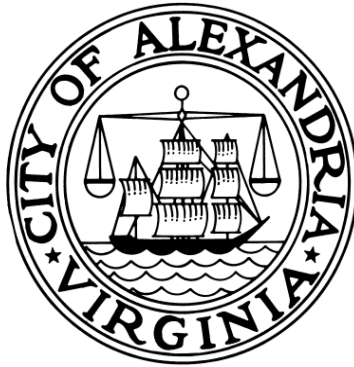


**The Alexandria Housing Affordability Advisory
Committee
FY20 (July 2019-June 2020) Annual Report**



September 2020

**The Alexandria Housing Affordability Advisory Committee (AHAAC)
FY20 Annual Report, July 2019-June 2020**

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members during Fiscal Year 2020 is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the preservation and creation of affordable housing; make recommendations on policies governing the expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies; review affordable housing plans; work with staff to monitor the implementation of the Housing Master Plan and the Beauregard Small Area Plan; and to oversee the administration of the HTF. AHAAC held eight meetings during the annual reporting period.

Three new members joined the Committee, including a person representing the faith community, a person appointed by the Commission on Persons with Disabilities, and a person representing the small business community. As of June 2020, the Committee had no vacancies.

FY 20 Accomplishments Overview

- Recommended approval of a loan modification request from ARHA in the amount of \$1.4 million for a total permanent loan of up to \$5 million for the redevelopment of Ramsey Homes.
- Recommended approval of an \$8 million permanent loan to AHDC for The Avana Alexandria (Parkstone) to preserve it as affordable and workforce housing.
- Approved an affordable housing plan for The Aspire, a senior independent living community comprised of 133 age-restricted rental units.
- Approved an affordable housing plan for North Potomac Yard, a coordinated development district comprised of urban, mixed-use development that will include office, residential, hotel, retail, academic, and restaurant uses.
- Monitored meetings of the ARHA Redevelopment Work Group.
- Reviewed and provided guidance on a quarterly basis on the implementation of the Housing Master Plan.
- Received updates on and provided counsel to the FY21 budget process.
- Received updates on the COG regional housing initiative
- Received updates on planning for the Housing Summit
- Received updates on the Eisenhower East and Arlandria/Del Ray Small Area Plans Updates.
- Participated in the 2019 Housing Contributions Workgroup.

It is noted that AHAAC did not meet in April and June due to limitations on public meetings related to the pandemic and health emergency. A virtual meeting occurred in May to allow the Committee to consider an affordable housing plan for the North Potomac Yard CCD.

During the past year, AHAAC dealt with the following funding requests, affordable housing plans, and issues:

A. Housing Funding Requests: During the reporting period, AHAAC voted on two funding requests described below.

1. **Ramsey Homes (ARHA):** In October, AHAAC considered ARHA's request for additional loan funds of \$1.4 million for a total of \$5 million to address recent escalations in hard and soft costs related primarily to project weather delays and site conditions. **AHAAC voted to approve the loan request with three abstentions.**
2. **The Avana Alexandria (Parkstone):** In December, AHAAC considered AHDC's request for a permanent loan of \$8 million to acquire and preserve The Avana Alexandria Apartments, a 326-unit apartment building. The project also received VHDA Amazon REACH grant funding as well as a first trust loan from VHDA and mezzanine funding through JBG SMITH's Washington Housing Initiative's Social Impact Fund. 130 apartments at the Parkstone will serve families at 60% of the Area Median Income (AMI), and 114 apartments will be at 80% AMI. The remaining 82 apartments will continue to rent at market rates. Income restrictions on the building will be phased in over time, and no current tenants of the building will be displaced. **AHAAC voted to approve the loan request with one abstention.**

B. Affordable Housing Plans: During the reporting period, AHAAC voted on two affordable housing plans that were included as part of the development process.

1. **The Aspire:** The site is located at 1112 First Street within the Braddock Metro Neighborhood Plan. The applicant proposed to construct a senior independent living community comprised of 133 age-restricted rental units and 4,550 square feet of ground floor restaurant space. As part of the proposed project, the applicant requested bonus density for the provision of affordable housing.

In exchange for the application of bonus density, the project will provide 9 one-bedroom rental units with housing costs affordable at 60% AMI for a 40-year period (services costs were not proposed to be discounted). In addition, the applicant agreed to provide a voluntary monetary contribution to the Housing Trust Fund in the amount of \$385,127. **At its January meeting, AHAAC voted to unanimously approve the applicant's affordable housing plan.**

2. **North Potomac Yard Coordinated Development District:** The site is located at 3601 Potomac Avenue within the North Potomac Yard Small Area Plan. The urban, mixed-use project has approximately 7.675 million square feet of office, retail, hotel, and residential development and 750,000 square feet of academic uses.

The applicant proposed to amend the North Potomac Yard Concept Plan to incorporate the VT Innovation Campus. Relevant housing amendments included the relocation of the future ACPS site from Block 4 to Block 23 and the addition of 150,000 square feet of residential density to accommodate collocation of affordable housing with the ACPS use on that site. Consistent with the City's procedures regarding affordable housing contributions, the applicant will also provide approximately \$2.6 million in monetary contributions with Phase I of the project (with the option for the monetary contribution to be converted into on-site units). In addition, the applicant will provide \$7 million (2010

dollars) in monetary contributions with Phase II of the project; these funds were reprogrammed for affordable housing from other prior public benefits that were no longer deemed necessary. **At its May (virtual) meeting, AHAAC voted to unanimously approve the applicant's affordable housing plan.**

C. Housing Trust Fund Overview: FY 20

\$2.1 million was pledged, and \$2.4 million was received.

D. Housing Master Plan:

As stewards of the Housing Master Plan, the Committee helped monitor implementation through:

- The quarterly review of the Housing Master Plan Progress Report
- Regular updates on the activities of AHDC and ARHA

E. Small Area Plans and Planning Initiatives:

AHAAC was actively engaged in planning efforts throughout the year, including the Arlandria/Del Ray Small Area Plan Update, and the Eisenhower East Small Area Plan Update.

The Committee received updates on the:

- 1300 King Street Temporary Relocation Assistance Program
- ARHA Redevelopment Work Group
- Alexandria Transit Vision Plan
- Census 2020
- COG-led Regional Housing Initiative
- Housing Contributions Workgroup
- Zoning for Housing (including Accessory Dwelling Units and Inclusionary Zoning studies)

F. Other

In February, AHAAC held its monthly meeting off-site at The Nexus; following the meeting the Committee had the opportunity to tour the new affordable housing property. In March, AHAAC approved an electronic participation policy to take effect July 1, 2020.

AHAAC provided input to the City Council on FY2021 budget priorities, including recommending an increase in the City's senior/disabled rental subsidy program and the restoration of the full penny of the real estate tax for housing.

Chair Michelle Krockner and members Katharine Dixon and John Frederick participated as panelists at the City's 2020 Housing Summit. Several other members attended the Summit. The theme for the event was "Housing for All". This full-day event examined the progress and implementation of the 2013 Housing Master Plan and explored bold new ideas to address the City's affordable housing challenges and opportunities in 2020 and beyond.

Due to COVID-19, the Committee did not convene to elect a new chair in June, per its usual practice.

Committee Composition (voting members): 19

- 1 Builder or developer of residential property
- 1 Real estate professional with knowledge and experience in residential real estate
- 1 Landlord of residential property in the City
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board
- 1 Representative of the City's faith community
- 1 Representative of a civic association in the City
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
- 2 Financial professional with knowledge and experience in the field of finance
- 1 Representative of an employer in the city who employs at least 100 employees
- 1 Licensed and practicing attorney
- 1 Person designated by, but who need not be a member of the Commission on Aging
- 1 Person who is either an employee of the City or the Alexandria City Public Schools
- 1 Person who represents housing consumers under 30 years of age
- 2 Representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
- 1 Person designated by, but need not be a member of, the Commission on Persons with Disabilities

Voting Members between July 2019 and June 2020:

- Michelle Krockner, Chair
- Robyn Konkel
- Katharine Dixon
- Michael Butler
- Carter Flemming
- William Harris
- Peter-Anthony Pappas
- Jon Frederick
- Holly Hanisian
- Michael Doyle (membership ended February 2020; reappointed June 2020)
- William Alexander
- Zachary DesJardins
- Frank Fannon
- Annette Bridges
- Shelley Murphy
- Paul Zurawski
- Toni Popkin (membership began October 2019 and ended March 2020)
- Betsy Faga (membership began September 2019)
- Felicia Brewster (membership began November 2019)
- Merle Cuthrell (membership began April 2020)