

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: October 5, 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. Consideration of an Affordable Housing Plan for 301 N. Fairfax St (Kenny Turscak/Cathy Puskar) 7:05 p.m.  
*Action Requested: Review and Vote on Affordable Housing Plan*
3. Briefing on City's Application to HUD Pathways to Removing Obstacles to Housing ([PRO Housing](#)) Grant (Kim Cadena) 7:25 p.m.  
*Action Requested: Provide Feedback on PRO Housing Grant Application*
4. Introduction to [Ladrey Redevelopment](#) (Kim Cadena) 7:40 p.m.  
*Action Requested: Information Item/Opportunity to Ask Questions and Provide Input*
5. Development Preview (Kenny Turscak) 7:50 p.m.  
*Action Requested: Information Item/Opportunity to Ask Questions and Provide Input*
  - a. 1201 E. Abingdon
6. Alexandria West Small Area Plan Discussion (Tamara Jovovic/All) 8:00 p.m.
7. Zoning for Housing (Committee Members) 8:10 p.m.  
*Action Requested: Vote to Provide Feedback on Zoning for Housing Initiatives*
8. Consideration of September 7, 2023, Minutes (Kenny Turscak) 8:30 p.m.  
*Action Requested: Review and Vote on September Minutes*
9. Report Outs (Committee Members) 8:35 p.m.
  - a. PRGS
10. ARHA Updates (Michelle Krockner) 8:40 p.m.
11. Housing Alexandria Updates (Jon Frederick) 8:45 p.m.
12. Information Items: 8:50 p.m.  
Financial Report
13. Staff Updates (Staff) 8:55 p.m.
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)

9:00 p.m.

**301 N. Fairfax Street  
Affordable Housing Plan  
August 21, 2023**

1.1 Project name and address

**Project Name/Address: 301 N. Fairfax Street**

1.2 Application number

**DSUP #2023-10009**

1.3 Brief description of the application and the proposed development program

**The Applicant proposes to construct a four-story multifamily condominium building containing 48 units and below grade parking.**

1.4 Requested zoning changes or waivers (if any)

- **Master Plan Amendment to the Old Town Small Area Plan Land Use Map**
- **Rezoning from the Commercial Downtown (“CD”) to Commercial Residential Mixed Use (High) (“CRMU-H”)**
- **DSUP with Preliminary Site Plan for a multifamily residential building at a 2.5 FAR, with a modification of the crown coverage requirement**

1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

**The project is located within the Old Town Small Area Plan. The proposed project is consistent with the City’s Housing Master Plan in that it will replace an existing aging office building with a new multifamily building and will provide a voluntary housing contribution as well as two on-site affordable housing units, consistent with the City’s Affordable Housing Contributions Policy and Procedures.**

2. Description of the AHP to include:

2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

**The Applicant proposes to provide two condominium units available to households earning incomes between 70% to 100% of AMI for 40 years. The affordable units will consist of a one-bedroom with den unit and a three-bedroom unit.**

Unit Mix				
Type	Market Rate	Affordable	Total	Average Unit Size (Floor Area)
1 BR	11	0	11	847.47 SF
1 BR + Den	12	1	13	1,036.84 SF
2 BR	4	0	4	1,347.92 SF
2 BR + Den	10	0	10	1,557.32 SF
3 BR	9	1	10	1,911.12 SF
<b>Total</b>	<b>46</b>	<b>2</b>	<b>48</b>	<b>1,309.94 SF</b>

2.2 General description of location of affordable units in the project

**The affordable units will be located in the proposed building and will be dispersed throughout the building.**

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

**The residents of the affordable units will have equal access to all amenities available to residents of the market-rate units within the building.**

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

**No units are being demolished as part of this redevelopment.**

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

N/A

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

**The building will be constructed in a single phase and both affordable units will be delivered with the completion of the building.**

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

**In addition to the two on-site units, the Applicant will be providing a monetary contribution to the Housing Trust Fund of \$105,948.**

2.8 Any other information the applicant deems relevant to the AHP

N/A

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | September 7, 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		
6	Coss Lumbé		
7	Yeshewase Ayele (via phone)		
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	

\*non-voting

The Chair called the meeting to order at 7:00 pm. Felicia Brewster took minutes.

## 1. Introductions and Chair remarks (Chair)

The Chair welcomed members to the first AHAAC meeting of fiscal year 2024 and noted that the Committee has one vacancy.

**2. Development Preview**  
**a. 301 N. Fairfax St. Project**  
**b. Vulcan Project**

Kenny Turscak and Tamara Jovovic provided brief development previews for the Vulcan and 301 N. Fairfax Street projects; the Committee previously received a preview of 301 N. Fairfax Street during FY 2023.

The Vulcan project, located in Eisenhower West, proposes developing a former light industrial site into 204 condominium flat units, 88 two-over-two units, 31 townhouses, and a nine-story, 256-room hotel. A monetary contribution to the Housing Trust Fund is anticipated with the project's development.

A member asked if the Eisenhower West Small Area Plan contained any provisions for affordable housing; Ms. Jovovic responded that it does not, but the applicant has agreed to provide a Tier II contribution.

Other members questioned the project's density and asked if there are options to pursue affordable units on-site. Ms. Jovovic responded that the project is not required to provide units due to its development rights, but the project's monetary contribution could potentially be converted to on-site units subject to the applicant's approval.

301 N. Fairfax Street is currently at the Preliminary review stage in the development process; the applicant has submitted an Affordable Housing Plan which will contribute two committed affordable for-sale units, including one one-bedroom plus den unit and one three-bedroom unit, along with an approximately \$106,000 contribution to the Housing Trust Fund. The Committee is expected to review the project's Affordable Housing Plan at its October 2023 meeting.

One member asked about the status of the City's inclusionary zoning analysis. Ms. Jovovic responded that further study will be undertaken during the Housing Master Plan update, to allow time for the impact of the 2020/21 Housing Policy Update to be evaluated.

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

Tamara Jovovic presented a slideshow outlining the status of the Alexandria West Small Area Plan and shared a timeline of community engagement activities. Through a Virginia Housing grant, the City is supporting six organizations conducting community engagement activities throughout the plan area. Ms. Jovovic outlined existing housing stock, affordability levels, average rents, housing cost burden, and other topics. The next community meeting will be held on September 27, with additional meetings planned.

A member asked about the City's definition of market affordability at 60% AMI and below; Ms. Jovovic responded that this is a City-specific definition that is based on Low-Income Housing Tax Credit requirements, which requires projects provide at least 40 percent of

units as rent restricted and occupied by households with incomes at or below 60 percent of AMI.

One member stated that she is interested in learning more about existing CDDs in the plan area, including terms that may differ from standard housing contribution policies. Another member agreed and emphasized the importance of understanding current development rights in the area, including any concessions to the City.

A member asked if any existing residents will be displaced because of the small area plan.

Some members brought up monetary contributions required under the Beauregard Small Area Plan and questioned their feasibility for developers, noting that contributions will be an important discussion topic moving forward in the planning process.

#### **4. Zoning for Housing**

##### **[Components of the Zoning for Housing Initiative](#)**

Tamara Jovovic briefly summarized Zoning for Housing recommendations and referred members to materials posted on the project website. Ms. Jovovic suggested that if members are interested, they may volunteer to cover areas specific topic areas and report updates to the Committee. Shelley McCabe, Peter Sutherland, Betsy Faga, and Michelle Krocker all expressed interest in attending future meetings and providing updates to the Committee.

#### **5. Regional Analysis of Impediments Briefing (Kim Cadena)**

Kim Cadena informed the Committee that the final version of the Regional Analysis of Impediments to Fair Housing report will be received by City Council in mid-September. Following Council's receipt, the report will be submitted to HUD.

#### **6. Public Hearing on Citizen Participation Plan for Housing & Community Development Activities (Kim Cadena)**

Kim Cadena explained that the Citizen Participation Plan for Housing and Community Development Activities is the framework through which the City conducts participation in the [Consolidated Plan and Annual Action Plan](#); these plans direct the ways in which the City spends Federal Home Investment Partnership and Community Development Block Grant (CDBG) funds and is required by HUD. Mx. Cadena then outlined proposals of the Citizen Participation Plan, which is open for public comment until September 22.

Michelle Krocker motioned to open a public hearing on the Citizen Participation Plan; Shelley McCabe seconded the motion. The Chair opened the public hearing, during which no comments were received. The Chair called to close the public hearing; Michelle Krocker motioned to close the hearing and Sean Zielenbach seconded the motion. The Chair closed the public hearing at 8:20 p.m.



**7. Public Hearing on Consolidated Annual Performance and Evaluation Report (CAPER) & One-Year Action Plan (Kim Cadena)**

CAPER, the Consolidated Annual Performance and Evaluation Report, is a requirement of HUD. The five-year Consolidated plan is comprised of Annual Action Plans, and CAPER reports on the City's performance during the previous fiscal year and tracks progress toward goals of achieving housing stability. Kim Cadena provided a review of the FY2023 CAPER and City program performance metrics, including the Transitional Assistance, Winter Shelter, Home Rehabilitation Loan, Rental Property Rehabilitation, and Flexible Home Ownership programs.

Betsy Faga called to open a public hearing; Jan Macidull made a motion to open the public hearing and Sean Zielenbach seconded the motion, opening the hearing.

One member asked if overperformance or underperformance affects future funding allocations. Mx. Cadena responded that performance does not affect funding because the City is an entitlement jurisdiction, meaning that HUD provides funding through a formula based on population, number of people in poverty, housing stock, and other factors.

Another member asked if the CAPER includes a narrative. Mx. Cadena responded that the CAPER includes both metrics and associated narratives.

Ms. Faga called to close the public hearing; Peter Sutherland motioned to close the hearing and Sean Zielenbach seconded the motion. The public hearing closed at 8:40 p.m.

**8. Consideration of AHAAC's FY23 Report (Kenny Turscak/Chair)**

Kenny Turscak provided a brief overview of the FY2023 AHAAC Annual Report and requested feedback. Members suggested edits including noting project addresses and small area plans, and inserting language on members' participation in certain City initiatives.

Coss Lumbé motioned to approve the report and Shelley McCabe seconded the motion. The motion was approved unanimously with recommended edits.

**9. Consideration of June 1, 2023 Minutes (Kenny Turscak) 8:20 p.m.**

Kenny Turscak requested feedback on the June 2023 minutes. One member suggested a grammatical correction.

Coss Lumbé motioned to approve the minutes; Sean Zielenbach seconded the motion. The minutes were approved unanimously; Peter Sutherland, Shelley McCabe, and Michelle Krockner abstained.

## **10. Report Outs (Committee Members)**

### **a. PRGS**

Robyn Konkel reported that Hilco, the project's developer, is working to secure a demolition contractor to demolish the existing vacant generating station.

## **11. ARHA Updates (Michelle Krocker)**

Michelle Krocker reported that ARHA's Samuel Madden redevelopment project, which the Committee recommended for approval in June 2023, was approved in June by City Council. The project received tax credit financing from Virginia Housing in May 2023 and earned the highest score in its category. Currently, the project is undertaking archaeological work and resolving outstanding financing issues.

Ms. Krocker also reported the Ladrey redevelopment project has moved to Concept II in of the City's development review process, with a Concept III likely needed. Plans for the site include 271 residential units. ARHA is holding extensive discussions with residents and surrounding neighbors. Ms. Krocker stated that ARHA is maintaining a strict and aggressive schedule for development review and tax credit financing for both projects, and commended ARHA staff for their work on the projects.

Ms. Krocker shared that ARHA has recently filled vacant staff positions including Deputy Executive Director, Finance Operations Manager, and Chief Compliance Officer. Additionally, ARHA has invested in property management software. Ms. Krocker noted that ARHA has recently had to issue some eviction notices but is working to connect affected residents with available resources.

## **12. Housing Alexandria Updates (Jon Frederick)**

Jon Frederick provided updates on multiple ongoing projects.

For its Glebe-Mount Vernon Project, Housing Alexandria recently closed with the previous landowner and has begun mobilizing the site for construction. Housing Alexandria will hold a groundbreaking ceremony at the site on October 18.

On the Seminary Road project, Mr. Frederick reported that HALX has completed renovations on its Parkstone penthouse unit, which will house relocated Seminary Road residents for the duration of the project's construction. Mr. Frederick shared that relocation should occur soon, and construction is expected to begin at the end of October.

Mr. Frederick shared that HALX will be holding its annual food truck festival on September 28 at the Garden.

## **13. Information Items: 8:50 p.m.**

**Housing Master Plan Progress Report  
Financial Report**

#### **14. Staff Updates (Staff) 8:55 p.m.**

Tamara Jovovic informed the Committee that the Department of Planning and Zoning (P&Z) is seeking the Committee's support for a Federal Transit Administration grant application. The grant will support comprehensive planning studies focused on transit-oriented development for planned new rapid transit corridors; if awarded, funds will be used on the Duke Street transitway plan (Duke Street in Motion) adopted by City Council in June 2023 for the Duke Street corridor.

The Committee expressed its support for the grant and its willingness to provide a letter of support; Sean Zielenbach volunteered to coordinate the letter. Peter Sutherland recused himself from the letter of support due to a potential conflict of interest.

Additionally, Ms. Faga presented a proposed bylaws amendment to the Committee which may encourage members to attend 60 percent of meetings in-person. Ms. Faga emphasized the importance of attending meetings in-person so members can engage in robust conversations and exchange ideas. Ms. Jovovic noted that this policy will not modify the Committee's existing electronic participation policy or City Council's directive that members attend 75% of all meetings to remain in good standing. Ms. Faga suggested that the discussion be tabled for a later meeting date.

#### **15. Announcements and Upcoming Housing Meetings (Staff)**

##### ***Zoning for Housing Community Meeting***

Thursday, September 14; 6:00 p.m. – 8:00 p.m.  
TBD/Virtual

##### ***Alexandria West Planning Community Meeting***

Wednesday, September 27; 7:00 p.m. – 9:00 p.m.  
Ferdinand T. Day Elementary School/Virtual

Ali Coleman informed the Committee that the Virginia General Assembly legislative session is approaching, and the City is beginning to discuss its legislative package of proposals. One topic that may be discussed is housing stabilization policy. Ms. Coleman noted that the Committee may be asked to support the legislative package of proposals at a later date.

Additionally, Ms. Coleman stated that the Partnership to Prevent and End Homelessness is updating its strategic plan; Ms. Coleman will present updates on the strategic plan update when they are available.

#### **16. Adjournment (Chair) 9:00 p.m.**

The Chair adjourned the meeting at 9:10 p.m.

# FY 2023 Affordable Housing Development Funds

## Financial Report

### September Highlights

Payments Received	Reference	DSUP or Transation ID	\$ Amount
Developer Contributions	Robinson Terminal South (Robinson Landing)	2014 - 00006	\$10,412
<b>Grand Total</b>			<b>\$10,412</b>

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

New Transaction(s)	Fund	Date	\$ Amount
Pilot Rental Assistance			-\$26,289
<b>Grand Total</b>			<b>-\$26,289</b>

## 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	\$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
<b>FY Total</b>	<b>\$12,151,130</b>	<b>\$279,138</b>	<b>\$10,412</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,440,680</b>

**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
<b>Housing Trust Fund</b>															
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$59,315	\$339,076
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Housing Trust Fund Total</b>	<b>\$2,521,664</b>	<b>-\$2,068,589</b>	<b>-\$64,437</b>	<b>-\$26,289</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$2,159,315</b>	<b>\$362,349</b>
<b>Housing Opportunity Fund</b>															
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
<b>Housing Opportunity Fund Total</b>	<b>\$38,295,500</b>	<b>\$14,633,500</b>	<b>-\$290,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,343,500</b>	<b>\$52,639,000</b>