

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
MEETING**

DATE: November 2, 2023

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

LOCATION: City Hall, Room 2000, 301 King Street

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

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Update on Arlandria-Chirilagua Housing Cooperative Project 7:05 p.m.
(Helen McIlvaine/Art Thomas)
3. Office of Housing Update 7:25 p.m.
FY 2025 Budget Process
Status of Affordable Housing Pipeline
Office of Housing Staffing Updates
Preview of Housing Master Plan Update
4. Development Preview 7:50 p.m.
820 Gibbon Street (Kenny Turscak)
5. Zoning for Housing 8:00 p.m.
[Components of the Zoning for Housing Initiative](#)
6. Consideration of October 5, 2023 Minutes 8:10 p.m.
Action Requested: Review and Vote on October Minutes
7. Report Outs (Committee Members) 8:15 p.m.
 - a. PRGS
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.
Housing Master Plan Progress Report
Financial Report
11. Staff Updates (Staff) 8:35 p.m.
12. Announcements and Upcoming Housing Meetings (Staff) 8:50 p.m.

[Annual Apartment Managers Seminar](#)

November 9; 9:30 a.m. – 12:30 p.m.

[Virtual](#)

Alexandria West Small Area Plan Community Meeting

November 13; 7:00-9:00 p.m.
Ferdinand T. Day Elementary School/Hybrid

Condominium and Community Association Training

November 18; 9:30-11:30 a.m.
Virtual

ARHA Redevelopment Work Group

November 30; 5:30-7:00 p.m.
City Hall, Council Work Room, 301 King Street

Zoning for Housing

Planning Commission Special Public Hearing

November 1; 7:00 p.m.
City Hall, Council Hearing Room, 301 King Street
Virtual

City Council First Legislative Meeting

November 14; 7:00 p.m.
City Hall, Council Hearing Room, 301 King Street

City Council Public Hearing Meeting

November 18; 9:30 a.m.
City Hall, Council Hearing Room, 301 King Street

City Council Second Legislative Meeting

November 28; 7:00 p.m.
City Hall, Council Hearing Room, 301 King Street

- | | |
|-------------------------|-----------|
| 13. Other | 8:50 p.m. |
| 14. Adjournment (Chair) | 9:00 p.m. |

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | October 5, 2023

	Members Present	Members Absent	Staff
1	Annette Bridges (via phone)		Tamara Jovovic, Housing Program Manager
2	Jan Macidull		Kenny Turscak, Housing Analyst
3	Michelle Krocker		Kim Cadena, Housing Analyst
4	Michael Doyle		Mayra Jordan, Bilingual Intake Specialist
5	Betsy Faga, Chair		Stefan Caine, DCHS
6	Coss Lumbé		Daniel Welles, P&Z
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	
	Guests	Affiliation	
1	Cathy Puskar	Walsh, Colucci, Lubeley & Walsh	
2	Lauren Riley	Walsh, Colucci, Lubeley & Walsh	
3	Ryan Klaff	Hoffman & Associates	
4	David Roberts	Hoffman & Associates	

*non-voting

The Chair called the meeting to order at 7:00 pm. Melissa Sathe took minutes.

1. Introductions and Chair remarks (Chair)

The Chair welcomed members to the meeting.

2. Briefing on City's Application to HUD Pathways to Removing Obstacles to Housing ([PRO Housing](#)) Grant (Kim Cadena)

Note: This briefing was presented before 301 N. Fairfax Street, which appears as item two on the agenda.

Kim Cadena provided an overview of the PRO Housing Grant – an \$85 million HUD grant pool for communities that want to identify and remove barriers to affordable housing production and preservation. The City's submission will be part of an application by the Metropolitan Washington Council of Governments (COG). COG estimates that it will apply for a \$5 million grant on behalf of the participating jurisdictions and will allocate the funds based on a list of project proposals submitted by the jurisdictions, as well as COG's regional proposals. COG's full draft application will be available October 9 and the public comment period ends October 24. Applications are due to HUD on October 30.

A committee member asked if Staff expected the comment period to reduce the number of proposals included in COG's application. Staff responded that, to further the Regional Fair Housing Plan, each jurisdiction will undertake its own activities; in Alexandria, these uses may include activations of the City's upcoming Housing Master Plan update and the continuation of Zoning for Housing.

A committee member asked how much funding is expected to be allocated to the City. Staff explained that the City has requested a \$650,000 allocation of COG's \$5 million application. Staff also explained that HUD is aware of COG's Regional Fair Housing Plan and is following the City's Zoning for Housing process. The proposals included COG's PRO Housing Grant application have been tailored to topics of particular interest to HUD.

Members of the Committee expressed concern about the regional approach, citing different priorities for the various participating jurisdictions. Staff explained that the Bay Area is taking a similar regional approach.

A member noted that some proposals focus on the Purple Line in Montgomery and Prince Georges County, Maryland, and stated that the City may be underselling transit in the West End.

Eric Keeler stated that one idea that COG has proposed is a regional affordable housing portal. Helen McIlvaine added that this project had been explored in the past, but the cost of setting up the portal was prohibitively expensive at the time. Mr. Keeler stated that COG would partner with Google to build the portal, utilizing potential grant funds.

3. Consideration of an Affordable Housing Plan for 301 N. Fairfax Street (Kenny Turscak/Cathy Puskar)

Kenny Turscak gave the Committee a brief overview of the Affordable Housing Plan (AHP) for 301 N. Fairfax Street, including its proposed use of bonus density gained through the City's rezoning policy. Cathy Puskar, the attorney representing the applicant, provided a presentation on the applicant's proposed project.

The applicant proposes demolishing a 1970s-era office building, located at the corner of Fairfax and Queen Streets, and constructing a 48-unit condominium property. The proposed conversion requires rezoning from CD to CRMU-H, which increases the potential density and requires on-site affordable housing units; located in the Old Town Core Market, ten percent of the increased zoning will be provided as committed affordable homeownership units (CAUs) marketed towards households with incomes up to 100% AMI. In addition, the applicant will make a \$105,948 voluntary contribution to the Housing Trust Fund (HTF), which may be used for downpayment assistance in the future.

A Committee member asked about the possibility of additional CAUs in lieu of a contribution to the HTF. Ms. Puskar explained that the approximately \$106,000 voluntary contribution is insufficient to buy down another CAU in this building. Staff added that the value of the CAUs created by the rezoning is several hundred thousand dollars in this case and is worth more than the monetary contribution. Staff also reiterated that the monetary contribution will be valuable as downpayment assistance, particularly when high interest rates are taken into consideration.

A Committee member questioned the depth of affordability created by these CAUs if they are affordable to households at 100% AMI. Staff explained that the CAU sale prices are consistent with the City's affordable for-sale housing policy, taking into account condo fees and other homeownership costs, and that downpayment and closing cost assistance, provided on a sliding scale, helps ensure the units will be affordable to households with incomes as low as approximately 70-80% AMI.

The Committee discussed the equity sharing requirements associated with for-sale CAUs that ensure that a portion of the increase in value of the CAU is passed onto to subsequent homebuyers to maintain affordability of the unit.

The Committee discussed how in certain zones, such as the CD Zone, commercial uses permit greater density (up to 2.5 FAR with a Special Use Permit) than residential uses (up to 1.25 FAR for multifamily projects). A Committee member suggested that creating residential uses that match the commercial FAR maximum should not require rezoning when the City has an unmet need for residential uses. Ms. Jovovic responded that the City's Zoning for Housing initiative is proposing to permit residential uses in such scenarios in exchange for the provision of affordable housing.

Michelle Krocker made a motion to approve the proposal; Jon Frederick seconded the motion. The Committee voted to approve the Affordable Housing Plan unanimously; one member abstained.

4. Introduction to [Ladrey Redevelopment](#) (Kim Cadena)

Kim Cadena presented an introduction to the Alexandria Redevelopment and Housing Authority's (ARHA) Ladrey Redevelopment.

At present, Ladrey is an 11-story, 170-unit building located in the Old Town North Small Area Plan (SAP); it is owned and operated by ARHA as public housing for elderly and disabled residents (residents pay 30% of their income toward rent). In its current condition, the property presents challenges to residents with mobility impairments.

The proposed seven-story, 270-unit redevelopment project will be comprised of 252 one-bedroom units and 18 two-bedroom units. With this lower height, the property is designed to be more compatible with the surrounding neighborhood. Common areas will be ADA compliant, and units will follow universal design. ARHA is consulting and soliciting input from all current residents; existing residents will receive assistance in locating new units and given one-to-three choices of new units for temporary relocation during the construction process.

The redeveloped property will be 100% affordable, and 80% of units will be reserved for households aged 55 and over. The project will also include 170 Tenant Protection Vouchers, which will allow relocated households to return and continue to pay 30% of their incomes as rent. The federal subsidy from the Tenant Protection Vouchers will allow ARHA to pay itself a fair market rent for Old Town Alexandria (approximately \$2,300-2,400 per unit per month), allowing the project to remain financially solvent. The remaining 100 units will be funded through tax credit financing, with these units to be affordable at 60% and 80% AMI. ARHA has not requested City funding to support this project.

A Committee member asked if one-bedroom units will be able to comfortably accommodate couples, siblings, and families who may prefer one-bedroom units. Staff stated that when ARHA presents its AHP at a future meeting, information about unit sizes and household need will be provided.

The Committee member representing the Commission on Aging asked if ARHA planned to offer on-site services; ARHA has not yet decided if it will provide these services. The Committee member suggested that the Commission for Aging would be very interested in providing input on this project.

5. Development Preview (Kenny Turscak)

1201 E. Abingdon Drive

Kenny Turscak presented a preview of the proposed 1201 E. Abingdon redevelopment project. The developer proposes to convert a 1980s-era commercial office building to a multifamily project with 136 rental units. The existing property five-story, 53-foot structure is in a 50-foot maximum height district.

The applicant proposes rezoning the property from OCM (50) to CRMU-X to secure additional density. Additionally, the project proposed adding a sixth story to the existing

structure and increasing the height of the building to 65 feet; this proposal requires a Master Plan Amendment due to the project's noncomplying use.

In compliance with the City's Procedures Regarding Affordable Housing Contributions, through which the project is seeking density beyond that recommended in the underlying SAP, the project will provide 10% of the increase in residential development as CAUs affordable at 60% AMI. Based on the increase in density through rezoning, the project is required to provide two units.

As the project is seeking a Master Plan Amendment, the applicant must provide a significant public benefits package to support the project. The applicant has proposed providing one-third of the floor area resulting from the noncomplying sixth story as CAUs, amounting to five additional units. In total, the project will provide seven CAUs, which is equivalent to what the project would provide if it paired a rezoning with Section 7-700. Additionally, the applicant will contribute approximately \$181,000 to the City's Housing Trust Fund (HTF). Staff expect the applicant to present the project's AHP later this year or in early 2024.

One Committee member expressed concern about congestion on Bashford Lane during construction if it occurs simultaneously with Potomac River Generating Station (PRGS) redevelopment. Staff explained that Planning & Zoning review construction logistics in a separate process.

6. Zoning for Housing (Committee Members)

Note: This briefing was presented before the Alexandria West Small Area Plan Discussion, which appears as item six on the agenda.

The Chair opened the meeting up for discussion on Zoning for Housing and noted that the Planning Commission plans to vote on Zoning for Housing in early November. Members of the Committee have attended community meetings on Zoning for Housing and shared observations and concerns.

One Committee member observed that some residents are concerned about the impact of Zoning for Housing proposals in single-family neighborhoods, noting that staff is working to explain that proposals are expected to create a modest number of new units throughout the city over a long period of time. One Committee member suggested that a "pattern book" could help residents envision how proposals may impact their neighborhoods.

The Committee discussed the bonus density provision, which was removed from recommendations, the RMF zone, and if the City should consider expanded development subsidies in the future.

Multiple Committee members expressed that they were underwhelmed by the estimated number of affordable units that the Zoning for Housing proposals are projected to create.

One member noted that Zoning for Housing is an iterative process, and this initiative is likely the first step in a multiphase examination of the City's zoning code.

One member recommended writing a letter to the Planning Commission to express the Committee's positions on Zoning for Housing recommendations. Betsy Faga, Jon Frederick, and Michelle Krocker volunteered to draft a letter and circulate it to the Committee.

7. Alexandria West Small Area Plan Discussion (Tamara Jovovic/All)

Tamara Jovovic gave Alexandria West Small Area Planning process updates to the Committee, including a summary of the [September 27 Community Meeting](#). The proposed land use strategy for this SAP includes dividing the SAP into three different geographies, one of which will be a focus area where new development and redevelopment will be prioritized on surface parking and commercial areas to minimize displacement of existing residents.

8. Consideration of September 7, 2023, Minutes (Kenny Turscak)

Coss Lumbé motioned to approve the September 7, 2023, minutes; Jon Frederick seconded the motion. The minutes were approved unanimously with one member abstaining.

9. Report Outs (Committee Members)

PRGS

Robyn Konkel noted that there will be a virtual community meeting on the PRGS redevelopment on October 19, which will focus on the building design plans for the first three blocks of the six-block project.

10. ARHA Updates (Michelle Krocker)

Michelle Krocker shared that the current CEO of ARHA, Keith Pettigrew, has been appointed executive director of the District of Columbia Housing Authority and will be leaving ARHA. ARHA plans to appoint an interim executive director, but the board has not yet discussed plans to search for a new CEO.

11. Housing Alexandria Updates (Jon Frederick)

Mr. Frederick shared that a groundbreaking ceremony for Housing Alexandria's (HALX) Sansé and Naja project will be held on October 18 and that all Committee members will receive an invitation.

On HALX's Seminary Road project, Mr. Frederick noted that construction is expected to begin in November 2023. Existing residents at the Seminary group home will be temporarily relocated to a unit at Parkstone on October 23.

Mr. Frederick noted that state Housing Trust Fund applications are due October 6. HALX has applied for \$10.5 million across two projects, and Mr. Frederick stated that under the

[Regional Greenhouse Gas Initiative](#) (RGGI) there is \$95 million available in this round for affordable housing. Another Committee member added that there is a lawsuit against the governor, who is trying to pull the state out of the RGGI.

12. Information Items:

Financial Report

13. Staff Updates (Staff)

Staff did not provide any additional updates.

14. Announcements and Upcoming Housing Meetings (Staff)

[Condominium and Community Association Training Workshop](#)

Saturday, September 30; 9:30 a.m. – 11:30 a.m.

[Virtual](#)

[Zoning for Housing/Housing for All Meeting](#)

Thursday, October 12; 6:00 p.m. – 8:00 p.m.

Charles Houston Recreation Center/[Hybrid](#)

[ARHA Redevelopment Work Group](#)

Thursday, October 19; 5:30 p.m. – 7:00 p.m.

City Hall, Council Work Room, 301 King Street

[Alexandria West Planning Community Workshop](#)

Thursday, October 26; 7:00 p.m. – 9:00 p.m.

Ferdinand T. Day Elementary/[Hybrid](#)

[Alexandria West Planning Community Workshop](#)

Saturday, November 4; 1:00 p.m. – 4:00 p.m.

William Ransay Recreation Center/[Hybrid](#)

15. Adjournment (Chair)

The Chair adjourned the meeting at 9:00 p.m.

Housing Master Plan Progress Report

Period: FY24 Q1

City of Alexandria, Office of Housing

Updated: 10.26.23

HMP TYPE OF ACTIVITY	FY24 Q1 Impact (Jul-Sep 2023)			Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Sep 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Units Created, Converted and Preserved through Partnerships	0	0	976	855	855	660	-195
<i>Created</i>							
Jackson Crossing				78			
The Nexus at West Alex (Gateway at King and Beauregard)				74			
The Bloom (Carpenter's Shelter)				97			
Waypoint at Fairlington (Fairlington Presbyterian Church)				81			
Friends of Guest House - 120 South Payne				4			
Housing Alexandria Seminary Project			37.5				
Housing Alexandria Arlandria Project			312				
Parcview II			154				
Witter Place			94				
Elbert Avenue Redevelopment			63				
<i>Converted</i>							
New Hope Veterans Home (Aspen Street)				3			
Ellsworth Apartments				20			
Parkstone (Avana) Apartments				130			
Square at 511 (Park Vue)				196			
<i>Preserved</i>							
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings				7			
Lynhaven Apartments				28			
Lacy Court Apartments				44			
Bellefonte Permanent Supervised Apartments				12			
Friends of Guest House - 120 South Payne				6			
The Heritage			140				
Housing Alexandria Seminary Project			1.5				
Parcview I			146				
Elbert Avenue Redevelopment			28				
Units Created through the Development Process	9	107	302	151	160	336	176
Alexandria Memory Care Community (Silverado)				2			
Goodwin House			6				
Cambria Square (Pickett's Place/The Delaney)				4			
Notch 8				12			
Station 650 at Potomac Yard				8			
The Bradley (Braddock Station/Braddock Metro Place)				10			
Parc Meridian at Eisenhower Station				33			
The Thornton (Hunting Terrace)				24			
2901 Eisenhower Ave (The Point [Denizen] + South Tower)			8	13			
Oakville Triangle Block A1		37					
Oakville Triangle Block B		11					
Oakville Triangle (balance)			17				
Gables Old Town North (ABC/Giant site)				9			
The Platform 1 (Braddock Gateway Phase II)				4			
Dylan (Potomac Yard Landbay H/I)	9						
Sunrise Senior Living				2			
The Foundry (Block 6A)*				2			
Meridian 2250 (EE Block 20)		15					
Grayson (1200 North Henry)		11					
Monday Properties				5			
Silverstone Senior Living				7			
The Platform 2 (Braddock Gateway Phase III)				4			
Alexan Florence (600 Royal Street - WMATA Bus Barn)				12			
The Aspire Independent Living		9					
The Aidan (701 N. Henry)		7					
North Potomac Yard Phase I (Buildings 15 & 19)			14				
Benchmark Senior Living		3					
Newport Village			12				
The Heritage			55				
Braddock West		14					
805 N. Columbus			8				
TideLock			15				
Landmark Overlook			15				
901 N. Pitt			16				
Eisenhower East Block 23			44				
Landmark Redevelopment-Blocks I, K, E, G			45				
Montgomery Center			22				
The Rutherford			25				
Beauregard Committed Units	0	0	0	311	311	494	183
<i>Created</i>							
St. James Plaza (Fillmore)				93			
The Spire (Church of the Resurrection)				113			
<i>Converted</i>							
Southern Towers				105			
Units Created or Preserved through Redevelopment Support to ARHA	0	0	326	52	52	174	122
<i>Created</i>							
The Lineage (Ramsey Homes)				37			
Samuel Madden			260				
<i>Preserved</i>							
The Lineage (Ramsey Homes)				15			
Samuel Madden			66				

* Project also includes three units affordable at 80% AMI.

HMP TYPE OF ACTIVITY (continued from page 1)	FY24 Q1 Impact (Jul-Sep 2023)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Sep 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	0	22	22	24	2
Homebuyer Loans [individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	10	97	107	72	-35
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants =>\$5k]	3	134	137	240	103

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY24 Q1 Impact (Jul-Sep 2023)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Sep 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	22	1622	1644	2,000	356

HMP TYPE OF ACTIVITY	FY24 Q1 Impact (Jul-Sep 2023)	Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Sep 2023)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	457
101 North Ripley (housing assistance contract expired)		-76	-76		
Northampton Place (set-aside term of affordability expired)		-12	-12		
The Alexander (set-aside term of affordability expired)		-13	-13		

REGIONAL HOUSING INITIATIVE (RHI) TYPE OF ACTIVITY	FY24 Q1 Impact (Jul-Sep 2023)			Prior Reported Impact (Jan 2014-Jun 2023)	Total Impact (Jan 2014-Sep 2023)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	0	235	347	347
The Foundry (Block 6A) (also see above)				3	3
Ford + Park				10	10
Housing Arlandria Project			162	0	0
Parcview II (also see above)			73	0	0
Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66

Created
Converted

FY 2023 Affordable Housing Development Funds

Financial Report

October Highlights

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

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

New Transaction(s)	Fund	Date	\$ Amount
Pilot Rental Assistance			-\$14,090
Grand Total			-\$14,090

Revenues

	2023						2024						FY Total
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	
Developer Contributions	\$0	\$85,417	\$10,412	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$95,829
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	\$0	\$0	\$0	\$0	\$0	\$193,721
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	\$0	\$0	\$0	\$0	\$0	\$0	\$12,440,680

Balance Available
\$115,680

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	-\$14,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$73,405	\$324,986
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	-\$14,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,173,405	\$348,259
Housing Opportunity Fund															
AHDC - Arlandria	\$9,500,000	\$24,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,700,000	\$34,200,000
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$56,500	\$19,000
Housing Opportunity Fund Total	\$38,295,500	\$14,633,500	-\$290,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,343,500	\$52,639,000