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6-27-17

Gloria Sitton

From: Jackie Henderson
Sent: Monday, June 26, 2017 11:20 AM
To: Gloria Sitton
Subject: FW: Predevelopment Loan Request for Wesley's Affordable Housing Project at the Fairlington Presbyterian Church Site

From: Helen McIlvaine
Sent: Friday, June 23, 2017 3:33 PM
To: City Council <CityCouncil@alexandriava.gov>; Mark Jinks <Mark.Jinks@alexandriava.gov>; Emily Baker <Emily.Baker@alexandriava.gov>; Karl Moritz <Karl.Moritz@alexandriava.gov>
Cc: City Council Aides <CityCouncilAides@alexandriava.gov>
Subject: Predevelopment Loan Request for Wesley's Affordable Housing Project at the Fairlington Presbyterian Church Site

I am contacting you about a predevelopment loan you will be considering at Tuesday night's legislative meeting. As you will see in the docket memo, Wesley Housing has requested \$400,000 for a proposed 81-unit affordable housing development on part of the Fairlington Presbyterian Church property located at 3846 King Street (near Bradlee). On June 1, AHAAC endorsed the request and recommended that it move forward to you.

Wesley has submitted a Concept 1 so far, and City staff provided a first set of comments in response to the Concept 1 design. Among other things, the predevelopment loan will help Wesley undertake the architectural, engineering and other analyses (e.g., a traffic study) required to continue refining its project design and concept. The building that is proposed conforms to the approved zoning for the site, however, Wesley is requesting to use bonus density (20%) to maximize the amount of affordable housing from approximately 67 to 81 units. The amount of underground parking proposed exceeds the requirement for multifamily affordable housing.

Because the Church's plans to redevelop a portion of the property became known to neighbors over the past few months, some preliminary outreach has begun (community outreach would not start typically until after a Concept 2 was submitted). Wesley and the Fairlington Presbyterian Church held a meeting a couple of weeks ago that was attended by Housing and Planning staff, and last night I was invited to discuss the project at a meeting hosted by the Fairlington Towne neighbors. The Vice Mayor also attended.

Last night's dialogue was positive and productive: while many questions related to the affordable housing and funding aspects of the project, there were also concerns expressed regarding the scale of the project (it is proposed to be four stories), as well as its potential impact on parking, traffic and school capacity. Housing will provide additional follow up information next week on some issues, in coordination with Planning and T&ES. As a result of the discussion, I think the Fairlington Towne neighbors gained a better understanding that it is still early in the development review process and that there will be robust engagement going forward, including multiple opportunities for their input and comments. Since the project is proposed as a 2019 LIHTC project, there is plenty of time to address and, hopefully, mitigate concerns raised.

Please call or email me if I can provide any additional information regarding the project or Wesley's loan request before the legislative meeting.

Helen