

**Landmark Mall
Affordable Housing Plan
April 9, 2021**

1.1 Project Name and Address

Project Name: Landmark Mall

Address: 5701, 5701 B, 5801, 5815, and 5901 Duke Street (the “Properties”), with a total site area of 2,241,855 sq. ft.

Applications: CDD #2020-00007 and MPA#2020-00009 (the “Applications”).

1.2 Brief description of the application and proposed development program

Foulger-Pratt Development, LLC (the “Applicant”) is seeking approval of the Applications to permit redevelopment of the Properties, currently the site of the Landmark Mall shopping center, into a vibrant, mixed-use development with a complementary mix of uses, inclusive of commercial, non-profit medical campus, and up to 2,500 residential dwelling units.

Achieving the development proposed in the CDD Plan requires a rezoning of the Properties to a new CDD zone, and amendment of certain elements of Chapter 10 of the Landmark Van Dorn Small Area Plan. Individual blocks across the Properties will be developed pursuant to subsequent, individual DSUPs.

1.3 Requested zoning changes or waivers (if any)

Applicant proposes to rezone the Properties from the CR and CRMU-M zones to a new CDD zone, consistent with the application CDD #2020-00007.

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.

Chapter 10 of the Landmark Van Dorn Small Area Plan contains several recommendations regarding affordable housing goals and related recommendations, which the Applicant has incorporated into its AHP, and the overall CDD. Below are recommendations 10.6.1 through 10.6.5 and details on how these recommendations are being met by the Applicant.

10.6.1 In the future Coordinated Development District (CDD), establish a target percentage of new committed affordable and workforce units serving people earning between 30% and 80% of area median income (AMI), for the Landmark neighborhood. Housing may be rental or ownership, with affordable rentals targeting households with incomes up to 60% AMI.

The Applicant proposes, as discussed further below, committed affordable units (“CAUs”) at a 60% AMI. Based on the maximum potential residential development proposed for the Properties, approximately 3% of the total residential development would be provided as CAUs.

While not required per the CDD, the Applicant has also identified and discussed in detail with Housing staff the potential for a Low-Income Housing Tax-Credits (“LIHTC”) project on Block J. Achieving the LIHTC project, which would require the availability of LIHTC funding and additional affordable housing subsidies from the City of Alexandria, could result in an overall combined CAU and LIHTC unit percentage of approximately 10%.

Finally, in the event any continuum of care facilities are constructed on the Properties, the Applicant is committed to meeting the City’s recently adopted guidelines of providing 2% of such residential units at Auxiliary Grant level, or equivalent.

10.6.2 Pursuant to Section 7-700 of the Zoning Ordinance, allow the use of bonus density and/or bonus height to provide affordable housing within market-rate residential buildings.

The CDD does not preclude or prohibit the use of Section 7-700 at the individual DSUP phases for each Block.

10.6.3 Co-locate affordable housing with community facilities where feasible.

Applicant shall co-locate CAUs where feasible. As discussed in more detail below, the Applicant’s proposal for Block J, pending availability of appropriate funding, would provide approximately 200 LIHTC units atop a proposed 52,000 sq. ft. fire station.

10.6.4 Build partnerships between property owners and affordable housing providers to incorporate affordable housing projects into larger mixed-use developments where feasible.

The Applicant intends to integrate, at a minimum, 74 CAUs into the larger mixed-use development proposed in the CDD. Furthermore, as detailed in this AHP, the Applicant is pursuing the possible development of a LIHTC building to provide a significant number of LIHTC units on Block J.

10.6.5 Provide voluntary contributions to the Housing Trust Fund consistent with the housing contribution policies in effect at the time future development proposals are submitted.

Applicant has proposed to provide 74 on-site CAUs across the Properties to meet or exceed the voluntary contribution policies in effect at the time of approval. See response to question 10 for additional information.

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.

Not applicable. No existing CAUs will be affected.

3. The status of tenant engagement efforts.

Not applicable. There are no existing residential tenants on the Properties.

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

Not applicable. No relocation efforts are required as part of the Applications.

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

The Applicant's plans call for contributing 74 CAUs across the Properties, in lieu of dollars to the Housing Trust Fund (see response to question 10 below). Pending availability of funding, the value of up to 29 of the CAUs could be converted and integrated into a LIHTC development as part of development on Block J, comprising approximately 200 LIHTC units. If Block J development proceeds with the LIHTC development, the remaining 45 CAUs would be located elsewhere on the Properties as part of a future market-rate multifamily development.

Particular details such as the unit breakdown of CAUs will be determined at the time of individual DSUPs, whether for Block J, or future Blocks containing some or all of the 74 required CAUs. As previously mentioned, regardless of which Block they are constructed on, all CAUs provided as part of the redevelopment of Landmark Mall shall be affordable at 60% AMI, for a period of no less than 40 years. The Applicant intends to provide LIHTC units at AMI levels as determined by the corresponding LIHTC agreements.

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

The Applicant proposes to develop up to 200 LIHTC units on Block J, pending the availability of low-income housing tax credits for the project. Certain additional affordable housing subsidies from the City of Alexandria will also be required to facilitate the mixed CAU and LIHTC unit development on Block J.

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.

No off-site CAUs are proposed as part of the redevelopment of the Properties.

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

As discussed above, the Applicant has proposed locating approximately 200 LIHTC units in a single development atop the proposed fire station on Block J. Elsewhere, while certain amenities will be specifically determined as part of individual DSUPs, the Applicant anticipates that residents of CAUs co-located with market rate units in a residential development, would enjoy the same access to amenities as market rate residents.

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

As proposed, redevelopment of the Properties will occur in at least two (2) separate phases. Delivery of proposed CAUs will be determined via the individual Block DSUPs, as applicable.

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

Per the Applicant's ongoing discussions with Housing Staff, the Applicant intends to deliver CAUs in lieu of a direct contribution to the City's Housing Trust Fund. Overall, the Applicant estimates that the proposed redevelopment of the Properties, inclusive of all development proposed under the CDD Plan, would be subject to a voluntary contribution of approximately \$13.8 million under the 2020 rates. This equates to approximately 74 CAUs.

In addition to the contribution of 74 CAUs, the Applicant has identified an opportunity to employ LIHTC along with City affordable housing subsidies to convert 29 CAUs into a development of 200 LIHTC units on Block J. If funding is achieved, 245 total combined CAUs and LIHTC units could be developed across the Properties.

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

The Applicant does not have these details available at this time. Estimates on types and numbers of jobs to be created may be provided, where available, as part of individual DSUPs for specific development of Blocks across the Properties.

12. Other information the applicant deems relevant to the AHP

No additional information to share at this time.