

OFFICE OF THE CITY MANAGER  
301 King St., Suite 3500  
Alexandria, VA 22314

JAMES F. PARAJON  
City Manager

703.746.4300  
Fax: 703.838.6343

August 21, 2023

Re: City of Alexandria Commitment to the Glebe/Mount Vernon Project


Dear Mr. Frederick:

The City of Alexandria (the “City”) is pleased to confirm our partnership with Housing Alexandria (HALX) to fulfill the vision of the Glebe/Mt. Vernon Project (the “Project”) as approved, and provide financial and municipal support through its completion, including assistance in continuing to identify and leverage third party resources. As consistently stated by City Council this Project is Alexandria’s highest affordable housing priority, and actions by City Council, including at its June 26, 2023 legislative meeting, have so far allocated up to \$64 million to ensure the Project gets started on schedule this summer.

We understand that HALX has broken the Project into four phases to maximize use of its capital funds and the low-income housing tax credit program. Based on HALX’s current financial projections as submitted to the City, the financial gap to complete all phases of the Project is approximately \$88 million. The City’s \$64 million allocation is sufficient to complete Phases 0 and 1. An additional \$14 million and \$10 million are projected to be needed to complete Phases 2 and 3 respectively, and while those amounts are not yet secured, we believe a path to secure the funding will be finalized in the near term. I will note that among its actions on June 26, City Council authorized I provide this “comfort” letter stating the City’s commitment to work with HALX to find additional resources over time to ensure completion of the project.

If you or other project partners would like additional information regarding the City’s commitment to HALX or the Glebe/Mount Vernon project, or City Council’s actions on June 26, 2023, please contact Housing Director Helen McIlvaine at [helen.mcilvaine@alexandriava.gov](mailto:helen.mcilvaine@alexandriava.gov) or 703-746-3088.

Sincerely,

  
James F. Parajon  
City Manager

cc: Emily A. Baker, Deputy City Manager  
Helen S. McIlvaine, Director, Office of Housing