	\$0
AHDC - Operating	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$275,000	\$0
AHDC - Park Vue	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	-\$500,000	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
EHIP	\$162,000	\$0	-\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$15,000	\$147,000
Landmark Towers	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,500,000	\$0	\$0	\$0	\$0	\$0	-\$2,500,000	\$0
Wesley - Fairlington / The Waypoint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wesley - Parcview Elevator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	-\$700,000	\$0	\$0	
Wesley - Parcview II	\$400,000	\$0	\$0	-\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$400,000	\$0
Housing Opportunity Fund Total	\$5,747,000	-\$2,685,000	-\$15,000	-\$400,000	\$0	\$500,000	\$5,000,000	-\$2,500,000	\$0	-\$500,000	\$700,000	-\$700,000	\$0	-\$600,000	\$5,147,000