

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE  
MEETING**

**DATE: September 7, 2023**

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

**LOCATION: City Hall, Room 2000, 301 King Street**

**\*Spanish interpretation will be provided\***

**AGENDA**

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Development Preview 7:05 p.m.  
*Action Requested: Information Item/Opportunity to Ask Questions and Provide Input*
  - a. 301 N. Fairfax St. Project
  - b. Vulcan Project
3. Alexandria West Small Area Plan Discussion (Tamara Jovovic/All) 7:15 p.m.
4. Zoning for Housing 7:30 p.m.  
[Components of the Zoning for Housing Initiative](#)
5. Regional Analysis of Impediments Briefing (Kim Cadena) 7:40 p.m.  
*Action Requested: Information Item/Opportunity to Ask Questions and Provide Input*
6. [Public Hearing](#) on Consolidated Annual Performance and Evaluation Report (CAPER) & One-Year Action Plan (Kim Cadena) 7:50 p.m.  
*Action Requested: Provide Feedback on CAPER and Annual Action Plan*
7. [Public Hearing](#) on Citizen Participation Plan for Housing & Community Development Activities (Kim Cadena) 8:05 p.m.  
*Action Requested: Provide Feedback on Citizen Participation Plan*
8. Consideration of AHAAC's FY23 Report (Kenny Turscak/Chair) 8:15 p.m.  
*Action Requested: Review and Vote to Submit Report to City Council*
9. Consideration of June 1, 2023 Minutes (Kenny Turscak) 8:20 p.m.  
*Action Requested: Review and Vote on June Minutes*
10. Report Outs (Committee Members) 8:25 p.m.
  - a. PRGS
11. ARHA Updates (Michelle Krockner) 8:30 p.m.
12. Housing Alexandria Updates (Jon Frederick) 8:40 p.m.
13. Information Items: 8:50 p.m.
  - Housing Master Plan Progress Report
  - Financial Report

*Agenda Continued on Page 2*

14. Staff Updates (Staff) 8:55 p.m.

15. Announcements and Upcoming Housing Meetings (Staff)

*Joint City Council–Planning Commission Work Session on Zoning For Housing*

Tuesday, September 5; 5:00 p.m. – 7:00 p.m.

City Council Chamber/[Virtual](#)

*Zoning for Housing Community Meeting*

Thursday, September 14; 6:00 p.m. – 8:00 p.m.

TBD/Virtual

*Alexandria West Planning Community Meeting*

Wednesday, September 27; 7:00 p.m. – 9:00 p.m.

Ferdinand T. Day Elementary School/Virtual

16. Adjournment (Chair) 9:00 p.m.

6. Public Hearing on Consolidated Annual Performance and Evaluation Report (CAPER) & One-Year Action Plan



# CITY FY 2023 DRAFT CAPER

## FOR HOUSING AND COMMUNITY DEVELOPMENT

### ABOUT THE CAPER

The Consolidated Annual Performance and Evaluation Report (CAPER) is a U.S. Department of Housing and Urban Development required document that describes the use of federal, state, City and private funds to provide affordable housing and supportive services for extremely low-, low-and moderate-income residents of Alexandria in furtherance of the FY 2022-2026 Consolidated Plan



Presented by the City of Alexandria Office of Housing

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This document serves as an overview of major initiatives and highlights that were proposed and executed throughout the program year.

#### **Rental Units (Preserving and Creating Affordable Rental Housing):**

- 100% accomplishment in preserving and maintaining the existing supply of 1,150 public housing and replacement units in the City;
- 2700% accomplishment in creating 81 new units at The Waypoint at Fairlington, a 100% affordable multifamily building developed by Wesley Housing Development Corp. The project contains 8 HOME-assisted units

#### **Homeowners:**

- 62.5 % accomplishment in rehabilitating 5 homes through the Home Rehabilitation Loan Program (HRLP)

#### **Homebuyers:**

- 25% accomplishment in assisting 2 first-time homebuyers purchase homes through the Flexible Homeownership Assistance Program (FHAP)

#### **Non-Homeless Persons with Special Needs-Elderly and Frail Elderly Persons, and Persons with Physical and Sensory Disabilities:**

- 100% accomplishment in providing accessibility modifications to 2 rental units for extremely low-income households with mobility issues through the Rental Accessibility Modification Program

#### **Homeless Persons and Persons at Risk of Homelessness:**

- 36% accomplishment in preventing 54 individuals from becoming homeless through the Transitional Assistance Program
- 139% accomplishment in sheltering 278 individuals through the Winter Shelter Program

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Ensure Equal Access to Housing	Affordable Housing	CDBG: \$18,800	Other	Other	5	2	40.00%	1	1	100.00%
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	54	
Homeless Intervention and Prevention Services	Affordable Housing Homeless	CDBG: \$72,474	Homelessness Prevention	Persons Assisted	750	104	13.87%	150	54	36.00%
Homeless Services	Homeless	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	278	
Homeless Services	Homeless	CDBG: \$20,000	Homeless Person Overnight Shelter	Persons Assisted	1000	420	42.00%	200	278	139.00%
Homeless Services	Homeless	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Increase Housing Affordability	Affordable Housing	HOME: \$700,000	Rental units constructed	Household Housing Unit	300	194	64.67%	3	81	2,700.00%



Increase Housing Affordability	Affordable Housing	CDBG: \$ / HOME: \$ / Section 108: \$	Homeowner Housing Added	Household Housing Unit	0	0		36	0	0.00%
Increase Housing Affordability	Affordable Housing	HOME: \$90,000	Direct Financial Assistance to Homebuyers	Households Assisted	40	6	15.00%	8	2	25.00%
Maintain Housing Affordability	Affordable Housing		Other	Other	100	0	0.00%			
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$700,000	Rental units rehabilitated	Household Housing Unit	12	143	1,191.67%	151	141	93.38%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$489,191	Homeowner Housing Rehabilitated	Household Housing Unit	40	7	17.50%	8	5	62.50%
Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	

Maintain or Improve Living Conditions	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Planning and Administration	General Management	CDBG: \$153,044 / HOME: \$33,377	Other	Other	16	17	106.25%	17	17	100.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The City's priority is always the creation and preservation of affordable housing. CDBG funds are typically used for preservation, while HOME funding supports the creation of new units. In Fiscal Year 2023, the City committed CDBG funds to rehabilitate elevators and elevator lobbies in a housing development with 149 affordable units. This preserved affordability since the property did not need to borrow or raise capital to do the rehabilitation and therefore could continue to charge affordable rents. CDBG funds also preserved housing affordability for five low-income homeowners by rehabilitating and increasing the useful life of their homes.

The Winter Shelter and Transitional Assistance Program - programs which address the needs of the homeless and those exiting homelessness - experienced an increase in demand, a change from the previous year's decrease. This increase is likely attributable to rising rental prices and eviction rates, as well as landlords choosing not to renew leases in the absence of a "just cause" law governing lease non-renewals.

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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	99	0
Black or African American	239	18
Asian	4	0
American Indian or American Native	3	6
Native Hawaiian or Other Pacific Islander	1	0
<b>Total</b>	<b>346</b>	<b>24</b>
Hispanic	53	7
Not Hispanic	293	17

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The Winter Shelter and Transitional Assistance Programs are the two most utilized programs that use CDBG funds. The heavy utilization of these programs by Black or African-American households reflects the over-representation of Black or African-American households in poverty in Alexandria in comparison to other races. The households assisted by the Home Rehabilitation Loan Program were nearly evenly split between White and Black households.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,015,445	1,559,889
HOME	public - federal	3,736,389	123,377
Competitive McKinney-Vento Homeless Assistance Act	public - federal	876,519	
LIHTC	public - state	24,000,000	
Section 108	public - federal	5,951,460	0
Section 8	public - federal	25,630,535	

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Alexandria	100	100	

Table 4 – Identify the geographic distribution and location of investments

### Narrative

The City's use of CDBG and HOME funds happens throughout the city based on funding requests from individuals and non-profit developers. Applicants for the HRLP and RAMP programs can live in any area of the city and non-profit developers' decisions to construct or rehabilitate affordable units is typically driven by land availability or need for repairs rather than targeting specific areas of the city. For these reasons the City does not target its investments.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

In FY 2023, the City used City Housing Trust Fund (HTF) and local funds to pay soft costs for Housing Alexandria's Sanse/Naja project, which will be 100% affordable and have an estimated 474 units. The project will be receiving Low-Income Housing Tax Credits, local funds, state bond funding and future HOME funding from the City.

HTF funds were also used to supplement the CDBG funds used for the Rental Accessibility Modification Program.

In February 2023, the City Council authorized the sale of a City-owned parking lot to a non-profit developer as part of a land assemblage for the Housing Alexandria Sanse/Naja project. The sale will be finalized in August 2023.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
404,490	352,131	123,377	0	633,245

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**



<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	193	0
Number of Special-Needs households to be provided affordable housing units	14	2
<b>Total</b>	<b>207</b>	<b>2</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	48	8
Number of households supported through Rehab of Existing Units	159	145
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>207</b>	<b>153</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

In FY 2023, eight HOME units were delivered at the Waypoint at Fairlington, an 81-unit, 100% affordable development.

The FY 2023 Action Plan anticipated the delivery of 36 new homeownership units and three new rental units. The three rental units would have served four intellectually/developmentally disabled households

each. The rising cost of materials and higher interest rates created a funding gap which has delayed the project.

The number of single-family homes rehabilitated using the Home Rehabilitation Loan Program did not match the one-year goal due to fewer program applicants in FY 2023.

The number of first-time homebuyers was slightly below the one-year goal, likely because of rising interest rates.

**Discuss how these outcomes will impact future annual action plans.**

Future action plans will be adjusted to reflect the later delivery of the expected 36 homeownership and three rental units.

Because of the reduced demand for the program, some funding that had been directed to the Home Rehabilitation Loan Program will be reprogrammed to support multifamily building rehabilitation instead.

Funding for the first-time homebuyer program will remain the same or increase because of the need for more downpayment and closing cost assistance to buyers and the delivery of more affordable homeownership set-aside units in new construction buildings.

The City remains committed to its goal of creating or preserving 2,000 units with new affordability by 2025 through its programs as targeted in the 2013 Housing Master Plan. The goals outlined in future action plans will remain in line with the objectives of the Housing Master Plan.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	128	0
Low-income	9	4
Moderate-income	8	6
<b>Total</b>	<b>145</b>	<b>10</b>

**Table 13 – Number of Households Served**

**Narrative Information**

In FY 2023, three low-income and five moderate-income renter households moved into units assisted by the City's HOME program. One low-income and one moderate-income first-time homebuyers received HOME downpayment and closing cost assistance to purchase homes.

CDBG funds assisted 126 extremely low-income, five low-income, and seven moderate income renters through the rehabilitation of common areas and elevators in their building. One middle-income renter was also assisted. Two disabled households with extremely low-incomes were assisted through the modification of their units to improve accessibility.

CDBG funds also assisted four low-income and one moderate-income homeowners. These homeowners received loans and project management services to bring their homes up to code and extend the useful life of the homes.

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## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

During FY 2023, the Alexandria Department of Community and Human Services (DCHS) continued to employ one full-time worker through the Projects for Assistance in Transition from Homelessness (PATH) program. The PATH worker's primary duty is to conduct routine community outreach targeted at engaging individuals experiencing homelessness in mental health treatment and housing services. Outreach occurs throughout the City with specific attention to areas where individuals experiencing homelessness are known to sleep and/or spend their days (e.g. near the Potomac River waterfront, bridges, parks and public libraries). The PATH worker also conducts in-reach services at local shelters, drop-in centers, free meal sites, churches, and other agencies, and works with various partners such as the local police, first responders, and mental health workers to identify potential PATH candidates and recruit their involvement in the PATH program. To improve community awareness of the program, the PATH worker disseminates business cards and the City of Alexandria Community Resource cards to first responders, local businesses, librarians, and the community-at-large.

The current Homeless Outreach/PATH Coordinator has worked for DCHS providing case management to individuals with serious mental illness, co-occurring substance misuse disorders, and experiencing homelessness since 2019. Prior to working for DCHS she worked in women's emergency shelters focusing on the intersection of homelessness and domestic violence since 2010, and spent two years working with incarcerated individuals in Norfolk, VA. The PATH Coordinator has a Bachelor's degree in Human Service Counseling with a minor in Psychology and Criminal Justice, and an Master of Social Work Degree from George Mason where she worked with adults in Early Recovery, and within the Arlington, VA homeless service system. Currently, the PATH worker sits on the Reentry Council for Alexandria Homeless Services and is a representative of Alexandria Continuum of Care at other local and state meetings. She is a certified Crisis Intervention Trainer (CIT) and facilitates certified training programs for homeless service officials as well as City Law Enforcement and is certified SSI/SSDI Outreach Access and Recovery (SOAR) representative.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

CDBG funds were used to support the Carpenter's Shelter's Winter Shelter Program which, through a contract with the City, provided seasonal shelter, workshops, and connections to community services from November 1 to April 15 to protect 278 persons experiencing homelessness from exposure-related conditions such as hypothermia and frostbite during cold weather months.

Local and private funds were used to support the following programs:

- Community Lodgings, Inc. provided homeless families, many of whom are leaving emergency shelters, with transitional housing, case management, education, and other supportive services.
- ALIVE! House provided transitional shelter and supportive services for families.
- The Alexandria Community Shelter, a City-owned emergency shelter operated by Volunteers of America Chesapeake, had 64 shelter beds for adults available year-round.
- The Carpenter's Shelter had 60 emergency shelter beds for families available year-round.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

City ARPA funds were used to provide eviction prevention and housing resource navigation services through the Office of Housing and the Department of Community and Human Resources. In addition, ARPA funds provided support for eviction prevention services provided through Legal Services of Northern Virginia.

Local and private funds were used to support the following programs:

- Friends of Guest House provided transitional housing and supportive services to 112 female ex-offenders to help them achieve self-sufficiency.
- The Alexandria Domestic Violence Safe House provided a safehouse stay to 66 women and 74 children.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

CDBG funds were used to support the Transitional Assistance Program, which provides security deposits and rental assistance to low-income households experiencing or at-risk of homelessness. Fifty individuals were helped by this program.

The following activities were undertaken by service providers using local and private funds:

- Christ House provided 14 men with transitional housing, intensive case management, job training, and employment search assistance to facilitate their transition to independent living.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

#### **Mixed-Income Redevelopment**

In February 2023, the City Council approved the Alexandria Redevelopment and Housing Authority's (ARHA) redevelopment plan for the Samuel Madden Homes, which will transform the existing 66-unit site into two buildings with a total of 532 units, 326 of which will be affordable to incomes ranging from 0-80% AMI. In March and June 2023, the City Council approved loans totaling \$3.1 million dollars to support the project, which was also awarded Low-Income Housing Tax Credits by Virginia Housing. ARHA plans to apply for Section 18 Tenant Protection Vouchers to replace the 66 public housing units on the site and is exploring the use of Faircloth-to-RAD conversions. The City continues to work with ARHA to advance the project through the development process, including the environmental review and Section 106 processes.

ARHA is also moving forward to redevelop the Ladrey High-rise Apartments from a 170-unit elderly/disabled building to a 271-unit mixed-income development. In March 2023, ARHA submitted concept plans to the City for redevelopment with a goal of obtaining development approval in time for the 2024 Virginia tax credit cycle. The City's Department of Planning & Zoning and the Office of Housing are working closely with ARHA to help the agency complete the development approval process in time to meet this goal. Ladrey was awarded 170 Tenant Protection Vouchers through a Section 18 award in 2020.

#### **Resyndication**

The 100 public housing replacement units built in 2005 across the Chatham Square and BWR sites are at the end of their 15-year LIHTC compliance period. In early 2021 ARHA's Limited Partners exited from the BWR properties. ARHA is also working with the Limited Partners of Chatham Square to secure their exit from the property. Once ARHA has full ownership and control over the 100 units represented in these two developments, they expect to re-syndicate with new tax credits. During the resyndication process, ARHA will also convert these units to RAD subsidy and modernize the units. ARHA provides regular updates to the City about the progress of the resyndication process.

#### **Public Housing Conversion**

In FY 2023, with the support of the City, the Alexandria Redevelopment and Housing Authority (ARHA) continued to pursue a transition from Section 9 (public housing) to Section 8 subsidies (RAD and Project-Based Vouchers) for multiple properties through HUD's Section 18 and RAD conversion processes. Operating revenue generated by converting units from a public housing operating subsidy to a Project Based Section 8 subsidy will allow the housing authority to increase project income and apply those funds to address numerous capital items and deferred maintenance repairs in its housing stock. ARHA

will be able to leverage these increased operating revenues with private and other public capital resources. ARHA is working with HUD on six Rental Assistance Demonstration (RAD) applications for converting the operating subsidies of the Old Dominion, West Glebe, James Bland I and II, Chatham Square, and Braddock-Whiting-Reynolds (BWR) developments from public housing to RAD and Project-Based Vouchers. The City supports these efforts and provides ARHA with letters support as needed.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

ARHA staff meets at least twice a year with each housing development's community. Topics discussed include building and unit maintenance, community safety, new services offered, any applicable property redevelopment, and rules and regulations affecting both the Agency and residents. During the meetings, residents are encouraged to provide input, suggest improvements, and ask questions.

- ARHA has frequently met with residents in preparation for the significant changes and benefits that will result from Section 18 and RAD subsidy conversion of public housing properties. Citywide meetings to review the ARHA Annual Plan and its amendments have been well attended with vocal resident participation. During all resident meetings, participants are encouraged to ask questions and to provide comment.
- Residents are also encouraged to participate in management decisions via Resident Surveys. This tool has been used to assess resident needs and interest in specific issues such as the quality of maintenance provided by ARHA and the redevelopment of public housing properties
- ARHA resident associations, such as the ARHA Resident Association (ARA) and Resident Advisory Board (RAB), continue to be active in the community and with ARHA management. ARHA resident associations elect their officers and meet monthly to discuss issues that affect ARHA residents and their communities. Monthly, they bring their concerns to ARHA management and to ARHA's Board of Commissioners where Board members and the CEO can hear, respond, and follow up on issues raised by resident representatives. In addition, ARHA's resident associations review and comment on the Annual Agency Plan, Five Year Plan, and all significant amendments to ARHA's housing programs that are submitted to HUD. The president of the ARA was appointed to the ARHA board by City Council several years ago.
- ARHA continues to seek new local partners to offer support with homeownership education, finance, credit repair, and down payment assistance.
- ARHA continues to administer its Homeownership Voucher Program. Currently 18 voucher families own their home. ARHA hopes to once again partner with the Office of Housing to aid eligible residents with City downpayment and closing cost assistance so they can achieve homeownership.

### **Actions taken to provide assistance to troubled PHAs**

ARHA is not a troubled PHA.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

One of the greatest regulatory barriers in developing affordable housing in the City may be State restrictions that prohibit the City from requiring mandatory contributions from developers to affordable housing in new developments. All affordable housing contributions from developers are voluntary, except where the City provides the option to use Section 7-700 of the City's Zoning Ordinance or the Residential Multifamily Zone, which both allow increases in density for housing development projects in exchange of the provision of affordable housing units.

In FY 2023, the City began a Zoning for Housing/Housing for All initiative to study a number of different proposals to increase housing production in Alexandria. While not all of the proposals are directly aimed at increasing the supply of committed affordable housing, one of the goals of the Zoning for Housing initiative is to increase housing affordability by increasing the supply of housing throughout the city.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Using ARPA funding, the City hired four temporary employees to provide eviction prevention and housing resource navigation services to residents experiencing housing instability. The City has also provided funding to Legal Services of Northern Virginia to help with eviction prevention and courthouse outreach.

The City continues to provide logistical and other support to weekly food distributions by local non-profits. During the summer, the City provided meals to all Alexandria City Public School students to replace the ones they would usually receive at school.

In FY 2023, the City began the Alex West planning process, engaging with residents of the Alexandria West Small Area Plan about what they felt their neighborhood lacks and ways to meet those needs. Alexandria West has a large population of renters, many of whom are under the 60% AMI level.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City commissions a Certified Risk Assessor and Certified Lead-based Paint Inspector to conduct a Risk Assessment and Lead-based Paint Testing at all Home Rehabilitation Loan Program and Rental Accessibility Modification Program projects if the structures were constructed before 1978 and when any painted surfaces are likely to be disturbed during the proposed rehabilitation work. The City pays the costs for the risk assessments and lead-based paint testing, and when warranted for soil analysis. The results of these risk assessments are provided to the property owner(s) and the assigned

project architects. The project architects, based on the level of assistance being provided at a project, will incorporate the appropriate level of hazard abatement required to meet the requirements of the Title X regulations. These include addressing friction and impact surfaces, creating smooth and cleanable surfaces, encapsulation, removing or covering lead-based paint components, and paint stabilization.

General Contractors awarded contracts for Home Rehabilitation Loan Program or Rental Accessibility Modification Program projects that contain lead-based paints are required to possess an EPA Toxic Substances Control Act (TSCA) Section 402 Certification. The General Contractors receive a copy of the project specific lead-based paint report identifying the location(s) of known lead-based paints at the residence. At all times during rehabilitation, the General Contractor is required to ensure that prior to any renovation or demolition activity that could disturb lead-based paints on interior or exterior components, engineering controls described in HUD Guidelines and Virginia, EPA, and OSHA regulations are implemented to prevent the migration of lead-based paint contaminated dust and potential exposure to occupants or contractors performing the work at the property. When a project's scope of work includes lead-based paint abatement activity, which exceeds the General Contractor's license and certification limits, General Contractors are required to obtain the services of a Lead Abatement Contractor who are licensed by the Commonwealth of Virginia and certified by the Board for Asbestos, Lead, and Home Inspectors to complete the lead abatement work at the project. The costs for lead-based paint hazard abatement are included as part of the homeowner's loan provided through the City's Home Rehabilitation Loan Program and the grant provided through the Rental Accessibility Modification Program.

At the conclusion of a Home Rehabilitation Loan Program project in which lead-based paint hazards and/or lead-based paints were present, a Certified Lead-based Paint Inspector conducts a clearance test to ensure the rehabilitated unit is safe for the occupants to resume use of the home.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City's housing programs are often coordinated with anti-poverty services. A primary example of this coordination is the Partnership to Prevent and End Homelessness (PPEH)'s case management process for homeless persons. The PPEH works to ensure shelter, transitional housing, and supportive housing providers cooperate with social service agencies in the development and implementation of client service plans. Another example is the Alexandria Redevelopment and Housing Authority (ARHA) provision of self-sufficiency programs to promote the economic well-being of tenants in the agency's public housing, Section 8, and other assisted housing. ARHA also works with the Department of Community and Human Services and private agencies to help educate disabled seniors and adults on financial management.

Federal and state programs offered in the City to reduce the number and/or to meet the immediate needs of poverty level households include the following: Temporary Assistance for Needy Families (TANF), which provides supplemental income; the Supplemental Nutrition Assistance Program (SNAP), which provides food subsidies; programs to encourage academic achievement, such as Head Start for

low- income children and Project Discovery Program, which motivates high school students to become the first generation in their families to pursue higher education; Medicaid, which provides health benefits to children, elderly persons, disabled adults, and pregnant women; the Workforce Development Center, which is the City’s one stop center for Workforce Investment Act service delivery, and the Virginia initiative for Employment not Welfare (VIEW), which provides employment counseling/placement services, daycare and other resources to remove barriers to employment faced by TANF recipients. These programs and services were supplemented by City and non-profit programs such as food pantries, free or reduced-cost childcare programs, mentoring programs for low-income youth, and educational support programs offered by Alexandria City Public Schools.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The organizational structure for carrying out the City's affordable and supportive housing strategy is well developed and involves a variety of public and private entities. This established structure is very effective in implementing activities and programs to meet community needs. The City, public agencies such as ARHA, and the network of private provider agencies, which offer housing and/or supportive services in collaboration with public agencies, actively pursue opportunities to provide additional resources for steps on the continuum of care services.

In FY 2023, the City continued working with public and private provider agencies to offer housing and/or supportive services to low-income households in Alexandria. The Office of Housing convened quarterly meetings of non-profit developers and service providers to foster dialogue between organizations. The City also worked with local lenders, realtors, developers, architects, contractors and its state government who were essential in assisting the City in completing affordable housing projects and implementing programs to meet the needs of low-income and moderate-income households.

The ARHA Redevelopment Work Group is convened to coordinate ARHA's efforts to redevelop, financially reposition, and modernize its housing stock. The group is convened by the City Manager and comprised of two members of City Council, one member of Planning Commission, and two members of ARHA’s Board of Commissioners. The Work Group meets monthly with City and ARHA staff to discuss ARHA’s strategic plans, redevelopment efforts, subsidy changes, resident engagement, and more. In addition, a Joint Work Session between the City Council, the Planning Commission, and the ARHA Board of Commissioners was held in June 2022 to foster further cooperation between the bodies.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Office of Housing joined with other City departments and community partners such as the Department of Community and Human Services, Legal Services of Northern Virginia, and Christ Church to form the Eviction Prevention Task Force to work on short- and long-term strategies to prevent eviction and housing instability. The Task Force led to the creation of the Alexandria Eviction Prevention Partnership, a collaboration between ALIVE!, Legal Services of Northern Virginia, the

Northern Virginia Affordable Housing Alliance, and the Lazarus Ministry of Christ Church. The Partnership works directly with Alexandria residents, assisting them with applying for rental assistance and navigating the eviction process.

The Partnership to Prevent and End Homelessness (The Partnership) is the City's Continuum of Care group. Also known as The Partnership, it works with many different public and private entities to ensure that it has a broad, diverse active membership that is reflective of the Alexandria's community. The Partnership plans, coordinates and implements an effective and efficient system-wide response to homelessness within the City. The Partnership also coordinates funding for efforts to rapidly rehouse homeless individuals and families; promotes access to mainstream resources; optimizes self-sufficiency among persons experiencing homelessness; and analyzes community performance by data collection measurement.

The Alexandria Council of Human Service Organizations (ACHSO) was formed to strengthen the human services network in the city, build relationships, and leverage resources. ACHSO provides networking opportunities through quarterly meetings and committees. Members work closely with colleagues from other sectors and fields of interests, creating opportunities for meaningful collaboration. Quarterly meetings also offer professional development through training and in-depth education programs.

The Alexandria Redevelopment and Housing Authority ARHA and City agencies frequently, and informally, coordinate their efforts to serve public housing residents. In addition, the Family Self-Sufficiency Coordinating Group, with representatives from ARHA, City agencies, and community members, coordinates service delivery efforts. The Office of Housing and the Department of Planning & Zoning continue to provide support to ARHA's redevelopment efforts by meeting with ARHA staff to coordinate on the Agency's plans and discussion items raised during the monthly meetings of the ARHA Redevelopment Work Group.

The Office of Housing continues to work with various agencies such as Virginia Housing to stay abreast of new homeownership funding programs and underwriting requirements that would benefit households of various income levels. The Office of Housing also collaborates with approved private lenders as part of its down-payment assistance programs to low- and -moderate income first-time homebuyers. These homebuyers must attend housing counseling classes sponsored by Virginia Housing before they can be approved for a loan.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The Office of Housing operates a Fair Housing Testing Program designed to identify discriminatory practices based on race, national origin, familial status, persons with disabilities, and sexual orientation in the rental housing, real estate sales and mortgage lending markets. The City trains and provides stipends to pairs of testers who conduct tests to identify evidence of discrimination in the provision of housing. Where testing has found some evidence of discrimination, a formal complaint of discrimination

can be filed with the City's Human Rights Office. Following further investigation, the Human Rights Office prepares a decision determining whether discrimination occurred. The Human Rights Office then attempts to remedy the case between the Fair Housing Testing Program and the respondent. If appropriate, the City's Human Rights Commission could ultimately be called upon to hold a public hearing on the case and make a final decision of discrimination.

The Fair Housing Testing Program for FY 2023 tested financial institutions in the city for evidence of discrimination on the basis of race and national origin in mortgage lending. Thirteen real estate firms were tested, and no evidence of discrimination was found.

The Alexandria City Council has not yet formally received the Regional Fair Housing Plan, which the Metropolitan Washington Council of Government (MWCOC) created using input from eight Washington D.C. area jurisdictions, including Alexandria. However, the City had previously begun to implement several of the Plan's goals and strategies, such as making bus transportation free, expanding homeownership opportunities for first-time homebuyers, and using zoning incentives to increase the supply of affordable housing.

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## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City's Office of Housing is the lead office for ensuring that progress is made toward achieving goals established in the Consolidated Plan. The Office of Housing is also responsible for seeing that CDBG and HOME funded programs are administered in a manner consistent with program regulations. Any subrecipient that utilizes CDBG or HOME funds is subject to the requirements of a grant or loan agreement with the City and is required to submit progress reports to the City on a regular basis. Housing staff conducts on-site and remote monitoring to determine if the subrecipients continue to comply program requirements, and when appropriate, will notify subrecipients of any corrective actions that may be needed. In FY 2023, select multifamily properties which receive HOME funding was physically inspected, and the financial statements of the properties was reviewed through Housing's asset management function in accordance with the asset management and certification schedules established by HUD. No major issues were found.

The Office of Housing follows City of Alexandria procurement procedures when soliciting for architectural services for the RAMP and HRLP projects. This process includes regulations regarding minority business outreach. HOME and CDBG project activities carried out by contractors are subject to grant agreements mandating minority business outreach in accordance with federal law.

The City conducts environmental reviews of all the major projects it funds. These reviews include assessments of the projects' compliance with the City's Master Plan and Small Area Plans both now and in the future.

The Annual Action Plan for federal fiscal year 2023 was submitted to HUD in May 2023 and was approved in August 2023.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The CAPER public comment period is August 25, 2023 - September 11, 2023. Notices about the CAPER and the public comment period were published in the week of August 21, 2023 in two newspapers of general circulation, one of which was Spanish-language. During the public comment period, copies of the CAPER will be emailed to members of community groups with an interest in community development activities. These groups are also invited to attend the public hearing on the CAPER. Social

media posts will be made on the Office of Housing’s Facebook and Twitter pages to advertise the public comment period. The full CAPER is made available electronically on the Office of Housing’s website and in hard copy at the Office’s physical location (which is accessible via multiple bus routes) as well as libraries throughout the city. Accessible and translated versions were available upon request. A public hearing on the CAPER will be held on September 7, 2023 as part of the regularly scheduled Alexandria Housing Affordability Advisory Committee (AHAAC) meeting. AHAAC members represent a variety of groups with interests in housing affordability, such as renters, non-profit developers, members of the faith community, etc.

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**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The City continued to expand its multifamily building rehabilitation program in response to reduced demand for its Home Rehabilitation Loan Program. Going forward, the City has committed future CDBG funds to support a multi-year building rehabilitation project.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Three HOME funded properties were inspected in FY 2023.

- The Spire: No issues
- Lacy Court: No issues
- The Bloom: No health and safety issues. Minor issues were corrected by property management.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The primary marketing responsibility for rental HOME units falls on the developers and owners that the City provides with HOME funding for affordable housing construction and rehabilitation. The Office of Housing assists the developers/owners with marketing by publishing announcements on its website and via its eNews mailing list and social media when project waitlists open. Information about open waitlists is also shared with housing officials in neighboring jurisdictions so they can inform their residents about it. The Office of Housing also publishes a list of available affordable rental units, based on anticipated vacancies, on a monthly basis. This list includes available HOME units. This list is posted on the City's website and is available in English and Spanish. Conditions established during the development process also require that new properties list accessible units on a statewide database tracking accessible housing options.

HOME-funded ownership units are marketed by the City to potential first-time homebuyers with annual household incomes up to 80% of the area median income and who live or work in the City of Alexandria. Information on these opportunities is provided via the City of Alexandria's eNews email alert service (which now has over 10,000 subscribers), City of Alexandria's public information cable channel 70, Office of Housing's webpage, information packets located at the Office of Housing, City of Alexandria's social media accounts (Twitter and Facebook), local realtors and real estate websites, and through individual consultation with designated Office of Housing staff. Information on City websites is available in English and Spanish.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

Program income was used to provide downpayment assistance to two first-time homebuyers. One very low-income White single-parent household received \$50,000 in downpayment assistance and one low-income White single person household received \$40,000 in downpayment assistance.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City applied for, and was awarded, a Community Project Funding grant to support the Sanse/Naja project, which will have 474 affordable units when completed. It also funded a pilot rental subsidy program, which helps very low- and extremely low-income households afford units in affordable housing developments. Development Special Use Permits were granted to two 100% affordable rental developments.

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### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

**Narrative**

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## 7. Public Hearing on Citizen Participation Plan for Housing & Community Development Activities

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** SEPTEMBER 7, 2023

**TO:** ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

**FROM:** KIM CADENA, HOUSING ANALYST, OFFICE OF HOUSING

**SUBJECT:** CONSIDERATION OF DRAFT CITIZEN PARTICIPATION PLAN FOR HOUSING & COMMUNITY DEVELOPMENT ACTIVITIES

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**ISSUE:** Consideration of Draft Citizen Participation Plan (“Participation Plan” or “Plan”) for Housing and Community Development Activities.

**RECOMMENDATION:** That AHAAC:

1. Receive the Draft Citizen Participation Plan for Housing and Community Development Activities; and
2. Provide feedback on the Plan.

**BACKGROUND:** The Office of Housing prepares the Participation Plan in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidance. The document is occasionally updated to better reflect the needs of the community, changing technologies used for public outreach, and updated HUD guidance. The last Participation Plan update was in 2021.

HUD requires the Participation Plan to describe how the City will provide residents with reasonable and timely access to local meetings, information, and records related to the City's proposed and actual use of funds; provide for public hearings to obtain citizen views and to respond to proposals and questions; provide for timely written answers to written complaints and grievances; and identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate.

The Participation Plan is being revised to include Community Development Block Grant Section 108 Guaranteed Loan Funds. It is anticipated that an application to use this funding source will be submitted in the Fall as part of the planned support for Housing Alexandria's Glebe-Mount Vernon project.

The Draft Participation Plan was released on August 21 for a required 30-day public comment period, which ended on September 22. To solicit public comments, the Draft Participation Plan’s release was announced by notices placed in local newspapers, via social media, the City’s eNews service, and the Office of Housing website. Hard copies were available for review in City libraries and at the Office of Housing. It was also distributed to a host of interested parties on August 21 via email. Staff responded that the activities described in the Participation Plan are baseline requirements and additional methods of community outreach and engagement could be employed as part of the implementation of the Participation Plan.

**DISCUSSION:** The City of Alexandria’s Draft Citizen Participation Plan for Housing and Community Development Activities has been prepared in accordance with regulations set forth by the U. S. Department of Housing and Urban Development which refers to the Participation Plan as the “Citizen Participation Plan” in all official documents. These regulations require that participants in certain HUD programs including, but not limited to, the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) programs have a Participation Plan describing how low- and moderate-income people can participate in, and comment on, the creation of the Annual Action Plan for Housing and Community Development (“Action Plan”) and review the Consolidated Annual Performance and Evaluation Report (CAPER).

The Draft Participation Plan is attached. It describes the methods to be used for outreach to low- and moderate-income persons, lists housing and community development organizations to be consulted, describes how the public participation process will function during emergency situations, and contains other information required by HUD. The approved Participation Plan will be effective until the City chooses to revise it, or HUD requirements change, and a revision is needed.

**FISCAL IMPACT:** None.

**ATTACHMENTS:**

1. Draft Citizen Participation Plan for Housing and Community Development Activities
2. Citizen Participation Plan Presentation

**STAFF:**

Emily A. Baker, Deputy City Manager  
Eric Keeler, Deputy Director, Office of Housing  
Kimberly Cadena, Housing Analyst, Office of Housing

6. 7. Public Hearing on Citizen Participation Plan for Housing  
& Community Development Activities

8:05 p.m.

# Citizen Participation Plan 2023

FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES



# Plan Requirements

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Required by the US Department of Housing and Urban Development (HUD)

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Basic framework for public participation in the development of the Consolidated Plan and Annual Action Plan

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Sets *minimum* requirements for community engagement in when developing the Plans and evaluating progress made toward to community goals

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Also covers public access to records, public participation requirements during emergencies, and relocation policies for residents

# Revisions

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- Information about Community Development Block Grant Section 108 Guaranteed Loan Funds added
- List of community groups updated
- Minor grammatical changes

City of Alexandria

# CITIZEN PARTICIPATION PLAN

FOR HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES

**CITY OF ALEXANDRIA, VIRGINIA  
CITIZEN PARTICIPATION PLAN FOR  
HOUSING AND COMMUNITY DEVELOPMENT ACTIVITIES**

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1. Introduction

This Citizen Participation Plan (Participation Plan) has been prepared in accordance with U.S. Department of Housing and Urban Development (HUD) regulations at 24 CFR Part 91 on Community Planning and Development Programs Consolidation published February 6, 1995 and amended February 9, 2006. It updates the Participation Plans approved by City Council in 1995, 2009, and 2021.

The purpose of this Participation Plan is to provide residents of the City of Alexandria, particularly low- to moderate- income persons, with an understanding of their role in the development, implementation, and assessment of housing and community development activities and encourage their participation in the formulation of the Consolidated Plan for Housing and Community Development (Consolidated Plan), the Annual Plan for Housing and Community Development (Annual Plan), any amendments to the Consolidated and/or Annual Plan, and performance reports, such as the Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan is a requirement for participation in the Community Development Block Grant (CDBG), Section 108 Loan Guarantee, and Home Investment Partnerships (HOME) Programs, under which the City is an entitlement grantee. In this document, the Section 108 Loan Guarantee Program and funds will be included in any references to the CDBG Program and funds.

The Consolidated Plan is also a requirement for participation in the Emergency Shelter Grant (ESG) and Housing Opportunities for Persons with AIDS (HOPWA) Programs. The City is not an entitlement grantee under the ESG and HOPWA Programs; however, ESG funds are provided through the State, and HOPWA funds are awarded to the entire metropolitan area and distributed to local jurisdictions.

The Consolidated Plan is the City's single planning and application submission to the U.S. Department of Housing and Urban Development (HUD) for participation in these programs. The Consolidated Plan is intended to be a collaborative process whereby the City, with the input of its residents, establishes a unified vision for housing and community development actions.

It is noted that the term "Citizen" is a HUD term with no reference relative to a person's legal status and applies broadly to all residents of a jurisdiction. The City of Alexandria has requested that HUD review its use of the term and seek more inclusive language.

## 2. Organizations Involved in or Affected by Housing and Community Development Activities

The City will maintain a list of organizations whose membership or clientele may be affected by the Consolidated Plan and/or CDBG- and HOME Program-funded activities. Each organization will be asked to provide input into the development of the Consolidated Plan and the operation of the City's services and activities funded by the Community Development Block Grant, Home Investment Partnerships, and other housing and community development programs.

The list will include of the following types of organizations:

- A. City Boards and Commissions with an interest in housing issues or any of the special populations whose housing needs are addressed in the Consolidated Plan;
- B. Homeless shelters and/or service providers;
- C. Alexandria-based organizations representing or serving low-to moderate-income persons or persons with special needs throughout the city or expressly concerned with addressing the housing and community development needs of such persons;
- D. Regional organizations representing or serving low- to moderate-income persons or persons with special needs throughout the city or expressly concerned with addressing the housing and community development needs of such persons; and
- E. Any other organizations with which the City deems necessary or desirable to consult on the Consolidated and/or Annual Plan.

The City will ask that the listed organizations designate a representative to serve as a contact person and provide contact information (email address and phone number). These designated persons will be invited to attend at least one public hearing per year, which will be the staff-level public hearing held prior to the development of the Consolidated Plan and/or Annual Plan. This hearing will include a discussion on past performance and current housing and community development needs. The designated representatives will be provided with electronic copies of the Draft Consolidated Plan (every five years) and Draft Action Plan (annually) via email and notified of the City Council Public Hearing on these draft plans, which will be held in the spring of each year. Hard copies of Plans will be available for public review at the Office of Housing (421 King Street, Suite 215, Alexandria, VA 22314) and City Public Libraries, posted electronically to the City's website at <http://www.alexandriava.gov/Housing>, and available directly to individuals by postal mail or in accessible format upon request.

The City reserves the right to add new organizations or remove non-participating

organizations (i.e., those that elect not to designate a representative or otherwise elect not to participate) as needed.

Prior to City Council consideration of formal amendments to CDBG and/or HOME Program activities, as well as other not previously mentioned plans and reports requiring public review, the City will disseminate these items to the designated representatives. Material will be provided to the designated representative of each organization in sufficient time to allow comments and input. In addition, designated representatives will be notified of relevant public hearings.

### 3. Information to be Provided

Prior to the adoption of the Consolidated Plan, the City will make available to the designated representatives of interested organizations (as described above), public agencies, and the public the HUD and Census data it intends to use in the Consolidated Plan. This information will be contained in the draft plan and cross-referenced with the HUD and Census Bureau websites. The draft Consolidated Plan will also include the amount of CDBG and HOME assistance the City anticipates and the projects that may be undertaken. This information will include the estimated amount that will benefit persons of low-to moderate-income. In addition, the City will provide information to the Alexandria Redevelopment and Housing Authority (ARHA) about housing and community development plan activities that will have an impact on public housing communities and surrounding neighborhoods. This information will be made available by ARHA at its annual public hearing conducted as a required part of the Capital Fund Program planning process.

The proposed Consolidated Plan and/or Annual Plan, amendments, and reports will be available in hard copy for public review at the Office of Housing (421 King Street, Suite 215, Alexandria, VA 22314) and City Public Libraries, posted electronically to the City's website at <http://www.alexandriava.gov/Housing>, and available directly to individuals by postal mail or in accessible or translated formats upon request. A summary of the Consolidated Plan and/or Annual Plan will be distributed to designated representatives of interested organizations as previously described. In accordance with federal requirements, the City will provide the Consolidated Plan and/or Annual Plan at least 30 days prior to the close of the public comment period on the Consolidated Plan and/or Annual Plan, at least 30 days prior to the close of the public comment period on amendments to the Participation Plan, and at least 15 days prior to the close of the public comment period on required reports prior to submission to HUD. Residents will be also notified of the availability of the City's final Consolidated Plan, as adopted, any amendments, and its performance report, to afford residents a reasonable opportunity for review.

### 4. Public Hearings

The Consolidated Plan regulations include a requirement that the City conduct at least two public hearings per year to obtain residents' views. The hearings must be held at two different stages of the program year and together must address housing and community development needs,

development of proposed activities and review of program performance. One of the two required hearings must be held before the proposed Consolidated Plan and/or Annual Plan is published for comment. The City will meet this requirement by holding one hearing at least 10 days prior to the submission of the CAPER. This hearing will be conducted by staff to allow resident input on the City's prior year performance under the covered HUD programs, as well as housing, homelessness, and community development needs. The second hearing will be held during the public comment period of the Consolidated Plan and/or Annual Plan at a City Council Public Hearing or other designated public body. This hearing will allow for public comment on the draft Consolidated Plan and/or Annual Plan, including the proposed projects for the upcoming grant year, prior to its finalization and submission to HUD.

The City will provide not less than two weeks' notice to the public of the time, location, and subject of all public hearings. Such notices will be published in at least one newspaper of general circulation in Alexandria and distributed to the public via the City's eNews electronic newsletter and announced in abbreviated form using the Office of Housing's social media accounts. A full public hearing notice will be placed in at least one Spanish language news publication which has a circulation that includes the City of Alexandria.

All public hearings will be held at suitable times and in places that are fully accessible to persons with mobility impairments. Virtual or hybrid meetings may also be scheduled to enable public participation. Accommodations for persons with hearing or visual impairments will be made upon request. Whenever the City anticipates that a significant number of non-English speaking residents can reasonably be expected to attend a public hearing, interpretation services will be made available. In emergency or disaster situations (Section 10), public hearings may be held virtually or in hybrid format. The determination of what form of hearing will be held will be made in accordance with the guidance of the City Clerk, the City Attorney, and relevant local ordinances.

## 5. Access to Records

In addition to posting most materials online, the City will provide residents, public agencies, and other interested parties with reasonable and timely access to information and records relating to the City's use of assistance under the HOME, CDBG and other programs funded by HUD during the preceding five years. To the greatest extent possible, this information will be available for review at the Office of Housing, 421 King Street, Suite 215, during regular office hours (9:00 a.m. to 5:00 p.m., Monday through Friday). If it is not possible for staff to access the building because of emergency circumstances, all digitally available information and records will be provided electronically and access to physical records will be provided as soon as feasible. Requests for difficult to access records, voluminous records or for group inspection of records may require advance scheduling. Residents should call the Office of Housing at 703.746.4990 regarding these types of requests. In some cases, the City may require that such information be requested under the Freedom of Information Act, in which case the Office of Housing will refer residents to the City of Alexandria website or to the City Attorney's Office for further assistance.

6. Technical Assistance

Group representatives of very low- and low- income persons may request technical assistance from the City in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. The City will, at its discretion, determine whether to provide the technical assistance directly, or to provide funding at a level to be determined by the City. It is important to note that certain regulatory restrictions apply to funding under both the CDBG and HOME Programs.

Requests for technical assistance must be made in writing and should be sent to the attention of the Deputy Director, Office of Housing, 421 King Street, Suite 215, Alexandria, VA 22314, or a future Office of Housing location.

7. Comments and Complaints

The City of Alexandria will consider any comments or views of residents received in writing, or orally at public hearings, during the preparation of the Consolidated Plan and/or Annual Plan, amendments to the Plan, and performance reports. A summary of all comments or views, as well as how they were addressed in the relevant document (or, if applicable, why they could not be accommodated), will be included in the final Consolidated Plan and/or Annual Plan, amendments to the Plan, or performance reports.

Regarding resident complaints, the City will make every reasonable effort to issue a written response to every written complaint or grievance within 15 working days of receipt. When this is not possible, the City shall, within 15 working days of receipt, issue a letter indicating the status of the complaint review and the approximate anticipated date of a complete response.

8. Amendments to the Consolidated Plan

The Consolidated Plan regulations require that the City amend its approved Consolidated Plan whenever it makes one of the following decisions:

- A. To make a change in its allocation priorities or a change in the method of distribution of funds;
- B. To carry out an activity, using funds from any program covered by the Consolidated Plan regulations (including program income), not previously described in the Annual Plan; and
- C. To change the purpose, scope, location, or beneficiaries of an activity.

HUD allows two kinds of plan amendments: minor and substantial. Minor amendments do



not require public participation; however, substantial amendments are subject to a public participation process.

HUD regulations do not define the term "substantial," leaving this definition to the discretion of the City. The City considers a substantial change to include: a change in the targeted beneficiary group of a program or activity; a change in the use of more than 50% of CDBG funds allocated to one eligible activity to another eligible activity; or a change resulting in the reduction of the budget for any activity by more than 50%.

Substantial amendments to the Consolidated Plan will be made public and submitted to HUD for approval prior to the implementation of any changes embodied in the amendment. Residents will be provided with reasonable notice of the changes and an opportunity of not less than 30 days (unless otherwise provided by HUD) to comment on the proposed changes. Copies of amendments to the Plan will be made available to the public at the time they are submitted to HUD. Public hearings will be held during 30-day public comment periods, but the City may elect not to hold such hearings during HUD-authorized shorter comment periods, unless otherwise required by HUD.

#### 9. Adoption of the Participation Plan

The City will provide residents with a reasonable opportunity to comment on any amendments to this Participation Plan. The City will advertise the availability of any amendments as well as the date and time of a public hearing on the matter. Hard copies of the Participation Plan will be made available at the Office of Housing (421 King Street, Suite 215, Alexandria, VA 22314) and City Public Libraries, posted electronically to the City's website at <http://www.alexandriava.gov/Housing>, and available directly to individuals by postal mail or in accessible format upon request. With reasonable advance notice, the City will make reasonable accommodation for persons with disabilities who require assistance in accessing the report. Translations into other languages will also be available with reasonable advance notice.

#### 10. Emergency or Disaster Situations

In the case of an emergency or disaster, it may be necessary for the City to amend the Consolidated Plan or the Annual Action Plan in an expedited manner. For purposes of this Plan, an "emergency" shall be defined as a State of Emergency as declared by the City, State, or Federal government. A "disaster" shall be defined as the City being included in a State or Federal designated disaster area. Under these circumstances, the public comment and public hearing period requirements of this Plan shall be waived as in accordance with the Waiver Process in Section 11, provided the amendment to the plan redirects the funds to address urgent needs. In the event of a State and/or Federal designated disaster in Alexandria, the City may apply for new CDBG-Disaster Recovery grants. In general, to ensure disaster recovery grants are awarded in a timely manner, provisions of 42 U.S.C. 5304(a)(2) and (3), 42 U.S.C. 12707, 24CFR 570.486, 91.105(b) and (c), and 91.115(b) and (c), with respect to public participation requirements, are waived via Federal

## Register Notice.

- HUD criteria used to qualify local “urgent needs” e.g., events of “particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available” found at 24 CFR 570.483(d);
- Federal Emergency Management Agency criteria used to determine eligibility for assistance after “the emergency or major disaster event” can be found at 44 CFR 206.221-223;
- City actions that could impact Consolidated Plan funds will be consistent with officially adopted emergency management and disaster recovery plans (see <https://www.alexandriava.gov/uploadedFiles/fire/info/2016%20City%20of%20Alexandria%20Emergency%20Operations%20Plan.pdf> for more detail);
- The City will notify HUD five (5) days before implementing changes or amendments to the Consolidated Plan and/or Action Plan, but is not required to undertake public comment; and
- The City will make reasonable efforts to provide public opportunities for comment about changes using the criteria documented in Section 11 below.

## 11. Waiver Process

Upon determination of good cause, the U. S. Department of Housing and Urban Development has the authority to waive certain regulatory provisions of the CDBG, HOME, ESG and HOPWA programs subject to statutory limitations.

Examples of good cause for such waivers:

- A. Presidential Disaster Declarations under Title IV of the Stafford Act represent one example of good cause for such waivers;
- B. The City of Alexandria may seek a waiver to its public participation process, in emergency situations when expedited assistance not available through Consolidated Plan and/or Action Plan covered programs is deemed necessary by the City Manager; and
- C. HUD issues notices to waive deadlines for submission and reduction of public comment periods.

Following HUD issuance of waiver notices or approval of a waiver requests, the City reserves the right to amend the Participation Plan comment period as follows:

- A. A reduction in the public comment period for Consolidated Plan and/or Action Plan substantial amendments from 30 calendar days to seven calendar days;
- B. A reduction in the public comment period from 30 calendar days to seven calendar days in the event of a local “urgent needs” emergency or state/federally declared disaster;
- C. Flexibility in determining what constitutes reasonable notice and opportunity to comment; and
- D. A removal of the requirement for a public hearing on substantial amendments.

12. Displacement of Residents

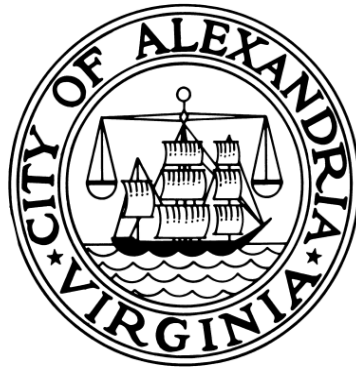
The City will make every effort to avoid displacing residents while undertaking the projects or activities funded with HOME or CDBG monies. Residents displaced because of projects or activities affecting only a single residence will be provided with temporary lodging at no cost to themselves and given a daily stipend for the purchase of food in the case of temporary relocations. In the case of permanent relocations, they will be relocated in accordance with the Uniform Relocation Act or the City of Alexandria’s Tenant Relocation Policy. If a project or activity affects multiple residential units, residents may be relocated to other residential units on a temporary basis or permanently relocated in accordance with the Uniform Relocation Act or the City of Alexandria’s Tenant Relocation Policy. In cases where residents were displaced because of the substantial rehabilitation or redevelopment of their units, they will be relocated to other residential units on a temporary basis and have the right of return to their units or an equivalent unit.

ORGANIZATIONS INVOLVED IN OR AFFECTED BY HOUSING AND  
COMMUNITY DEVELOPMENT ACTIVITIES

ACT for Alexandria  
Affordable Housing Affordability Advisory Committee  
African Communities Together  
AHC, Inc.  
Alexandria Chapter of the NAACP  
Alexandria Commission for Women  
Alexandria Commission on Aging  
Alexandria Commission on Employment  
Alexandria Commission on Persons with Disabilities  
Alexandria Community Policy and Management Team  
Alexandria Community Services Board  
Alexandria Community Shelter  
Alexandria Council of Human Service Organizations  
Alexandria Economic Development Partnership  
Alexandria Landlord Tenant Relations Board  
Alexandria Redevelopment and Housing Authority  
Alexandria Redevelopment and Housing Authority Resident Council  
ALIVE!, Inc.  
Carpenter's Shelter  
Casa Chirilagua  
Children, Youth, and Families Collaborative Commission  
Christ House  
Community Lodgings, Inc.  
Economic Opportunities Commission  
Friends of Guest House  
Habitat for Humanity of Northern Virginia  
Housing Alexandria (formerly Alexandria Housing Development Corporation)  
Legal Services of Northern Virginia  
Northern Virginia Affordable Housing Alliance  
Northern Virginia Regional Commission  
The Partnership to Prevent & End Homelessness  
Rebuilding Together Alexandria – D.C.  
Sheltered Homes of Alexandria  
Social Services Advisory Board  
Tenants and Workers United  
Wesley Housing Development Corporation  
Others, as determined

## 8. Consideration of AHAAC's FY23 Report

**The Alexandria Housing Affordability  
Advisory Committee  
FY23 Annual Report**



**DRAFT August 2023**

**The Alexandria Housing Affordability Advisory Committee (AHAAC)  
Fiscal Year 2023 Annual Report, July 2022-June 2023**

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members serving during Fiscal Year (FY) 2023 is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the preservation and creation of affordable housing, to make recommendations on policies governing expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies, to review affordable housing plans, to monitor implementation of the Housing Master Plan and the Beauregard Small Area Plan, and to oversee the administration of the HTF. AHAAC held nine official meetings during the annual reporting period. In addition, the AHAAC Investment Subcommittee met once during the fiscal year.

Seven new members were appointed to the Committee during FY23, and five members were reappointed for another term. In August 2023, the Committee had one vacancy.

**FY23 Accomplishments Overview**

- Recommended approvals of two loan requests (\$1 million and \$2.1 million) from ARHA for the Samuel Madden Redevelopment Project.
- Recommended approval of CLI's Elbert Avenue Project affordable housing plan. Using the RMF zone, the 91-unit redevelopment project, located in Arlandria, will replace an aging 28-unit affordable rental community. Units will be affordable at 30%-60% of the Area Median Income (AMI).
- Recommended approval of a \$10.5 million loan request and a \$350,000 rental subsidy grant request for the Community Housing Partners (CHP) Witter Place project.
- Recommended approval of CHP's Witter Place affordable housing plan. Pursuant to its loan and grant, the 94-unit project will be affordable at 40%-60% AMI.
- Recommended approval of City funding of up to \$1.95 million (loan of \$750,000 secured on the property and \$1.2 million in grant funds) for the restoration and preservation of the 1022 Pendleton Street Rooming House, to serve nine households.
- Recommended approval of the Montgomery Center affordable housing plan, which proposes 22 committed affordable set-aside units with rents affordable at 60% AMI and a contribution to the Housing Trust Fund.
- Recommended approval of The Rutherford affordable housing plan, which proposes 25 committed set-aside units affordable at 60% AMI as well as a monetary contribution to the Housing Trust Fund.
- Recommended approval of City funding of up to \$31.5 million and a commitment of up to \$16 million in FY 2025-26 City Housing/CIP funds to ensure the feasibility of Housing Alexandria's Glebe-Mount Vernon project (in total, City funding up to \$64 million has been approved committed through Phase I).
- Recommended approval of ARHA's Samuel Madden affordable housing plan. The 532-unit redevelopment project, which replaces 66 aging public housing units, will create 326 units ranging in affordability from 30% to 80% AMI.

During the past fiscal year, AHAAC considered the following funding requests, affordable housing plans, and issues:

**A. Housing Funding Requests:** During the reporting period, AHAAC voted on six funding requests described below.

- 1. Witter Place Project Loan (CHP):** In December, AHAAC considered a \$10.5 million affordable housing loan and a \$350,000 rental subsidy grant request for Community Housing Partners' (CHP) Witter Place project. The \$10.5 million loan will contribute toward the construction of 94 two- and three-bedroom multifamily rental units affordable at 40%, 50%, and 60% AMI. **AHAAC voted unanimously to recommend approval of the loan and subsidy grant requests.**
- 2. Samuel Madden Redevelopment Project Loans (ARHA):** In January, AHAAC considered a loan request of \$1 million for ARHA to maintain the feasibility of the Samuel Madden Redevelopment project following unexpected rises in material costs and interest rates which exceeded the project's initial budget. **AHAAC voted unanimously to recommend approval of the loan request.**

Subsequently, in June, AHAAC received an update on the Samuel Madden Project, along with a request for an additional loan of \$2.1 million. ARHA emphasized the need for additional funds to maintain project feasibility due to continuing increases in material costs and interest rates, and a cap on its tax credit award. Combined with the project's January loan request, City commitment to the project totals \$3.1 million. **AHAAC voted unanimously to recommend approval of the loan request.**

- 3. Financing Strategy for Park Vue (now The Square at 511) Apartments (Housing Alexandria):** In March, AHAAC considered a request from Housing Alexandria for a \$5 million commitment from the City. In addition to \$5 million in funding, the City will provide a \$350,000 rental subsidy grant to create ten units affordable at 40% AMI. The \$5 million commitment includes the immediate transfer of \$1 million to Housing Alexandria with future allocations of federal funds and other sources to be identified. *Housing Alexandria renamed the property to The Square at 511 in early 2023.* **AHAAC voted unanimously to recommend approval of the funding request.**
- 4. 1022 Pendleton Street Rooming House:** In June, AHAAC considered City funding of up to \$1.95 million, to include a loan of \$750,000 secured on the property and \$1.2 million in grant funds, for the restoration and preservation of the 1022 Pendleton Street Rooming House. A partnership between the current property owner and the City, this project proposes an extensive rehabilitation of the site, including interior and exterior renovations, utility updates, and the planned provision of geothermal heating and cooling systems. This project will preserve the property as a rooming house for at least 15 years, protecting an increasingly rare, and uniquely affordable, housing typology in the Braddock neighborhood. In addition, the Landlord-Tenant Relations Board approved a resident relocation plan at its June 1, 2023, meeting; the project budget will cover relocation expenses and rents on behalf of relocated tenants during the approximately one-year construction period. All existing residents in good standing will have a right to



return to the completed project. **AHAAC voted unanimously to recommend approval of the loan and grant request.**

- 5. Housing Alexandria Glebe-Mount Vernon Project:** In June, AHAAC considered an additional loan request of \$31.5 million in FY 2023-24 housing funds and \$16 million in FY 2024-25 City Housing/CIP funds to facilitate Housing Alexandria's Glebe-Mount Vernon project. In November 2021, AHAAC recommended approval of a \$10.5 million loan and \$240,000 rental subsidy grant for the project.

The City's funding package will function in part as a contingency plan due to the indefinite pause in Amazon Housing Equity funding. Phase One vertical construction of the project is expected to begin in Q4 of 2024, with completion of the Phases Zero and One expected in 2026. When completed, the project is anticipated to provide 416 affordable rental housing units, 58 affordable homeownership units, and commercial space envisioned for neighborhood-serving uses and City flex space. All units are planned to be affordable for households with incomes ranging up to 80% AMI, with 25% of rental units proposed to be deeply affordable for households with incomes at or below 40% AMI. *Housing Alexandria has since named the projects as Sanse and Naja.* **AHAAC voted unanimously to recommend approval of the loan request, with one abstention.**

**B. Affordable Housing Plans:** During the reporting period, AHAAC voted on five affordable housing plans that were included as part of the development process.

- 1. Witter Place Affordable Housing Plan (CHP):** Community Housing Partners' (CHP) Witter Place project proposes redeveloping an existing car dealership site and constructing a 94-unit affordable multifamily building. Planned amenities include a rooftop space, outdoor children's play area, firepits, and outdoor seating. The two- and three-bedroom project will be affordable to households with incomes up to 40%, 50%, and 60% AMI, and is the third project to utilize the Residential Multifamily (RMF) Zone. **At its October meeting, the Committee voted to recommend approval of the Affordable Housing Plan unanimously.**
- 2. Samuel Madden Affordable Housing Plan (ARHA):** ARHA's Samuel Madden redevelopment project proposes demolishing the existing 66 ARHA-owned public housing units and constructing 532 rental units, of which 326 will be affordable, in addition to an early learning and childcare center, retail space, and food hub. Of the project's 326 affordable rental units, 161 units will be affordable to households making up to 30% AMI, 79 will be affordable to households making up to 50% and 60% AMI, and 86 units will be affordable to households making up to 80% AMI. 240 units are attributed to the applicant's use of the RMF Zone and Section 7-700. The project is the fourth project to utilize the Zone.

In addition, the Landlord-Tenant Relations Board approved a resident relocation plan at its September meeting; during the project's expected two-year construction period, ARHA will provide relocation services, case management, and temporary housing to eligible residents currently living at Samuel Madden. All relocated residents in good

standing will be provided the right to return to the redeveloped site into a unit that accommodates their household composition. **At its October meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously.**

3. **Elbert Avenue Project (CLI):** Community Lodgings (CLI) proposes demolishing its existing 28-unit, three-story community at 3908 Elbert Avenue and constructing a 91-unit affordable multifamily building. The proposal utilizes provisions from the Arlandria-Chirilagua Small Area Plan (SAP) and the RMF Zone. 30% of the proposed units will be affordable at an average of 40% AMI, and 80% of units will be two-bedroom or larger. In addition, the Landlord-Tenant Relations Board approved a relocation plan at its November 2 meeting; current residents will be relocated while demolition and construction are completed, and income-eligible residents will have first right to return to the completed project. The project is the fifth project to utilize the RMF Zone. **At its December meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously.**
4. **Montgomery Center Affordable Housing Plan:** This project proposes demolishing the existing Montgomery Center, which comprises a mix of commercial uses, and constructing an eight-story, 413,685 gross square foot mixed-use building featuring 327 multifamily residential units, retail space, and an arts component. The project utilizes bonus height and density which will provide affordable housing under Section 7-700 and arts and cultural space under Section 6-900. Through Section 7-700, the applicant is required to provide 22 committed affordable units with rents affordable at 60% AMI. In addition, the applicant will provide a contribution of \$878,201 to the City's Housing Trust Fund. **At its February meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously, with one abstention.**
5. **The Rutherford:** This project, located at 5000 Seminary Road, proposes constructing a 367-unit multifamily building which will include 25 committed rental units affordable at 60% AMI. In addition, the applicant will provide a \$1 million contribution to the City's Housing Trust Fund. **At its May meeting, AHAAC voted to recommend approval of the Affordable Housing Plan unanimously.**

#### C. Housing Trust Fund Overview: FY23

**\$2.1** million was pledged, and \$551,000 was received.

#### D. Housing Master Plan:

As stewards of the Housing Master Plan, the Committee helped monitor implementation through:

- Reviewing and providing guidance on a quarterly basis on the implementation of the Housing Master Plan (see Attachment 1);
- Receiving updates on progress made toward meeting Alexandria's allocation of the Regional Housing Initiative target (an additional 2,250 affordable and workforce units by 2030); and

- Receiving monthly progress reports from ARHA and Housing Alexandria representatives.

#### **E. Small Area Plans and Planning Initiatives:**

- Received updates on the Alexandria West Small Area Plan, including information about community feedback and engagement efforts.
- Received updates on the Zoning for Housing/Housing for All initiative, including information about community feedback and engagement efforts.
- Monitored meetings of the ARHA Redevelopment Work Group and the Hilco Potomac River Generating Station redevelopment.
- Monitored the implementation of the Landmark Van Dorn Corridor Plan and the Eisenhower West Small Area Plan by sending an AHAAC representative to the Eisenhower West Landmark Van Dorn Implementation Advisory Group.

#### **F. Other**

- Received updates and provided feedback on the City's Fiscal Year 2024 Office of Housing budget. In addition, members voted to provide a letter to City Council outlining AHAAC's comments on both the FY 2024 budget and future budgetary concerns surrounding the affordable housing pipeline.
- Received updates and provided feedback on the City of Alexandria's Pilot Rental Subsidy Program.
- Received information and provided feedback on the Landmark Mall Affordable Housing Plans.
- Received briefings on the Housing Opportunities Fund.
- Provided input on the 2023 City of Alexandria Legislative Package for the Commonwealth of Virginia General Assembly.
- Held a public hearing on the City FY 2024 Annual Action Plan for Housing and Community Development, a one-year plan outlining how the Office of Housing will allocate certain HUD funds.
- Received briefings on eviction prevention and the current state of evictions in the city.
- Received updates on senior housing + care options in the city.
- Voted to approve revised committee bylaws.

#### **G. Attachments**

1. FY23 Housing Master Plan Progress Report

**Committee Composition (voting members): 19**

- 1 Builder or developer of residential property
- 1 Real estate professional with knowledge and experience in residential real estate
- 1 Landlord of residential property in the City
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board
- 1 Representative of the City's faith community
- 1 Representative of a civic association in the City
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
- 2 Financial professional with knowledge and experience in the field of finance
- 1 Representative of an employer in the city who employs at least 100 employees
- 1 Licensed and practicing attorney
- 1 Person designated by, but who need not be a member of the Commission on Aging
- 1 Person who is either an employee of the City or the Alexandria City Public Schools
- 1 Person who represents housing consumers under 30 years of age
- 2 Representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
- 1 Person designated by, but need not be a member of, the Commission on Persons with Disabilities

**Voting Members between July 2022 and June 2023:**

Betsy Faga, Chair	Shelley Murphy
Devin Stokes ( <i>appointed September 2022; membership ended March 2023</i> )	Felicia Brewster
Peter Siderovski ( <i>appointed September 2022</i> )	Salena Zellers ( <i>membership ended September 2023</i> )
Jon Frederick	Michael Jackson
Aschalew Asasbie	Jan Macidull
Robyn Konkel	Alison O'Connell ( <i>membership ended November 2022</i> )
Michelle Krocker	Yeshewase Ayele ( <i>appointed November 2022</i> )
Peter-Anthony Pappas	Coss Lumbé ( <i>appointed December 2022</i> )
Amy White ( <i>membership ended November 2023</i> )	Sean Zielenbach ( <i>appointed April 2023</i> )
Michael Doyle	Michael Butler
Annette Bridges	Melissa Sathe ( <i>appointed May 2023</i> )

## 9. Consideration of June 1, 2023 Minutes

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

City Hall Room 2000 | June 1, 2023

	Members Present	Members Absent	Staff
1	Annette Bridges (via phone)		Eric Keeler, Deputy Director
2	Jan Macidull		Tamara Jovovic, Housing Program Manager
3		Michelle Krocker	Kenny Turscak, Housing Analyst
4	Michael Doyle		Arthur Thomas, Housing Program Specialist
5	Betsy Faga, Chair		Melodie Seau, Division Chief, Landlord-Tenant Relations Division
6	Coss Lumbé		Patricia Vuylsteke, Landlord-Tenant Relations Support
7		Yeshewase Ayele	Maggie Cooper, Planning & Zoning
8	Jon Frederick		Maya Contreras, Planning & Zoning
9	Robyn Konkell		James Condo, Housing Intern
10		Peter Siderovski	
11	Michael Jackson		
12		Shelley Murphy	
13		Peter-Anthony Pappas	
14		Aschalew Asabie	
15	Melissa Sathe		
16	Michael Butler		
17	Felicia Brewster		
18	Sean Zielenbach		
	Helen McIlvaine*, Housing		
	Alison Coleman*, DCHS		
	Helen S. McIlvaine, Director		
	Guests	Affiliation	
1	Janice Howard	1022 Pendleton Street Rooming House	
2	Katherine Key	Office of Performance Analytics	
3	Thomas Jones	ARHA	
4	Aaron Remolona	Housing Alexandria	

\*non-voting

The Chair called the meeting to order at 7:00 pm. Coss Lumbé took minutes.

**1. Introductions and Chair remarks (Chair)**

Chair Betsy Faga welcomed new member Melissa Sathe to the Committee.

**2. Consideration of Loan Request for 1022 Pendleton Street Rooming House (Helen McIlvaine/Janice Howard)**

Helen McIlvaine presented an overview of the 1022 Pendleton Street Rooming House (Rooming House). While the property does not operate as committed affordable housing, its nature and condition provide very low rents, and most residents have incomes that are very low. In addition, the Rooming House has contributed significantly to the city's African American history as a center of politics and culture in its early years, including by offering accommodations to African American travelers when discriminatory practices otherwise limited accommodations in the city.

The City is currently partnering with current property owner Janice Howard, the third generation of her family to own and operate the property, to substantially rehabilitate the Rooming House. Ms. Howard shared her personal experiences with the Rooming House and expressed her support for the project.

Rehabilitation plans propose renovating both the interior and exterior of the property, upgrading HVAC and building systems, and enhancing overall safety and accessibility. The project also proposes a geothermal heating and cooling system which will reduce utility costs at the property. A total of ten sleeping rooms are planned, with one room available for an on-site manager. City funding for the project would total up to \$1.95 million, to include a loan of \$750,000 secured on the property and \$1.2 million in grant funds. The Office of Housing will provide relocation services and cover off-site rents for relocated residents for the duration of the construction period. As a condition of the loan, the project will be required to maintain its use as a rooming house for a minimum of 15 years, though Ms. Howard has expressed her desire to maintain its use beyond this timeframe.

Regarding the project budget, one member asked if \$150,000 will provide an adequate reserve fund for the project. Another member noted that construction costs will be paid in cash, not construction loans.

Other members asked about the loan's interest rate and any associated restrictive covenants. Ms. McIlvaine explained that the loan will carry a 0% interest rate and the City will retain a right of first refusal if Ms. Howard decides to sell. In addition, Eric Keeler explained that due to the project's funding source, HOME-ARPA, the City cannot tie affordability to AMI levels; instead, a referral process based on funding source criteria will be created in coordination with Ms. Howard and the City, to include the Office of Housing and DCHS, as vacancies may occur.

A member inquired about the City's policy on Single Room Occupancy (SRO) units; Ms. McIlvaine noted that there are no known SRO units in the City, and there is no policy in place regarding these types of units.

Ms. Faga commended the project and closed discussion. Mike Butler motioned to approve the loan request; Sean Zielenbach seconded the motion. The Committee voted to approve the loan request unanimously.

### **3. Eviction Prevention Briefing Part One (Ali Coleman/Katherine Key)**

AHAAC member Alison Coleman, representing the City's Department of Community and Human Services (DCHS), and Katherine Key of the City's Office of Performance Analytics provided a background on DCHS, the eviction process in Virginia, the Eviction Prevention Task Force, and the eviction trends [dashboard](#).

Ms. Coleman noted AHAAC's involvement in eviction prevention matters is vital to advocacy and noted other collaboration efforts among the City's committees, boards, and commissions. Mr. Keeler added that data presented in the dashboard plays an important role in the City's decisions to target funding and services.

One member asked if eviction dashboard data show evictions by family size. Ms. Key responded that while this data is not displayed on the dashboard, data indicate that the highest eviction category is single-parent family households.

### **4. Consideration of a Loan Request for Samuel Madden (Staff/ARHA)**

Brandi Collins provided an update on ARHA's Samuel Madden redevelopment project and gave an overview of the City's Braddock fund for affordable housing; this fund requires 50% of the available Affordable Housing Trust Funds generated from development in the Braddock area be reserved for off-site replacement of public housing from the Braddock East area. Ms. Collins then introduced Thomas Jones of ARHA to detail the project's new loan request.

Mr. Jones presented a slideshow outlining the project's \$2.1 million loan request, which is necessary due to inflation, rising construction costs and interest rates, and smaller-than-anticipated tax credit award. ARHA has worked to mitigate the costs by deferring most of their developer fee, but City assistance is still necessary to maintain the project's feasibility. Ms. McIlvaine added that in Virginia Housing's final tax credit rankings, this project ranked at the top of its category.

One member asked about the structuring of the tax credit-financed portion of the property. Mr. Jones responded that the North Building, which will contain 207 affordable units, will utilize both 9% and 4% tax credit funding; while the entire project will operate as one entity and share infrastructure and amenities, the market-rate portion will utilize a separate financing strategy.



One member asked if all the \$2.1 million loan request will come from the Braddock fund; Housing staff responded that all \$2.1 million will derive from the Braddock fund. Another member followed up and inquired about which projects are contributing to the Braddock fund. Mr. Keeler responded that a small number of projects have contributed to the fund, and this loan request will exhaust most of the available funds for the foreseeable future.

Robyn Konkel motioned to approve the loan request; Michael Jackson seconded the motion. The Committee voted to approve the loan request unanimously.

**5. Consideration of Consideration of a Loan Request for Housing Alexandria Glebe/Mount Vernon Project (Staff/Housing Alexandria)**

Aaron Remolona provided updates on Housing Alexandria's (HALX) Glebe-Mount Vernon project, which HALX has named Sanse and Naja. This project proposes 416 affordable rental housing units, 58 affordable homeownership units, and commercial space envisioned to provide neighborhood-serving uses and City flex space. In November 2021, AHAAC recommended approval of a \$10.5 million loan and \$240,000 rental subsidy grant for the project.

The City's funding package, which includes a loan request of \$31.5 million in FY 2023-24 housing funds and \$16 million in FY 2024-25 City Housing/CIP funds, will function in part as a contingency plan due to the indefinite pause in Amazon funding for the project. Phase One vertical construction of the project is expected to begin in Q4 of 2024, with completion of the Phases Zero and One expected in 2026.

A member asked if any part of the funding request is due to cost overruns. Mr. Remolona stated that project costs have not significantly increased.

A member asked if Housing Alexandria will provide relocation assistance to existing businesses. Jon Frederick stated that all existing businesses at the project site will be given relocation dollars and will be offered the right to return, if feasible.

Another member asked if this allocation of City funding will exhaust the Housing Trust Fund. Mr. Keeler responded that this loan would exhaust funds through FY 2026. Ms. McIlvaine noted that while HTF funds will be exhausted for the near future, the project will produce the equivalent number of units as five years' worth of projects.

Mike Doyle motioned to approve the loan request; Felicia Brewster seconded the motion. The Committee voted to approve the loan request unanimously; Jon Frederick abstained.

**6. Alexandria West Small Area Plan Update (Tamara Jovovic/All)**

Tamara Jovovic reminded the Committee that the City will host an AlexWest Community Meeting on June 28 and encouraged Committee members to attend if they are able. The meeting will cover draft objectives.

Betsy Faga commended staff on its work with the AlexWest Community Engaged grants, which is providing grants to community organizations active or based in AlexWest to encourage participation in the planning process. Ms. McIlvaine added that six organizations have received grants and are working with the City on community engagement efforts.

#### **7. Chair Election (All)**

Jon Frederick motioned to nominate Betsy Faga as Chair for FY 2024; Mike Doyle seconded the motion. Ms. Faga was unanimously elected to serve as AHAAC chair for FY 2024.

#### **8. Consideration of May 4, 2023 Minutes**

Sean Zielenbach motioned to approve the May 4, 2023, minutes; Betsy Faga seconded the motion. The Committee voted to approve the May 4 minutes unanimously; Mike Doyle, Jan Macidull, and Melissa Sathe abstained.

#### **9. Report Outs (Committee Members)**

- a. [Zoning for Housing](#)
- b. [Alexandria West Small Area Plan](#)
- c. [PRGS](#)

#### **10. ARHA Updates (Michelle Krockner)**

No ARHA updates were provided.

#### **11. Housing Alexandria Updates (Jon Frederick)**

Housing Alexandria updates were provided in previous agenda items.

#### **12. Information Items:**

##### **Financial Report**

#### **13. Staff Updates (Staff)**

No additional staff updates were provided.

#### **Announcements and Upcoming Housing Meetings (Staff)**

##### ***Condominium and Community Association Training Series:***

##### ***Environmentally Conscious Communities***

May 27, 2023; 9:30 a.m. – 11:30 a.m.

Virtual

##### ***Alexandria Housing Stability from the Lens of Youth***

June 7, 2023; 4:00 p.m. – 6:00 p.m.

Virtual

**ARHA Redevelopment Work Group**

June 15, 2023; 5:30 p.m. – 7:00 p.m.

City Hall, Council Work Room, 301 King Street

**Alexandria West Planning Community Meeting**

June 28, 2023; 7:00 p.m. – 9:00 p.m.

TBD/Hybrid

**ARHA Redevelopment Work Group**

July 20, 2023; 5:30 p.m. – 7:00 p.m.

City Hall, Council Work Room, 301 King Street

**14. Adjournment (Chair)**

The Chair adjourned the meeting at 9:20 p.m.

13. Information Items:  
Housing Master Plan Progress Report  
& Financial Report

# Housing Master Plan Progress Report

Period: FY23 Q1-Q4

City of Alexandria, Office of Housing

Updated: 07.27.23

HMP TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
<b>Units Created, Converted and Preserved through Partnerships</b>	<b>81</b>	<b>0</b>	<b>976</b>	<b>774</b>	<b>855</b>	<b>660</b>	<b>-195</b>
<i>Created</i>							
Jackson Crossing				78			
The Nexus at West Alex (Gateway at King and Beauregard)				74			
The Bloom (Carpenter's Shelter)				97			
Waypoint at Fairlington (Fairlington Presbyterian Church)	81						
Friends of Guest House - 120 South Payne				4			
Housing Alexandria Seminary Project			37.5				
Housing Alexandria Arlandria Project			312				
Parcview II			154				
Witter Place			94				
Elbert Avenue Redevelopment			63				
<i>Converted</i>							
New Hope Veterans Home (Aspen Street)				3			
Ellsworth Apartments				20			
Parkstone (Avana) Apartments				130			
Square at 511 (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				
Housing Alexandria Seminary Project			1.5				
Parcview I			146				
Elbert Avenue Redevelopment			28				
<b>Units Created through the Development Process</b>	<b>0</b>	<b>102</b>	<b>316</b>	<b>151</b>	<b>151</b>	<b>336</b>	<b>185</b>
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 Ave (The Point [Denizen] + South Tower)			8	13			
Oakville Triangle Block A1		37					
Oakville Triangle Block B		11					
Oakville Triangle (balance)			17				
Gables Old Town North (ABC/Giant site)				9			
The Platform 1 (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					
Grayson (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					
The Aidan (701 N. Henry)		7					
North Potomac Yard Phase I (Buildings 15 & 19)			14				
Benchmark Senior Living		3					
Newport Village			12				
The Heritage			55				
Braddock West			14				
805 N. Columbus			8				
TideLock			15				
Landmark Overlook			15				
901 N. Pitt			16				
Eisenhower East Block 23			44				
Landmark Redevelopment-Blocks I, K, E, G			45				
Montgomery Center			22				
The Rutherford			25				
<b>Beauregard Committed Units</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>311</b>	<b>311</b>	<b>494</b>	<b>183</b>
<i>Created</i>							
St. James Plaza (Fillmore)				93			
The Spire (Church of the Resurrection)				113			
<i>Converted</i>							
Southern Towers				105			
<b>Units Created or Preserved through Redevelopment Support to ARHA</b>	<b>0</b>	<b>0</b>	<b>326</b>	<b>52</b>	<b>52</b>	<b>174</b>	<b>122</b>
<i>Created</i>							
The Lineage (Ramsey Homes)				37			
Samuel Madden			260				
<i>Preserve</i>							
The Lineage (Ramsey Homes)				15			
Samuel Madden			66				

\* Project also includes three units affordable at 80% AMI.

TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
<b>Rental Accessibility Modification Projects</b> [Grants]	<b>1</b>	<b>21</b>	<b>22</b>	<b>24</b>	<b>2</b>
<b>Homebuyer Loans</b> [individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]	<b>11</b>	<b>86</b>	<b>97</b>	<b>72</b>	<b>-25</b>
<b>Homeowner Rehab Loans/RTA Projects</b> [Rebuilding Together DC-Alexandria Grants >=\$5k]	<b>15</b>	<b>119</b>	<b>134</b>	<b>240</b>	<b>106</b>

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
<b>TOTAL</b>	<b>108</b>	<b>1514</b>	<b>1622</b>	<b>2,000</b>	<b>378</b>

HMP TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)	Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
<b>Committed Affordable Units Lost Due to Expiration of Affordability</b>	<b>0</b>	<b>-101</b>	<b>-101</b>	<b>2,000</b>	<b>479</b>
I01 North Ripley (housing assistance contract expired)		-76	-76		
Northampton Place (set-aside term of affordability expired)		-12	-12		
The Alexander (set-aside term of affordability expired)		-13	-13		

REGIONAL HOUSING INITIATIVE (RHI) TYPE OF ACTIVITY	FY23 Q1-Q4 Impact (Jul 2022-Jun 2023)			Prior Reported Impact (Jan 2014-Jun 2022)	Total Impact (Jan 2014-Jun 2023)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
<b>Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved</b>	<b>0</b>	<b>0</b>	<b>235</b>	<b>347</b>	<b>347</b>
<i>Created</i> The Foundry (Block 6A) (also see above)				3	3
Ford + Park				10	10
Housing Arlandria Project			162	0	0
Parcview II (also see above)			73	0	0
<i>Converted</i> Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66

# FY 2023 Affordable Housing Development Funds

## Financial Report

### July/August Highlights

Payments Received	Reference	DSUP or Transaction ID	\$ Amount
Developer Contributions	Lindsay Company Campus	2020 - 10019	\$85,417
Multifamily Loan Repayments	AHC LP-26	St. James Development	\$80,055
	AHC LP-29	The Spire (was Church of the Resurrection)	\$113,666
<b>Grand Total</b>			<b>\$279,138</b>

New Pledges / Project Name	Developer	Project Type	\$ Pledged
The Rutherford	Mark Center Residential, LLC	Multifamily Residential	\$1,000,000
<b>Grand Total</b>			<b>\$1,000,000</b>

New Transaction(s)	Fund	Date	\$ Amount
AHDC - Operating	Housing Opportunity Fund	8/1/2023	-\$275,000
Pilot Rental Assistance			-\$33,026
Rebuilding Together Alexandria (RTA)	HTF	8/1/2023	-\$50,000
<b>Grand Total</b>			<b>-\$358,026</b>

