

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE**  
**VIRTUAL MEETING**  
**DATE: OCTOBER 1, 2020**  
**TIME: 6:30-8:30 P.M.**

**AGENDA**

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|--|-----------|
| 1. Introductions and Chair remarks (Chair)   | 6:30 p.m. |
| 2. The Heritage Update (Tamara Jovovic/Cathy Puskar)   | 6:35 p.m. |
| 3. Consideration of Benchmark at West Alex Affordable Housing Plan<br>(Tamara Jovovic/Duncan Blair)<br><i>Action Request: Review and Vote on Affordable Housing Plan</i> | 6:55 p.m. |
| 4. Arlandria Small Area Plan Briefing (Jose Ayala/Tamara Jovovic)  | 7:15 p.m. |
| 5. Accessory Dwelling Unit Study (Sam Shelby/Julia Santure)  | 7:35 p.m. |
| 6. COVID-19 Dashboard Update (Julia Santure)   | 7:55 p.m. |
| 7. ARHA Updates (Carter Flemming)  | 8:05 p.m. |
| 8. AHDC Updates (Jon Frederick)  | 8:10 p.m. |
| 9. Staff Updates (Staff)   | 8:15 p.m. |
| 10. Information Items:<br>Financial Report   | 8:20 p.m. |
| 11. Announcements and Upcoming Housing Meetings (Staff)  | 8:25 p.m. |
| <i>ARHA Redevelopment Work Group</i><br>Virtual Meeting, October 15; 5:30 pm   |           |
| Adjournment (Chair)  | 8:30 p.m. |

*Due to the COVID-19 Pandemic emergency, the October 1, 2020 meeting of the Alexandria Housing Affordability Advisory Committee is being held electronically pursuant to Virginia Code Section 2.2-3708.2(A)(3) and/or the Continuity of Government ordinance adopted by the City Council on April 18, 2020. All of the members of the Committee and staff are participating from remote locations through a Zoom video conference. The meeting can be accessed live by the public through Zoom at the following link: [https://zoom.us/webinar/register/WN\\_EmNMT4R6SLewf0V0FyVtXQ](https://zoom.us/webinar/register/WN_EmNMT4R6SLewf0V0FyVtXQ); or dial in number, 301-715-8592; Webinar ID: 925 5514 0904; Passcode: 415142. Public comment will be received at the meeting. A recording of the meeting will be posted at alexandriava.gov/74631.*

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: SEPTEMBER 28, 2020

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: ERIC KEELER, DEPUTY DIRECTOR

SUBJECT: BENCHMARK AT WEST ALEX AFFORDABLE HOUSING PLAN

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**ISSUE:** Consideration of an Affordable Housing Plan for Benchmark at West Alex (DSUP 2020-00009).

**ACTION REQUESTED:** That the Committee review and endorse the presented Affordable Housing Plan.

**BACKGROUND:** The applicant has proposed to construct a 102,430 square foot continuum of care facility with 117 units (45 studio units, nine companion units, 55 one-bedroom units, and 8 two-bedroom units) with 143 beds. The first seven floors and the penthouse of the facility will be committed to assisted living while the eighth and ninth floors will provide care to residents with memory care or other cognitive needs. 72 parking spaces will be dedicated to the community within the existing 412-space underground parking garage.



2 - VIEW NORTH BEAUREGARD STREET



1 - VIEW FROM COURTYARD

The project is located in the West Alex development at the intersection of King and Beauregard Streets. The project was envisioned as office space in the original Development Special Use Permit approvals (DSUP 2013-00001) for the master development.

In order to develop the project, the applicant has requested the following approvals along with its DSUP:

- Master Plan Amendment to increase the height of the building from 98.5' to 111'

- Special Use Permit to operate a continuum of care facility

No additional density is being requested by the applicant.

## **DISCUSSION:**

### *Proposal*

The applicant has proposed to provide three assisted living facility (ALF) units to recipients of Auxiliary Grant (AG) funds<sup>1</sup> who, on admission to the ALF, shall require no more than minimal assistance with up to four activities of daily living<sup>2</sup> as documented on the uniform assessment instrument, but shall not have a primary diagnosis of dementia and shall not require a safe and secure unit (see below). These units will be provided for a term of 40 years.

The ALF's safe and secure units will be dedicated to residents who have a serious cognitive impairment due to a primary psychiatric diagnosis of dementia and are unable to recognize danger or protect the individual's own safety and welfare. Such safe and secure units will be made available to AG recipients who already living in the facility if such unit is open, such placement is appropriate, and such placement is in accordance with applicable Virginia law and regulation.

The AG units will be dispersed throughout the facility and will be configured as studio-style units and/or as one-half of companion-style units. Both unit types will consist of a private bedroom and private bathroom. The companion-style unit features a shared living room. The recipients of AG funds will have the same access to amenities and senior care as all other residents in the facility.

### *Current Supply*

There is currently one dedicated AG bed at the Sunrise Senior Living facility on Duke Street. Two single-occupancy AG units will be provided in the new Sunrise facility that is under construction in Old Town. In addition, seven single-occupancy units have been pledged at the Silverstone facility in Potomac Yard.

### *Estimated Value*

The number of proposed AG units is roughly equivalent to the proportion of the AG units provided in the Silverstone and Sunrise Senior Living projects. The contribution is valued at approximately \$8-\$12 million (in non-discounted 2020 dollars); it is based on the difference between the value of a monthly AG subsidy (\$1,602 in 2020) and an estimated monthly charge of \$7,000-\$10,000 for room, board, care, and fees over 40 years (the range reflects the

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<sup>1</sup> An AG is an income supplement for recipients of Supplemental Security Income (SSI) and certain other aged, blind, or disabled individuals residing in an assisted living facility (ALF) licensed by the Virginia Department of Social Services (VDSS) or in an adult foster care (AFC) home. Not all assisted living facilities accept the AG. The AG program is administered by the Virginia Department for Aging and Rehabilitative Services and receives 80 percent of its funding from the state and 20 percent from the local jurisdiction. Its monthly reimbursement rate (\$1,602 in 2020) is determined by the Virginia General Assembly and is adjusted periodically.

<sup>2</sup> The activities of daily living consist of bathing - at least twice a week, but more often if needed or desired; dressing; toileting; transferring; bowel control; bladder control; and eating/feeding.

differential in the cost of services associated with assisted living and memory care units, respectively).

#### *Commission on Aging*

On September 4, 2020, the applicant presented the project to the Housing Committee of the Commission on Aging (COA). The Committee accepted the applicant's proposal of three AG beds for a term of 40 years.

#### *Other Contributions*

It is noted that a voluntary contribution to the Housing Trust Fund for the West Alex master development was made when the first certificate of occupancy was issued, and it is acknowledged that the developer was instrumental in offering AHDC an opportunity to construct, The Nexus, a 74-unit affordable housing building as part of that development.

Staff also notes that it is working with a larger stakeholder working group to formalize affordable housing contributions for senior living projects.

#### *MOU*

A memorandum of understanding (MOU) will be developed between the City and the applicant prior to the release of the Final Site Plan. The MOU will require the applicant to apply the same rules and regulations applicable to all market rate units to the affordable units and may include, but not be limited to the following: the criteria used to qualify such individuals, including criteria for prioritizing eligible Alexandria residents; the period within which a person will be admitted to the affordable unit; the terms regarding discharge; and the means of marketing the program to reach individuals with limited financial resources who will benefit from the auxiliary grant unit. Similar MOUs have been developed for other senior housing projects in consultation with Division of Aging and Adult Services staff.

**FISCAL IMPACT:** Twenty percent of the auxiliary grant is funded by the City.

#### **ATTACHMENTS:**

Affordable Housing Plan for Benchmark at West Alex, DSUP 2020-00009, dated September 28, 2020

#### **STAFF:**

Helen McIlvaine, Director, Office of Housing

Terri Lynch, Director, Division of Aging and Adult Services, DCHS

Tamara Jovovic, Housing Program Manager, Office of Housing

BENCHMARK AT WEST ALEX  
AFFORDABLE HOUSING PLAN  
September 28, 2020

1.1 PROJECT NAME AND ADDRESS.

Benchmark at West Alex  
3425 North Beauregard Street  
Alexandria, Virginia

1.2 APPLICATION NUMBER.

Development Special Use Permit with Site Plan - DSUP 2020-00009

1.3 BRIEF DESCRIPTION OF THE APPLICATIONS AND PROPOSED DEVELOPMENT PROGRAM

The applicant Orr-BSL King, LLC (the “Applicant”) is requesting a Development Special Use Permit with Site Plan to construct a 98,575 square foot nine (9) story Continuum of Care Facility on Unit 0-1 Alexandria Gateway Land Condominium in the West Alex mixed use project at King and North Beauregard Street. The first seven floors and the penthouse will be assisted living units and the eighth and ninth floors will be memory care units.

1.4 REQUESTED ZONING CHANGES OR WAIVERS.

The Applicant is requesting a Master Plan Amendment to increase the height of the building and a Development Special Use Permit with Site Plan to operate a Continuum of Care Facility.

1.5 THE SMALL AREA PLAN IN WHICH THE PROJECT IS LOCATED AND A BRIEF DESCRIPTION OF HOW RELEVANT AFFORDABLE HOUSING GOALS AND RECOMMENDATIONS ARE BEING ADDRESSED BY THE AHP.

The project is located in the Alexandria West Small Area Plan. The Applicant is proposing to provide three (3) units in the Continuum of Care Facility to recipients of Auxiliary Grant (AG) Funds administered by the Virginia Department of Aging and Rehabilitative Services. The proposed project advances the goals included in the City’s Housing Master Plan and the Age Friendly Plan for a Livable Community by providing the three (3) new affordable units for seniors who are eligible recipients of Auxiliary Grant Funds.

2. DESCRIPTION OF THE AHP TO INCLUDE:

*2.1 Number, type (rental/for sale), size (number of bedrooms) levels of affordability (% of Area Median Income), and length of affordability of the affordable units.*

The Applicant proposes to provide three (3) units to recipients of Auxiliary Grant Funds administered by the Virginia Department of Aging and Rehabilitative Services (the Units”) for a period of forty (40) years. The units will be offered on a rental basis, and

will be configured as studio-style units, or one-half of a companion-style unit with a private bedroom and a private bathroom. Unit sizes typically range from approximately 300 to 350 square feet.

*2.2 General description of the location of the affordable units in the building.*

Assisted living facility units will be provided to Auxiliary Grant Fund recipients who, on admission to the ALF, require only minimal services with personal care needs. On admission to the ALF, an auxiliary grant recipient shall require no more than minimal assistance with up to four activities of daily living as documented on the uniform assessment instrument, but shall not have a primary diagnosis of dementia and shall not require a safe and secure unit. The AG units will be dispersed throughout the community.

The assisted living facility's safe and secure units are dedicated to residents who have a serious cognitive impairment due to a primary psychiatric diagnosis of dementia and are unable to recognize danger or protect the individual's own safety and welfare. Such safe and secure units will be made available to AG recipients who already living in the facility if such unit is open, such placement is appropriate and such placement is in accordance with applicable Virginia law and regulation.

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

The recipients of Auxiliary Grant funds will have the same access to amenities as all other residents in the buildings.

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

Not applicable. The Continuum of Care Facility is being constructed on a vacant pad site in the West Alex mixed use project.

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

The Continuum of Care Facility will be built in one phase.

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

A voluntary contribution to the Affordable Housing Trust Fund for the West Alex mixed use project was made when the first certificate of occupancy was issued, and it is acknowledged that the developer was also instrumental in offering AHDC an opportunity to construct an affordable housing building as part of the original development approval of the West Alex mixed use project.

*2.7 Any other information the applicant deems relevant to the AHP.*

None.

# FY 2020 Affordable Housing Development Funds Financial Report | September 25, 2020

**Balance Remaining: \$2,412,000**

## Revenues

	2020						2021						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Revenue Allocated by City Council	\$6,212,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,212,000
<b>Total</b>	<b>\$6,212,000</b>	<b>\$0</b>	<b>\$6,212,000</b>										

## Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	FY Total	Running Total
<b>Housing Trust Fund</b>															
Braddock Small Area Plan Fund	\$1,423,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,423,273
Pilot Rental Assistance	\$870,000	\$0	\$0	-\$4,450	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$4,450	\$865,550
Rebuilding Together Alexandria (RTA)	\$50,000	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Temporary Relocation Assistance	\$11,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,000
<b>Housing Trust Fund Total</b>	<b>\$2,354,273</b>	<b>\$50,000</b>	<b>-\$50,000</b>	<b>-\$4,450</b>	<b>\$0</b>	<b>-\$4,450</b>	<b>\$2,349,823</b>								
<b>Housing Opportunity Fund</b>															
AHDC - Arlandria	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000
AHDC - Carpenter's Shelter / The Bloom	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
AHDC - Operating	\$0	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000
ARHA - Ramsey Homes	\$1,400,001	\$0	\$0	-\$196,034	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$196,034	\$1,203,967
EHIP	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$200,000
Landmark Towers	\$0	\$0	\$0	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$2,500,000
Parcview II	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$400,000
Wesley - Fairlington LLC. / Way Point	\$7,250,000	-\$5,780,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,780,000	\$1,470,000
<b>Housing Opportunity Fund Total</b>	<b>\$10,350,001</b>	<b>-\$5,505,000</b>	<b>-\$275,000</b>	<b>\$3,603,966</b>	<b>\$0</b>	<b>-\$2,176,034</b>	<b>\$8,173,967</b>								