

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
HYBRID MEETING**

DATE: MAY 11, 2022

TIME: 7:00-9:00 P.M.

LOCATION: City Hall, Council Work Room, 301 King Street

ZOOM: Registration information will be posted on the AHAAC website and City Calendar

Spanish interpretation via Zoom will be provided

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of Draft April 2022 Minutes (Chair) 7:05 p.m.
Action Requested: Vote on Draft Minutes
3. Designation of an AHAAC representative to the Eisenhower West/Landmark
Van Dorn Implementation Advisory Group 7:10 p.m.
Action Requested: Designate an AHAAC Representative
4. AHDC Updates (Jon Frederick) 7:15 p.m.
5. Consideration of a Draft Affordable Housing Plan for the Potomac River Generating
Station (Tamara Jovovic/Mary Catherine Gibbs) 7:20 p.m.
Action Requested: Comment on Draft Affordable Housing Plan
6. Budget Report Out (Eric Keeler) 8:15 p.m.
7. ARHA Updates (Salena Zellers) 8:30 p.m.
8. Information Items (Staff): 8:35 p.m.
Financial Report
Housing Progress Report
9. Staff Updates (Staff) 8:40 p.m.
10. Announcements and Upcoming Housing Meetings (Staff) 8:45 p.m.

ARHA Redevelopment Work Group

City Hall, Council Work Room, 301 King Street
May 19, 2022; 5:30 p.m.

Bonus Height Study

Community Meeting #2—Virtual Meeting
May 19, 2022; 7:00 p.m.

Registration Link: https://zoom.us/webinar/register/WN_s4au3nXR_SkzUtK2bZG4g
Webinar ID: 939 [0324 7787](https://zoom.us/j/93903247787); Meeting Passcode: 215700; Dial in: [301-715-8592](https://zoom.us/join/301-715-8592)

Planning Commission Public Hearing
City Hall, Council Chamber, 301 King Street
June 7, 2022; 7:00 p.m.

Registration Link: https://zoom.us/webinar/register/WN_wwYfuJvPRou7Cpy-Qevu2Q
Webinar ID: 914 1872 2672; Password: 333243

City Council Public Hearing
City Hall, Council Chamber, 301 King Street
June 18, 2022; 9:30 a.m.

11. Other	8:50 p.m.
Adjournment (Chair)	9:00 p.m.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

Hybrid | April 13, 2022

	Members Present	Members Absent	Staff
1	Felicia Brewster (m)		Eric Keeler, Deputy Director
2		Annette Bridges (m)	Tamara Jovovic, Housing Program Manager
3	Michael Butler (m)		Kenny Turscak, Housing Analyst
4		Katharine Dixon	Kim Cadena, Housing Analyst
5	Mike Doyle		Carson Lucarelli, Department of Planning and Zoning
6	Betsy Faga (m), Acting Chair		Sam Gates, Management Analyst
7		Salena Zellers	
8	Michael Jackson II		
9	Robyn Konkel (m)		
10		Michelle Krocker	
11	Helen McIlvaine*, Housing		
12	Shelley Murphy (m)		
13	Peter-Anthony Pappas		
14		Paul Zurawski	
15	Alison C. Coleman* DCHS staff representative		
16	Jan Macidull		
17	Jon Frederick (m)		
19		Alison O'Connell	
	Guests	Affiliation	
1	Lauren Riley	Walsh, Colucci, Lubeley & Walsh	

2	Armour Shaw	MRP Realty
3	Adam Yalowitz	UNITE HERE
4	Representatives from ACT	ACT

*non-voting

(m) – took minutes during fiscal year

Betsy Faga chaired the meeting in the absence of Chair Michelle Krockner. The Chair called the meeting to order at 7:00 pm, a quorum was established. Felicia Brewster took minutes.

1. Chair remarks (Chair)

9. Briefing on Proposed Draft Text Amendment to Amend the Bonus Height Provisions of Section 7-703B and to codify certain provisions of the 2020/2021 Housing Contribution Policy under Sec. 7-700 (Planning & Zoning/Housing Staff)

Action Requested: Information Item

Helen McIlvaine gave an overview of the proposed text amendments to the bonus height provision of section 7-703B and the proposed codification of the 2020/2021 Housing Contribution Policy.

Jan Macidull asked about how increased height may impact existing neighborhoods, including traffic and neighborhood character. Ms. McIlvaine, Shelley Murphy and Jon Frederick explained how the City's development review process incorporates a range of opportunities for community input and feedback to address such concerns. Committee members inquired how the proposed amendment would apply to existing small area plans, in particular in Arlandria and in the West End.

2. Consideration of Affordable Housing Plan for Eisenhower East Block 23 (Staff/Lauren Riley)

Action Requested: Vote on Affordable Housing Plan

Tamara Jovovic gave a brief overview of the City's affordable housing plan policy (AHP) and its purpose before introducing Lauren Riley and Armour Shaw, representing the Eisenhower East Block 23 developer. Ms. Riley described the site context and development program, which will be a two-phase residential project; phase I will deliver 367 units and phase II will deliver 435 units. 10% of the units associated with the increase in density above what was anticipated by the underlying plan will be provided as affordable housing, totaling 44 committed affordable units (CAUs) across both phases. The applicant also committed to providing a voluntary affordable housing contribution totaling \$1,499,186.

Members asked when construction will begin, and Mr. Shaw estimated phase I construction would start in late 2023 or early 2024. The applicant clarified that there is no for-sale component, but if the project converted to condominiums then units would be subject to for-sale stipulations. Ms. Jovovic added that the Eisenhower East Plan included provisions for an equivalency analysis, which inform affordable housing contributions.

Members also asked about affordability levels in the project, to which Ms. Jovovic responded that the plans are consistent with the Small Area Plan's housing contribution recommendations and levels of affordability. Ms. McIlvaine reminded the committee that requiring deeper levels of affordability would require a policy change. Ms. Jovovic also described how irregular units, such as one-bedroom units with dens, will be considered under this AHP.

Shelley Murphy motioned to approve the affordable housing plan and Robyn Konkel seconded the motion. The Committee approved the affordable plan with eight votes in favor and one vote opposed.

3. Public Hearing on Draft FY23 Annual Action Plan for Housing and Community Development Activities (Kim Cadena)

Action Requested: Provide Feedback on Annual Action Plan

Kim Cadena presented on the draft fiscal year 2023 Annual Action Plan, which is a one-year plan outlining how the Office of Housing will allocate HUD funds. The consolidated plan is divided into four parts which include identifying priority needs, defining how those needs will be addressed through goals and actions, projects which will group these actions, and activities, which are on-the-ground actions. Housing staff identified priority needs as equitable access to housing, preventing and ending homelessness, and maintaining housing stability for low-income renters and homeowners. The Office of Housing plans to use Community Development Block Grants for the Home Rehabilitation Loan Program (HRLP), Rental Accessibility Modification Program, Fair Housing Testing, Transitional Assistance Program, Winter Shelter, and Program Administration; the majority of funds—72%—will be used for HRLP. Mx. Cadena described the Home Investment Partnership Program (HOME) funding and proposed uses, including Alexandria Housing Development Corporation's (AHDC) Seminary Road project. Additional proposed uses include providing down payment and closing cost assistance to first-time homebuyers. Other funding sources that were covered included Section 108 Guaranteed Loan Funds. Mx. Cadena presented a table including programs, proposed federal funding sources, and the estimated outcomes.

Members asked if any affordable housing preserved through this funding will count toward the Housing Master Plan (HMP) goal. Ms. McIlvaine responded that these rehabilitated and modified units will count toward the HMP goals. Ms. Faga inquired about community questions on the subject. Mx. Cadena said that some community members have reached out with questions, while the Alexandria Health Department also expressed interest in funding allocation.

4. Public Hearing on Draft HOME-American Rescue Plan Allocation Plan (Kim Cadena)

Action Requested: Provide Feedback on HOME-ARP Allocation Plan

Mx. Cadena gave a second overview on the American Rescue Plan (ARP) allocation plans. The City received approximately \$2.2 million in federal funds for housing, with a focus on homeless households and populations at risk of homelessness. This is separate than regular yearly HOME allocations and requires its own allocation plan. Under HOME, allowable funding uses include acquisition, rehabilitation, and/or construction of affordable rental housing, and tenant-based rental assistance. HOME-ARP allows

additional uses including acquisition, rehabilitation, and/or construction of non-congregate shelter, and supportive services. Mx. Cadena covered qualifying populations for HOME-ARP funding. Proposed funded uses include supporting the creation of deeply affordable units at AHDC Arlandria Project and certain supportive services. The Office of Housing consulted groups including the Partnership to End and Prevent Homelessness and others to inform the funding allocation plans and explain how these funds may be used. The public comment period for the Draft HOME-ARP plan ends April 22.

Jan Macidull asked if this funding will shift funding away from existing programs. Mx. Cadena explained this is a one-time funding infusion which will not take away from existing program funding; the funding allocation plan took careful consideration not to begin new programs which would rely on future funding which may not be available.

5. City FY23 Budget for Housing (Chair)

Action Requested: Vote to Provide Letter to City Council

Helen McIlvaine updated the Committee on the March 23 City Council budget meeting, which covered the Office of Housing Budget. Eric Keeler outlined budget sources including the meals tax, Housing Trust Fund, Amazon, and others, totaling approximately \$9 million annually, with certain additional funding sources such as HOME-ARP. Ms. McIlvaine and Mr. Keeler explained the affordable housing pipeline and how the budget will affect it.

Ms. Macidull asked whether the City can benchmark affordable housing contributions against developers' contributions in other cities, citing Hilco development and affordable housing contributions for the developer's recent Boston project. Ms. Jovovic explained the voluntary housing contribution guidelines and its origins. Mr. Frederick expressed interest in exploring new funding mechanisms for next year's City budget and meeting with the City Manager to explore new ideas. Members discussed drafting a letter to City Council summarizing AHAAC's comments on the budget and affordable housing pipeline considerations. Mr. Frederick volunteered to write the letter and Ms. Murphy offered to contribute.

Ms. Murphy made a motion that the Committee draft a letter to City Council. The Committee voted unanimously to send a letter.

6. Report Outs (Committee Members)

Robyn Konkel updated the Committee on the Hilco/Potomac River Generating Station development. Ms. Konkel reported that the developer anticipated making a voluntary affordable housing contribution between \$7.5m-\$11.4m and plans to split density bonuses between arts and affordable housing uses equally. The applicant is expected to present to AHAAC at its May 11 meeting. Ms. Jovovic stated that current plans are expected to yield approximately 58,000 gross square feet for affordable set aside units. While bonus density will remain unchanged, the affordable housing contribution will depend on the developer's chosen land use scenario. The Committee discussed the affordable housing and arts bonuses, including the latter's implications for affordable housing at this project.

The Chair recognized members of the public representing the UNITE HERE, a hospitality workers labor union. UNITE HERE members expressed their concerns about the project and

opposition to the 50/50 bonus density split between arts and affordable housing. UNITE HERE members also expressed concern that Hilco's proposed community benefits at this site are fewer in comparison to a recent development that Hilco had undertaken in Boston in which 16% of units were committed as affordable housing. A member of UNITE HERE, also representing African Communities Together (ACT), expressed concern for low-wage workers in the hospitality industry, including African immigrants, and how this project may exacerbate housing affordability issues in the City while providing low-wage jobs. Ms. Jovovic explained the affordable housing contribution range, which is the subject of ongoing discussion with developer regarding land use and Floor Area Ratio (FAR) scenarios. Committee members discussed the split between arts and affordable housing bonuses and questioned whether the bonuses were equivalent in value. The Chair stressed that Committee members should prepare for next month's meeting with Hilco by reviewing their presentation in advance and having questions ready. Ms. McIlvaine thanked ACT for coming to the meeting and being a partner to the Office of Housing. Ms. Jovovic stated the importance of in-person attendance and quorum, and Ms. McIlvaine mentioned that the Committee currently has several vacancies.

7. ARHA Updates (Salena Zellers)

Salena Zellers was unable to attend and provide an ARHA update.

8. AHDC Updates (Jon Frederick)

Jon Frederick gave updates on AHDC's Seminary Road project; the project is in the final site plan review process. AHDC is coordinating with staff on the implementation of the relocation plan. AHDC also hosted an interested homeowner meeting, which 60 prospective homebuyers attended.

AHDC will submit a final site plan for the Glebe-Mount Vernon project at the end of May and tax credit applications were submitted in March.

Mr. Frederick also reported that AHDC implemented Esusu, a rent reporting mechanism, across all properties; on average, it raises tenants' credit scores by 50 points by reporting the timely payment of rents to credit bureaus.

10. Consideration of Draft March 2022 Minutes (Chair)

Action Requested: Vote on Draft Minutes

Shelley Murphy moved to approve the March minutes, which Jon Frederick seconded. Members approved the March minutes unanimously.

11. Information Items:

Financial Report

Mike Butler commented on the affordable housing pipeline and stated that multi-year expenditures are beyond the Office of Housing's funding capacity. Mr. Butler stated that the City is now an equity player rather than a source for predevelopment loans, further stating that future investments should be treated and underwritten as equity. Mr. Butler suggested that the Office of Housing may need to leverage legal and financial resources from other City departments. Mr. Keeler discussed staffing capacity and resources to oversee pipeline funding and investments.

Mr. Keeler did not have any comments on the March financial report.

12. Staff Updates (Staff)

Staff did not provide any updates.

13. Announcements and Upcoming Housing Meetings (Staff)

ARHA Redevelopment Work Group

City Hall, Council Work Room, 301 King St., April 21, 2022; 5:30 p.m.

Fiscal Year 2023 Budget Development Meetings

Virtual and City Hall, Council Chamber, 301 King St., multiple dates and times

<https://apps.alexandriava.gov/Calendar/?sc=325>

Community Meeting on Proposed Draft Text Amendment to Amend the Bonus Height Provisions of Section 7-703B and to Codify Certain Provisions of the 2020/2021 Housing Contribution Policy

Virtual, April date and time to-be-determined.

14. Adjournment (Chair)

The Chair adjourned the meeting.

City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 6, 2022

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: TAMARA JOVOVIC, HOUSING PROGRAM MANAGER

SUBJECT: 1300 NORTH ROYAL STREET (POTOMAC RIVER GENERATING STATION) DRAFT AFFORDABLE HOUSING PLAN

ISSUE: Consideration of a Draft Affordable Housing Plan for 1300 North Royal Street, Potomac River Generating Station (CDD #2021-00004)

ACTION REQUESTED: That the Committee review and discuss the associated Affordable Housing Plan (Attachment 1).

BACKGROUND: The project proposes to redevelop the approximately 18.8 acre site (identified as 1300 North Royal Street) in the Old Town North Small Area Plan (OTNSAP) into a mixed-use development (Figure 1). The applicant, [HRP](#), is working to master plan the site, which comprises the [Potomac River Generating Station \(PRGS\)](#), within a Coordinated Development District (CDD)¹; the PRGS (the former GenOn power plant) was decommissioned in 2012. To the northwest of the site, Pepco will continue to own and operate an electrical substation (Figure 2); it is noted that the substation is not part of this CDD at this time. Several easements, including a 100-foot-wide transmission line easement along the southern boundary adjacent to the future park at the southern end of the PRGS site, traverse the project; the transmission line easement was not known at the time of the development of the OTNSAP.

The OTNSAP allots up to 2.15 million square feet of gross floor area (GFA) on the site; an additional 350,000 square feet is proposed to be treated as bonus density as part of the CDD. Consistent with the OTNSAP, the proposed land use plan envisions a mix of residential and commercial development, including office and retail (Attachment 2).

¹ A CDD is a form of zoning which is established for areas which are of such size or are so situated as to have significant development related impacts on the city as a whole or a major portion thereof and in order to promote development consistent with the master plan. A site zoned CDD is intended for a mixture of uses to include office, residential, retail, hotel and other uses with appropriate open space and recreational amenities to serve the project users and residents of the city. A CDD zone is intended to encourage land assemblage and/or cooperation and joint planning where there are multiple owners in the CDD zoned area.



Figure 1 Site Location and Context

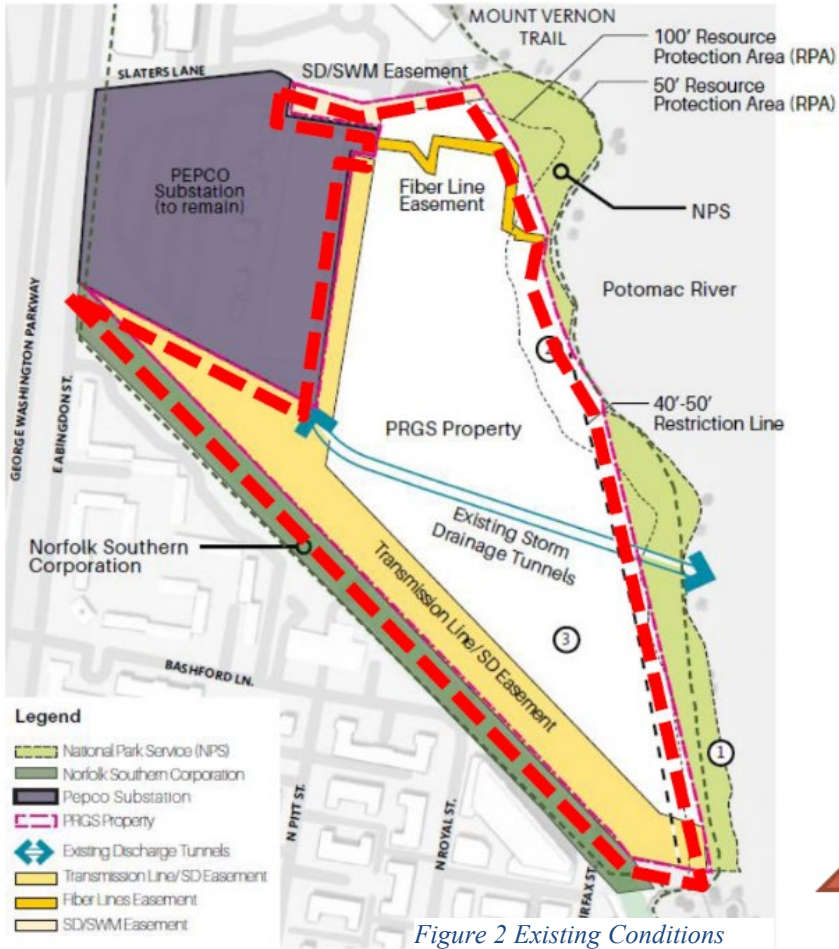


Figure 2 Existing Conditions

For the purposes of the affordable housing contribution (see Discussion), the applicant has presented Residential High and Residential Low scenarios. The scenarios assume an 80:20 and 40:60 split between residential and commercial uses, respectively (Table 1). The exact mix of uses will be determined as the phasing of the project evolves through the review of subsequent Development Special Use Permit (DSUP) applications.

Table 1

Scenarios	Approximate Residential GFA	Approximate Commercial GFA	Total GFA Exclusive of Bonus Density
Residential Low	860,000 (~up to 1,000 units)	1,290,000	2,150,000
Residential High	1,720,000 (~up to 2,000 units)	430,000	2,150,000

In addition to affordable housing, the project is anticipated to provide a range of public benefits, including the environmental remediation associated with the former power plant, new open space and parks, space for arts/cultural anchors, the extension of the street grid from Old Town North, and enhanced bike and pedestrian connections to the area.

HRP’s project website, including recordings of prior community meetings and application submissions, can be accessed at: hilcoredev.com/projects/hrp-alexandria

The project involves the following applications and modifications:

- Rezoning of the site from the UT to the CDD Zone
- Approval of a CDD Conceptual Design Plan
- Approval of Master Plan Amendment for Height
- City Zoning Map Amendment for [Section 6-900](#) to extend the boundaries of the Old Town North Arts and Cultural District Overlay to include the PRGS site consistent with the OTNSAP (Attachment 3 summarizes the implementation of the OTNSAP Arts and Cultural District to date)

DISCUSSION:

The applicant has proposed a three-pronged approach to incorporating housing affordability within the CDD.

1. Voluntary monetary contributions to the Housing Trust Fund

Consistent with the City’s Procedures Regarding Affordable Housing Contributions, the applicant has agreed to provide voluntary monetary contributions on the 2.15 million square feet of gross floor area permitted under the project’s base development. In 2022 dollars, the total Housing Trust Fund contribution is estimated by staff to yield a contribution of up to between approximately \$8 and \$11 million over the life of the project; it is noted that the draft Affordable Housing Plan references a range of \$7 to \$11 million. The final contribution will be a function of the final land use mix and the affordable housing contribution rates that are in effect at the time of future DSUP applications. It is noted that:

- a. contributions will not be applied to any bonus density associated with the arts or affordable housing;
- b. residential development constructed as part of the base development will be subject to a Tier 2 Residential Contribution rate (or to the rate that succeeds it should the Tier 2 rate be replaced) since the underlying UT Zone does not permit residential uses; and

- c. contributions are based on floor area (gross floor area reduced by deductions permitted by [Section 2-145\(B\)](#)) consistent with the City’s standard practice and procedures.

Subject to the mutual agreement of the Director of Housing and the applicant and as part of the review of future DSUPs and associated Affordable Housing Plans, the CDD Affordable Housing Plan allows for monetary contributions to be:

- a. converted into additional affordable set-aside units or set-aside units at deeper levels of affordability of an equivalent value; and/or
- b. invested in a potential public-private partnership (discussed below) to leverage Low Income Housing Tax Credit (LIHTC) equity and other funding sources to create an on-site affordable housing project. It is noted that the applicant may elect, at its discretion, to provide HTF contributions earlier than the prescribed time to help facilitate such a project (contributions are typically paid at the time of certificate of occupancy).

2. On-site affordable set-aside units

175,000 square feet of gross floor area (one half of the 350,000 square feet proposed as bonus density) is attributed to bonus density for affordable housing. Consistent with the affordable housing contribution requirements established by [Section 7-700](#), the applicant will provide

While the number of set-asides generated through the bonus density will depend on unit size and type, it is estimated that 58,333 square feet of gross floor area could yield approximately 58+ committed affordable units.

a total of up to 58,333² square feet of gross floor area as committed affordable housing within the CDD Plan area. The floor area will be delivered in the form of set-aside units in market-rate residential developments phased in the following manner:

- a. Up to 8,500 gross floor area of committed affordable set-aside housing in Phase 1, unless more than 75% of the Phase 1 development is non-residential; in that case, that square footage may be provided in Phase 2;
- b. Up to 25,000 gross floor area of committed affordable set-aside housing in Phase 2 (in addition to any floor area not already provided in Phase 1), unless more than 85% of Phase 2 development is non-residential; in that case, that square footage may be provided in future phases; and
- c. The balance of the gross floor area of committed set-aside affordable housing (in addition to any floor area not provided in Phases 1 and 2 and not including units secured through a leveraged affordable housing partnership) shall be provided for a minimum total of 58,333 gross floor area.

A phasing chart is anticipated to be provided by the applicant prior to the May 11th meeting.

² 58,333 square feet is equal to one third of the 175,000 square feet attributed to bonus density for affordable housing.

It is noted that if the applicant requests the full amount of proposed gross floor area in a given block, but City actions reduce the gross floor area by more than five percent, then the affordable housing gross floor area will be reduced proportionally. If the applicant voluntarily opts to develop less than the amount of proposed gross floor area in a given block, then the affordable housing gross floor area remains as outlined above. A diagram of the proposed blocks, including anticipated floor area and land use by block and anticipated maximum heights, is shown in Attachment 4.

The levels of affordability of the set-aside units will be consistent with City policy. Committed affordable rental units will be affordable at up to 60% of the area median income for no less than 40 years; it is noted that the draft Affordable Housing Plan references units at up to 80% AMI. Committed affordable homeownership set-aside units shall be priced consistent with City policy in effect at the time of each DSUP application; such units shall have covenants restricting future resale to ensure long term affordability. All set-aside units shall also be subject to the City's published standard set-aside conditions, policies, and procedures in effect at that time of each DSUP application.

It is noted that the draft Affordable Housing Plan indicates that the tenure and unit mix of the set-aside units will be considered at the time of each DSUP application. The City's standard practice is for unit tenure and unit mix to reflect the overall tenure and unit mix in the project (or phase).

3. Public-private partnership (PPP)

The applicant has agreed to work proactively with the City to develop a potential committed affordable housing project within the CDD Plan area through a PPP. The intent of such a PPP would be to further expand, as well as deepen levels of affordability, offered within the site. The PPP could be designed as a stand-alone affordable building or as affordable units co-located with non-residential or residential market-rate development. *The potential location(s), a timeline, a phasing plan (if applicable), and a general funding plan (to include LIHTC and/or any other public funding) would be developed as part of an Affordable Housing Strategy that would be presented to the Committee for feedback prior to its consideration by City Council.* The timing of the completion of the Strategy is currently under discussion with staff.

Following the AHS' approval, the applicant, the City, and development partners (if applicable) would collaborate to secure LIHTC funding over no less than three funding cycles to finance and develop the PPP project within the CDD area. If a PPP project failed to obtain the requisite financing required either through LIHTC or other public funding necessary for the PPP project after the third funding cycle, the applicant would be relieved of any obligation to provide such a PPP project. It is noted that such provisions reflect the approach pursued at the West Alex development which resulted in the successful construction of [AHDC's The Nexus](#) project.

FISCAL IMPACT: \$8-\$11 million in 2022 dollars to the Housing Trust Fund

ATTACHMENTS:

- (1) Draft Affordable Housing Plan for 1300 North Royal Street CDD 2021-00004, May 6, 2022
- (2) OTNSAP Small Area Plan
- (3) OTN Arts District Implementation
- (4) CDD Block Diagram: Land Use and Maximum Heights

STAFF:

Helen S. McIlvaine, Director, Office of Housing
Eric Keeler, Deputy Director, Office of Housing

Draft Dated May 6, 2022
Proposed Affordable Housing Plan
Redevelopment of the Potomac River Generating Station

1. An overview of the project, to include: 1.1 Its name, address, and application number; 1.2 A brief description of the proposed development program; 1.3 Requested zoning changes or waivers; and 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.

Potomac River Generating Station CDD – 1300 North Royal Street

Master Plan Amendment #2022-00001

Text Amendment #2022-00007

Text Amendment #2022-00006

Rezoning #2022-00003

Coordinated Development District Conceptual Design Plan #2021-00004

The project involves the abatement and deconstruction of the former Potomac River Generating Station, and remediation and redevelopment of the 18.8 acre former coal-fired power plant site (Project). The Old Town North Small Area Plan (OTNSAP) envisioned a mixed-use redevelopment with up to 2.15 million Gross Floor Area (GFA), which in this case is equal to gross square feet. HRP Potomac, LLC, the owner of the site, is seeking approval for a plan that achieves up to 2.5 million GFA (2.15 million GFA base density and 350,000 GFA bonus density split evenly between an affordable housing density bonus and an arts/cultural use density bonus.) There will be a mix of 20-60% commercial square footage and 40-80% residential square footage. The exact mix of uses will be determined at the Development Special Use Permit (DSUP) level for each of the proposed 6 blocks. The proposed heights are within a range of heights based on FAA limitation with maximums of 160 feet towards the north and 172 feet in the middle/south and 70 feet at the very south. Each block will have a variety of heights to be determined at the DSUP for each block.

The applications include requests for: (A) an amendment to the Old Town North Small Area Plan chapter of the Master Plan to change the Recommended Height District Limits Map in the plan per the heights proposed in the Coordinated Development District conceptual design plan ; (B) A Text Amendment to the Zoning Ordinance to amend the provisions of §6-901 to extend the boundaries of the Old Town North Arts and Cultural District Overlay Map; (C) a Text Amendment to the Zoning Ordinance to amend the provisions of §5-602 to establish CDD #30 / Coordinated Development District #30; (D) an amendment to the official zoning map to change the zone from UT / Utilities and Transportation to CDD #30; and (E) a Coordinated Development District conceptual design plan to redevelop the former Potomac River Generating Station site into a mixed-use neighborhood; zoned UT.

The OTNSAP identified a number of recommendations in Section 3.4 related to housing that are a part of the proposed Affordable Housing Plan including:

- a. **3.4(2) “Encourage mixed-income housing and maximize affordability throughout the plan area by implementing an increase in the density bonus provision from 20% to 30% pursuant to Section 7-700 of the Zoning Ordinance. The provision of the arts and cultural incentives as outlined in the Plan will not preclude the potential use of Section 7-700.”**

The Project seeks to utilize a portion of the 30% density bonus in exchange for the provision of on-site affordable units and the potential use of the arts bonus does not preclude the use of the affordable housing bonus.

- b. **3.4 (3): “Achieve the goal of a 40-year term of affordability for new affordable housing units in the plan area.”**

Any new on-site affordable housing units would satisfy this requirement.

- c. **3.4(5): “Explore other regulatory strategies to further expand mixed-income housing and to foster public private-nonprofit partnerships.”**

The Applicant will explore strategies that leverage affordable housing financing to determine the feasibility of a public private-nonprofit partnership (PPP) as part of this development and will do so in coordination with the City’s Office of Housing.

- d. **3.4 (7): Incorporate open passive and active recreational space and community space in residential developments for private and public use, if feasible**

The Project will create or unlock a significant amount of new publicly accessible open space in the Old Town North area with a variety of passive and active program uses. This includes the addition of over 5 acres of on-site open space that will be integrated with adjacent open spaces owned by others to potentially create a network of connected open spaces for the public of over 14 acres.

- 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.

NA

- 3. The status of tenant engagement efforts.

NA

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

NA

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.

All of the details related to the committed affordable units will be worked out as part of the DSUP's for the blocks as they move forward and use bonus density as outlined below:

- a. **Subject to paragraph b below, provide the following set-aside units in each phase of the development:**
 - i.) **Provide approximately 8,500 square feet of committed affordable set-aside units in Phase 1, unless more than 75% of the Phase 1 development is non-residential; in which case, that set-aside unit square footage may be provided in Phase 2.**
 - ii.) **Provide approximately 25,000 square feet of committed affordable set-aside units in Phase 2, unless more than 75% of Phase 2 development is non-residential; in which case, that set-aside unit square footage may be provided in future phases.**
 - iii.) **Provide the balance of the committed affordable housing in any later phase until the total of up to 58,333 square feet of affordable set aside units has been provided in exchange for a total of up to 175,000 square feet of bonus density.**
 - iv.) **If either Phase 1 or Phase 2 delivers more than the square footage of committed affordable set-aside units indicated in 2.a.i.) or 2.a.ii.) above, then the square footage of committed affordable set-aside units to be delivered in future phases may be reduced by that increased amount.**
- b. **The pro rata apportionment of on-site committed affordable set-aside units is subject to the following: if the Applicant submits a DSUP or DSUPs for any given phase requesting the full amount of available GFA in that phase, including available bonus density, as shown in the Bonus Density Chart (to be attached), but actions by the City reduce the final approved total GFA in that phase, it is understood and agreed that said reduction will apply to the available bonus density in that phase. If the final approved bonus density in that phase is reduced by City action by more than five percent (5%), the committed on-site affordable set-aside unit GFA described in 2.a. above will be reduced proportionally.**
- c. **The tenure and unit mix of committed affordable set-aside units will be considered at the time of each DSUP in which bonus density is achieved as described above.**
- d. **Committed affordable rental set-aside units shall be affordable to households with incomes at 60% AMI unless the Applicant and the Office of Housing, in**

consultation with AHAAC, agree to provide a certain number of those units as workforce housing units at up to 80% AMI.

- e. Committed affordable homeownership set-aside units, to the extent the Applicant provides them, shall be consistent with the affordable housing policies and procedures in effect at the time of each DSUP application; such units shall have covenants restricting future resale to ensure long term affordability.**
- f. Committed affordable set-aside units shall be subject to the City's published standard set-aside conditions, policies, and procedures in effect at that time of each DSUP application.**

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

NA

- 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.

NA

- 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 Project's goal is to mix the affordable housing set-aside units within the market rate buildings.

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

See response to question number 5 above.

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

Contributions to the Housing Trust Fund will be calculated based on the actual uses proposed at the time of DSUPs. Current calculations range from \$7 to \$11 million based on the range of use mix proposed.

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

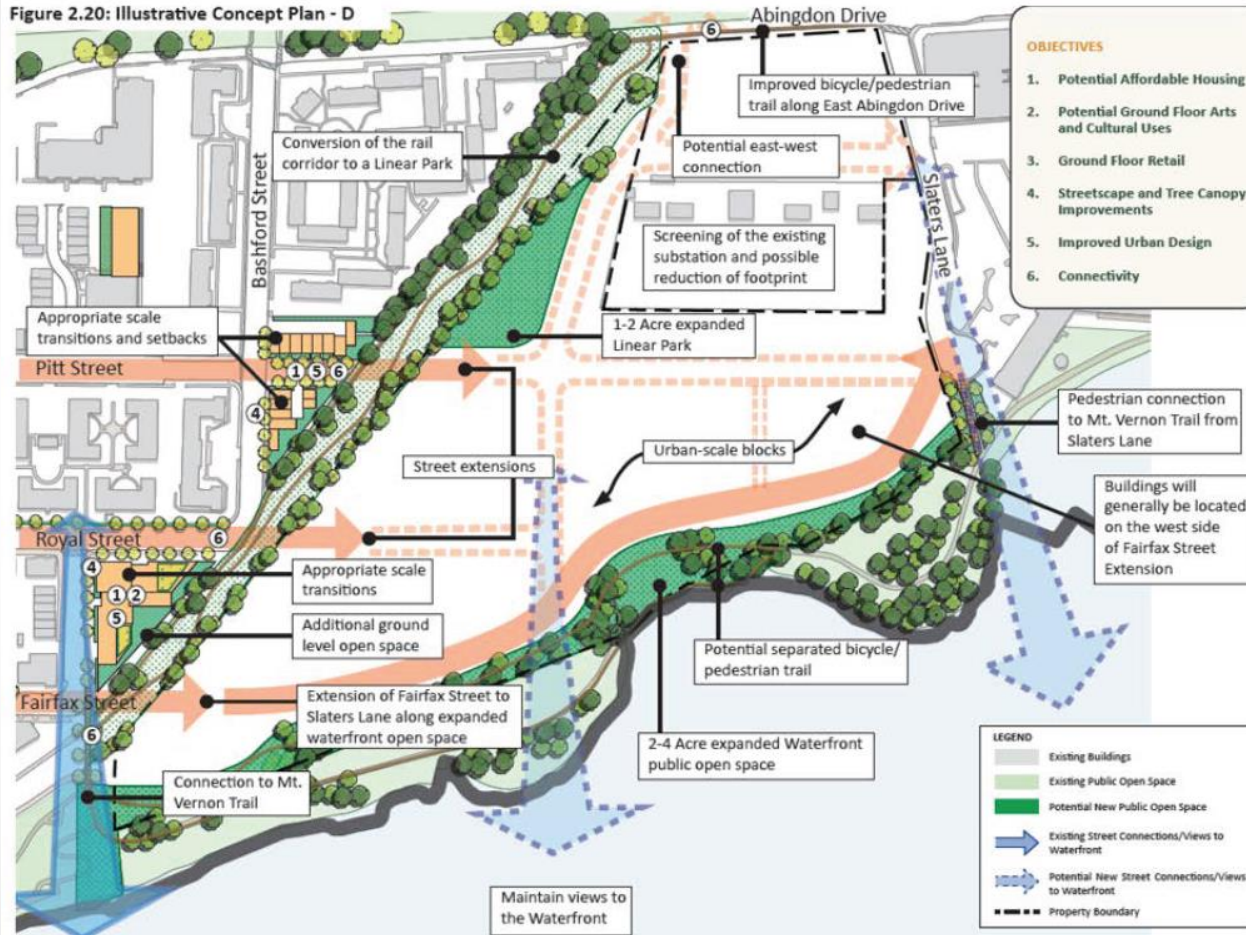
Early estimates identify the potential for approximately 1,140 construction related jobs over a tenyear period and approximately 2,900 permanent jobs will be generated by this Project.

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

The redevelopment of this former coal fire power plant involves significant coordination of many complex issues including the abatement and deconstruction of the old plant, site constraints for existing easements related to the electrical substation that will remain, and the environmental soil remediation of the overall site. Layered on to these complexities are the number of City policies that impact the overall project and the Applicant is seeking to balance all of the competing demands of these important guidelines. The Applicant believes this Affordable Housing Plan strikes the right balance.

Key Recommendations of the OTNSAP

Figure 2.20: Illustrative Concept Plan - D

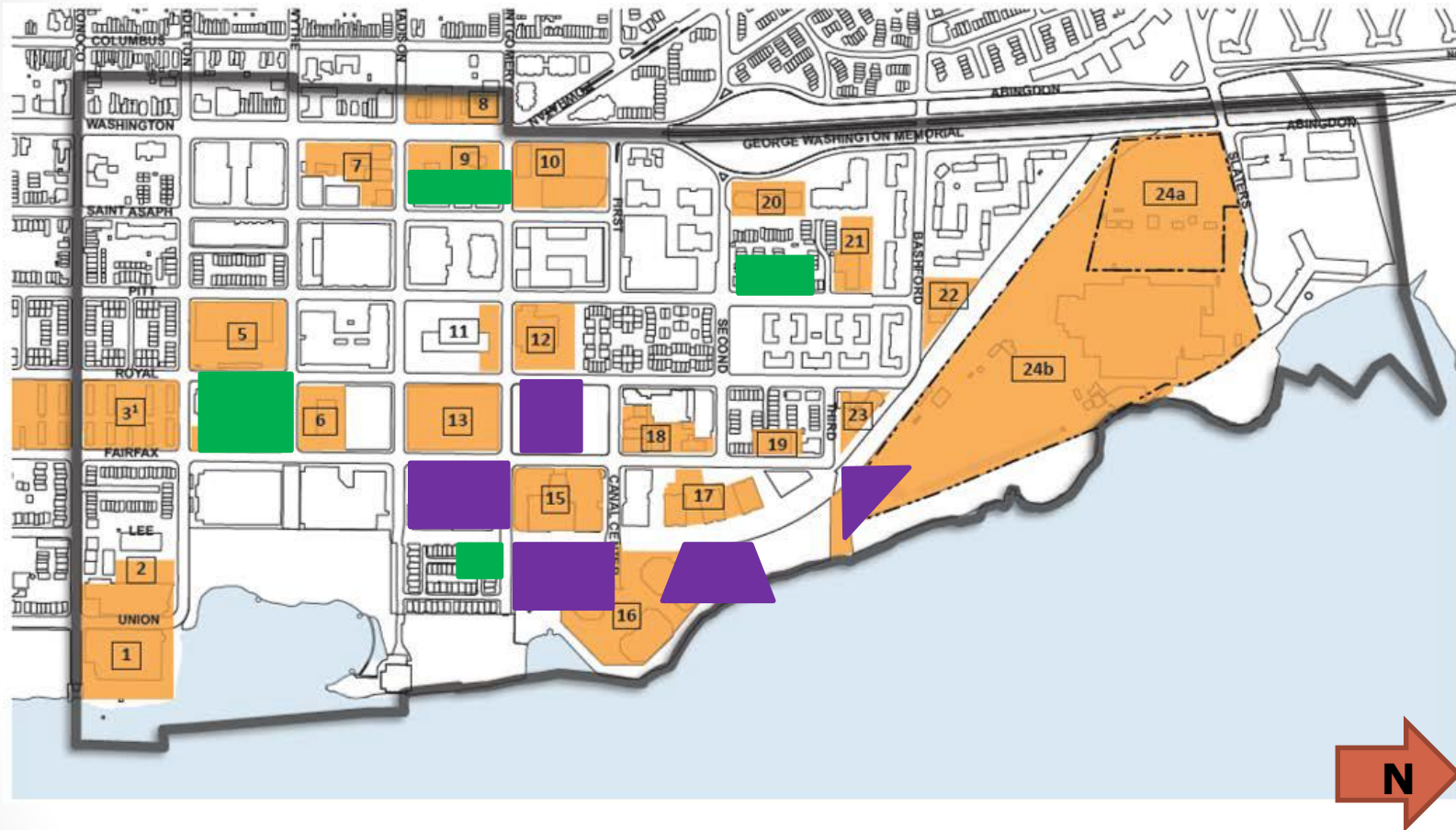


- OBJECTIVES**
1. Potential Affordable Housing
 2. Potential Ground Floor Arts and Cultural Uses
 3. Ground Floor Retail
 4. Streetscape and Tree Canopy Improvements
 5. Improved Urban Design
 6. Connectivity

- ± 2.1M SF anticipated on the former power plant site
- Mixed-use development
- Sustainability & innovation
- Urban scale blocks
- Network of streets connected to surrounding community
- Waterfront connections
- Increased and improved open spaces
- Integrated history and heritage
- Variety of housing choices affordable and accessible to a range of ages, incomes, abilities, and household sizes



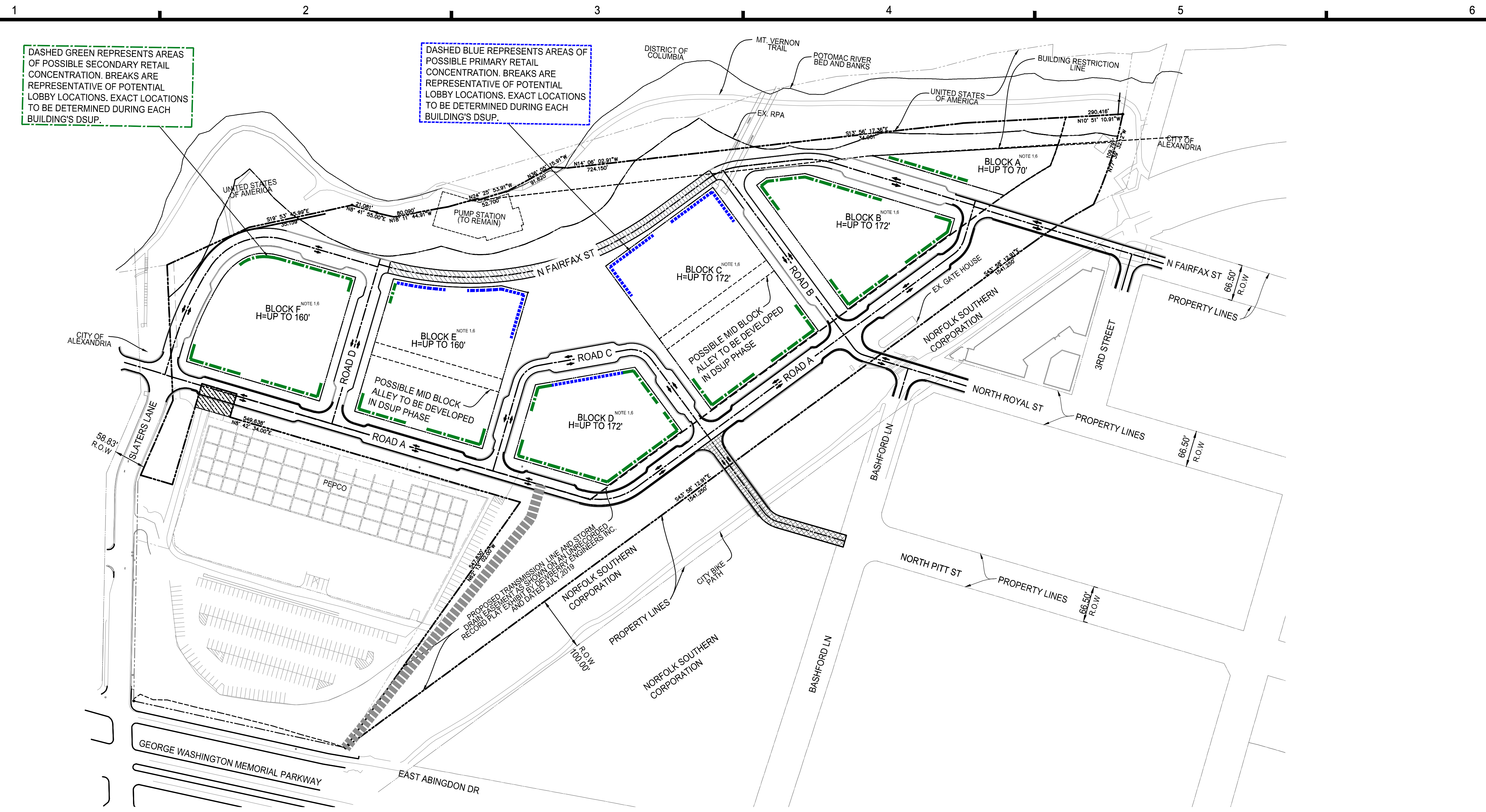
Arts District Implementation



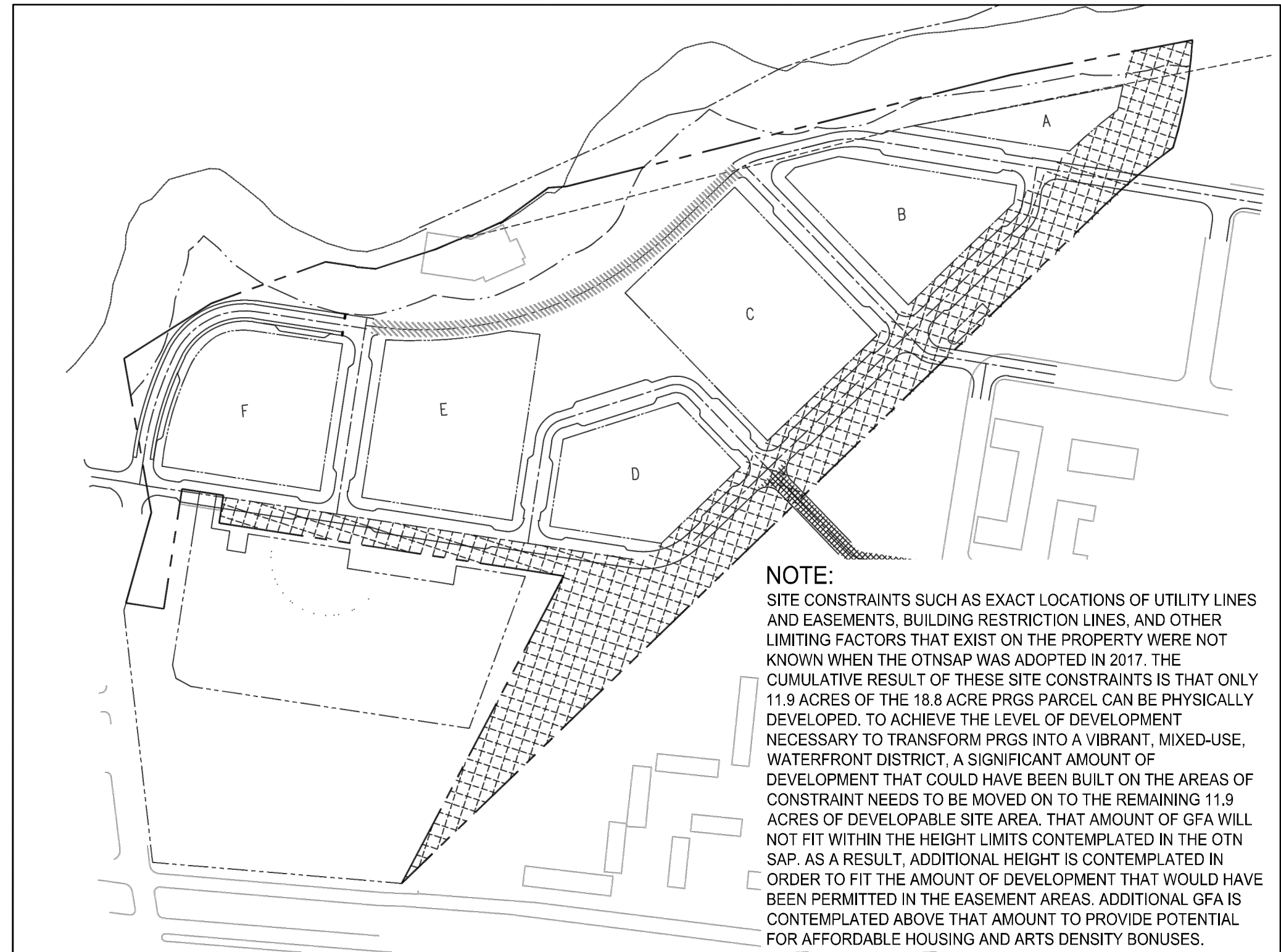
- Potential Redevelopment Sites
- Active Redevelopment Sites
- Active Redevelopment Site with Arts/Cultural Uses

DASHED GREEN REPRESENTS AREAS OF POSSIBLE SECONDARY RETAIL CONCENTRATION. BREAKS ARE REPRESENTATIVE OF POTENTIAL LOBBY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED DURING EACH BUILDING'S DSUP.

DASHED BLUE REPRESENTS AREAS OF POSSIBLE PRIMARY RETAIL CONCENTRATION. BREAKS ARE REPRESENTATIVE OF POTENTIAL LOBBY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED DURING EACH BUILDING'S DSUP.



EASEMENT AREAS



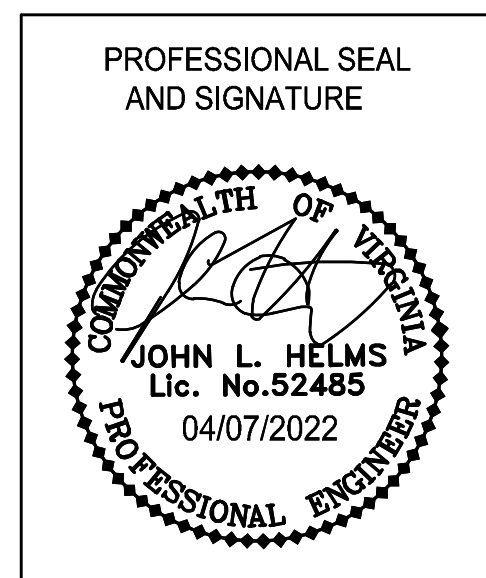
NOTE:
SITE CONSTRAINTS SUCH AS EXACT LOCATIONS OF UTILITY LINES AND EASEMENTS, BUILDING RESTRICTION LINES, AND OTHER LIMITING FACTORS THAT EXIST ON THE PROPERTY WERE NOT KNOWN WHEN THE OTNSAP WAS ADOPTED IN 2017. THE CUMULATIVE RESULT OF THESE SITE CONSTRAINTS IS THAT ONLY 11.9 ACRES OF THE 18.8 ACRE PRGS PARCEL CAN BE PHYSICALLY DEVELOPED. TO ACHIEVE THE LEVEL OF DEVELOPMENT NECESSARY TO TRANSFORM PRGS INTO A VIBRANT, MIXED-USE, WATERFRONT DISTRICT, A SIGNIFICANT AMOUNT OF DEVELOPMENT THAT COULD HAVE BEEN BUILT ON THE AREAS OF CONSTRAINT NEEDS TO BE MOVED ON TO THE REMAINING 11.9 ACRES OF DEVELOPABLE SITE AREA. THAT AMOUNT OF GFA WILL NOT FIT WITHIN THE HEIGHT LIMITS CONTEMPLATED IN THE OTN SAP. AS A RESULT, ADDITIONAL HEIGHT IS CONTEMPLATED IN ORDER TO FIT THE AMOUNT OF DEVELOPMENT THAT WOULD HAVE BEEN PERMITTED IN THE EASEMENT AREAS. ADDITIONAL GFA IS CONTEMPLATED ABOVE THAT AMOUNT TO PROVIDE POTENTIAL FOR AFFORDABLE HOUSING AND ARTS DENSITY BONUSES.

GROSS FLOOR AREA			2,500,000 GFA						
*GFA over and above 2.15 million square feet is achieved through the utilization of bonus density tools.									
Floor Area By Use:	Maximum Percentage of Overall GFA	Amount of GFA By Use	BLOCK A*	BLOCK B*	BLOCK C*	BLOCK D*	BLOCK E*	BLOCK F*	PUMP HOUSE*
Commercial	20%-40%	500,000 1,500,000 GFA	✓	✓	✓	✓	✓	✓	✓
Office			✓	✓	✓	✓	✓	✓	✓
Arts			✓	✓	✓	✓	✓	✓	✓
Hotel			✓	✓	✓	✓	✓	✓	✓
Retail			✓	✓	✓	✓	✓	✓	✓
Residential	40%-80%	1,000,000 2,000,000 GFA	✓	✓	✓	✓	✓	✓	✓

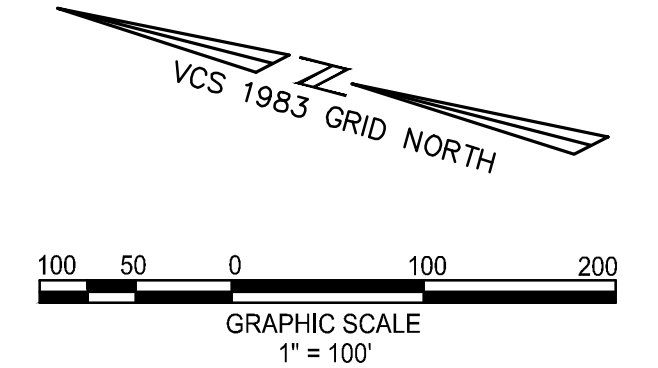
RESIDENTIAL BREAKDOWN	Up to 2,000 dwelling units
Studio	10% - 20%
1 Bedroom	40% - 60%
2 Bedroom	10% - 30%
3 Bedroom	5% - 20%
HOTEL	Up to 300 Keys

- POTENTIAL FUTURE CONNECTION TO EAST ABINGDON DR IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS. POTENTIAL IMPROVEMENTS TO INTERSECTIONS OF THE GEORGE WASHINGTON MEMORIAL PARKWAY WILL BE DISCUSSED AS PART OF THE OVERALL TRAFFIC IMPACT STUDY AND WILL BE SUBJECT TO APPROVAL BY THE NATIONAL PARK SERVICE.
- POTENTIAL FUTURE CONNECTION TO NORTH PITT ST IS SUBJECT TO COOPERATION OF ABUTTING PROPERTY OWNERS. THE APPLICANT DOES NOT CONTROL THESE PARCELS.
- THE WOONERF IS AN EXTENSION OF NORTH FAIRFAX STREET. IT WILL FUNCTION AS SHARED SPACE THAT USES NON-TRADITIONAL DESIGN TO ELEVATE PEDESTRIAN PRIORITY, SLOW VEHICULAR SPEEDS, AND CREATE A SEAMLESS AND FLEXIBLE SPACE THAT ACTS TO DEVELOP A SENSE OF PLACE AND MINIMIZE THE ROADWAY AS A BARRIER TO THE WATERFRONT.
- TO BE CONVEYED TO HRP POTOMAC LLC AS PART OF SEPARATE RESUBDIVISION

- NOTES:**
- THE MAXIMUM HEIGHT OF ANY BUILDING ON THIS SITE WILL BE 172 FEET. IN THIS CDD, BUILDINGS ON EACH BLOCK ARE ALLOWED AN ADDITIONAL 25 FT. ABOVE THE ALLOWABLE BUILDING HEIGHT ONLY FOR MECHANICAL PENTHOUSES AND COMMON AMENITY SPACES ON THE ROOFTOP HORIZONTALLY ADJACENT TO COMMON OUTDOOR OPEN SPACES AND ROOFTOP MECHANICAL PENTHOUSES/BULB OUTS AND STREET PARKING ARE REPRESENTATIONAL AND MAY BE MODIFIED IN FUTURE DSUP PHASES.
 - R.O.W LIMITS SHOWN FOR OFF SITE ROADS TAKEN FROM CITY GIS DATA AND DOES NOT REPRESENT AN ACTUAL FIELD SURVEY.
 - TRANSMISSION/STORM DRAIN EASEMENT = 4.57 AC (198,955 SF).



DATE	REVISION
07-30-2021	FIRST SUBMISSION
12-08-2021	SECOND SUBMISSION
02-25-2022	COMPLETION SUBMISSION
04-07-2022	VERIFICATION SUBMISSION



POTOMAC RIVER GENERATING STATION CONCEPTUAL DEVELOPMENT PLAN

MARK	DATE	DESCRIPTION
1	07-30-2021	FIRST SUBMISSION
2	12-08-2021	SECOND SUBMISSION
3	02-25-2022	COMPLETION SUBMISSION
4	04-07-2022	VERIFICATION SUBMISSION

PROJECT No.: 17005.003.00
DRAWING No.: 110873
DATE: 2021-06-15
SCALE: JH
DRAWN: MG
CHECKED: KMW

SHEET TITLE:
LAND USE DIAGRAM AND BUILDING HEIGHTS MAP
SHEET No. **C200**

FY 2022 Affordable Housing Development Funds

Financial Report

April Highlights

Payments Received	Reference	DSUP	\$ Amount
Developer Contributions	Robinson Terminal South (Robinson Landing)	2014 - 00006	\$20,396
Developer Contributions Total			\$20,396
Grand Total			\$20,396

New Pledges / Project Name	Developer	Project Type	\$ Pledged
901 North Pitt	901 N. Pit LLC	Mixed-Use	\$666,669
901 North Pitt Total			\$666,669
Grand Total			\$666,669

New Transaction(s)	Fund	Date Loan Closed	\$ Amount
Wesley - Parcview Elevator	Housing Opportunity Fund	4/29/2022	\$700,000
Wesley - Parcview Elevator Total			\$700,000
Grand Total			\$700,000

Revenues

	2021						2022						
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total
Developer Contributions	\$20,824	\$31,236	\$1,585,201	\$41,648	\$31,236	\$548,342	\$688,259	\$448,153	\$2,025,070	\$20,396	\$10,412	\$0	\$5,450,775
Developer Contributions - Braddock SAP	\$0	\$1,080,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000
Multifamily Loan Repayments	\$0	\$0	\$3,339	\$67,807	\$4,846	\$3,339	\$3,339	\$0	\$506,679	\$0	\$3,339	\$0	\$592,690
New Revenue Allocated by City Council	\$9,318,522	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,318,522
FY Total	\$9,339,346	\$1,111,236	\$1,588,540	\$109,455	\$36,082	\$551,681	\$691,599	\$448,153	\$2,531,748	\$20,396	\$13,751	\$0	\$16,441,987

Balance Available
\$13,586,987

Commitments and Reservations

The lifecycle of a project often spans more than a single FY. The "Start" column in the table below represents remaining monies already committed and/or reserved for a project on July 1 of the current FY.

Fund / Project	Start	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	FY Total	Grand Total
Housing Trust Fund															
Braddock SAP	\$2,343,273	\$0	\$1,080,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,080,000	\$3,423,273
Pilot Rental Assistance	\$824,957	\$0	-\$19,624	\$0	\$0	-\$71,775	\$0	-\$13,844	\$0	-\$22,067	\$0	\$0	\$0	-\$127,310	\$697,647
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund Total	\$3,168,230	\$50,000	\$1,010,376	\$0	\$0	-\$71,775	\$0	-\$13,844	\$0	-\$22,067	\$0	\$0	\$0	\$952,690	\$4,120,920
Housing Opportunity Fund															
AHDC - Arlandria	\$500,000	-\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$500,000	\$0
AHDC - Carpenter's Shelter / The Bloom	\$1,100,000	-\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,100,000	\$0
AHDC - Lacy Court, L.P.	\$810,000	-\$810,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$810,000	\$0
AHDC - Operating	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$275,000	\$0
AHDC - Park Vue	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	-\$500,000	\$0	\$0	\$0	\$0	\$0
AHDC - Seminary	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,000,000
EHIP	\$162,000	\$0	-\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$15,000	\$147,000
Landmark Towers	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$2,500,000	\$0	\$0	\$0	\$0	\$0	-\$2,500,000	\$0
Wesley - Fairlington / The Waypoint	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wesley - Parcview Elevator	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000	-\$700,000	\$0	\$0	\$0
Wesley - Parcview II	\$400,000	\$0	\$0	-\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$400,000	\$0
Housing Opportunity Fund Total	\$5,747,000	-\$2,685,000	-\$15,000	-\$400,000	\$0	\$500,000	\$5,000,000	-\$2,500,000	\$0	-\$500,000	\$700,000	-\$700,000	\$0	-\$600,000	\$5,147,000

Housing Master Plan Progress Report

Period: FY22 Q1-Q3

City of Alexandria, Office of Housing

Updated: 05.05.22

TYPE OF ACTIVITY	FY22 Q1-Q3 Impact (Jul 2021-Mar 2022)			Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Mar 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
Rental Units Created or Preserved/Rehabilitated	196	81	796	578	774	660	-114
<i>Created</i>							
Jackson Crossing				78			
The Nexus at West Alex (Gateway at King and Beauregard)				74			
New Hope Veterans Home (Aspen Street)				3			
The Bloom (Carpenter's Shelter)				97			
Fairlington Presbyterian Church (Waypoint at Fairlington)		81					
Ellsworth Apartments				20			
Friends of Guest House - 120 South Payne				4			
Parkstone (Avana) Apartments				130			
AHDC Seminary Project			37.5				
AHDC Arlandria Project			317				
Parcview II			154				
Park Vue	196						
<i>Preserved</i>							
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings				7			
Lynhaven Apartments				28			
Lacy Court Apartments				44			
Bellefonte Permanent Supervised Apartments				12			
Friends of Guest House - 120 South Payne				6			
The Heritage			140				
AHDC Seminary Project			1.5				
Parcview I			146				
Units Created through the Development Process	27	25	246	119	146	336	190
Alexandria Memory Care Community (Silverado)				2			
Goodwin House			6				
Cambria Square (Pickett's Place/The Delaney)				4			
Notch 8				12			
Station 650 at Potomac Yard				8			
The Bradley (Braddock Station/Braddock Metro Place)				10			
Parc Meridian at Eisenhower Station				33			
The Thornton (Hunting Terrace)				24			
2901 Eisenhower Avenue (The Denizen + South Tower)			8	13			
Oakville Triangle Site			65				
Gables Old Town North (ABC/Giant site)				9			
The Platform I (Braddock Gateway Phase II)	4						
Dylan (Potomac Yard Landbay H/I)		9					
Sunrise Senior Living				2			
The Foundry (Block 6A)*				2			
Eisenhower East Block 20			15				
1200 North Henry		11					
Monday Properties		5					
Silverstone Senior Living	7						
The Platform 2 (Braddock Gateway Phase III)	4						
Alexan Florence (600 Royal Street - WMATA Bus Barn)	12						
The Aspire Independent Living			9				
701 N. Henry			7				
North Potomac Yard Phase I			14				
Benchmark Senior Living			3				
Newport Village			12				
The Heritage			55				
Braddock West			14				
805 N. Columbus			8				
Tidelock			15				
Landmark Overlook			15				
Beauregard Committed Units	0	0	0	311	311	494	183
St. James Plaza (Fillmore)				93			
Church of the Resurrection				113			
Southern Towers				105			
Units Created or Preserved through Redevelopment Support to ARHA	0	0	0	52	52	174	122
<i>Created</i>							
The Lineage (Ramsey Homes)				37			
<i>Preserved</i>							
The Lineage (Ramsey Homes)				15			

* Project also includes three units affordable at 80% AML

TYPE OF ACTIVITY	FY22 Q1-Q3 Impact (Jul 2021-Mar 2022)	Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Mar 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	1	14	15	24	9
Homebuyer Loans [Individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	7	59	66	72	6
Homeowner Rehab Loans/RTA Projects [Rebuilding Together DC-Alexandria Grants =>\$5k]	4	108	112	240	128

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY22 Q1-Q3 Impact (Jul 2021-Mar 2022)	Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Mar 2022)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	235	1241	1476	2,000	524

TYPE OF ACTIVITY	FY22 Q1-Q3 Impact (Jul 2021-Mar 2022)			Prior Reported Impact (Jan 2014-Jun 2021)	Total Impact (Jan 2014-Mar 2022)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI)	76	0	231	117	193
The Foundry (Block 6A) (also see above)				3	3
Ford + Park	10			0	10
Parkstone (Avana) Apartments				114	114
Parc Square	66			0	66
AHDC Arlandria Project			158	0	0
Parcview II			73	0	0