

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: JANUARY 2, 2020

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of Affordable Housing Plan for The Aspire (Tamara Jovovic/
Cathy Puskar) 7:05 p.m.
Action Requested: Review and Vote on Proposed Affordable Housing Plan
3. Consideration of December 5, 2019 meeting minutes (Chair) 7:30 p.m.
Action Requested: Review and Vote to Approve Minutes
4. Housing Investments in the Proposed State Budget (Chair) 7:35 p.m.
5. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 7:40 p.m.
6. Alexandria Housing Development Corporation Update (Jon Frederick) 7:45 p.m.
7. Information Items: 7:50 p.m.
Financial Report
8. Staff Updates 7:55 p.m.
9. Announcements and Upcoming Housing Meetings (Staff) 8:05 p.m.

ARHA Redevelopment Work Group

Regular Meeting, January 16; 5:30 pm, City Hall, Council Work Room

Eisenhower East Small Area Plan Update

Planning Commission Public Hearing, January 7; 7:00 pm, City Hall

City Council Public Hearing, January 25; 9:30 am, City Hall

Housing Summit 2020

January 11, 2020; 10:00 a.m.-4:15 p.m., Lee Center (bus tours depart at 8:30 a.m.)

Advanced registration requested (see attached flyer) <https://www.surveymonkey.com/r/NQHYRC9>

Condominium and Community Association Training—Governance and Open Meetings

February 8, 2020; 10:00 a.m.-12:00 p.m., Fairlington Community Center, 3308 S Stafford

St, Arlington, VA 22206

10. Other 8:15 p.m.
- Adjournment (Chair) 8:25 p.m.

Attachments

The Aspire Memo

The Aspire Affordable Housing Plan

December Meeting Minutes

HTF Financial Report

Eisenhower East SAP Letter

2020 Alexandria Housing Summit Flyer

In order to develop the project, the applicant has requested the following approvals along with its Development Special Use Permit (DSUP):

- SUP for bonus density for the provision of affordable housing per Section 7-700
- Transportation management SUP
- SUP for a parking reduction
- SUP for a restaurant use
- Modification to exceed the height to setback relationship
- Modification to the open space requirement

DISCUSSION: The applicant has estimated the monthly cost one occupant to reside in the community to be \$4,900/month. This monthly cost comprises rent, utilities and services. While the proposed project will not provide direct assistance with activities of daily living nor care to residents with memory or other cognitive needs, a range of supportive services are incorporated into the resident housing package. These include, but are not limited to, 30 meals per month, all utilities (excluding telephone), basic cable, wireless internet, weekly housekeeping and linen service, trash removal, on-site entertainment and social and educational programs and events, group wellness activities, 24-hour concierge service, and scheduled transportation services (see Attachment 1 for additional information). These services are built into the residency cost and are estimated by the applicant at \$2,313/month for the primary occupant; additional occupants will be charged an additional occupant fee, estimated to be \$1,000. The property will be marketed as independent living, however, optional services, such as laundry service, field trips, hair/nail salon and spa services, and third-party, on-site in-home healthcare provider, are available on a fee-basis. These will be coordinated by onsite staff, potentially with third party vendors, providing the services. Parking is available for rent, and a non-refundable one-time community fee of \$1,500 is anticipated at move-in. The applicant has noted that the average age of residents at move-in is anticipated to be 77-82 years of age.

The Aspire project has requested the application of bonus density in exchange for affordable housing; it is the 100% first age-restricted independent living project to request the use of this zoning tool. While Section 7-700 addresses affordability requirements for the combined cost of rent and utilities in set-aside units, it does not establish affordability requirements for associated services. As such, the application of Section 7-700 results in eight set-aside units with a combined cost of residency ranging from approximately \$3,552 for a one-person household in a one-bedroom to \$4,791 for a two-person household in a two-bedroom in 2019 dollars (see Table 1). The residents of the affordable set-aside units will have the same access to amenities and services as all other residents in the building. The set-asides will be affordable for a period of 40 years from the date of initial occupancy.

Table 1

Monthly resident cost	One-bedroom one occupant	One-bedroom two occupants	Two-bedroom one occupant	Two-bedroom two occupants
60% AMI (see Attachment 2)	\$1,239 (net utilities*)	\$1,239 (net utilities*)	\$1,478 (net utilities*)	\$1,478 (net utilities*)
Service cost	\$2,313 (including utilities)	\$3,313 (including utilities)	\$2,313 (including utilities)	\$3,313 (including utilities)
Total	\$3,552	\$4,552	\$3,791	\$4,791

**Monthly utilities were estimated by the applicant to be \$126 and \$160 for a one- and two-bedroom unit, respectively.*

The applicant's affordable housing plan outlines three options for the Committee's consideration.

Option 1: Eight set-aside (five one-bedroom and three two-bedroom) units plus a \$451,307 voluntary contribution to the Housing Trust Fund (HTF) consistent with the City's procedures regarding affordable housing contributions. The unit mix is proportional to the overall unit mix in the property.

Option 2: Nine set-aside one-bedroom units plus a \$385,127 voluntary contribution to the Housing Trust Fund consistent with the City's procedures regarding affordable housing contributions. The number of one-bedroom units was derived based on the monetary valuation of Option 1. Since the value of nine one-bedrooms exceeded the value of Option 1 by \$66,180, the voluntary HTF contribution was reduced by an equivalent amount.

Option 3: A contribution of \$1,805,611 to the HTF comprising a voluntary contribution of \$451,307 and a required contribution reflecting the monetary value of Option 1. The latter was based on the net present value of Option 1 applying a discount rate of 13% and annual increase in rent of 3%. The applicant has indicated that the applied 13% discount rate is 2% lower than the company's current cost of capital for independent living projects assuming returns currently required by equity investors.

The applicant introduced the project and provided an overview of the three options to the Commission on Aging's (COA) Housing Committee on December 16, 2019. Following the applicant's presentation, the Housing Committee discussed the demand for independent living units at the price points summarized in Table 1 and the potential need to explore securing more deeply subsidized rents (for example, affordable at 30% or 40% AMI) in exchange for a fewer number of units (of equivalent value) while retaining the 60% AMI income eligibility cap. (It is noted that the applicant has not, at this time, agreed to providing this option, but has agreed to research it further.) The rationale underlying the latter was that by reducing the rents and retaining the income limits, residents of the set-aside units would have higher residual monthly resources after paying for the resident package and would be less reliant on their assets to cover daily necessities, such as additional food and medical care. Table 2 estimates a one- and two-

person household’s approximate monthly income balance after paying for the resident package with rents at 60% AMI. Tables 3 and Tables 4 estimate a one- and two-person household’s approximate monthly income balance after paying for the resident package with rents affordable at 40% and 30% AMI, respectively.

Table 2 – 60% rent

1-PERSON HOUSEHOLD IN ONE-BEDROOM					
60% AMI annual income	net taxes*	annual gross rent @ 60%	annual services (market price)	annual balance	monthly balance
\$51,000	\$48,450	\$16,392	\$27,756	\$4,302	\$359
2-PERSON HOUSEHOLD IN ONE-BEDROOM					
60% AMI annual income	net taxes*	annual gross rent @ 60%	annual services (market price)	annual balance	monthly balance
\$58,260	\$55,347	\$16,392	\$39,756	\$(801)	\$(67)

**Estimated at 5% for illustrative purposes only.*

Table 3 – 40% rent

1-PERSON HOUSEHOLD IN ONE-BEDROOM					
40% AMI annual income	net taxes*	annual gross rent @ 40%	annual services (market price)	annual balance	monthly balance
\$51,000	\$48,450	\$10,932	\$27,756	\$9,762	\$814
2-PERSON HOUSEHOLD IN ONE-BEDROOM					
40% AMI annual income	net taxes*	annual gross rent @ 40%	annual services (market price)	annual balance	monthly balance
\$58,260	\$55,347	\$10,932	\$39,756	\$4,659	\$388

**Estimated at 5% for illustrative purposes only.*

Table 4 – 30% rent

1-PERSON HOUSEHOLD IN ONE-BEDROOM					
30% AMI annual income	net taxes*	annual gross rent @ 30%	annual services (market price)	annual balance	monthly balance
\$51,000	\$48,450	\$8,196	\$27,756	\$12,498	\$1,042
2-PERSON HOUSEHOLD IN ONE-BEDROOM					
30% AMI annual income	net taxes*	annual gross rent @ 30%	annual services (market price)	annual balance	monthly balance
\$58,260	\$55,347	\$8,916	\$39,756	\$7,395	\$616

**Estimated at 5% for illustrative purposes only.*

The Committee ultimately decided to endorse Option 2 as the preferred option as it maximized the number of set-aside units dedicated to seniors. Committee members noted that the City is not currently building these types of units elsewhere and that a monetary contribution of equivalent value to the Housing Trust Fund would not be reserved exclusively for future senior housing development. Members believed that there was adequate demand in the City for the price points

shown in Table 1 and that prospective residents would have sufficient assets to meet needs not met by the resident package. The Housing Committee's was authorized by the COA to make a recommendation on the full committee's behalf since there would not be time for the COA to consider the recommendation before the January 2 AHAAC meeting.

Memorandum of Understanding

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 set-aside units. Similar MOUs have been developed for other senior projects in consultation with Department of Aging and Adult Services staff.

Housing Contributions Workgroup

A Housing Contributions Workgroup was created in 2019 to work on formalizing affordable housing contributions for senior living and other project types. Staff anticipates that the analysis conducted as part of the review of this application will help inform that ongoing process.

FISCAL IMPACT: \$385,127-\$1,805,611 contribution to the Housing Trust Fund. 50% of this contribution will be reserved for potential future offsite ARHA replacement units pursuant to the Braddock Metro Neighborhood Plan.

ATTACHMENTS:

1. Affordable Housing Plan for The Aspire, DSUP 2019-00007, dated December 19, 2019
2. Maximum Household Incomes

STAFF:

Eric Keeler, Deputy Director, Office of Housing
Terri Lynch, Division Chief, Office of Aging and Adult Services, DCHS
Tamara Jovovic, Housing Program Manager, Office of Housing
Julia Santure, Housing Analyst, Office of Housing

ATTACHMENT 1: Affordable Housing Plan for The Aspire, DSUP 2019-00007, dated December 19, 2019

ATTACHMENT 2: 2019 Maximum Household Incomes

% AMI	1 Person		2 Person	
	Annual	Monthly	Annual	Monthly
30%	\$25,500	\$2,125	\$29,150	\$2,429
40%	\$34,000	\$2,833	\$38,840	\$3,237
50%	\$42,500	\$3,542	\$48,550	\$4,046
60%	\$51,000	\$4,250	\$58,260	\$4,855

Source: HUD; Office of Housing

Affordable Housing Plan
1112 First Street – Aspire Alexandria
REVISED
December 19, 2019

1.1 Project name and address

Project Name: Aspire Alexandria
Project Address: 1112 First Street
Application number: DSUP #2019-0007

1.2 Brief description of the application and the proposed development program

The Applicant proposes to construct a six-story age-restricted multifamily building with 133 rental units, associated amenities, and approximately 4,550 square feet of ground floor restaurant space.

1.3 Requested zoning changes or waivers (if any)

1. Development Special Use Permit (DSUP)
2. SUP for bonus density for the provision of affordable housing (Section 7-700)
3. Transportation Management SUP
4. SUP for a Restaurant
5. SUP for a Parking Reduction (Loading Space and Restaurant)
6. Modification to exceed the height to setback relationship
7. Modification of the open space requirement

1.4 A brief discussion on how the affordable housing goals and recommendations of its applicable small area plan are being addressed by the AHP.

The project is located within the Braddock Metro Neighborhood Plan. This plan encourages affordable housing in order to create an economically diverse area, but does not specifically discuss affordable senior housing. The Applicant proposes to advance the goals of the Citywide Housing Master Plan through either a monetary payment and/or on-site units as set forth in #5 below.

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

N/A. The existing use is an automobile service garage.

3. The status of tenant engagement efforts.

N/A.

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

N/A.

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

Option 1: 8 on-site affordable units (5 one-bedroom and 3 two-bedroom) at 60% AMI for 40 years and applicable additional senior housing and services payment (currently \$2,313 per unit/month but subject to change over time) plus the \$451,307 voluntary contribution on the base.

Option 2: 9 on-site affordable one-bedroom units at 60% AMI for 40 years and applicable additional senior housing and services payment (currently \$2,313 per unit/month but subject to change over time) plus the \$385,127 voluntary contribution on the base.

Option 3: The monetary equivalent of the on-site units, valued at \$1,354,304, plus the \$451,307 voluntary contribution on the base, for a total of \$1,805,611 to be paid at Certificate of Occupancy.

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

There are no existing affordable housing financing agreements. The Applicant intends to enter into a financing agreement with HUD for a loan on the Property.

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

The Applicant is not proposing off-site CAUs. The value of the 8 on-site units of affordable housing is approximately \$1,354,304.

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

The CAUs will have access to the same services and amenities as the residents of the market-rate rental units, and the units will be evenly distributed throughout the building. Please see the appendix for a list of services included in the senior housing and services payment.

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

The Applicant intends to construct the building in one phase.

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

As stated above, Options 1 and 3 include a \$451,307 voluntary contribution to the Housing Trust Fund. Option 2 includes a \$385,127 voluntary contribution to the Housing Trust Fund.

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

The proposed building will create a total of approximately 32 jobs in the multifamily building and associated restaurant.

12. Other information the applicant deems relevant to the AHP.

N/A.



APPENDIX 1

The following summarizes facilities and services included in the SHSP

- Aspire Alexandria is programmed to be a service enriched retirement community for seniors who are independent. The typical age of a new resident is between 77 to 82 years old. Although they are able to complete most activities of daily living such as eating, dressing, and showering, our residents are often selling their homes (downsizing) to live in a community where there are numerous amenities and group activities, and where they no longer have to maintain their home and cook all their meals.
- Our property will have 17 staff members dedicated to the operation of the senior housing, compared to a typical multifamily property at approximately 4 employees for a development of 133 units. Our staff members include:
 - Executive Director
 - Business Office Manager
 - Concierge at front desk (four full time)
 - Director of Community relations
 - Marketing Coordinator
 - Four housekeepers
 - Maintenance Supervisor
 - Maintenance Associate
 - Activities Director
 - Activities Assistant
 - Community Driver
- The property will have an in-house restaurant that is open to the public. Approximately 15 additional employees will work in the restaurant. The restaurant will be managed by the same company as the senior housing.
- Between the restaurant and senior dedicated staff, there will be a total of over 30 staff members working at the property.
- 30 meals are provided within the SHSP from the in-house restaurant are included. You can increase from there to 50 meals or more.
- All utilities, including trash removal, are included (except telephone).
- Basic cable and wireless internet is included.
- Entertainment, social and educational programs and events: morning prayer, balance class, Wii bowling, Bingo, Brain Games, cards games, movie nights, singalong, bird watching club, book club, arts and crafts class, and numerous others.
- We have group wellness activities with focus on Physical, Social, Intellectual, and Spiritual Wellness.



- A preferred in-home healthcare provider will have an office on site. Residents can hire this third party provider as they begin to need more assistance with activities of daily living such as dressing, bathing, and taking their medication.
- The property has its own scheduled transportation services for residents. There is a vehicle that accommodates residents for events and social outings as well as a car for one off trips such as doctors appointments, etc.
- Weekly housekeeping and linen service is included.
- Prescription delivery by pharmacy is available.
- Hand-rails are along the hallways
- Emergency pull cords are in all bathrooms.
- Emergency “Pendants” (on the wrist or neck) are available upon request

Residents will also have access to:

- Fitness center with equipment focused on seniors (for mobility, rehab, etc). We typically have a physical therapist working with residents here, although they are free to work out on their own.
- Hair and Nail Salon and spa.
- Outside private garden area with raised planter beds.
- Art studio.
- Theater.
- Library.
- Meeting and game rooms.
- Outdoor patio with fire pit, gazebo, and dining areas.

*Specific services are subject to change based on availability and market demand

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MINUTES

Room 2000, City Hall | December 5, 2019

	Members Present	Members Absent	Staff
1		William Alexander (m)	Tamara Jovovic, Housing Program Manager
2	Felicia Brewster		Eric Keeler, Deputy Director
3		Annette Bridges (m)	Julia Santure, Housing Analyst
4	Michael Butler (m)		
5	Zachary DesJardins (m)		
6	Katharine Dixon		
7	Michael Doyle		
8	Betsy Faga		
9	Frank Fannon		
10	Carter Flemming		
11	Jon Frederick		
12	Holly Hanisian		
14	Bill Harris		
15	Robyn Konkel		
16	Michelle Krockner, Chair		
17	Helen McIlvaine*		
18		Shelley Murphy	
19		Peter-Anthony Pappas	
20	Toni Popkin		
21	Paul Zurawski		
22	Carol Mizoguchi, DCHS		
	Guests	Affiliation	
1	None		

*non-voting

(m) – took minutes during fiscal year

The Chair, Michelle Krockner, called the meeting to order at 7:05 pm. Zachary DesJardins took minutes.

1. Chair Remarks (Michelle Krockner)

M. Krockner led introductions.

2. Census 2020 (Sierra Latham, P&Z)

Sierra Latham discussed the upcoming Census. The intent of the Census is to count every single person living in the U.S. Invitations to participate will go out in March 2020. One adult should complete the Census for every person living in the household. A person's legal status is not relevant, and individual information reported in the Census is held confidentially, even from other federal government agencies. Participation is important for three reasons: 1) representation in the House of Representatives; 2) resource allocation from the federal government; 3) it helps local governments, non-profits, and community-based organizations to serve residents equitably. If just 1% of the population gets missed, the City will lose out on more than \$18 million over ten years. The Census is safe, easy and fast. The City has formed a Complete Count Committee that educates people about the Census and motivates people to participate. The City is working with partners to support the 2020 Census by distributing and displaying brochures, posters, flyers, and attending Census Ambassador Training (December 16). Contact Sierra at sierra.latham@alexandriava.gov if you have any questions.

3. Eisenhower East Small Area Plan Update (Jose Ayala/Tamara Jovovic)

Jose Ayala presented the draft Update to the Eisenhower East Small Area Plan. This Plan updates an older plan and increases density, adding seven million square feet, a density approximately equivalent to what is proposed in North Potomac Yard. The update will provide for greater flexibility among future uses and reorient the neighborhood to improve safety for people who walk and ride bicycles. It will also permit increased (bonus) building heights and/or density in exchange for affordable housing. The plan update recommends that 10% of new residential development be committed affordable rental housing (or for-sale units of equivalent value) at 60% AMI. The committed affordable units may be reduced, following an analysis, on a case-by-case basis, to no less than 5%, if redevelopment of the property would not be financially feasible otherwise. A third-party financial consultant would review the project to verify the need for a reduction.

The committee discussed whether the requirement that developers may agree to build 10% committed affordable units to avoid sharing their financial proformas. At full buildout, it is anticipated that the new affordable housing policy in Eisenhower East could contribute approximately 430 additional committed affordable units. Mike Doyle made a motion to write a letter in support of the affordable housing recommendation. Paul Zurawski seconded the motion. The Committee voted unanimously to approve the letter with one abstention by Michael Butler. P. Zurawski volunteered to write the letter.

4. Consideration of a Loan Request from AHDC for \$8 Million to Acquire and Preserve The Avana Alexandria Apartments as Affordable and Workforce Housing (Helen McIlvaine/Jon Frederick)

Due to the confidential information regarding the sales transaction, and its potential impact on the City's gap loan investment, Mike Dolye made a motion to convene an executive session. Zack DesJardins seconded the motion. The motion passed, with J. Frederick abstaining.

Following discussion in Executive Session,

M. Doyle made the motion to close the executive session, with. Betsy Faga seconded the motion. A roll call vote was made. The motion passed unanimously with one abstention from J. Frederick.

The public meeting was reconvened. Z. DesJardins made a motion to approve the \$8 million loan to AHDC to help it acquire and preserve The Avana Alexandria Apartments, a 326-unit apartment building, as affordable and workforce housing. M. Doyle seconded the motion. The motion passed unanimously with one abstention from J. Frederick.

Katharine Dixon noted that she would like to see an effort made to reduce the amount (currently \$300,000) given to AHDC for its operating budget each year. Eric Keeler stated that a discussion of the ADHC budget would be provided at a future meeting and commented that City support for AHDC is now just a small part of its overall operating budget. Carter Flemming noted that she would like to know more about who is living in committed affordable units and how it is benefitting the larger community. In particular, she wondered whether new committed affordable housing is serving those already living in the City. Staff responded that it is already collecting this information and would share it when it has been assembled and analyzed.

5. Consideration of November 7, 2019 meeting minutes (Chair)

K. Dixon made a motion to approve the minutes. C. Flemming seconded the motion and it passed unanimously.

6. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)

Ramsey homes is about 25% complete. Community appreciation night is scheduled at Charles Houston from 6:30-8:30 pm on December 17. Toy distribution to ARHA residents is December 18 at 5:00 pm.

7. Alexandria Housing Development Corporation Update (Jon Frederick)

48 units at the Nexus are leased and 18 families are currently moving in.

8. Financial Report (Eric Keeler)

City investments for Ellsworth Apartments and Friends of Guest House are reflected in the balance sheet.

9. Housing Master Plan Quarterly Progress Report

The Housing Master Plan is a 12-year plan, with 2019 being the midpoint. The City is currently 308 units short of the 2019 year-end goal. This re-emphasizes the need

for more tools, more funding, and more innovation. There was a brief discussion about the need to add tools to further increase density. Staff noted that the shortage will likely be addressed when units currently under construction and/or otherwise in the pipeline are completed.

10. Staff Updates

Please come to the Housing Summit on January 11.

The City collaborated with ARHA to get 36 mainstream vouchers that will help non-elderly disabled adults secure housing in the private market.

Staff is exploring co-location of affordable housing on school sites with ACPS.

11. Announcements and Upcoming Housing Meetings (Staff)

Arlandria/Del Ray Planning Update

Community Conversation, December 12; 6:30 pm, Mount Vernon Community School

ARHA Redevelopment Work Group

Regular Meeting, December 16; 5:30 pm, City Hall, Council Work Room

Eisenhower East Small Area Plan Update

Planning Commission Public Hearing, January 7; 7:00 pm, City Hall

City Council Public Hearing, January 25; 9:30 am, City Hall

Housing Summit 2020

January 11, 2020; 10:00 a.m.-4 p.m., Lee Center (bus tours depart at 8:30 a.m.)

Register at <https://www.surveymonkey.com/r/NQHYRC9>

12. Other

The meeting was adjourned at 9:30 pm.

FY 2020 Affordable Housing Development Funds Financial Report | December 26, 2019

Balance Remaining: \$0

Revenues

	2019						2020						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$0	\$168,368	\$218,000	\$518,000	\$218,000	\$223,068	\$0	\$0	\$0	\$0	\$0	\$0	\$1,345,436
Multifamily Loan Repayments	\$0	\$3,505	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,964
New Revenue Allocated by City Council	\$4,000,000	\$0	\$0	\$0	\$0	\$3,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000
Total	\$4,000,000	\$171,873	\$218,459	\$518,000	\$218,000	\$3,723,068	\$0	\$0	\$0	\$0	\$0	\$0	\$8,849,400

Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	FY Total	Running Total
Housing Trust Fund															
Temporary Relocation Assistance	\$0	\$0	\$0	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,000	\$115,000
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Pilot Rental Assistance	\$870,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870,000
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$89,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,193	\$1,423,273
Housing Trust Fund Total	\$2,204,080	\$50,000	\$89,193	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,193	\$2,458,273
Housing Opportunity Fund															
Wesley - Fairlington Presbyterian Church	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,250,000
Sheltered Homes Alexandria / Bellefonte	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$450,000
Friends of Guest House	\$145,000	\$0	-\$42,361	-\$82,113	-\$20,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$145,000	\$0
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	-\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,400,000	\$0
ARHA - Ramsey Homes	\$3,179,680	-\$237,029	-\$346,388	-\$664,532	\$913,911	-\$358,423	-\$92,259	\$0	\$0	\$0	\$0	\$0	\$0	-\$784,719	\$2,394,961
AHDC - PC Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$8,000,000
AHDC - Operating	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$275,000	\$0
AHDC - King & Beauregard / Nexus	\$700,000	\$0	\$0	\$0	\$0	\$0	-\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$700,000	\$0
AHDC - Ellsworth	\$1,800,000	\$0	\$0	-\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,800,000	\$0
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
AHC - Church of the Resurrection / The Spire	\$5,249,290	\$0	-\$5,249,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,249,290	\$0
Housing Opportunity Fund Total	\$21,698,970	-\$512,029	-\$5,638,039	-\$2,096,645	-\$506,615	-\$358,423	\$7,207,741	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,904,009	\$19,794,960

December 17, 2019

Dear City Council and Members of the Planning Commission,

The Alexandria Housing Affordability Advisory Committee (AHAAC) recommends approval of the Eisenhower East Small Area Plan (EESAP) Update. The Committee's endorsement is focused on the Plan's affordable housing recommendations, specifically that:

- Given the planned level of new density, 10% of residential rental units (above the residential development permitted by the 2003 Plan) should be committed affordable at 60% of the area median income. Current policies have resulted in very few affordable units in Eisenhower East, and so this Plan should have more robust policies to increase those numbers. Expanding housing options will help foster a more diverse community and enable workers, in particular those in existing and newly created service-oriented and support positions in the area (for example, in restaurants, hotels, childcare establishments, and commercial offices), to live closer to their jobs.
 - o If a developer requests flexibility to provide less than 10% of new residential development as committed affordable housing, the Committee finds that such a request must be justified by a third-party analysis and evaluated by City staff and community stakeholders, such as AHAAC.
- New developments should also contribute to the City's affordable Housing Trust Fund (HTF) consistent with City affordable housing policies and procedures in effect at the time future development proposals are submitted. Contributions to the HTF are leveraged with public and private funding and are critical to expanding and deepening the level of affordability of the City's housing stock.
- As part of future development concepts, colocation of affordable housing with civic and/or mixed-use facilities and partnerships between affordable housing and private developers should be proactively encouraged to further increase affordable housing.

In addition to the recommendations listed above, the Committee supports the following policy recommendations to enhance housing options in Eisenhower East:

- Allow the application of Section 7-700 (bonus density and height) in exchange for additional affordable housing;
- Permit alternative housing options (e.g. microunits);
- Encourage the use of universal design, where feasible, to assist residents of varying abilities and in different life stages to reside in the Plan area and to age-in-place safely and comfortably.

These policy choices and mandates will help Eisenhower East evolve into a diverse and welcoming community that is representative of the City and that serves as a model for inclusive transit-oriented development across the region.

Respectfully,



Michelle Krocker
Chair, AHAAC



City of Alexandria Office of Housing presents

Alexandria Housing Summit

Alexandria Housing for All – We're All In!

Saturday, January 11, 2020 • 8:30 a.m. - 4:15 p.m.

Lee Center • 1108 Jefferson St., Alexandria, VA 22314

Free: Registration required. Inclement weather date: Feb. 1, 2020

Examine the progress of the 2013 Housing Master Plan and explore bold new ideas to address the City's affordable housing challenges and opportunities in 2020 and beyond!

Morning Bus Tours

Exhibits: More Than Just Housing

Opening Plenary: Alexandria's Housing Master Plan in 2020—Celebrating Success and Resetting the Bar

Panel Discussions:

Creating Opportunities for Housing through Partnerships and Innovation
Housing the Future Workforce and Ensuring That All Benefit
Alexandria's American Dream
The New Housing for All

Closing Plenary: Expanding Alexandria's Toolbox and Working Towards Regional Solutions

Light Breakfast and Lunch

Childcare and language interpretation available;
please request with registration.

To register or for more information:

Visit: alexandriava.gov/Housing

Call: 703.746.4990

Email: housing@alexandriava.gov

TTY: 703.838.5056 or Virginia Relay 711

For reasonable disability accommodations, please contact gwen.lassiter@alexandriava.gov or call 703.746.4990, Virginia Relay 711.

