

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: April 4, 2024

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

LOCATION: City Hall, Room 2000, 301 King Street

****Spanish interpretation will be provided****

1. Introduction and Chair Remarks (Chair) 7:00 p.m.
2. Public Hearing on City FY 2024 Annual Action Plan for Housing and Community Development (Kim Cadena) 7:05 p.m.
Action Requested: Provide Comments on Action Plan
3. Discussion of Alexandria West Small Area Plan Draft Recommendation Comments (Planning & Zoning) 7:25 p.m.
4. Development Preview 7:45 p.m.
Action Requested: Information Item/Opportunity to Ask Questions and Provide Input
 - a. 6101 & 6125 Stevenson Avenue
5. Point In Time (PIT) Count for Persons Experiencing Homelessness (Ali Coleman) 8:00 p.m.
6. Consideration of March 7, 2024, Minutes 8:10 p.m.
Action Requested: Review and Vote on February Minutes
7. Report Outs (Committee Members) 8:15 p.m.
 - a. PRGS
 - b. Eisenhower West/Landmark Van Dorn Implementation Advisory Group
8. ARHA Updates (Michelle Krockner) 8:20 p.m.
9. Housing Alexandria Updates (Jon Frederick) 8:25 p.m.
10. Information Items: 8:30 p.m.
 - Financial Report
 - FY 2025 Budget Update
11. Staff Updates (Staff) 8:45 p.m.
 - a. HMP Update
12. Announcements and Upcoming Housing Meetings (Staff) 8:55 p.m.

FY 2025 Budget Work Session #5

Wednesday, April 3, 2024; 6:00 p.m. – 9:00 p.m.

City Hall, Sister Cities Conference Room 1101, 301 King Street/[Virtual](#)

ARHA Redevelopment Work Group

Thursday, April 18; 5:30 p.m. – 7:00 p.m.

Council Work Room, City Hall, 301 King Street

13. Adjournment (Chair)

9:00 p.m.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | March 7, 2024

	Members Present	Members Absent	Staff
1	Annette Bridges (via phone)		Eric Keeler, Deputy Director
2	Jan Macidull		Tamara Jovovic, Housing Program Manager
3	Michelle Krocker		Kenny Turscak, Housing Analyst
4	Michael Doyle		Mayra Jordan, Bilingual Intake Specialist
5	Betsy Faga, Chair		
6	Coss Lumbé		
7		Yeshewase Ayele	
8	Jon Frederick		
9		Robyn Konkel	
10	Peter Sutherland		
11		Michael Jackson	
12	Shelley McCabe		
13	Peter-Anthony Pappas		
14	Aschalew Asabie		
15	Melissa Sathe		
16	Michael Butler		
17		Felicia Brewster	
18	Sean Zielenbach		
	Helen McIlvaine*, Housing		
	Alison Coleman*, DCHS (via phone)		
	Guests	Affiliation	
1	Carrie Beach	Department of Planning & Zoning	
2	Christian Brandt	Department of Planning & Zoning	

*non-voting

1. Introduction and Chair Remarks (Chair)

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

2. AlexWest Planning Update (Carrie Beach/Christian Brandt)

Carrie Beach and Christian Brandt provided updates on the Alexandria West Planning process; the plan is now in its fourth phase, which is soliciting community input to refine draft plan recommendations. Draft recommendations were

publicly released on March 4 via [StoryMap](#), where members of the community may submit comments.

Ms. Beach and Mr. Brandt outlined the plan's proposed land use strategy, which would emphasize new development on existing surface parking. Additionally, draft recommendations include a proposal that 10% of new development be provided as committed affordable units (CAUs). It is estimated that this provision would yield approximately 350 CAUs through new development through 2040.

A member asked how 10% of units could be required as CAUs if much of the plan area is zoned as Coordinated Development Districts (CDDs). Ms. Beach responded that CDDs will create nuance in the plan, and Ms. McIlvaine added that additional aspirations will be captured in the plan's text.

Another member asked how the plan will apply to CDD changes, noting that there are many CDDs in the area that envision office uses. Ms. Beach responded that each CDD change will be reviewed separately.

A member asked how parking will be addressed if redevelopment is envisioned to occur on existing surface parking lots. Ms. Beach stated that any new construction would be required to provide parking for new and existing tenants.

One member asked if any new CAUs will be designated as permanent supportive housing (PSH) units. Ms. McIlvaine stated that most PSH units are provided through nonprofit organizations.

Another member noted that the current Beaugard Small Area Plan (BSAP), which comprises a portion of the Alexandria West plan area, planned for 800 affordable units, of which one-half would be affordable at 40% AMI, required a significant per-square-foot monetary contribution, and provided a neighborhood-level implementation plan. The member expressed concern that the recommendations will not retain this strategy and noted the loss of potential CAUs, which is now estimated at 350 units. The member offered to write his opinions and circulate a draft to the committee.

A member asked why so many developments in the plan area have occurred outside of the current small area plan's recommendations. Ms. McIlvaine noted that markets have shifted in the past decade and development must be financially viable, adding that some projects may require a master plan amendment (MPA) to be permitted.

Shelley Murphy motioned to allow Jon Frederick and Michelle Krockner to draft a comment letter to the Small Area Plan team on behalf of the Committee; Mike Doyle seconded the motion. The motion to provide a comment letter was approved unanimously.

3. Development Preview (Tamara Jovovic)

a. Vulcan update

Tamara Jovovic updated the Committee on the Vulcan redevelopment project; the Committee previously received a briefing on the project in September 2023. The Vulcan redevelopment project proposes six condo flat buildings comprising 204 units, 88 two-over-two multifamily units, 31 townhouses, and a 256-room hotel. The proposed project's scope has not changed since the previous briefing.

The applicant has agreed to an approximately \$3.5 million voluntary monetary contribution to the Housing Trust Fund (HTF). Under the project's current CDD, this development will not require the dedication of CAUs. While staff have encouraged the conversion of some portion of the contribution to CAUs, the applicant has declined this option and is not obligated to do so.

Planning Commission and City Council will consider the project in April 2024. As the project will not provide any CAUs, the applicant is not required to present an Affordable Housing Plan to AHAAC. Ms. McIlvaine noted, however, that the Committee may offer comments that may be incorporated into the staff report.

4. Legislative Update Part II (Staff/All)

Staff provided a legislative update for certain housing-related bills under consideration by the Virginia General Assembly. Due to the timing of the legislative process, the governor has not yet signed any major housing legislation into law.

5. Consideration of February 1, 2024, Minutes

Coss Lumbé motioned to approve the February 1, 2024, minutes; Jon Frederick seconded the motion. The February 1 AHAAC minutes were approved unanimously.

6. Report Outs (Committee Members)

a. PRGS

No PRGS update was provided due to Robyn Konkel's absence. Hilco will host a public meeting to discuss open space on March 19.

b. Eisenhower West/Landmark Van Dorn Implementation Advisory Group

No update was provided due to Felicia Brewster's absence.

7. ARHA Updates (Michelle Krockner)

Michelle Krockner informed the Committee that ARHA has formed a selection committee to search for a new executive director.

Additionally, City Council approved the Ladrey redevelopment project at its January 20, 2024 public hearing. Residents at neighboring Annie B. Rose, however, have sued ARHA, the City, and the project developer over alleged approval, accessibility, and safety issues. ARHA continues to move forward with its tax credit financing application.

8. Housing Alexandria Updates (Jon Frederick)

Jon Frederick reported that Housing Alexandria has been awarded over \$10 million in State Housing Trust Fund dollars for its Seminary Road and Sansé and Naja projects.

Seminary Road's funding, totaling approximately \$1.5 million, is derived entirely from [Housing Innovations in Energy Efficiency \(HIEE\)](#) funding. HIEE is funded through [Regional Greenhouse Gas Initiative \(RGGI\)](#) proceeds to the [Virginia Department of Environmental Quality \(DEQ\)](#). RGGI is a regional cap and trade program designed to reduce climate pollution from fossil fuel power plants. Housing Alexandria will host a groundbreaking ceremony for the project soon.

9. Information Items:

Financial Report
FY 2025 Budget Update

Eric Keeler presented a brief overview of the City Manager's proposed FY2025 budget; no additional dollars are proposed for affordable housing other than existing dedications from the meals tax and the City's property tax assessment. Mr. Keeler noted that FY2025 and FY2026 affordable housing funding has already been committed to Housing Alexandria's Sansé and Naja project; it is anticipated that no funding will be available for other projects until FY2028.

One member asked what the City's legal obligation is to provide funding to its pipeline projects. Mr. Keeler responded that the City is committed to funding future projects, but the City has been clear to all applicants about project sequencing.

Another member asked what the City would do if another affordable housing project came in before funding is available. MS. McIlvaine responded that any proposal would be evaluated and consultation with the City Manager's office would be required.

Betsy Faga asked the Committee for volunteers to comment on behalf of the Committee at an upcoming budget public hearing; Peter Sutherland and Shelley McCabe volunteered to speak. Additionally, a housing-specific budget work session is anticipated to be held on April 3.

10. Announcements and Upcoming Housing Meetings

[Alexandria West Community Meeting](#)

Monday, March 4; 7:00 p.m. – 9:00 p.m.

[Virtual](#)

[City Council Public Hearing: FY2025 Budget](#)

Monday, March 11; 5:30 p.m. – 7:30 p.m.

City Hall, 301 King Street/[Virtual](#)

ARHA Redevelopment Work Group

Thursday, March 21; 5:30 p.m. – 7:00 p.m.
Council Work Room, City Hall, 301 King Street

Northern Virginia Housing Expo

Saturday, March 23; 10:00 a.m. – 3:00 p.m.
Charles Colgan High School, 13833 Dumfries Road, Manassas, VA 20112

11. Adjournment (Chair)

The Chair adjourned the Committee at 8:50 p.m.

FY 2023 Affordable Housing Development Funds

Financial Report

March Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Grand Total			

New Pledges / Project Name	Developer	Project Type	\$ Pledged
Grand Total			

New Transaction(s)	Fund	Date	\$ Amount
Pilot Rental Assistance			-\$29,742
Grand Total			-\$29,742

Revenues

	2023						2024						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$0	\$85,417	\$10,412	\$0	\$0	\$0	\$486,165	\$47,690	\$0	\$0	\$0	\$0	\$629,684
Developer Contributions - Braddock SAP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$0	\$193,721	\$0	\$0	\$0	\$0	\$0	\$152,239	\$0	\$0	\$0	\$0	\$345,960
New Revenue Allocated by City Council	\$12,151,130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,151,130
ARPA CIP Funds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY Total	\$12,151,130	\$279,138	\$10,412	\$0	\$0	\$0	\$486,165	\$199,929	\$0	\$0	\$0	\$0	\$13,126,774

Balance Available
\$801,774

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	\$2,123,273	-\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,100,000	\$23,273
Pilot Rental Assistance	\$398,391	-\$18,589	-\$14,437	-\$26,289	-\$22,078	-\$25,332	-\$41,592	-\$2,720	-\$35,852	-\$29,742	\$0	\$0	\$0	-\$216,631	\$181,760
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	\$2,521,664	-\$2,068,589	-\$64,437	-\$26,289	-\$22,078	-\$25,332	-\$41,592	-\$2,720	-\$35,852	-\$29,742	\$0	\$0	\$0	-\$2,316,631	\$205,033
Housing Opportunity Fund															
AHDC - Arlandria	\$9,500,000	\$24,700,000	\$0	\$0	\$0	\$0	-\$2,000,000	\$0	-\$3,949,611	\$0	\$0	\$0	\$0	\$18,750,389	\$28,250,389
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$2,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,250,000
ARHA - Redevelopment and Repositioning	\$300,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
ARHA - Samuel Madden	\$1,000,000	\$2,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,100,000	\$3,100,000
Arlandria Chirilagua Housing Coop	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000
ARPA Projects	\$14,500,000	-\$14,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$14,500,000	\$0
CHP - Witter Place	\$10,500,000	-\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$400,000	\$10,100,000
CLI - Elbert Avenue	\$170,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$170,000
EHIP	\$75,500	-\$41,500	-\$15,000	-\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$71,500	\$4,000
Housing Opportunity Fund Total	\$38,295,500	\$14,633,500	-\$290,000	-\$15,000	\$0	\$0	-\$2,000,000	\$0	-\$3,949,611	\$0	\$0	\$0	\$0	\$8,378,889	\$46,674,389

FY 2025 Housing [Budget Questions and Answers](#) – Updated March 29, 2024

Completed Questions

Requestor	Web page link
Councilwoman Alyia Gaskins	FY 25 Budget Q&A #027: When was the last time the City used General Obligation Bonds to finance affordable housing? What would be the size of the bond issuance needed to fully fund Parcview II and Community Lodgings?
Councilwoman Alyia Gaskins	FY 25 Budget Q&A #031: Currently, only 1% of the meals tax goes to affordable housing. How much additional revenue for affordable housing could be generated by increasing the portion of the meals tax that is dedicated to affordable housing by .5%? 1%?
Councilman Canek Aguirre & Councilwoman Alyia Gaskins	Question: Have the results of the Local Voucher Program Study been finalized? If so, what is the cost to fund such a program? How much money would the voucher program cost us to implement for at least 250 households? 500?
Councilwoman Alyia Gaskins	FY 25 Budget Q&A #032: I understand that the HUD Family Self Sufficiency Program can help move families from public housing to homeownership. How many ARHA residents currently participate in this program? Is it solely funded by federal dollars?
Councilmember Sarah Bagley	Question: Can you provide a refresher on the ARISE current pilot, when it ends, and when we expect to have study data after it is completed? How much money would it take to bridge the current recipients of the ARISE program from it's expiration in February 2025 to the end of the fiscal year (June 2025)? How much money would it cost to expand the program to 100 more residents in FY 26?

Councilman R. Kirk McPike & Councilmember Sarah Bagley	FY 25 Budget Q&A #008: How does Alexandria's property tax relief program for seniors with limited resources compare to those of neighboring jurisdictions? What would it cost to increase the asset limit by 10%? 25%? 50%?
City Council	FY 25 Budget Q&A #015: At current tax relief program levels, what is the projected amount not collected currently each year (tax relief granted) and what would that figure be at the increased levels under consideration?
Councilwoman Alyia Gaskins	FY 25 Budget Q&A #038: What is the cost to continue the guaranteed basic income program beyond 2025? What is the cost to expand the program by 50 families and 100 families?
Councilwoman Alyia Gaskins	FY 25 Budget Q&A #063: What are the possible tax revenue options to support the FY 2025 budget?

Pending Questions (Answers to be posted [online](#) soon)

Councilwoman Alyia Gaskins	FY 25 Budget Q&A #030: What tools do we have to add funding to development projects that target renters making less than 50 thousand dollars? What is the cost to the City to buy down the cost of units to better support renters at this AMI level?
Councilwoman Alyia Gaskins	FY 25 Budget Q&A #029: How much did the City distribute in rental assistance in FY 24? What is the scale of resources needed to assist every individual and/or family that applied for rental assistance in FY 24?

Project	Partner	# Affordable Units	Development Approval	Low Income Housing Tax Credit (LIHTC) Application Year	Estimated Total Development Cost (TDC)	City Funds Already Committed	Estimated City Funding Need	City Funding Approved or Pending by FY	Notes
Sanse & Naja (Arlandria Mount Vernon Avenue & Glebe Road)	Housing Alexandria (HALX)	474	DSUP 2022	2022	\$315 M	\$64 M	\$14 M for Sanse building projected from FY27 & 28 TBD for Naja building (other sources anticipated)	\$64m Approved by City Council 2023, 2024, 2025 & 2026; Future CC review for FY 2027 & 2028 funds for Sanse building \$14m Naja Building City funding in 2030 or later, if needed	Sanse building is under construction - Sitework and infrastructure improvements proceeding to be followed by underground parking. Project includes 416 rental units (Sanse), 58 for-sale condos (Naja), neighborhood serving retail and city flex space.
Seminary Road – Homeownership/ Sheltered Homes of Alexandria	Housing Alexandria (HALX)	39	DSUP 2022	NA	\$31 M	\$5 M grant and city parcel	NA	2022	Under construction. Project includes 36 THs and condos affordable to purchasers @80% AMI, and three condo units for 12 for intellectually disabled/developmentally disabled (ID/DD) residents now living in Sheltered Homes of Alexandria (SHA) group homes. Delivery of units begin Summer/Fall 2025.
Witter Place	Community Housing Partners (CHP)	94	DSUP 2023	2023	\$54.3 M	\$10.5 M	NA	2024	Construction to begin in Fall 2024
Samuel Madden Redevelopment	ARHA/Fairstead	207	DSUP 2023	2023	\$100.6 M	\$3.1 M	NA	2023	Construction anticipated Fall/Winter 2024. City loan is for North Building; "South Building" (Mill Creek) will add market rate rental units and a large component of units affordable at 30% AMI.
1022 Pendleton Street Rooming House	Corrine J. Dixon, LLC	10	NA	NA	\$1.9 M (CDBG, HOME-ARP, CDS grant funds)	\$1.9 M	NA	2023	Substantial rehabilitation of existing rooming house to serve 10 VLI/LMI persons. Relocation, permits, and GC bidding to start shortly.
Arlandria Chirilagua Housing Cooperative (ACHC)	Arlandria Chirilagua Housing Cooperative	284	NA	NA	\$2.5 M	\$2.5 M	NA	2023	ARPA-funded rehabilitation of Coop building systems prioritized in capital needs assessment. Design work in progress; construction anticipated early Summer. Along with capital project, Housing staff have worked with board on governance, including re-issue of membership shares. Next phase includes planning for community's post-2037 (land use regulation agreement term) future.
Ladrey	ARHA/Winn Development	270	DSUP 2024	2024 Applied	\$149 M	\$0	NA	NA	Redevelopment of existing 170-unit senior/disabled public housing building. New development proposes mix of incomes up to 80% AMI, using subsidy conversion (170 PBVs).

Projects highlighted in yellow are in process and have City funding committed. Projects highlighted in blue are pending commitment of funding by City and/or other relevant stakeholders and partners.

Project	Partner	# Affordable Units	Development Approval	Low Income Housing Tax Credit (LIHTC) Application Year	Estimated Total Development Cost (TDC)	City Funds Already Committed	Estimated City Funding Need	City Funding Approved or Pending by FY	Notes
Landmark Fire Station – Affordable Housing	Foulger Pratt and TBD Partner	~200	CDD Approved	TBD	\$100 M Affordable Housing portion	\$0	\$20-\$25M for Affordable Housing portion	Pending 2028 - 29	Coordinated Development District (CDD) conditions set out development approval timeline for P3 project and City funding requirements.
ParcView II (PV II)	Wesley Housing Development Corporation (WHDC)	224	DSUP 2022	TBD	\$182 M	\$400K for predevelopment costs	\$40 M	2030 or later	Multi-phase project will start with underground parking structure to serve PV II and I. Proceeds from redevelopment will help fund existing ParcView I preservation/rehab. PV II includes a large component of 40% AMI units and a daycare.
ParcView I (PV I)	WHDC	149	NA	TBD	\$50 M	TBD	\$7 M	2030 or later	Substantial renovation after PV II completed to mitigate resident displacement. \$700,000 FY 2022 CDBG loan in 2022 to modernize elevator system pending redevelopment - project completed. Existing City loan of \$9 M (2007 acquisition).
CLI Elbert	Community Lodgings, Inc. (CLI)	91	DSUP 2023	TBD	\$50 M	\$450 K for predevelopment costs	\$10.6 M	2030 or later	Redevelopment of existing 28 unit Arlandria multifamily property using RMF.
PRGS Affordable Housing Building	Hilco and TBD Nonprofit Development Partner	~100	CDD Approved	TBD	TBD	TBD	Estimated \$10 M	TBD	Coordinated Development District (CDD) conditions set out development approval timeline for P3 project, including City funding requirements. Housing may support arts-district designation.
Arlandria Assemblage	WHDC	~270	TBD	TBD	TBD	\$0	TBD	TBD	Beverly Park, Parc Square, CLI Notabene, CSB, and other adjacent properties to be redeveloped.
North Potomac Yard Block 23– ACPS/Housing Colocation	TBD	~150	TBD	TBD	TBD	\$0	TBD	TBD	CDD conditions regarding development of colocated ACPS-affordable housing project align with termination of parking lot easement in 2026-27.
Parkstone – Homeownership	HALX	~70	TBD	N/A	TBD	\$0	TBD	TBD	Separate parcel conveyed with 2020 Parkstone acquisition. City has senior loan of \$100K.
Parkstone II	HALX	~220	TBD	TBD	TBD	\$0	TBD	TBD	Redevelopment of underutilized land and parking lot to maximize/increase Committed Affordable Unit (CAUs) onsite (land banking). Anticipated to be undertaken pursuant to future refinancing of Parkstone.
Olde Towne West III	Alfred Street Baptist Church	~225	TBD	TBD	TBD	\$0	TBD	TBD	ASBC and its partner, The Community Builders (TCB), are in preliminary phases of redevelopment planning. Proposal will preserve 75 existing deeply affordable, HUD-subsidized units, that are currently subject to annual contract renewal only. Will also add net new affordable housing (approximately + 150 CAUs).

Projects highlighted in yellow are in process and have City funding committed. Projects highlighted in blue are pending commitment of funding by City and/or other relevant stakeholders and partners.

Project	Partner	# Affordable Units	Development Approval	Low Income Housing Tax Credit (LIHTC) Application Year	Estimated Total Development Cost (TDC)	City Funds Already Committed	Estimated City Funding Need	City Funding Approved or Pending by FY	Notes
Mixed Income Assisted Affordable Living Facility	TBD	~120	TBD	TBD	TBD	\$0	TBD	TBD	Options for a MIAALF have been identified in several Small Area Plans (colocation with City facility). Because this development will be opportunity-driven, City funding is maintained as a placeholder in the pipeline.
Longview Terrace/ Ellsworth	HALX	~160	TBD	TBD	TBD	\$0	TBD	TBD	These properties have been identified for potential future redevelopment (land banking) to maximize CAUs (currently 61 rental units).

Projects highlighted in yellow are in process and have City funding committed. Projects highlighted in blue are pending commitment of funding by City and/or other relevant stakeholders and partners.

March 28, 2024

Mr. Christian Brandt
Urban Planner
Department of Planning and Zoning
Alexandria, VA

Subject: AHAAC's review of Alexandria West Small Area Plan Draft Recommendations

Dear Christian,

The City of Alexandria tasked the Alexandria Housing Affordability Advisory Committee (AHAAC) with monitoring the implementation of the housing provisions of the Beauregard Small Area Plan. In that role and as the City Council's advisor on affordable housing, we have reviewed the AWSAP recommendations. We find that the current draft recommendations lack key elements of the previous Beauregard Small Area Plan which were essential to addressing affordable housing in a comprehensive and sustainable manner. An overview of our concerns is below.

1. Our primary concerns stem from the apparent elimination of the neighborhood concept and the implementation funding mechanism that were integral parts of the Beauregard Small Area Plan (BSAP). The BSAP's approach, which included dedicated funding for affordable housing and required affordable housing plans for entire neighborhoods before approving any development has been eliminated from the current planning framework.

By contrast, the current draft recommendations focus more on how individual development projects will be analyzed when a Development Special Use Permit (DSUP) is submitted. This is a much less comprehensive approach than contemplated under the current BSAP. We believe the lack of broader planning and reduced funding commitments will result in a fragmented and less effective strategy for addressing affordable housing in the plan area.

2. We are concerned about the lack of tenant protections and relocation benefits offered to existing residents under the current plan. These protections are crucial to provide current residents with proper notice and assistance as redevelopment occurs, and to ensure they have access to affordable housing options created by the plan.
3. Lastly, we are concerned about the lack of clarity regarding allowable "by-right" density under the current plan. The BSAP established new density for the area based on the public benefits provided, much of which took the form of affordable housing. These density increases were memorialized by the creation of two new Coordinated Development District (CDD) zoning categories which referenced the BSAP. The proposed elimination of the existing BSAP creates confusion on what density is allowed by right and what density will be considered new. The AWSAP draft recommends that 10

percent of new density will be dedicated to affordable making the clarity on new versus by-right density of utmost importance.

The committee has valued the priority that each Council member has given to housing and the necessity of maintaining our goals and objectives. We are concerned that the above goals and objectives of the BSAP seem to be lost in the new draft.

We appreciate the opportunity to comment on the AWSAP draft recommendation, and we hope the City considers our concerns as the plan is finalized. We believe that addressing these issues will help ensure that the plan can benefit all in our community by effectively addressing affordable housing needs. We look forward to continuing our collaboration with the City to address the critical issue of affordable housing in our community.

Sincerely,

A handwritten signature in black ink that reads "Betsy Faga". The signature is written in a cursive, flowing style.

Betsy Faga, Chair
Alexandria Housing Affordability Advisory Committee

CC: Karl Moritz
Jeff Farner
Carrie Beach