ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
DATE: APRIL 4, 2019
LOCATION: NANNIE LEE RECREATION CENTER, EXHIBIT HALL (LOWER LEVEL)

AGENDA

1. Introductions and Chair remarks (Chair) 6:45 p.m.

2. Modification to Housing Opportunity Fund Loan Request for The Spire (Church of the Resurrection project) (Eric Keeler/Halley Norris) 6:50 p.m.
   Action Requested: Review and Vote on Revised Loan Request

3. Consideration of February 7, 2019 and March 7, 2019 meeting minutes (Chair) 7:05 p.m.
   Action Requested: Review and Approve Minutes

4. Announcements and Upcoming Housing Meetings (Staff) 7:10 p.m.

   Condominium and Community Association Training
   April 6; 10 am – 12 pm, Patrick Henry Recreation Center

   AHAAC-EPC Subcommittee Meeting
   April 10; 7:00 – 8:15 pm, City Hall, Room 2000

   Community Open House for Resolution 830 Modernization Process
   April 11; 7:00 – 9:00 pm, Charles Houston Recreation Center, Multipurpose Room

   Discussion on Amazon HQ2’s Impact on the Rental Market
   April 16; 9:30 – 11:30 am, Charles Houston Recreation Center

   Eisenhower East Small Area Plan Update Community Meeting
   April 25; 7:00 – 9:00 pm, Location tbd

5. Housing Contributions Workgroup 7:15 pm

Adjournment (Chair) 9:15 p.m.

Attachments:
  1. Written Update Alexandria Housing Development Corporation
  3. Housing Master Plan Quarterly Progress Report
The meeting was preceded by a new member orientation session. The Chair, Robyn Konkel, called the meeting to order at 7:00 pm. Jon Frederick volunteered to take minutes.

1. Landmark Mall Small Area Plan Amendment (Ashley Labadie/Brandi Collins)
   Staff from the Department of Planning and the Office of Housing provided an update on the Landmark Mall Planning effort.
The plan update is focused on Landmark Mall site, and its interaction with Duke and Van Dorn Streets as part of the plan update. Land ownership issues revolving around the site have been resolved, and staff are building flexibility into the plan to enable developers to be more responsive to the market. Housing staff provided a presentation that described the household income mix, housing types, jobs, and other demographic data surrounding the site. Staff described the types of jobs that would be created as part of the redevelopment process and explained that many of the jobs would require housing affordability. Draft plan recommendations include the preservation of existing affordability in the area and opportunities to include new committed affordable housing as part of the redevelopment. The Committee discussed the amount of density proposed on the site and whether the density should be increased to ensure it could support affordable housing. Staff will return to the Committee with final proposed recommendations in March prior to the plan’s public hearing before Planning Commission and City Council in April. The CDD rezoning for the site is anticipated to be considered by Planning Commission and City Council in July.

2. Route 1 South Housing Affordability Strategy Update (Tamara Jovovic)
Staff provided a presentation on the Multifamily Residential Zone proposed to help implement the South Patrick Street (Route 1 South) Housing Affordability Strategy and expand affordable housing incentives in the City. The zone:

- Provides density up to a 3.0 FAR and requires that a minimum of one third of the provided housing be committed affordable;
- Targets a broader and deeper level of affordability with average incomes served at 40% AMI (or at 50% AMI following the submission of a revised affordable housing plan);
- Existing HAP contracts will be deemed to meet the Zone’s requirements.

P. Zurawski volunteered to draft a letter of support. B. Harris made a motion to approve the preparation and submission of the letter following the Committee’s review; J. Frederick seconded the motion. The motion was approved unanimously.

3. Housing Response to Virginia Tech and Amazon HQ2 (Helen McIlvaine)
Helen McIlvaine provided an overview of Amazon HQ2 and the steps that the City and Arlington County took to attract the company’s second headquarters to National Landing in Crystal City.

- It is estimated that 40% of created jobs will need housing affordability @ 60% AMI and below.
- H. McIlvaine discussed the regional collaboration and local planning and engagement efforts underway to proactively and comprehensively respond to the housing opportunities and challenges anticipated with the development of National Landing. These include outreach to the Arlandria community, community groups, and property owners and the proposed Mount Vernon Corridor planning initiative which would examine housing affordability impacts
and identify strategies to preserve existing housing resources as well as opportunities to expand housing opportunity.

4. **Housing Contribution Workgroup Update (Tamara Jovovic)**  
T. Jovovic provided an update on the Housing Contributions Workgroup. The workgroup will kick off in March and will include AHAAC, as well as representatives from the development community and representatives from the Commission on Aging and the Commission on Persons with Disabilities. The group is charged with addressing housing contributions as they relate to rezoning and land use change applications in April and senior housing and building conversions in May. The goal is for the workgroup’s recommendations to be presented to City Council in July.

5. **Consideration of January 3, 2019 Minutes (Chair)**  
C. Flemming made a motion to approve the January minutes; M. Krocker seconded the motion. The minutes were approved unanimously.

6. **ARHA Update (Carter Flemming)**  
C. Flemming provided an update on ARHA’s activities:  
- Ramsey Homes will start excavation work at the end of the month; Dominion removed all poles.  
- ARHA plans to start some rehabilitation work on Princess Square in the near future. This work will include replacement of sidewalks and roofs.

7. **AHDC Update (Jon Frederick)**  
J. Frederick provided an update AHDC’s activities:  
- Lacy Court, Gateway Apartments, and Carpenter’s Shelter are all under construction.  
- Lacy Court Phase I will begin to deliver units during the first week of March.  
- Gateway will be weather tight by mid-March.  
- Carpenter’s Shelter hit a delay with permitting but is now beginning excavation and driving piles.  
- AHDC is continuing work on Bellefonte Apartments and plans to close in late April.

8. **Financial Report (Staff)**  
Housing Staff provided an overview of the financial reports and noted that Housing Trust Fund dollars are starting to come in from Robinson Terminal South project.

9. **Staff Updates (Helen McIlvaine)**  
- The FY 2020 budget will be released soon.  
- City Council has expressed strong interest in affordable housing and will hold a worksession with staff on February 26th.  
- Dan suggested inviting City Council to a future AHAAC meeting.  
- Michelle Krocker provided an update on efforts to increase funding for the Housing Trust Fund at the state level.

The meeting was adjourned at 8:55 pm.
The Chair, Robyn Konkel, called the meeting to order at 7:00 pm. R. Konkel distributed information provided by the Commission on Women.

1. **Landmark Mall Small Area Plan Amendment (Helen McIlvaine)**
   Helen McIlvaine presented the draft housing recommendations to the Committee for consideration. Michelle Krocker made a motion for the Committee to send a letter of support to Planning Commission. Katharine Dixon seconded the motion.
Discussion ensued regarding the importance of establishing an aspirational goal for the small area plan with respect to affordable housing. Members questioned how development applications would be evaluated in the absence of an established goal. A motion was made to amend the motion to clarify that the Committee recommends 15% of residential development at Landmark Mall be committed affordable. The motion was approved unanimously. The Committee also discussed clarifying the affordability levels of the units and recommended that affordable rental units serve households with incomes up to 60% of the area median income consistent with demonstrated housing demand and the types of jobs that are anticipated to be created by the development. Paul Zurawski volunteered to draft a letter for the Committee’s review.

2. **Route 1 South Housing Affordability Strategy Update (Tamara Jovovic)**
   Tamara Jovovic provided an update on the implementation of the Strategy:
   - The Housing Needs Assessment is ongoing
   - The RMF Zone was approved by City Council in February

3. **Consideration of February 7, 2019 Minutes (Chair)**
The draft February minutes will be considered as part of the April packet.

4. **Written Updates**
   Written updates regarding ARHA’s and AHDC’s activities were provided as part of March packet.

5. **Financial Report (Staff)**
   Eric Keeler noted that the March packet included a copy of the Office of Housing’s proposed budget.

6. **Staff Updates (Helen McIlvaine)**
   Staff noted that the Eisenhower East Small Area Plan was in the process of being updated and that staff would provide a briefing to the Committee in the Spring.

The meeting was adjourned at 7:30 pm so that the Committee could participate in the Housing Contributions Workgroup.
MEMORANDUM

TO: Alexandria Housing Affordability Advisory Committee
FROM: Jon Frederick, AHDC Executive Director
DATE: March 29, 2019
RE: AHDC Written Update

Lacy Court Apartments
- The first phase of renovation at Lacy Court is complete and all units are ready for occupancy and resident move-ins started on March 20th.
- Our leasing office furniture will be delivered on March 29, assembled on April 1, and management office move scheduled for April 2
- All residents in Phase II will be relocated back to Phase I by March 31 and Phase II will tentatively begin on April 4th.

Gateway Apartments
- Roof of the building is now weather tight and window installation is nearly complete
- Level 5 MEP rough in and drywall should be complete by early April
- Whiting Turner is finishing pouring concrete for the courtyard
- Masonry to begin in early April
- Latest delivery date has been moved back one week, from Nov 1 to Nov 8, because of weather delays during Jan and Feb but Whiting Turner believes they will make up days in next phase of construction now that building is weather tight.
- Finally, we have renamed the project to The Nexus at West Alex. We plan to roll out the name change to the public over the next week.

Bellefonte Gardens
- Walter Phillips (civil engineer) resubmitted the grading plan on 3/25 and AHDC is coordinating a meeting in early April with the City to have follow up conversation regarding the offsite sewer improvement (~$300K)
- Knu Design is working towards building permit set of drawings while we await comments back from City on grading plan resubmission. Targeting end of April to have a permit set ready
- MUTM package to be submitted to HUD by end of March, estimated turnaround time of 90 days
• Working to obtain VHDA perm loan commitment of approx. $2.4M-$2.5M
• Working with Housing on relocation plan

Carpenter’s Shelter/The Bloom
• Tracking a Substantial Completion date of 6/7/2020.
• WT is currently excavating and installing tiebacks, and has experienced some unforeseen conditions:
  • 237 truckloads of contaminated soil was taken off the site
  • A substantial amount of concrete pieces were found 3-5’ below grade that was separate from the existing building.
  • An underground storage tank was discovered at the perimeter of the NE side of the site. The tank was rusted and didn’t have much liquid.
None of these items were identified in the ECS Phase II report. Testing done in 2017 showed a clean site. Carpenter’s Shelter had a study done in 2006. ECS stated they did not have permission to release the report, but the testing locations were in approximately the same location as the 2006 test.
### FY 2019 Affordable Housing Development Funds Financial Report

**Balance Remaining:** $0

#### Revenues

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#### Commitments & Reservations

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## Housing Master Plan Progress Report

**Period:** FY19 Q1-Q3

**City of Alexandria, Office of Housing**

Updated: 03.28.19

### Prior Reported Impact (Jan 2014-Jun 2018)

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### Completed Underway Pipeline

- **Jackson Crossing:** 78
- **Gateway at King and Beauregard:** 74
- **New Hope Veterans Home (Aqua Sierra):** 3
- **Carpenter’s Shelter:** 97
- **Parkside Presbyterian Church:** 81
- **Arlington Supportive Housing:** 34
- **Langley Terrace Apartments:** 41
- **Community Lodgings:** 7
- **Lynhaven Apartments:** 28
- **Loys Court Apartments:** 44
- **Bellevue Permanent Supervised Apartments:** 12

### Units Created through the Development Process

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### Target Balance

- **TOTAL 660 469**

### Prior Closed/Issued Total Closed/Grants Issued

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### Created & Preserved (Completed) Units

- **TOTAL 336 243**

### HOUSING MASTER PLAN PROGRESS REPORT SUMMARY

- **TOTAL 2,000 1,375**

### TYPE OF ACTIVITY

#### FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)

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### HOUSING MASTER PLAN PROGRESS REPORT SUMMARY

- **TOTAL 1 624 625**

### TYPE OF ACTIVITY

#### FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)

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### HOUSING MASTER PLAN PROGRESS REPORT SUMMARY

- **TOTAL 2,000 1,375**

### TYPE OF ACTIVITY

#### FY19 Q1-Q3 Impact (Jul 2018-Mar 2019)

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### HOUSING MASTER PLAN PROGRESS REPORT SUMMARY

- **TOTAL 2,000 1,375**
I. Welcome and Introductions
II. Purpose of Meeting
III. Developer Considerations
IV. Table Discussions
V. Report Outs
VI. Discussion
VII. Next steps
Adjourn

Questions? Please contact Tamara Jovovic, Housing Planner, 703-746-3097, tamara.jovovic@alexandriava.gov