

**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**LOCATION: ROOM 2000**  
**CITY HALL**  
**THURSDAY, SEPTEMBER 13, 2012, 7:00PM**

**AGENDA**

1. Consideration of the Minutes of the June 7, 2012 meeting 7:00 p.m.
2. Consideration of the Minutes of the July 19, 2012 meeting 7:05 p.m.
3. Ratify votes approved as a committee of the whole 7:10 p.m.
  - a) Braddock Metro Place Affordable Housing Plan (Provided at March meeting)
  - b) February meeting minutes (provided at March meeting)
  - c) The Delaney Affordable Housing Plan (provided at May meeting)
  - d) April meeting minutes (provided at May meeting)
4. Consideration of Predevelopment Loan to AHC from Housing Opportunities Fund 7:15 p.m.
5. Consideration of Potomac Yard Landbay J Affordable Housing Plan 7:35 p.m.
6. Consideration of Potomac Yard Landbay H Block G Affordable Housing Plan 7:55 p.m.
7. Presentation on Beauregard Tenant Survey Results 8:15 p.m.
8. Information Items: 8:50 p.m.
  - a. Housing Trust Fund Financial Summary for FY 12
  - b. Housing Opportunities Fund Financial Status for FY 12
  - c. Homeownership Programs Report for FY 12
  - d. Tenant and Workers Rent Subsidy Request for the Beauregard Planning Area
9. Announcements and Upcoming Housing Meetings 8:55 p.m.
  - AHAC Sponsored Beauregard Tenant Survey Town Hall  
Thursday, September 20, 2012, 7:00 – 9:00 PM  
Ramsey Recreation Center  
5650 Sanger Avenue
  - ARHA Strategic Plan City Council Work Session  
Thursday, September 27, 2012, 5:30 – 6:30 PM  
City Council Work Room
- Adjournment 9:00 p.m.

**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**Minutes of the June 7, 2012 Meeting**

Members Present

Bill Harris  
Laura Lantzy  
Michael Butler  
Rick Liu  
John Catlett  
Michelle Saylor  
Katharine Dixon

Staff Present

Mildrilyn Davis  
Helen McIlvaine  
Eric Keeler  
Jon Frederick

Guests

Bonnie Baxley, CLI

The meeting was called to order by Katharine Dixon, 7:04pm.

1. Dixon called for the approval of the May 2 minutes. By consent acting as a committee of the whole, Harris moved, Liu seconded, all approved. Butler abstained. (Correct typo of 'Delaney.')
2. Keeler distributed and presented the funding application from Community Lodgings, Inc. for a \$300,000 loan from the Housing Opportunities Fund. The loan is for gap financing to rehab 612 Notabene Drive, with an estimated repayment start date of fall, 2014. CLI is already working with HomeAid to renovate the 10 unit building and plans to receive additional funding of \$250,000 from Freddie Mac. If that funding is not available, CLI can tap a BB&T equity line of credit to cover renovation expenses. After much discussion, Harris moved, Saylor seconded, all approved. Dixon requested the Office of Housing staff provide documents for meeting consideration in a timely manner, not *at* the meeting.
3. Frederick reviewed the AHAC FY12 Annual Report. Lantzy requested a summary of accomplishments be presented in a chart or listed format, not as narrative. Harris noted the Member dates should be 2011-2012. Frederick to revise the Annual Report with these changes and the addition of CLI information per #2 above. With these revisions, Harris moved, Catlett seconded, all accepted.
4. Davis led a discussion on the Beauregard Small Area Plan, which was approved by Council. AHAC will make final affordable housing recommendations to Council based on the results of the tenant survey (currently in development) and available funds. The survey will be conducted via face to face and mailings in August. At or before the October AHAC meeting discussion of Committee recommendations for Council will occur.
5. All financial reports from Housing Trust Fund, Housing Opportunity Fund, and Homeownership Program reports were self-explanatory.
6. Davis stated that the Housing Master Plan is expected to be released for public review/comments by June 30 with open discussions to be scheduled in the fall. Davis to poll this Committee re. a July meeting to review changes made in the Housing Master Plan by staff.
7. AHAC membership was discussed. Open representative positions are renter, faith based, developer and attorney. The large employer (100+) position may also become vacant based on attendance.

Dixon adjourned the meeting at 8:10pm.

Minutes were prepared by \_\_\_\_\_.

**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**Minutes of the July 19, 2012 Meeting**

Members Present

Bill Harris  
Michael Caison  
Laura Lantzy  
Michael Butler  
Katharine Dixon  
Deena De Montigny  
Marcus Allen

Staff Present

Mildrilyn Davis  
Helen McIlvaine  
Jon Frederick  
Melodie Seau

Guests

Annabelle Fisher  
Hector Pineda  
Norma Ealeano  
Elilagn Movic  
Sammie Moshenberg  
Diane Stoy  
Vickey Menjivar  
Elizabeth Welg

The meeting was called to order by Michael Caison

1. Mildrilyn Davis introduced the new members of AHAC.
2. Mildrilyn Davis provided an overview of the changes that were made to the housing conditions in the Beauregard Small Area by Planning Commission and City Council. Davis specifically identified the conditions, added by City Council, which requesting that AHAC make recommendations regarding the provision of affordable housing pursuant to the rezoning process.
3. Mildrilyn Davis provided an overview of the responsibilities of AHAC with regard to the Beauregard rezoning. Davis explained that a tenant survey would be completed in August, and AHAC would use those results to make recommendations regarding unit types/sizes and income ranges to be served with the resources established for committed affordable housing within the Beauregard Small Area Plan.
4. Melodie Seau provided an overview of the tenant relocation process. Seau provided information on the City's voluntary relocation benefit guidelines and what would be expected from Developers within the Beauregard Planning Area. Helen McIlvaine provided an overview of the relocation process that was used in the Buckingham Village project in Arlington. Michael Butler commented that the selection criteria used in that project made it fair and seemed to be widely accepted by the tenants. A list of issues that would need to be addressed in the Beauregard Relocation Plan was discussed. Members of the committee agreed with the list of issues identified by staff.
5. Helen McIlvaine provided an update on the Beauregard Tenant Survey. McIlvaine informed the committee that the survey process had begun and the results were anticipated by the end of August. A conversation followed about several of the individual questions in the survey. Lantzy asked whether participants needed to answer all survey questions and expressed concern regarding the specificity of a few questions. Several guests also weighed in on the survey questions and asked how the data would be used. Staff ensured that survey results would be confidential and would not be used by the City to address Code or other issues. Mildrilyn Davis further clarified that City staff would not have access to individual survey responses or identifying information.
6. A discussion was had about AHAC's schedule for the remainder of the summer and the fall. The committee decided not to have an August meeting. It was also noted that two meetings may be needed each month in the fall as the Beauregard Rezoning process continues.
7. Caison adjourned the meeting at 9:00 pm.

Minutes completed by Office of Housing Staff Member Jon Frederick

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: SEPTEMBER 7, 2012

TO: AFFORDABLE HOUSING ADVISORY COMMITTEE

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR, OFFICE OF HOUSING

SUBJECT: CONSIDERATION OF A REQUEST FROM AHC, INC. FOR A PREDEVELOPMENT LOAN TO FACILITATE A PROPOSED AFFORDABLE HOUSING DEVELOPMENT ON EAST REED AVENUE

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**ISSUE:** Provision of \$250,000 in predevelopment funding as a loan to AHC to help facilitate its proposed 77-unit affordable housing development on East Reed Avenue.

**RECOMMENDATION:** That the Committee authorize a \$250,000 loan to AHC, Inc. from the City's Housing Trust Fund for predevelopment of the East Reed Avenue affordable housing development, with these funds to be repaid if the project receives land use approvals and is successful in its application for 2013 low income housing tax credits (LIHTC).

**BACKGROUND:** AHC, Inc. (AHC) is a 501(c)(3) nonprofit housing development entity. Since its establishment in 1975, AHC has developed or preserved more than 5,000 units of affordable and workforce rental housing among the 39 apartment communities it owns in Arlington County, Fairfax County, Baltimore, Richmond and the Virginia Tidewater region. AHC also sponsors some affordable homeownership projects. AHC has been designated an "experienced affordable housing developer" by the Virginia Housing Development Authority (VHDA) for its proven success in developing, financing, and operating sustainable tax credit funded properties, including both new construction and preservation/rehabilitation of existing complexes. In addition to managing its own rental portfolio, AHC also operates a robust resident services program and provides third party property and asset management services.

The East Reed development proposed by AHC, and depicted in Attachment 1, would be the organization's first project in the City of Alexandria. Located on the 100 block of East Reed, AHC's development concept includes seventy-seven (77) apartments, comprised of one, two and three bedroom units, with all to have rents affordable to households with incomes at or below 60% AMI (e.g., \$64,500 for a four person household). The building will range from four to five stories in height (like The Preston, across the street, on the other side of East Reed), above underground parking for residents and their guests. There will be a community room available for public use, however, the primary function of the space will be for AHC to provide on-site programming (e.g., after school activities and tutoring, summer camp, adult education and computer classes) for building residents.

In addition to assembling six privately owned properties along East Reed, which AHC has under contract, AHC needs the parcel of City-owned land (3600 Jefferson Davis Highway) at the corner of East Reed and the Jefferson Davis Highway (Route 1) to complete its assemblage for the proposed apartment project. In addition to a Section 9.06 review, a number of zoning and land use approvals are also required. The anticipated cost of the development is around \$24 million, which AHC plans to fund through a variety of sources, including competitive (9%) low income housing tax credits, a mortgage and equity from its own reserves of approximately \$500,000. Besides the “at risk” predevelopment funding being requested from the City, AHC is requesting up to \$2.25 million more in gap financing from the City’s Housing Opportunities Fund. These corollary issues and approvals are all anticipated to come before the Planning Commission and City Council in December 2012. The approval of this predevelopment loan does not bind Council with regard to the forthcoming future land use decisions concerning this project.

**DISCUSSION:** AHC has requested a loan from the City of \$250,000 in predevelopment funding so that it can continue to develop its project design, complete architectural, engineering and environmental studies and reports, and conduct the necessary due diligence to assure the viability and long term sustainability of the proposed development. AHC is also providing some small payments to owners of the assembled East Reed properties to maintain options to purchase the parcels once it obtains the various entitlements for the proposed project. AHC needs to acquire outright one property from an owner who is not willing to wait to settle until AHC completes the land approval and LIHTC application processes in 2013.

Because early stage funding is so difficult to secure from conventional lenders due to the risk that the project might not go forward, the City has frequently provided predevelopment assistance for nonprofit-sponsored affordable housing (e.g., Beasley Square, Longview Terrace, 612 Notabene, and ARHA’s Quaker Hill). When a project is determined to be feasible, attains the necessary development approvals, and moves forward with construction and permanent financing, any predevelopment funds that have been advanced by the City have been recast as a loan, and, if applicable, incorporated into a larger total permanent loan from the City. The total loan is then secured by the project, subject to senior debt, and repaid pursuant to the terms of the City loan agreement. If a project does not ultimately move forward, the City’s investment of predevelopment funding is converted to a grant and there is not an expectation of repayment. Under City Council’s prior actions establishing the Housing Opportunities Fund Loan program, staff has been delegated discretion to evaluate and administratively approve predevelopment loans. Since past awards for predevelopment support have been for \$50,000 or less, and the amount requested by AHC for East Reed is considerably higher, City Council’s approval is requested before putting this level of resources potentially at risk.

Staff believes that, given AHC’s capacity, its development track record and its willingness to stake its own reserves (per the project pro forma, the organization expects to expend more than \$1,250,000 to get through the City’s development approval process and submit a tax credit application), that the proposed City investment is appropriate given the potential return. AHC is proposing a 60- year affordability term at East Reed, so the project would yield a substantial long term affordable housing asset, if developed. The anticipated high level of predevelopment

spending is typical in sophisticated urban jurisdictions like the City of Alexandria, where there is a premium placed on good planning and design and robust public processes. In fact, due to the increasing cost of the early phases of project development, and the financial burdens that could act as a disincentive for nonprofit developers of affordable housing, the forthcoming Housing Master Plan contains a recommendation that staff have administrative authority to approve “the greater of \$50,000 or \$5,000/unit in predevelopment funds to facilitate affordable housing development.” In the case of East Reed, this tool, if adopted as proposed, would allow staff to administratively approve predevelopment funding of up to \$385,000 for the 77-unit project, if determined to be warranted following a review of the feasibility and merits of the proposal.

City staff is also working on a public-private partnership with AHC so that it can actively participate in the development and ongoing governance of the East Reed project. If a partnership concept were approved, the parcel at 3600 Jefferson Davis Highway could be the City’s equity in a City-AHC partnership to complete the proposed development’s land assemblage. After the initial tax credit period (approximately fifteen years after project completion) when the development was well-established, AHC would then buy out the City’s partnership share for a price that is approximately equivalent to the fair market value of the 3600 parcel today (estimated around \$720,000, exclusive of possible environmental cost remediation sharing). Consideration of the terms and conditions of a potential City-AHC partnership agreement and the disposition of the 3600 parcel by appropriation will require a Section 9.06 hearing as part of the development approvals and financing package presented to City Council in December. As the City’s own financial resources become more constrained, public-private partnerships will likely become a more common vehicle for leveraging third-party sources to achieve community benefits. As proposed in the Beauregard Plan, and in the upcoming Housing Master Plan, public-private and nonprofit collaborations can be important tools in future development of affordable housing.

**FISCAL IMPACT:** The City’s investment of \$250,000 in AHC’s predevelopment costs will be converted into a loan if the East Reed project is successful in its attaining development approvals and low income housing tax credits. If the project goes forward, it is likely that the predevelopment funding will be incorporated into a larger permanent loan of approximately \$2.5 million total and repaid, on a residual receipts basis, pursuant to the terms and conditions of the City’s loan agreement. AHC’s pro forma shows repayment to the City between Years 1 through 30, with AHC’s own investment in predevelopment repaid after the City loan is retired.

**ATTACHMENTS:** Portions of AHC HOF Loan Application

**STAFF:**

Helen McIlvaine, Deputy Director, Office of Housing  
Jon Frederick, Housing Analyst, Office of Housing

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: SEPTEMBER 7, 2012

TO: AFFORDABLE HOUSING ADVISORY COMMITTEE

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR, OFFICE OF HOUSING

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR  
POTOMAC YARD LANDBAY J

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### **ISSUE:**

Consideration of the Affordable Housing Plan for Potomac Yard Landbay J.

### **RECOMMENDATION:**

That the Affordable Housing Advisory Committee approve the Affordable Housing Plan Option 2 submitted by the Applicant which includes five 2BR units and three 3BR units.

### **BACKGROUND:**

The proposed site is located at 1800 Main Line Boulevard as the south end of Potomac Yard. The developer proposes to construct a mixed use development containing 183 dwelling units and approximately 2,500 sq. ft. of ground floor retail.

### **DISCUSSION:**

As part of new developments, the City typically requests developers make a voluntary contribution to the City's Housing Trust Fund. As a condition of the Potomac Yard rezoning the developers were required to make a housing contribution of approximately \$10.5 million of which \$7.5 million was used in the construction of the 64 affordable and workforce units located at the Station of Potomac Yard. The remaining \$3 million contribution is being paid as the townhomes in Landbay I and J are being completed. Therefore, the Housing Trust Fund contribution for all Potomac Yard development consistent with the zoning approval has already been satisfied by the master developer.

Based on the zoning discussed above, the site currently allows a maximum of 153 dwelling units to be constructed. The applicant has requested the use of Section 7-700 of the City's zoning ordinance which allows a 20% increase in density in exchange for onsite affordable housing units. In this case, the use of Section 7-700 would increase the total number of units that can be developed on the site by 30 for a total residential unit count of 183.

The City’s zoning ordinance does not specify the number of affordable dwelling units that are required onsite in exchange for the use of the bonus density provision; however, Tier 3 of the table provided in the Developer Housing Contribution Policy Work Group (DHCPWG) Report states that “affordable housing units be equal to one-third of the number of units made possible by the bonus density.” The findings of the DHCPWG have been City Staff’s basis for evaluating affordable housing plans using bonus density and the norm has been to require one-third of the bonus units or sq. ft. to be set aside for dedicated affordable housing. For this project, the utilization of this formula would result in ten (10) dedicated affordable housing units consisting of seven (7) one-bedroom and (3) two-bedroom units based on the unit mix proposed project.

The data collected as part of the Housing Master Plan demonstrated a great need for larger family-sized affordable units. This project, like most of the market-rate rental projects that are currently being constructed, includes very few two-bedroom units and no three-bedroom units. This makes it difficult to meet the demand for larger family-sized units with the formula currently used for bonus density situations. As part of this project, City staff asked the developer to explore the possibility of including three-bedroom units as part of the affordable housing plan. Based on this request the Applicant provided an option that would result in additional larger units, but would reduce the overall number of affordable units within the project. Table 1 compares the two affordable housing plans that were provided for this project. While Option 2 reduces the number of affordable housing units by two, it increases both the overall amount of sq. ft. for affordable housing and the total number of affordable bedrooms. Staff believes that while Option 2 decreases the total number of dedicated affordable units, it increases the number of families that can be served and ultimately the number of individuals that have access to affordable housing. For these reasons, staff supports the applicant’s second option as proposed.

Table 1: Potomac Yard Landbay J Affordable Housing Plan Options

	1 BR Units	2 BR Units	3BR Units	Total Units	Total BR	Total Sq. FT
Option 1	7	3	0	10	13	8,052
Option 2	0	5	3	8	19	8,996

It is noted that, along with another Plan being presented this month, the developer’s provision of three bedroom units in response to staff’s request in order to fulfill an identified, but otherwise unmet housing need, is a first for the City.

The recommended conditions of affordable housing plan are as follows:

- 1 The developer shall provide 8 affordable set-aside rental units consisting of five two-bedroom units and three three-bedroom units.
2. Rents payable for the set-aside units shall not exceed the lesser of the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC Metropolitan Area Family Median Income or the maximum rents established for Section 8 and Housing Voucher Programs. Rents shall remain at the established affordable rates

for a period of 40 years from the date of initial occupancy of each affordable unit. The owner shall re-certify the incomes of such households annually.

3. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over-income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable units within the building does not exist (i.e. 3BR units), the over-income tenant must be given notice and required to vacate the unit and replaced with an income qualified household.
4. Applicants receiving Housing Choice Voucher (Section 8) assistance will not be denied admission on the basis of receiving Section 8. Section 8 payments will be treated as income for the purpose of determining minimum income eligibility.
5. The set-aside units with comparable market rate units shall be of the same size, floor plan and with the same amenities as other similar units in the development. Concentrations of affordable units will be avoided. Set-aside units that have no comparable market rate units (i.e. 3BR units) shall have the same interior amenities and finishes as the other units in the building.
6. If the market rents are less than anticipated, the affordable rents as defined above (as adjusted for allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
7. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year affordability period.
8. Occupants of the affordable rental units shall be charged a parking fee equivalent to no more than any commonly applied management fee for one parking space per unit. Normal charges shall apply with regard to any additional parking spaces rented by such occupant.
9. Amendments to the approved Affordable Housing Plan must be submitted to the Affordable Housing Advisory Committee for consideration, and require final approval from the City Manager.

# City of Alexandria, Virginia

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## MEMORANDUM

DATE: SEPTEMBER 13, 2012

TO: AFFORDABLE HOUSING ADVISORY COMMITTEE

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR, OFFICE OF HOUSING

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR  
POTOMAC YARD LANDBAY G BLOCK H

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### **ISSUE:**

Consideration of the Affordable Housing Plan for Potomac Yard Landbay G Block H

### **RECOMMENDATION:**

That the Affordable Housing Advisory Committee approve the Affordable Housing Plan Option 2 submitted by the Applicant which includes 12 dedicated affordable units, consisting of 6 1BR, 4 2BR, and 2 3BR units.

### **BACKGROUND:**

The proposed site is located at 2801 Main Line Boulevard just north of the Station at Potomac Yard. The developer proposes to construct a mixed use development containing 253 dwelling units and approximately 70,000 sq. ft. of non-residential space that has a proposed use of a Giant grocery Store.

### **DISCUSSION:**

As part of new developments, the City typically requests developers make a voluntary contribution to the City's Housing Trust Fund. As a condition of the Potomac Yard rezoning the developers were required to make a housing contribution of approximately \$10.5 million of which \$7.5 million was used in the construction of the 64 affordable and workforce units located at the Station of Potomac Yard. The remaining \$3 million contribution is being paid as the townhomes in Landbay I and J are being completed. Therefore, the housing trust fund contribution for all Potomac Yard development consistent with the zoning approval has already been satisfied by the master developer.

Based on the zoning discussed above, the site currently allows a maximum of 211 dwelling units to be constructed. The applicant has requested the use of Section 7-700 of the City's zoning ordinance which allows a 20% increase in density in exchange for onsite affordable housing

units. In this case, the use of Section 7-700 would increase the total number of units that can be developed on the site by 42 for a total residential unit count of 253.

The City’s zoning ordinance does not specify the number of affordable dwelling units that are required onsite in exchange for the use of the bonus density provision; however, Tier 3 of the table provided in the Developer Housing Contribution Policy Work Group (DHCPWG) Report states that “affordable housing units be equal to one-third of the number of units made possible by the bonus density.” The findings of the DHCPWG have been City Staff’s basis for evaluating affordable housing plans using bonus density and the norm has been to require one-third of the bonus units or sq. ft. to be set aside for dedicated affordable housing. For this project, the utilization of this formula would result in one (1) efficiency, nine (9) one-bedroom units, and four (4) two-bedroom units based on the type of units that have been proposed.

The data collected as part of the Housing Master Plan demonstrated a great need for larger family-sized affordable units. This project, like most of the market-rate rental projects that are currently being constructed, includes very few two-bedroom units and no three-bedroom units. This makes it difficult to meet the demand for larger family-sized units with the formula currently used for bonus density situations. As part of this project, City Staff asked the developer to explore the possibility of including three-bedroom units as part of the affordable housing plan. Based on this request the applicant provided an option that would result in additional larger units, but would reduce the overall number of affordable units within the project. Table 1 compares the two affordable housing plans that were provided for this project. While Option 2 reduces the number of affordable housing units by two, it increases both the overall amount of sq. ft. for affordable housing and the total number of affordable bedrooms. Staff believes that while Option 2 decreases the total number of dedicated affordable units, it increases the number of families that can be served and ultimately the number of individuals that have access to affordable housing. For these reasons, staff supports the applicant’s second option as proposed.

Table 1: Potomac Yard Landbay G Block H Affordable Housing Plan Options

	Efficiency	1 BR Units	2 BR Units	3BR Units	Total Units	Total BR	Total Sq. FT
Option 1	1	9	4	0	14	18	TBD
Option 2	0	6	4	2	12	20	TBD

It is noted that, along with another Plan being presented this month, the developer’s provision of three bedroom units in response to staff’s request in order to fulfill an identified, but otherwise unmet housing need, is a first for the City.

The recommended conditions of affordable housing plan are as follows:

1. The developer shall provide 12 affordable set-aside rental units consisting of six one-bedroom units, four two-bedroom units and two three-bedroom units.
2. Rents payable for the set-aside units shall not exceed the lesser of the maximum rents (taking into account utility allowances) allowed under the federal Low Income Housing Tax Credit (LIHTC) program for households at or below 60% of the Washington DC

Metropolitan Area Family Median Income or the maximum rents established for Section 8 and Housing Voucher Programs. Rents shall remain at the established affordable rates for a period of 40 years from the date of initial occupancy of each affordable unit. The owner shall re-certify the incomes of such households annually.

3. Once an income-eligible household moves into a unit, that unit will be considered an affordable unit until the household's income increases to more than 140% of the then-current income limit. At that time, the over income household shall be allowed to remain, but the next available unit of comparable size (i.e., with the same number of bedrooms, den space and/or approximate square footage) must be made available to a qualified household. Once the comparable unit is rented, the rent of the over-income unit may then be increased to market rate in accordance with any lease restrictions. If a comparable units within the building does not exist (i.e. 3BR units), the over-income tenant must be given notice and required to vacate the unit and replaced with an income qualified household.
4. Applicants receiving Housing Choice Voucher (Section 8) assistance will not be denied admission on the basis of receiving Section 8. Section 8 payments will be treated as income for the purpose of determining minimum income eligibility.
5. The set-aside units with comparable market rate units shall be of the same size, floor plan and with the same amenities as other similar units in the development. Concentrations of affordable units will be avoided. Set-aside units that have no comparable market rate units (i.e. 3BR units) shall have the same interior amenities and finishes as the other units in the building.
6. If the market rents are less than anticipated, the affordable rents as defined above (as adjusted for allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
7. The developer shall provide the City with access to the necessary records and information to enable annual monitoring of compliance with the above conditions for the 40-year affordability period.
8. Occupants of the affordable rental units shall be charged a parking fee equivalent to no more than any commonly applied management fee for one parking space per unit. Normal charges shall apply with regard to any additional parking spaces rented by such occupant.
9. Amendments to the approved Affordable Housing Plan must be submitted to the Affordable Housing Advisory Committee for consideration, and require final approval from the City Manager.

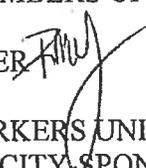
# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** AUGUST 28, 2012

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:** RASHAD M. YOUNG, CITY MANAGER 

**SUBJECT:** REQUEST FROM TENANT AND WORKERS UNITED (TWU) FOR CITY COUNCIL'S CONSIDERATION OF A CITY-SPONSORED RENT SUBSIDY PROGRAM FOR THE BENEFIT OF BEAUREGARD AREA RESIDENTS

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In response to a request from Councilwoman Alicia Hughes and Councilman Rob Krupicka in May, City Housing staff analyzed the potential costs, benefits, challenges and issues related to creating a rent subsidy program to assist tenants in the Beauregard Plan area who may be at risk of economic displacement due to rapidly escalating rents. Staff's evaluation was based on assumption parameters established at a meeting among Council Members Hughes and Krupicka, representatives of TWU and Office of Housing staff.

Subsequent to that request, the City Manager reported staff's analysis (Attachment I) to the Mayor and City Council in early July and concluded that for a number of financial, logistical and equity issues, staff would have serious concerns about the creation of a Beauregard rent subsidy program.

Recently, Gabriel Rojo, the Executive Director of Tenant and Workers United, sent a letter (Attachment II) to Mayor Eulle requesting that in September, City Council consider creating a Beauregard rent subsidy program as outlined in one of the options listed in the City Manager's memorandum. Mr. Rojo appears in his letter to support subsidy Option A (top of page 3 of Attachment I) which would cost some \$2 million to \$3 million annually for about a decade. The Mayor, in turn, asked staff to respond to Mr. Rojo's request.

Staff does not recommend creating a Beauregard rent subsidy program for the following reasons:

- Rent increases in the Beauregard area apartment complexes are the result of economic forces within the regional multifamily market and are not due to local government action (i.e., approval of the Beauregard Small Area Plan).
- Providing rent subsidies to assist just residents in one geographic area (Beauregard) is unfair to rent-burdened tenants in other parts of the City who may

have experienced similar rent increases. If a rent subsidy program were to be created Citywide, the cost could approach \$10 million annually.

- Developers will not provide additional financial support beyond what is pledged in the Plan to rollback rents to 2010 levels, so a subsidy program, if offered, would likely have to be funded 100% from City fiscal resources.
- The cost to subsidize rents over time under Option A over the next decade or more ranges from \$2 million to \$3 million per year, or about \$26 million over the estimated time of the program.
- A delay in redevelopment (which the City has seen in other major redevelopment plans) would result in higher program costs over time.
- To the extent that developer or City funding pledged to create future committed affordable housing pursuant to the Beauregard Plan is diverted to an interim rent subsidy program, there will be less resources available to develop a stock of long-term committed housing.
- As part of the adopted Beauregard Plan, the City has already dedicated Housing Trust Fund monies to seed acquisition of existing units at Southern Towers, Seminary Towers and Lynbrook (145 units) in early years to begin providing committed affordable housing to income-eligible tenants.

Should City Council choose to consider a program which addresses the creation of a rent subsidy program, given the significant cost, it should be considered within the context of the City's FY 2014 budget discussions which will occur next spring. This is about the same time that the Beauregard rezoning process will be coming forth to City Council for consideration. Also, the creation of any major new housing program should not precede the consideration of the Housing Master Plan whose draft will be forthcoming in early September for community and Council consideration.

Attachment I: Memorandum regarding creating a Beauregard Rent Subsidy Program  
II: Letter from Tenant and Workers United Executive Director Gabriel Rojo

cc: Mark Jinks, Deputy City Manager  
Mildrilyn Davis, Director, Office of Housing  
Helen McIlvaine, Deputy Director, Office of Housing  
Eric Keeler, Division Chief, Office of Housing  
Jon Frederick, Housing Analyst, Office of Housing  
Faroll Hamer, Director, Planning and Zoning  
Jeffrey Farnar, Deputy Director, Planning and Zoning

## City of Alexandria, Virginia

## MEMORANDUM

DATE: JULY 5, 2012

TO: COUNCILWOMAN ALICIA HUGHES  
COUNCILMAN ROB KRUPICKA

FROM: RASHAD M. YOUNG, CITY MANAGER 

SUBJECT: POTENTIAL COSTS AND ISSUES ASSOCIATED WITH CREATING A  
CITY-SPONSORED BEAUREGARD PLAN AREA RENT SUBSIDY  
PROGRAM TO MODERATE RENT FOR INCOME-QUALIFIED TENANTS

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**BACKGROUND:** At a May 17, 2012 meeting with Gabriel Rojo and Jon Liss of Tenant and Workers United, you requested that City Housing staff prepare a memorandum outlining the costs, benefits, challenges and issues related to creating a potential "rent moderation program" to benefit tenants in the Beauregard Plan area. During that meeting, a rent moderation or rent subsidy program to be sponsored by the City was proposed as a means to stem what is perceived to be a potential future departure by many tenants whose rents have increased substantially in the past two years. Economic displacement among existing low and moderate income tenants due to ongoing annual rent increases (particularly in the JBG-owned properties, where increases have been somewhat magnified by management's 2009 to 2012 shifting of responsibility for payment of utility costs to tenants), and residents' general concerns about their future housing stability due to redevelopment proposed in the Plan, have amplified the possibility that many existing tenants may choose to leave the community for economic reasons prior to the start of the implementation of the Beauregard Small Area Plan affordable housing program (2014 at the earliest, but probably somewhat later).

In order to limit the scope of work requested from staff in modeling scenarios and providing analysis, the May 17 meeting group agreed to some assumption parameters (among many parameters that could be set) which have been incorporated into this memo's discussion of rent subsidy program options. These group assumption parameters included:

- The rent moderation program would be limited to serve "qualified" households occupying approximately 2,475 rental units proposed to be demolished and redeveloped in the Beauregard Plan (including Seminary Hill Apartments owned by Home Properties, and the Stoneridge, Hillwood, Meadowbrook, Brookdale and Lynbrook Apartments owned by JBG), as of May 12, 2012, the date the Beauregard Area Plan was approved by Alexandria City Council. This would exclude the 2,832 total units at Seminary Towers (548) and Southern Towers (2,284) where rehabilitation is likely, also resulting in increased rents. It is noted that it was agreed by the group that households would be defined as those persons listed on the lease (except for minor children born after the date of the household's last written lease).

- Qualified households for rent subsidies would be further limited to (1) households with incomes at or below 60% of the HUD-determined 2012 Washington, D.C. area median income (i.e., \$64,500 for a 4-person household) and (2) households that had resided the Plan area for at least one year prior to the date the Beauregard Plan was approved by City Council. This would make the qualifying date May 12, 2011. Rent subsidies would not be available to new residents; it would not be offered to residents within multifamily properties not proposed for demolition/redevelopment in the Plan.
- Subsidized rents would be based on the 2010 average rents (as determined in the City's 2010 annual rent survey) among impacted properties within Home Properties and JBG's portfolio, consistent with TWU's view that this year represented the "true period of market affordability" for most low and moderate income tenants in the Plan area.<sup>1</sup> The dollar amount of subsidized rents would not vary even if a household income was far less than the 60% of median eligibility threshold.
- Costs to provide subsidies should be projected for one-year, five-year and fifteen-year periods. The mid and long-term periods (established to reflect the anticipated phasing and timeline of demolition and redevelopment proposed in the Plan) would include an assumption of an attrition of 5% per year consistent with typical turnover rates within other committed affordable rental housing developments in the City. The horizon year (Year 15) also anticipates that many of the committed affordable units proposed in the plan will be delivered or bought down by 2027 and will be available to remaining income qualified households who would be prioritized for relocation into these units.

With regard to the actual implementation of a Beauregard rent subsidy program, if created, it was agreed by the work group to use an assumption that households that wished to participate would need to self-identify/apply to be considered, and would have to provide all information requested to document eligibility.

**DISCUSSION:** The following tables summarize staff calculations regarding the potential cost (at an order of magnitude level) to provide a City subsidy over different periods of time to enable a rent subsidy program to maintain rents at 2010 levels for qualified households. Projections regarding average future market rate multifamily rents for Beauregard (needed to measure the difference that the City would likely have to subsidize) are based on recent trends in the Beauregard Area starting with current year (2012) average rent levels. These rents do not include utility costs paid by tenants that may run an additional \$200 or more per month per household, depending on the unit size. The following four tables were prepared using some identified base assumptions (listed on the side of the tables), but also four different variable assumptions to provide a range of potential costs since actual future program demand and costs are not knowable at this time. The variable assumptions are:

- (a) The number of households served at the start of the program (800 or 1,200); and
- (b) The annual market rent growth (5% or 10%).

<sup>1</sup> While TWU's comment is intuitive in nature, housing staff concurs that the 2010 survey provides a good benchmark, as the majority of impacted units in the Plan had rents affordable to new resident households with incomes at or below 60% AMI in this year, and utility costs were still included in rent (owner-paid) as opposed to the tenant paid utilities (RUBs) structure in place.

The summary of the results are:

- (a) A range of first year costs of \$2 million to \$3 million
- (b) A range of peak year costs of \$2.8 million to \$11.5 million
- (c) A range of fifteen year costs of \$26.1 million to \$119.6 million

**Rent Subsidy for 800 Existing (Income Qualified) Beaugard Tenants @5% Market Growth Rate**

Year	Households Served	BSAP Cumulative Units	Total Subsidies Needed	Yearly Funding Required	Assumptions	
2012	800	0	800	\$2,016,000	Bedroom Size	2BR
2013	760	0	760	\$2,255,376	Turnover Rate	5%
2014	722	47	675	\$2,326,879	Affordable growth rate	3%
2015	686	93	593	\$2,348,343	Market growth rate	5%
2016	652	93	559	\$2,519,440	2012 Market Rent	\$1,550
2017	619	93	526	\$2,681,522	2010 Market Rent	\$1,340
2018	588	93	495	\$2,834,503	Household Size	4
2019	559	151	408	\$2,607,332	Household Income	< \$58,080
2020	531	207	324	\$2,302,092		
2021	504	269	235	\$1,851,950		
2022	479	307	172	\$1,494,119		
2023	455	367	88	\$841,120		
2024	432	427	5	\$55,401		
<b>Total Cost</b>				<b>\$26,134,077</b>		

**Rent Subsidy for 800 Existing (Income Qualified) Beaugard Tenants @10% Market Growth Rate**

Year	Households Served	BSAP Cumulative Units	Total Subsidies Needed	Yearly Funding Required	Assumptions	
2012	800	0	800	\$2,016,000	Bedroom Size	2BR
2013	760	0	760	\$2,962,176	Turnover Rate	5%
2014	722	47	675	\$3,676,541	Affordable growth rate	3%
2015	686	93	593	\$4,260,313	Market growth rate	10%
2016	652	93	559	\$5,102,342	2012 Market Rent	\$1,550
2017	619	93	526	\$5,951,633	2010 Market Rent	\$1,340
2018	588	93	495	\$6,807,594	Household Size	4
2019	559	151	408	\$6,714,227	Household Income	< \$58,080
2020	531	207	324	\$6,313,211		
2021	504	269	235	\$5,380,677		
2022	479	307	172	\$4,580,672		
2023	455	367	88	\$2,712,470		
2024	432	427	5	\$187,454		
<b>Total Cost</b>				<b>\$56,665,311</b>		

**Rent Subsidy for 1,200 Existing (Income Qualified) Beaugard Tenants @ 5% Market Growth Rate**

Year	Households Served	BSAP Cumulative Units	Total Subsidies Needed	Yearly Funding Required	Assumptions	
2012	1,200	0	1,200	\$3,024,000	Bedroom Size	2BR
2013	1,140	0	1,140	\$3,383,064	Turnover Rate	5%
2014	1,083	47	1,036	\$3,571,328	Affordable growth rate	3%
2015	1,029	93	936	\$3,706,691	Market growth rate	5%
2016	977	93	884	\$3,988,885	2012 Market Rent	\$1,550
2017	929	93	836	\$4,259,326	2010 Market Rent	\$1,340
2018	882	93	789	\$4,517,986	Household Size	4
2019	838	151	687	\$4,393,874	Household Income	< \$58,080
2020	796	207	589	\$4,189,127		
2021	756	269	487	\$3,836,971		
2022	718	307	411	\$3,574,673		
2023	683	367	316	\$3,014,808		
2024	648	427	221	\$2,319,876		
2025	616	487	129	\$1,478,338		
2026	585	517	68	\$852,917		
2027	556	547	9	\$121,856		
<b>Total Cost</b>				<b>\$50,233,721</b>		

**Rent Subsidy for 1,200 Existing (Income Qualified) Beaugard Tenants @10% Market Growth Rate**

Year	Households Served	BSAP Cumulative Units	Total Subsidies Needed	Yearly Funding Required	Assumptions	
2012	1,200	0	1,200	\$3,024,000	Bedroom Size	2BR
2013	1,140	0	1,140	\$4,443,264	Turnover Rate	5%
2014	1,083	47	1,036	\$5,642,810	Affordable growth rate	3%
2015	1,029	93	936	\$6,724,597	Market growth rate	10%
2016	977	93	884	\$8,078,247	2012 Market Rent	\$1,550
2017	929	93	836	\$9,453,567	2010 Market Rent	\$1,340
2018	882	93	789	\$10,850,798	Household Size	4
2019	838	151	687	\$11,314,808	Household Income	< \$58,080
2020	796	207	589	\$11,488,180		
2021	756	269	487	\$11,147,982		
2022	718	307	411	\$10,959,241		
2023	683	367	316	\$9,722,246		
2024	648	427	221	\$7,849,443		
2025	616	487	129	\$5,237,597		
2026	585	517	68	\$3,158,874		
2027	556	547	9	\$471,142		
<b>Total Cost</b>				<b>\$119,566,796</b>		

A significant amount of time was spent last fall (November through December 2011) by City staff and developer representatives in seeking to develop and negotiate an interim rent subsidy-type program to maintain current rents and avoid potential economic displacement of residents pending the City's buy down of committed affordable units. The developers' limitations were that the cost of any subsidy would need to be borne by either the City or out of the established developer public benefits funding stream (which would mean reducing other planned public benefits such as long term affordable housing rent buy downs, the fire station or transportation projects). Negotiations on this issue between the developers and the City did not result in a buy down agreement. The reasons were cost (about \$18 million over a 20-year period serving 388 units), the fact that it would reduce other public benefits, as well as it was a temporary approach and would reduce the monies available for long term affordable housing. Other reasons for dropping the rent buy down option from other consideration include developers' monies would not be available until the completion of construction (2014 at the earliest), and the fact that any use of developer funds for a buy down program would take away from the funding for the desired public benefits included in the Beauregard Plan.

After rejecting the interim rent subsidy concept, the City's negotiating team changed its approach to an approach of buying down affordability in existing properties. The City as a result was able to shorten the timeline to begin efficiently building its stock of long-term committed units as the buy down of existing units would be less expensive than buying down new units. In addition, a coordinated relocation process, jointly undertaken by the developers and the City will offer households facing demolition existing units within the Plan area that are comparably priced to the one they occupy. This, in effect, addresses the rising rent issues but with no cost to the City or to the developers' contribution amounts. As they are available, existing residents who are income qualified may be offered a committed unit, based on a priority system that takes into account a number of criteria, including age and length of tenure, ties to the community (elementary school aged children) as well as the household's composition and special needs.

The City's existing City-wide Rent Relief program, which is funded in the Department of Community and Human Services budget, provides financial assistance to income eligible elderly and/or disabled renters (annual household income may not exceed \$25,600) who receive no other rental subsidies, and who are 65 or older or have a complete and total disability. FY 2013 funding for the program (from the City's General Fund) is \$272,177 and it is projected that 101 households will be served, with monthly assistance ranging from \$171 to \$342 (i.e., \$2,052 to \$4,104 in household assistance per year), depending on income. The program operates on a small scale and is capped at about this enrollment. As a result, it is not considered a full entitlement program.

Arlington County has a county-wide housing subsidy program which serves low income households including working families with children under 18, the elderly and people with disabilities. All households served have incomes below 50% AMI, with some significantly below 50%. In 2012, approximately 1,200 households were served with a monthly subsidy averaging \$536 (i.e., \$6,432 per year). The total program cost was \$6.4 million. The County Board has approved an increase in funding of \$2.2 million to \$8.6 million total for 2013 "to help an increasing number of households in poverty." The monthly supplements, which are paid via a two party check made out to the recipient and the landlord are considered a benefit like TANF, and not taxable income to the benefited households. County case workers believe that the program does cause some low income residents to relocate to Arlington from other jurisdictions.

The program is an entitlement, but closes periodically when all available funds are reserved by eligible enrolled households.

It is difficult to project, without significant research, what a similar program in the City would cost, but with Housing Choice Voucher and Public Housing waiting lists of more than 15,000 households<sup>2</sup>, the likely cost to the City of an entitlement based housing rental subsidy for low income residents would be substantial if it was to serve a large portion of these wait-listed households.

In addition to the financial and logistical challenges posed by creating a rent subsidy program are policy decisions that would have to be made in the short term about when and how a local government should intervene in one area of the City and provide city-wide resources to respond to, or counter, regional economic and market forces not within its control, no matter how laudable the intended goal. A subsidy program for Beauregard tenants only would likely not be considered "fair" by other City residents outside of the Plan area or by not eligible residents inside the Plan area such as those in Southern Towers who are also impacted by increasing rents. There are also important considerations regarding whether City financial resources (including taxpayer dollars) ought to be earmarked to benefit some residents in a particular geographic area, without demonstrating that a corresponding City action directly caused economic hardship or without a showing that such an investment creates a tangible long term asset or outcome.

The Beauregard Area Tenant Survey, which is underway, will provide detailed information critical to the development of a refined housing plan that is inclusive of long term Plan area residents, responsive to actual housing needs and resources of impacted tenants and respectful of how City resources may be most effectively and impartially deployed to implement the vision of the Plan. For the City to develop an interim fix may not be the best strategic use of its constrained fiscal resources and could create a program that is hard to unwind, or to trim, if resources dwindle or if demand is higher than projected.

In summary, as outlined in this memorandum, although the purposes of a rent moderation program are to provide a financial benefit to lower income City residents in assisting them with their rising rent costs, City staff has serious concerns about the creation of a specific rent moderation or rent subsidy program limited to a specific geographic area of the City, which would utilize already dedicated funding from already identified Beauregard Small Area Plan purposes, and which would have a significant cost.

**FISCAL IMPACT:** If a rent subsidy program were established by the City to subsidize certain Beauregard rents, depending on its period of duration and the level of participation among qualified tenants and the rate of increase in market rents, City funds (unleveraged) to sponsor the program could range from approximately just over \$2 million (for one year) to more than \$110 million (for fifteen years). City funds programmed for Plan implementation, if used for creating a Beauregard rental subsidy program, would need to be replaced by other funds. While anticipated developer contributions to the Housing Trust Fund are currently projected to seed the

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<sup>2</sup> In early 2011, there were 4,128 households on ARHA's waiting list for public housing (average wait is 6-8 years). There were 742 households (mostly families) on the waiting list for housing choice vouchers (average wait of 7 years). In August 2011, the waiting lists for the programs were opened for one week for new applications, and 15,000 unduplicated households were added to the lists for the two programs. The vetting process for eligibility is ongoing.

initial buy down of committed units, if a rent moderation program were to be put in place in the immediate future it is likely that the City will have to use General Fund monies to pay for this program in the short term as well as the long term. That is a choice the City could make but it is a choice with fiscal consequences in regard to the City's budget and the funding of other City priorities

cc: The Honorable Mayor and Members of the City Council  
Participants, May 17 Meeting Group  
Mark Jinks, Deputy City Manager  
Mildrilyn Davis, Director, Office of Housing  
Helen McIlvaine, Deputy Director, Office of Housing



August 16, 2012

William D. Euille  
Mayor  
The City of Alexandria  
301 King St., Room 2300  
Alexandria, VA 22314

Dear Mayor Euille:

Thank you for the past support for so many of the Tenants and Workers United (TWU) initiatives.

I am today contacting you, and all the members of the Alexandria City Council, with a most urgent request. Attached you will find a memorandum regarding a proposed Rent Moderation program.

As you know, the city has approved a small area plan for the West End that will remove thousands from their homes. As our members noted at the Beauregard Small Area Plan hearing, this plan will provide very few units of affordable housing over the next 5 years or longer. This is creating a crisis for many families who are being forced to leave the West End because of rapidly rising rents.

Please examine the proposed options for subsidized rents. We believe these steps will alleviate some of the hardships to be suffered by these families, while preventing the possible mass exodus of hundreds of long term West End renters. We believe that option A on the City Staff's memo is a good start and can begin to bridge the gap between current needs and the long time gap before affordable units are available. This modest proposal carries a total cost of *of \$2 million to \$3 million* (see page 3).

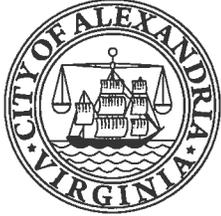
TWU wants the City council to put this proposal on the agenda for the September City Council meetings. With the expectation that your support will assure the passage of a program based on this model.

I am sure that all members of the City council would like to find a solution to the affordable housing shortage, and avoid the chaos that would result from displacing hundreds of low and moderate income working families.

Yours very sincerely,

A handwritten signature in black ink, appearing to read 'Gabriel Rojo', written over a vertical line.

Gabriel Rojo  
TWU, Executive Director



# BEAUREGARD NEIGHBORHOOD – Important Upcoming Meetings

[WWW.ALEXANDRIAVA.GOV/BEAUREGARDPLAN](http://WWW.ALEXANDRIAVA.GOV/BEAUREGARDPLAN)



## **TOWN HALL MEETING ON BEAUREGARD TENANT SURVEY RESULTS**

September 20, 7 – 9 p. m.

William Ramsay Recreation Center • 5650 Sanger Ave.

Town Hall meeting hosted by the Affordable Housing Advisory Committee regarding the results of the Beaugard Tenant Survey. The meeting will begin with a presentation by the Survey consultant.

For more information on the Beaugard Tenant Income Survey and other housing meetings, please visit the Office of Housing's Web page at [alexandriava.gov/Housing](http://alexandriava.gov/Housing)

## **DISCUSSION ON OPEN SPACE SITES; TRANSPORTATION AND HOUSING UPDATE**

October 1, 7 – 9 p. m.

Jerome "Buddie" Ford Nature Center • 5750 Sanger Ave.

Regular Meeting of Beaugard Rezoning Advisory Group

## **MEETING ON SEMINARY AND BEAUREGARD TRANSPORTATION IMPROVEMENTS**

October 24, 7 – 9 p. m.

Jerome "Buddie" Ford Nature Center • 5750 Sanger Ave.

Regular Meeting of Beaugard Rezoning Advisory Group

For more information on the Beaugard Small Area Plan, please visit [alexandriava.gov/BeaugardPlan](http://alexandriava.gov/BeaugardPlan)

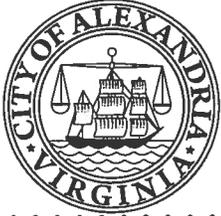
**These meetings are public and include an opportunity for community comments and questions. Spanish interpretation services to be provided.**

**Estas reuniones son públicas y son una oportunidad para recibir comentarios y preguntas de la comunidad. Se proveerá servicios de interpretación en español.**

\*Please note that this flyer does not include all upcoming meetings; therefore, we encourage you to visit the City Calendar for additional meeting announcements at [alexandriava.gov/Calendar](http://alexandriava.gov/Calendar)

Scan this QR code with  
your mobile device for  
more information





# VECINDARIO DE BEAUREGARD – Próximas Reuniones Importantes

[WWW.ALEXANDRIAVA.GOV/BEAUREGARDPLAN](http://WWW.ALEXANDRIAVA.GOV/BEAUREGARDPLAN)



## REUNIÓN DE LA CIUDAD CON LA COMUNIDAD SOBRE LOS RESULTADOS DE LA ENCUESTA DE LOS INQUILINOS DE BEAUREGARD

Septiembre 20, 7 – 9 p. m.

Centro de Recreación William Ramsey • 5650 Sanger Ave.

El anfitrión de esta reunión con la comunidad es el Comité Asesor de Vivienda Asequible y tratará de los resultados de la Encuesta de los Inquilinos de Beauregard. La reunión comenzará con una presentación del consultor de la Encuesta.

Para obtener más información sobre la Encuesta de los Ingresos de los inquilinos de Beauregard y otras reuniones sobre vivienda, por favor visite la página web de la Oficina de Vivienda en [alexandriava.gov/Housing](http://alexandriava.gov/Housing)

## DISCUSIÓN SOBRE SITIOS DE ESPACIO ABIERTO; ACTUALIZACIÓN SOBRE TRANSPORTE Y VIVIENDA OCTUBRE 1, 7 – 9 p. m.

Jerome "Buddie" Ford Nature Center • 5750 Sanger Ave.

Reunión Regular del Grupo Asesor de la Rezonificación de Beauregard

## REUNIÓN SOBRE LAS MEJORAS DE TRANSPORTE EN LAS RUTAS BEAUREGARD Y SEMINARY Octubre, 7 – 9 p. m.

Jerome "Buddie" Ford Nature Center • 5750 Sanger Ave.

Reunión Regular del Grupo Asesor de la Rezonificación de Beauregard

Para más información sobre el Plan del Área Pequeña de Beauregard, por favor visite [alexandriava.gov/BeauregardPlan](http://alexandriava.gov/BeauregardPlan)

**Estas reuniones son públicas y son una oportunidad para recibir comentarios y preguntas de la comunidad. Se proveerá servicios de interpretación en español.**

\*Por favor, tenga en cuenta que este folleto no incluye todas las reuniones; por lo tanto, para anuncios de reuniones adicionales, lo invitamos a que visite el Calendario de la Ciudad en [alexandriava.gov/Calendar](http://alexandriava.gov/Calendar)

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con su smartphone

