

5000 Fairbanks Avenue and 5101 Fillmore Avenue
Affordable Housing Plan
REVISED
May 13, 2025

1. Project Overview

1.1 Project name, address, and application number

Project Name: The View Alexandria
Project Address: 5000 Fairbanks Avenue and 5101 Fillmore Avenue
Application Number: DSUP #2025-10003

1.3 Brief description of the application and the proposed development program

The Applicant proposes to retain the existing 126-unit independent and assisted living building and construct a new building containing 217 independent living units, 16 assisted living units, and 24 skilled nursing and memory care units.

1.4 Requested zoning changes or waivers (if any)

- Development Site Plan (“DSP”) for construction of a new 257 multi-unit building
- Special Use Permit (“SUP”) for bonus density and height pursuant to Section 7-700 of the Zoning Ordinance
- SUP for penthouse height greater than 15 feet
- SUP for a parking reduction

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 Area 3 of the AlexWest Plan, which provides that development may occur under the existing zoning regulations. and policy recommendations for the Property. The proposed project is consistent with the City’s Age Friendly Report and the City’s Affordable Housing Master Plan as the project is providing new independent and assisted living units and is utilizing Section 7-700 of the Zoning Ordinance to provide additional density for the provision of seven affordable units in the new building.

2. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of existing Committed Affordable Units (“CAUs”) being demolished as part of redevelopment

Not applicable. There are no existing CAUs on the Property.

3. The status of tenant engagement efforts

The Applicant met with existing residents of The View Alexandria on February 28th and held a virtual community meeting for all interested parties to attend on March 12th. A second virtual community meeting is scheduled for May 20th.

4. The status of tenant relocation planning efforts and outreach to the Landlord-Tenant Relations Board

The Applicant is winding down operations of the medical building to be demolished. If there are any residents remaining at the time of construction of the proposed project, they will be relocated to either Goodwin House Alexandria or Goodwin House Bailey's Crossroads.

5. The number, type (rental/for-sale), size (number of bedrooms), level of affordability (percent of area median income), location, and length and terms of affordability of proposed CAUs

The Applicant proposes to provide seven one-bedroom independent living units within the new building at a reduced buy-in rate of \$175,000 and a reduced monthly services payment up to 60% of Area Median Income for 40 years or five turnovers per unit (based on an 8-year turn average), whichever comes first.

Unit Mix			
Unit Type	Market Rate	Affordable	Total
<i>Existing Building (AL/IL Mix)</i>			
1 BR	115	0	115
2BR	11	0	11
<i>Proposed Building (IL/AL/SN&MC)</i>			
<i>Independent Living</i>			
1 BR	61	7	68
2 BR	149	0	149
<i>Assisted Living</i>			
1 BR	14	0	14
2 BR	2	0	2
<i>Skilled Nursing/Memory Care</i>			
1 BR	24	0	24
Total	375	7	383

6. A description of existing and proposed affordable housing financing agreements with third parties (including the Department of Housing and Urban Development)

Not applicable.

7. An equivalency analysis that compares the value and location of CAUs proposed to be provided off-site to that of CAUs constructed on-site

Not applicable.

8. A description of how proposed CAUs will be incorporated into the overall project to create a successful mixed-income community, including whether CAU residents will have access to amenities available to residents of market-rate rental units

The affordable units will be located in the new building and residents of these units will have equal access to the amenities available to the other residents of the building.

9. Information on proposed phasing and implications such phasing would have on the delivery of proposed CAUs

The Applicant intends to construct the building in one phase.

10. Information on contributions proposed to be made to the Housing Trust Fund

No voluntary affordable housing contribution is being provided given the Applicant's need to offset unanticipated costs associated with other City requests, which are beyond the scope of, and not reasonably related to, the proposed development. If the City changes its position, the Applicant will make the voluntary contribution of \$932,862, as originally contemplated.

11. An estimate of the types and number of jobs to be created by mixed-use projects (for informational purposes only)

The proposed new building will create approximately 80 new jobs in the multi-unit building.

12. Other information the applicant deems relevant to the AHP

None.