

RESOLUTION NO. 3338

RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A GUARANTY AGREEMENT FOR HOUSING ALEXANDRIA'S SANSE PROJECT

WHEREAS, Alexandria Housing Development Corporation, also known as Housing Alexandria ("HALX"), is an Alexandria based nonprofit that is committed to developing and maintaining affordable housing opportunities in the City of Alexandria;

WHEREAS, HALX is developing the Sanse and Naja projects located at the intersection of Mount Vernon Avenue and Glebe Road in Arlandria;

WHEREAS, when completed the development will provide at least 474 affordable housing units (including 25% of the units being deeply affordable units for households with incomes at or below 40% AMI). The project has been designated Alexandria's highest housing priority and City financial commitments spanning multiple fiscal years through FY 2028 have been approved by Council to fund the Sanse building, with this support leveraging more than a dozen other sources;

WHEREAS, Virginia Housing ("VH") requires that all borrowers, in this case HALX, provide a Letter of Credit for 30% of the construction funding to be provided. The portion of the VH bonds (around \$55 million in total) ascribed to this phase of construction is approximately \$33 million, so HALX must provide a Letter of Credit in the amount of \$9.54 million;

WHEREAS, Truist Bank, has agreed to provide a Letter of Credit to HALX for this second bond closing premised on the City acting as HALX's backup or secondary guarantor; and

WHEREAS, the funds proposed to be used for the City guaranty are part of a multi-year funding plan already reviewed and approved by City Council, but which are subject to appropriation as part of the FY 2027 budget process. As such, these funds have been incorporated in the proposed Capital Improvements Program 10-year budget. If the FY 2027 funds are appropriated in due course, staff propose they be loaned to HALX when available in early July 2026 to fund its deposit securing the Letter of Credit and release the City from the guaranty.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

1. It is found and determined that the best interests of the City and its citizens will be served by the agreement by the City Council to enter into the guaranty agreement to satisfy certain conditions related to the VH financing by providing the moral obligation.
2. VH would not approve the VH financing without the security and credit enhancement provided by the guaranty agreement.
3. The City Manager or his designee is hereby authorized and directed to execute and deliver the guaranty agreement, to include that the provision of funds by the City would be subject to appropriations by the City Council. The guaranty agreement will be updated with completions, omissions, insertions, and changes not inconsistent with this Resolution, as deemed necessary by the City Manager in consultation with the City Attorney.


4. The City Manager is hereby authorized and directed to carry out the obligations set forth in the guaranty agreement, and to take all proper steps on behalf of the City as may be required in connection with HALX's financing of the Project or with the carrying out of any matter authorized by this Resolution and guaranty agreement. This includes upon City Council's appropriation of funds for FY2027, that the guaranty agreement will terminate and loan funds will be provided to HALX to support the Project.
5. All other acts of the City Manager or other officers of the City in furtherance of the VH financing for the Project and the execution and delivery by the City of the guaranty agreement are hereby ratified, approved, and confirmed.
6. No covenant, condition, agreement, or obligation contained in the guaranty agreement shall be deemed to be a covenant, condition, agreement, or obligation of any officer, employee, or agent of the City in his or her individual capacity, and no officer of the City executing the guaranty agreement shall be liable personally on the guaranty agreement, or be subject to any personal liability or accountability by reason of the execution and delivery thereof.
7. This Resolution shall take effect immediately.

Adopted: November 15, 2025


ALYIA GASKINS MAYOR

(SEAL)

A COPY TESTE:


Clerk to the City Council

CERTIFICATE

The undersigned Clerk of the City Council (the "Council") of the City of Alexandria, Virginia (the "City") hereby certifies that:

1. A meeting of the Council was duly called and held on November 15, 2025 (the "Meeting").

2. Attached hereto is a true, correct and complete copy of a resolution (the "Resolution") of the Council entitled "RESOLUTION APPROVING THE EXECUTION AND DELIVERY OF A GUARANTY AGREEMENT FOR HOUSING ALEXANDRIA'S SANSE PROJECT AUTHORITY" as recorded in full in the minutes of the meeting and duly adopted by a majority of the members of the Council present and voting during the meeting.

3. A summary of the members of the Council present or absent at the meeting and the recorded vote with respect to the Resolution, is set forth below:

<u>Member Name</u>	<u>Present</u>	<u>Absent</u>	<u>Yes</u>	<u>No</u>	<u>Abstaining</u>
Alyia Gaskins	X		X		
Sarah Bagley	X		X		
Canek Aquirre	X		X		
John Taykor Chapman	X		X		
Adel Elnoubi	X		X		
Jacinta Greene	X		X		
R.Kirk McPike	X		X		

4. The Resolution has not been repealed, revoked, rescinded, or amended and is in full force and effect on the date hereof.

Dated: November 15, 2025

WITNESS my signature and the seal of the City Council of Alexandria City, Virginia, this 15 day
_November 2025.

Clerk, City Council of the City of Alexandria,
Virginia

[SEAL]