



ALEXANDRIA
HOUSING
DEVELOPMENT
CORPORATION

ALEXANDRIA HOUSING DEVELOPMENT CORPORATION

BUILDING AND PRESERVING AFFORDABLE
HOUSING IN ALEXANDRIA



Equal Housing Opportunity



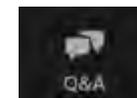
AGENDA

Introduction to AHDC

Arlandria-Chirilagua Proposal

Project Timeline

Questions



← Write a question



← Ask to speak your question at the end of the presentation



← Technical issues



ABOUT AHDC

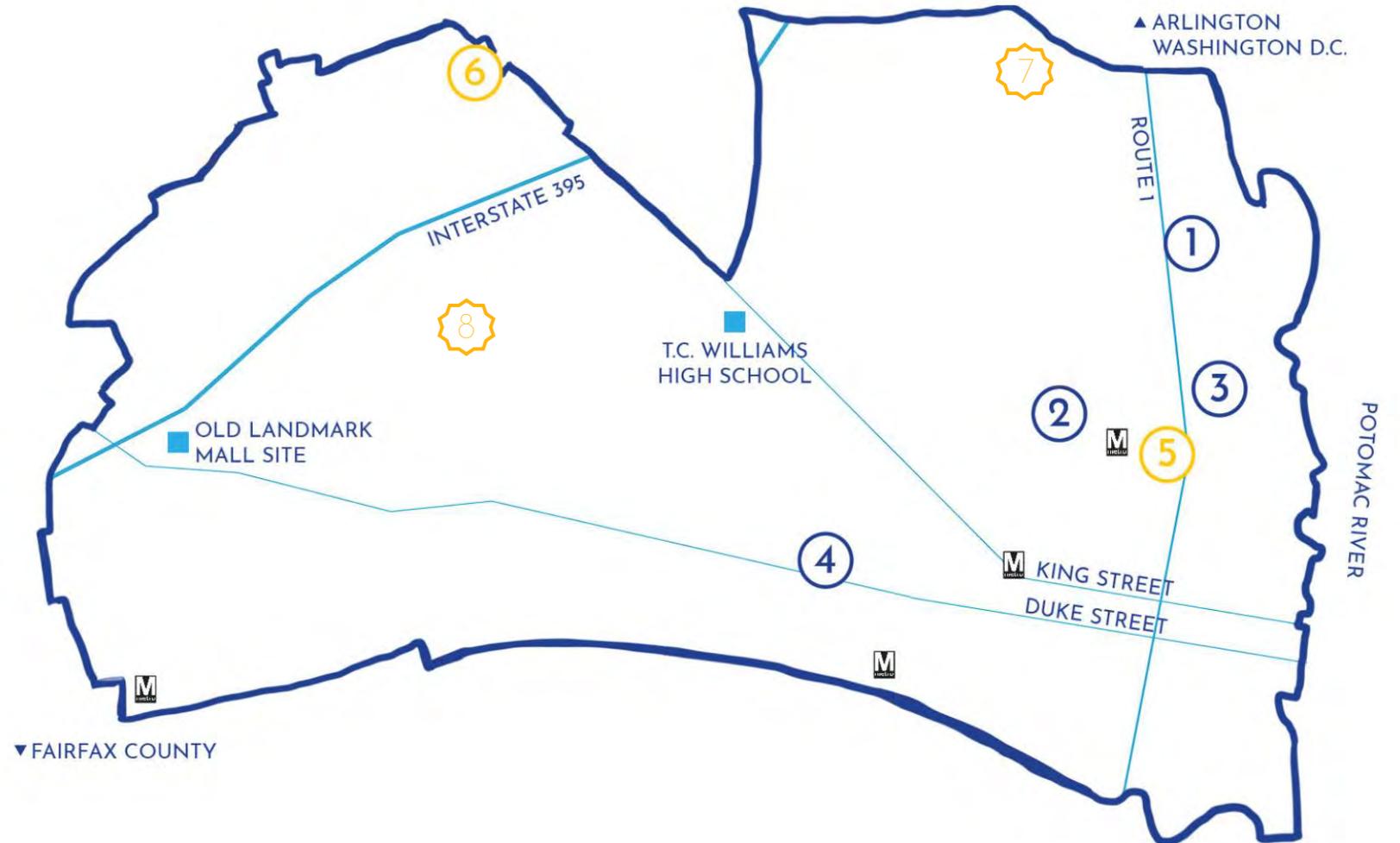
Founded in 2004
as a response to
City Council
discussion about
preserving
affordability

Mission:
**To develop and
preserve housing
that is affordable in
Alexandria, so all
may live and thrive
here.**

Serving over
1,000 residents
in 700 units,
across eight
buildings.

WHERE WE WORK

1. The Station at Potomac Yard
2. Lacy Court Apartments
3. Arbelo Apartments
4. Longview Terrace and The Ellsworth
5. The Bloom
6. The Nexus and Parkstone Alexandria
7. *Proposed: Arlandria Neighborhood*
8. *Proposed: Seminary Road Neighborhood*



AHDC PROPERTIES

The Station

64 Units | 60-80% AMI
Built 2009



Longview Terrace

41 Units | 60% AMI
Renovated 2014-2015



Arbelo Apartments

34 Units | 60% AMI
Renovated 2014-2015



Lacy Court Apartments

44 Units | 50-60% AMI
Renovated 2019



Ask questions using the Q&A chat box, text them to (703) 678-2445, or in the Facebook comments.

AHDC PROPERTIES

The Nexus

74 Units | 40-60% AMI
Built 2019



The Ellsworth

20 Units | 60% AMI
Acquired 2019



Parkstone Alexandria

326 Units | 60%-market AMI
Acquired 2020



The Bloom

97 Units | 40-60% AMI
Built 2020



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RESIDENT SERVICES

Pre-COVID Community Programs

- Resident Community Gardens
- Reduced cost YMCA memberships
- \$5/year Capital Bikeshare memberships



COVID Support Initiatives

- Over \$700,000 in rent assistance distributed (public and private sources)
- Toys for Tots and ALIVE! food distributions



ARLANDRIA-CHIRILAGUA DEVELOPMENT PROPOSAL

COMMUNITY-ORIENTED
AFFORDABLE
MIXED-USE

STRATEGIC OBJECTIVES

- Add quality affordable housing in the Arlandria-Chirilagua neighborhood
 - Focus on units at 40% of the Area Median Income (AMI)
- Engage with residents of Arlandria-Chirilagua to address their housing needs
- Create community-serving, non-residential spaces
- Preserve and strengthen the cultural identity of the community

EXISTING CONDITIONS



1. Sherwin Williams, El Cuscatleco Restaurant (*Former Safeway Site*)
2. Restaurante Huascaran
3. Undeveloped or Parking

PROPOSED BUILDING DESIGN



Ask questions using the Q&A chat box, text them to (703) 678-2445, or in the Facebook comments.

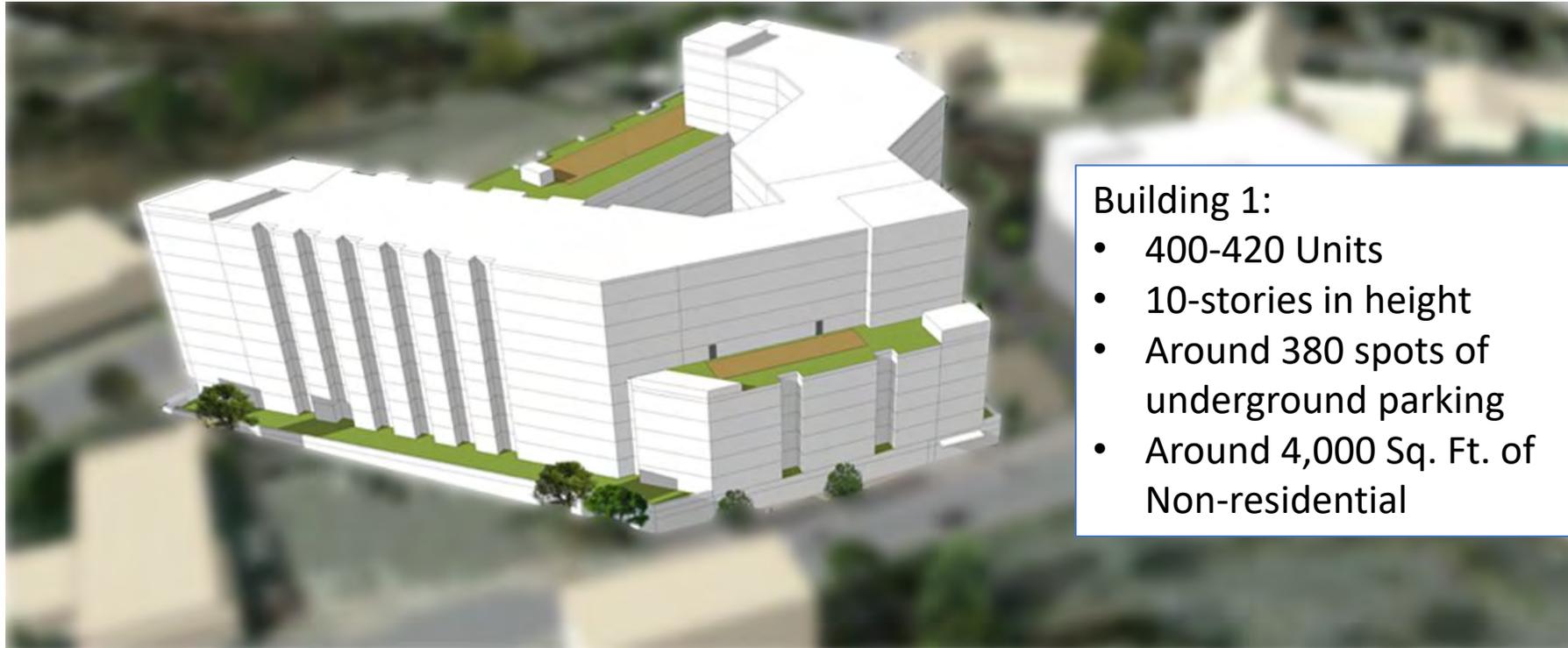
PROPOSED BUILDING DESIGN



460 – 480 units of housing (all affordable), around 380 parking spaces, 38,000 SF of non-residential space

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PROPOSED BUILDING DESIGN

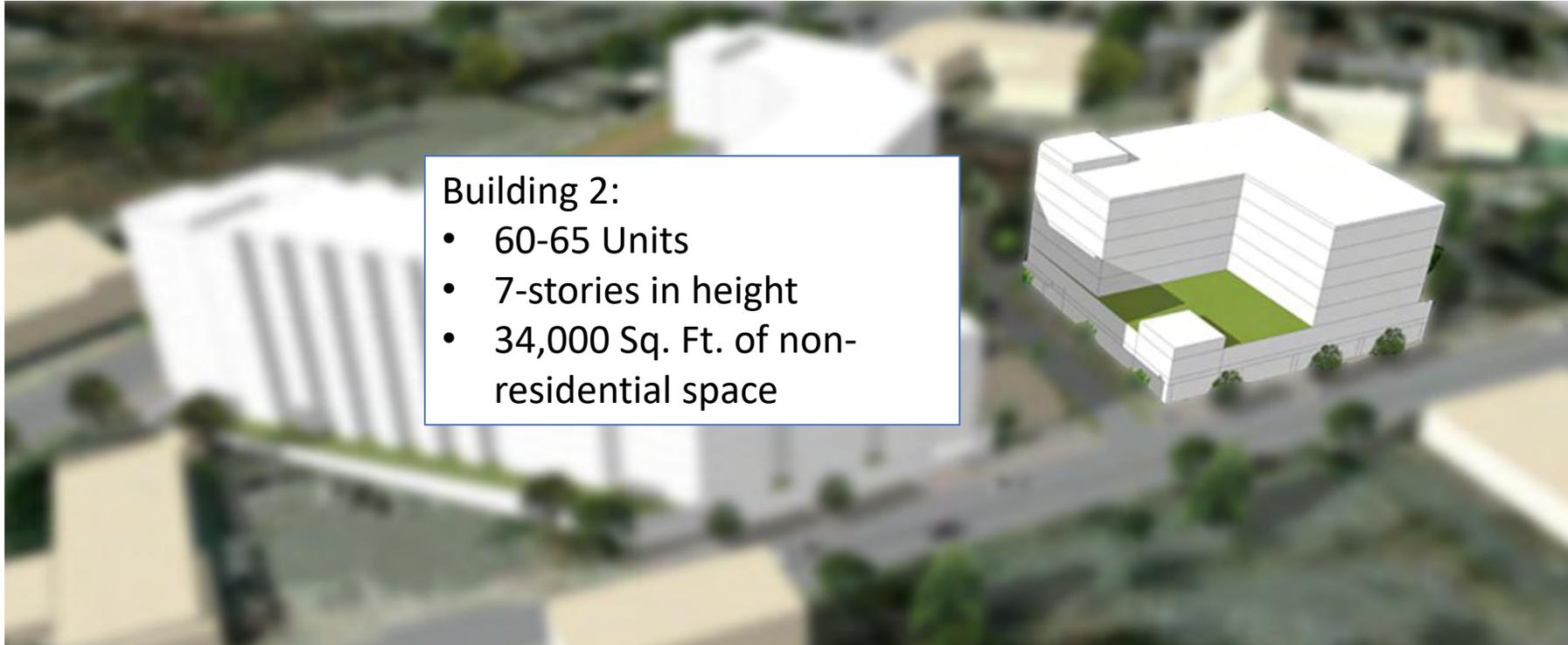


Building 1:

- 400-420 Units
- 10-stories in height
- Around 380 spots of underground parking
- Around 4,000 Sq. Ft. of Non-residential

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PROPOSED BUILDING DESIGN



Building 2:

- 60-65 Units
- 7-stories in height
- 34,000 Sq. Ft. of non-residential space

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PROPOSED BUILDING DESIGN

- **Focus on larger units designed for families with children**
 - **65% of total units either 2BR or 3BR**
- **Indoor and outdoor amenity spaces for all age groups**

NON-RESIDENTIAL OPTIONS

- **Healthcare services providers**
- **Shared office space for nonprofit / mission driven organizations**
- **City agencies satellite office space**
- **Childcare and/or child education services**
- **Retail space for locally-owned businesses**

2020 INCOME REQUIREMENTS

Unit Type	Studio (0-BR)		1-BR		2-BR		3-BR	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
40% AMI (115 units)	\$23,000	\$41,000	\$24,000	\$41,000	\$28,000	\$52,000	\$32,000	\$60,000
50% AMI (53 units)	29,000	52,000	29,000	52,000	36,000	65,000	41,000	75,000
60% AMI (200 units)	35,000	62,000	35,000	62,000	45,000	77,000	51,000	90,000
80% AMI (115 units)	55,000	83,000	55,000	83,000	55,000	103,000	76,000	120,000

These are the Minimum and Maximum Income requirements for The Bloom (a building that AHDC opened in 2020). The Arlandria-Chirilagua development will have different income levels in 2025/2026.

Minimum incomes depend on the size of the unit. Maximum incomes depend on the size of the household. Maximum incomes shown here assume the largest family size possible. Income is counted for all adults.

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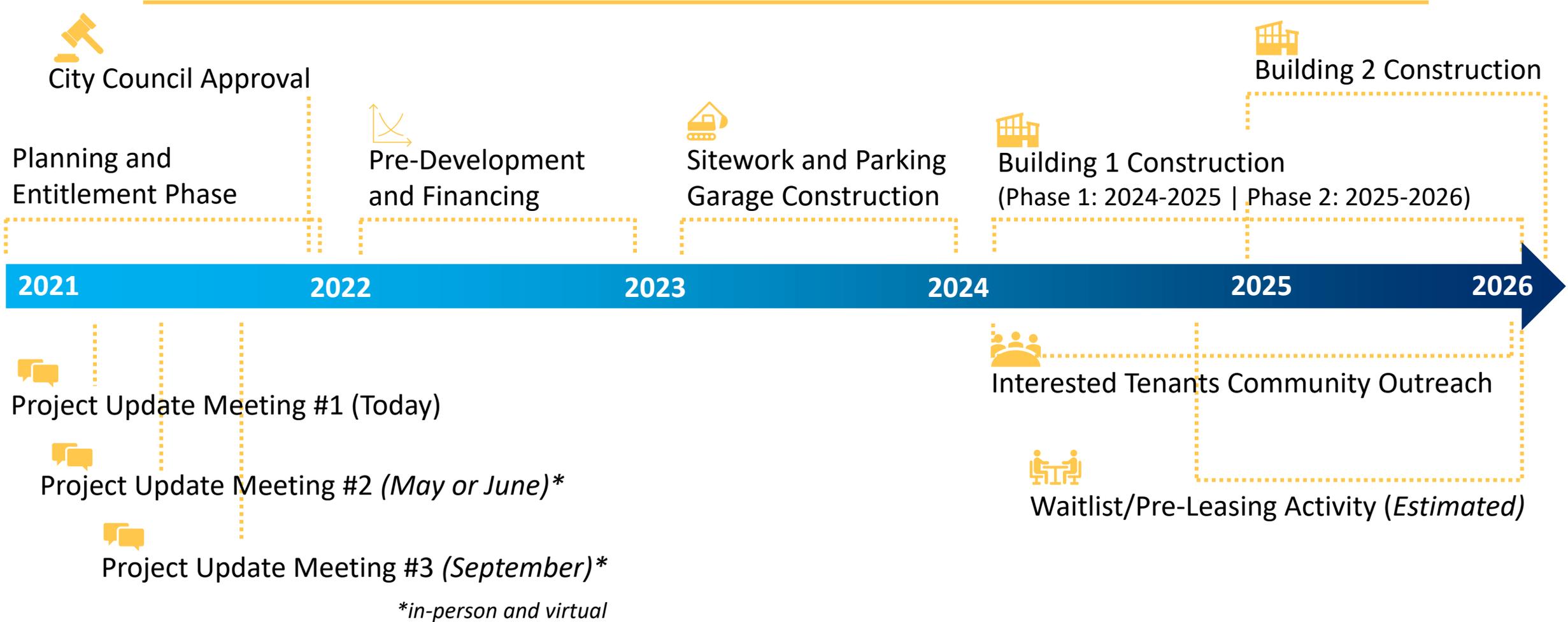
COMMUNITY ENGAGEMENT



Pre-leasing and Leasing Phase (estimated 2024-2026)

- Working in the community to help prepare interested households for the application process (in English and Spanish)
 - Identifying/preparing alternative lease paperwork requirements
 - Answering questions with in-person office hours
 - Providing written flyers, online presentations, and in-person seminars on the application process and how to qualify
- Sharing building/units details as possible
- Working with community groups to spread the word

ESTIMATED TIMELINE



Ask questions using the Q&A chat box, text them to (703) 678-2445, or in the Facebook comments.

QUESTIONS

Zoom: Use the Q&A Chat Box or “Raise Your Hand” to ask your question out loud

Facebook: Submit questions in the comments

All: Text questions to (703) 678-2445

All: Email questions to communications@housingalexandria.org

ADDITIONAL INFORMATION

**Learn more or submit questions and feedback at:
<https://www.housingalexandria.org/arlandria>**

**You can also send emails directly to
communications@housingalexandria.org**



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PROPOSED UNIT MIX

Unit Type	Building 1	Building 2	Total	%
JR 1BR	21	5	26	5%
1BR	136	6	142	29%
2BR	192	39	231	48%
3BR	69	15	84	17%
Total	418	65	483	

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PROPOSED INCOME MIX

Income Level	Building 1	Building 2	Total	%
40% AMI	100	15	115	24%
50% AMI	36	17	53	11%
60% AMI	182	18	200	41%
80% AMI	100	15	115	24%
Total	418	65	483	

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INCOME REQUIREMENTS

AREA MEDIAN INCOME (AMI)

- The Area Median Income (AMI) is determined by the Department of Housing and Urban Development (HUD). Every household has an AMI value that is determined by the following equation:

$$\text{Your family's AMI} = \frac{\text{Your household Income}}{\text{HUD Median Household Income}}$$

Example (*for a family of four*)

$$40\% \text{ AMI} = \frac{\$50,400}{\$126,000}$$

- Units are defined by the highest income they can accept. So, a 50% AMI unit can accept households that have an AMI of 50% or less.
- Household income includes the earnings of all adults, any regular payments from the government (Social Security), any regular gifts or support you receive, etc.
 - It does NOT include SNAP benefits.