

12
3-15-25

March 12, 2025

To: City Council

From: Alexandria Housing Affordability Advisory Committee (AHAAC)

Re: DSUP 2024-10011 (1900 N. Beauregard Street) & Coordinated Development District #21

At its March meeting, AHAAC voted to endorse the affordable housing plan for the development at 1900 N. Beauregard Street, as it commits to creating 35 units of affordable rental housing. This represents approximately 10% of the units to be developed and will help address the need for housing that is affordable to low-income residents of Alexandria West.

At the same time, the Committee expressed serious concerns about the way the number of affordable units was calculated. As stated by applicant, the affordable housing plan provides for 12 units resulting from the new interpretation of base density and 23 units as a now voluntary contribution.

The development is in the Beauregard Coordinated Development District (CDD #21), which is part of the Alexandria West Small Area Plan (AWSAP). Under the previous interpretation in the AWSAP, the developer would have been required to provide 35 affordable units to move forward. None of the units would be voluntarily provided / committed; they all would have been required. This was the premise of the AWSAP and the housing strategy which AHAAC endorsed – commercial and vacant properties would provide a substantial amount of the net new affordable housing needed prior to redevelopment of existing residential buildings.

Yet as the City was evaluating CDD #21, we understand that at the request of land use counsel, the City Attorney reinterpreted section 5-608 of the zoning code so that the underlying zoning – not the AWSAP – now determines the development potential of a parcel expanding the number of units a developer is potentially allowed to create without being subject to any affordable housing requirements.

In the 1900 N. Beauregard case, using the baseline “by right” numbers of the underlying zoning resulted in the developer being required to provide only 12 affordable units. If the developer had to use the “by right” figure of CDD #21, it would have to provide 35 affordable units. Hence the developer is treating 23 of the units as “voluntary.” During multiple presentations regarding the AWSAP, AHAAC questioned the base density as it understood that this would determine overall affordability. It is deeply disappointing that the new determination makes many of the Plan’s housing strategies and recommendations less impactful.

This reinterpretation of section 5-608 will make it even more difficult to address the affordable shortage in the West End and throughout the city. The developer of the 1900 N Beauregard property has expressed interest in building additional housing nearby. While it generously committed to making 10% of the units in its current development affordable, there is no

guarantee that this generosity will extend to future development. Since section 5-608 applies citywide, its reinterpretation may alter the regulatory landscape in other CDDs across the City by changing the baseline number against which affordable housing requirements are calculated.

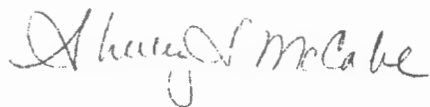
AHAAC is concerned about the precedent that this reinterpretation may set. In the Alexandria West area, use of the "by right" baseline associated with the underlying zoning significantly reduces the number of units subject to the City's affordability requirements. In effect, the new interpretation could reduce the affordable housing created by the AWSAP in the Adams Neighborhood by almost two-thirds. We fear that may be the case in other CDDs around the city and we will rely on City Council to send a message about its affordable housing priorities.

Given the strong desire on the part of city residents for more affordable housing (as consistently evidenced in feedback on the Housing 2040 plan), and City Council's stated commitment to increase such housing, AHAAC urges Council to request a thorough analysis of the City Attorney's reinterpretation of section 5-608 and the impact it has on a) by-right development in the Alexandria West Small Area Plan and b) residential development in other CDDs in the city.

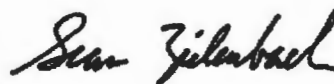
If the reinterpretation is the final legal opinion on this matter, AHAAC requests the City reexamine the recently approved Alexandria West Small Area Plan and reconsider amending the Plan. Specifically, will the new interpretation lead to fewer affordable units created through the development process than the Plan previously projected? If so, AHAAC requests the Plan be amended to ensure creation of the initially agreed-upon number of units. It is critical that this issue be properly daylighted with residents that will be most impacted by the Plan.

AHAAC is acutely aware of the challenges low-income households face in trying to live in the city. As we have learned from the Housing Needs Assessment, the severe shortage of affordable housing dissuades young workers from moving into the city and causes many existing residents to consider moving out of Alexandria. Addressing the city's affordable housing shortage is critical for Alexandria's long-term economic health. Yet the recent reinterpretation of section 5-608 threatens to reduce the number of new affordable units by almost two thirds in the AWSAP in the Adams Neighborhood - at a time when federal cutbacks are simultaneously increasing the need for such units and likely reducing the resources available for it. We urge City Council to A whether such a decision aligns with and furthers its stated commitment to affordable housing.

Respectfully,



Shelley Murphy McCabe
AHAAC Co-Chair



Sean Zielenbach
AHAAC Co-Chair

SPEAKER'S FORM

DOCKET ITEM NO. 12

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK
BEFORE YOU SPEAK ON A DOCKET ITEM**

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Kenneth W.ire
2. ADDRESS: 700 N. Fairway
- TELEPHONE NO: 202-431-3824 E-MAIL ADDRESS: kwire@wse.gil.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Applicant / Monday Properties
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ☒ AGAINST: _____ OTHER: _____
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.): Attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES ☒ NO _____

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

Guidelines for the Public Discussion Period

(a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.

(b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners'

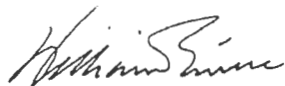
CITY OF ALEXANDRIA, VIRGINIA

Guidelines for Honest Civic Discourse for those Participating in Meetings in the Council Chamber

Members of the Alexandria community, its elected officials and City staff place a high value on constructive and thoughtful debate on public issues. To this end, all who participate in meetings in the Chamber, including public officials, staff and members of the community, are expected to observe the following guidelines.

1. Treat Everyone with Respect and Courtesy
2. Do Your Homework – Be Prepared and Be Familiar with the Docket
3. Express Your Ideas and Opinions in an Open and Helpful Manner
4. Be Respectful of Others' Time by Being Clear and Concise in Your Comments and/or Questions
5. Demonstrate Honesty and Integrity in Your Comments and Actions
6. Focus on the Issues Before the Decision Making Body – Avoid Personalizing Issues
7. Listen and Let Others Express their Ideas and Opinions
8. If a Decision is Made with which You Do Not Concur, Agree to Disagree and/or Use Appropriate Means of Civil and Civic Recourse, and Move On

Adopted by the Alexandria City Council on October 12, 2004.



William D. Euille, Mayor

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PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: Megan Rappolt
2. ADDRESS: 700 N. Fairfax St 600
- TELEPHONE NO. 703 362 5232 E-MAIL ADDRESS: mrappolt@wiregill.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? CIM
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ☒ AGAINST: ☐ OTHER: ☐
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
attorney
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
YES ☒ NO ☐

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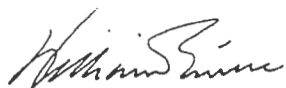
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1. NAME: Matthew Allman
2. ADDRESS: Venable LLP, 1850 Towers Crescent Pl., Suite 400, Tysons, VA
TELEPHONE NO. 703-760-1600 E-MAIL ADDRESS: mjallman@venable.com
3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? Morgan Properties
4. WHAT IS YOUR POSITION ON THE ITEM?
FOR: ☒ AGAINST: ☐ OTHER: ☐
5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):
Attorney for property owner
6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?
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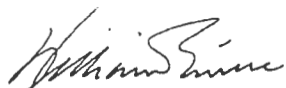
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