

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Hybrid | June 2, 2022

	Members Present	Members Absent	Staff
1	Felicia Brewster		Eric Keeler, Deputy Director
2	Annette Bridges		Tamara Jovovic, Housing Program Manager
3	Michael Butler		Brandi Collins, Housing Program Manager
4	Katharine Dixon		Kenny Turscak, Housing Analyst
5	Mike Doyle		Sam Gates, Management Analyst
6	Betsy Faga (m)		Kim Cadena, Housing Analyst
7	Salena Zellers		
8	Michael Jackson II		
9	Robyn Konkel		
10	Michelle Krocker		
11	Helen McIlvaine*, Housing		
12		Shelley Murphy	
13	Peter-Anthony Pappas		
14	Paul Zurawski		
15	Alison C. Coleman* DCHS staff representative		
16	Jan Macidull		
17		Jon Frederick	
19	Alison O'Connell		
	Guests	Affiliation	
1	Mary Catherine Gibbs	Wire Gill LLP	
2	Melissa Schrock	Hilco Redevelopment Partners	

3	Michelle Chang	Hilco Redevelopment Partners
4	David Cortellia	ARHA
5	Max Gilman	Fairstead
6	Noah Hale	Fairstead
7	Robert Barnard	Fairstead
8	Paul Browne	Joseph Browne Development Associates LLC
9	David Schultz	Community Housing Partners
10	Lynn Thomas	CLI
11	Bert Bayou	UNITE HERE
12	Sami Bourma	UNITE HERE
13	Patricia Haney	UNITE HERE
14	Ismail Ahmed	UNITE HERE
15	Wafae Said	UNITE HERE

*non-voting

Chair Michelle Krocker called the meeting to order at 7:05 PM. Michael Jackson took minutes.

1. Introductions and Chair remarks (Chair)

2. Consideration of Affordable Housing Plan for the Potomac River Generating Station Coordinated Development District (Tamara Jovovic/Mary Catherine Gibbs)

Action Requested: Review and Vote on Affordable Housing Plan

Tamara Jovovic provided a synopsis of AHAAC's May Potomac River Generating Station (PRGS) project briefing before introducing Mary Catherine Gibbs, Melissa Schrock, and Michelle Chang, representing Hilco Redevelopment Partners.

Ms. Gibbs, Ms. Schrock, and Ms. Chang provided an overview of the PRGS project including its proposed bonus density use, affordable housing plan, land use approach, and development review process. A copy of their presentation is available at https://www.alexandriava.gov/sites/default/files/2022-06/AHAAC_PRGSPresentation_06.02.22.pdf

Several committee members expressed confusion regarding what would happen to the 100,000 SF dedicated to the P3 (an important component of the applicant's affordable housing plan) if the partnership did not come to fruition. Hilco indicated that it was committing to work with the City to secure Low-Income Housing Tax Credit (LIHTC) funding through three LIHTC cycles, and that if it does not secure funding that the density could be used for affordable housing or arts uses. Members expressed concern that Hilco was not committing to utilize the 100,000 SF as additional density for affordable housing if the partnership was unsuccessful. Members asked if any other project in the city has failed

three funding cycles, and Eric Keeler responded that all city projects have received funding.

Hilco stated that they have not yet determined if units will be rental or for-sale. Ms. Gibbs also explained the affordable housing contribution, which will be based on the project's uses; a condition allows the developer to expedite this payment at the applicant's discretion.

Members asked about the cost of building and maintaining arts space relative to that of affordable housing. Ms. Gibbs shared that the arts space would cost less to build but will not generate rent during its affordability period, while affordable housing will cost more to build but will generate rent or for-sale revenue.

Another member asked if affordable housing residents will be able to use the project's amenities. Hilco shared that residents of the affordable set-aside units will have access to the same amenities as their market-rate counterparts. Residents of the P3 building would have access to the amenities in that building.

Members asked about environmental considerations. Hilco shared details about its in-house environmental team and its plans to work with the city and state regulators.

One member asked if the project will include healthcare services for tenants or job readiness programs, especially as they relate to innovative uses. Hilco shared that it was too early to commit to such uses but expressed interest in exploring them as part of the P3 building. The applicant also stated that no commercial users have been identified at this time.

Another member asked about a study of arts density bonuses. Tamara Jovovic shared that while a study has not yet been conducted, there are ongoing discussions within the Department of Planning and Zoning about a possible study in the future.

Community guests representing Unite Here expressed concerns that the project is not committing the 100,000 SF of P3 space to affordable housing and that the applicant may not pay the housing contribution up front, potentially reducing the viability of the P3. Members of Unite Here urged the committee to decline the project based on P3, zoning, and contribution concerns. In response, Ms. Gibbs reiterated that the applicant has worked with City staff for several months and stated that the P3 component is complex and will involve continued negotiation. Ms. Schrock also noted that the City has not committed funding toward the project due to budget constraints, but that Hilco will continue to work with the City to support the P3. Another Unite Here member expressed worry that the City is losing affordable housing and that many people will face eviction as state rental assistance ends. Several Unite Here members shared their experiences regarding their search for affordable housing and livable wages, expressing concern that the applicant's affordable housing plan does not adequately address affordable housing shortages in the City. The applicant thanked the community members for their advocacy and emphasized the new affordable housing that will be provided at an otherwise underutilized site.

One AHAAC member asked the applicant about competing interests or mandated interest regarding arts versus housing at the site. Hilco shared that the project is not

mandated to include arts or affordable housing density bonuses. At its discretion, the applicant plans to utilize approximately 79% of bonus density for affordable housing and the remainder for arts, stating both are community interests. The applicant stated that even if the P3 does not proceed, the project will deliver at least 58,000+ SF of on-site affordable housing through the use of bonus density.

Ms. Krockler closed the discussion and called for a vote on the affordable housing plan. Members proposed two separate votes:

Vote 1: Affordable housing plan, excluding the provision that would grant the applicant the option to utilize the 100,000 SF dedicated to the P3 as either additional density for affordable housing or the arts.

The affordable housing plan, excluding the above provision, was approved with three members opposed.

Vote 2: If the P3 fails, commit one-third of the 100,000 SF dedicated to the P3 to affordable housing. [One member raised the option of the applicant providing the full 100,000 SF as affordable housing; this option did not gain support amongst committee members.]

The Committee voted in favor of this provision with one abstention.

3. Briefing on Samuel Madden Redevelopment (Brandi Collins/Noah Hale)

Action Requested: Information Item/Opportunity to Ask Questions and Provide Input

Brandi Collins provided a brief overview of the Samuel Madden redevelopment project and introduced Noah Hale, Director at Fairstead, who gave a presentation on the proposal. The applicant proposes to redevelop the existing 66-unit public housing complex into a mixed-use, mixed-income community comprising 529 rental units, 321 of which will be affordable units and 208 will be market rate. 161 units will be affordable up to 30% AMI, 79 will be affordable between 50-60% AMI, and 81 will be affordable between 60-80% AMI. The project will also incorporate neighborhood serving uses and open space. The applicant expects construction to begin during the fourth quarter of 2023.

For financing purposes, the project will be divided into a north and south building, each with multiple funding sources. Additional information is reflected in the applicant's presentation to the Committee: https://www.alexandriava.gov/sites/default/files/2022-06/AHAAC_SamuelMaddenPresentation_06.02.22.pdf

Members praised the mixed-income component of the project and inquired if current residents who relocate during construction will be able to remain in Alexandria. The applicant stated that the goal is for everyone to remain in the city and stay connected, though the decision is ultimately up to the resident. Ms. Jovovic asked if any of the proposed project-based vouchers units will be conversions of existing housing choice vouchers.

Eric Keeler stated that additional information is available on ARHA's website, including community meeting details.

4. Consideration of a Predevelopment Loan for CLI Elbert Avenue (Helen McIlvaine/Paul Browne & Lynn Thomas)

Action Requested: Vote on Predevelopment Loan Request

Helen McIlvaine introduced Paul Browne and Lynn Thomas, representing the Community Lodgings (CLI) project. Mr. Browne and Ms. Thomas shared background on the project and CLI as a long-standing organization in the Arlandria-Chirilagua community. The redevelopment project proposes to replace the existing 28-unit property with 91 units ranging in affordability between 30% and 60% AMI; five of the units will be set aside for homeless families. 80% of units are anticipated to be two-bedroom or larger.

The committee unanimously approved the project's predevelopment loan request.

5. Consideration of a Predevelopment Loan for CHP 2712 Duke Street (Helen McIlvaine/David Schultz)

Action Requested: Vote on Predevelopment Loan Request

David Schultz, Senior Vice President of Development and Construction, shared background on Community Housing Partners and the services it provides to its residents. The project proposes 94 two- and three-bedroom units serving households at 40%, 50%, 60%, and 80% AMI. Additional information is reflected in the applicant's presentation to the Committee: https://www.alexandriava.gov/sites/default/files/2022-06/AHAAC_CHPPresentation_06.02.22.pdf

Katharine Dixon made a motion to approve the predevelopment loan. The Committee unanimously approved the project's predevelopment loan request.

6. Member Acknowledgements (Chair)

Chair Michelle Krocker acknowledged Paul Zurawski and Katharine Dixon on their final meeting and thanked them for their service to the Committee.

7. Chair Election

Action Requested: Elect FY23 Chair

Felicia Brewster nominated Betsy Faga to serve as chair and Mike Butler seconded the motion; Ms. Faga accepted the nomination. The Committee voted unanimously to elect Ms. Faga as AHAAC chair for fiscal year 2023.

8. Consideration of Draft April 2022 Minutes (Chair)

Action Requested: Vote on Draft Minutes

Betsy Faga moved to accept the April 2022 minutes; Felicia Brewster seconded the motion. The Committee approved the April 2022 minutes unanimously.

9. Eisenhower West/Landmark Van Dorn Implementation Advisory Group

Action Requested: Appoint Member Representative

Tamara Jovovic outlined the position and its responsibilities. Felicia Brewster volunteered to serve as the AHAAC representative to the advisory group.

10. Investment Committee Update (Eric Keeler)

Item 10 was deferred to a future meeting.

11. ARHA Updates (Salena Zellers)

Salena Zellers was unable to attend; no ARHA update was provided.

12. AHDC Updates (Jon Frederick)

Jon Frederick was unable to attend; no AHDC update was provided.

13. Information Items:

Staff reiterated that members may contact them directly with any questions.

14. Staff Updates and Upcoming Housing Meetings (Staff)

Ms. Jovovic explained that AHAAC's next meeting is scheduled for September 1 but is subject to change. Kenny Turscak will send a poll to members this summer to determine a meeting date.

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.

15. Adjournment (Chair)

The Chair adjourned the meeting at 9:40 p.m.