

- # 11
- f. The set-aside units shall be of the same size and floor plan and with the same finishes as other similar units in the Development. Concentrations of set-aside units will be avoided. If the market rents are less than anticipated, the tax credit rents (as adjusted for utility allowances) will continue to be used as the affordable rents; however, in the event the differential between the market rents and the affordable rents falls below \$150, the affordable rents shall be reduced to maintain a differential of at least \$150 at all times.
 - g. Residents of the set-aside units may be charged a monthly parking fee of up to \$50.00 (in 2018 dollars) or the standard fee whichever is lower for their first parking space. Any additional parking spaces will be subject to standard fees. The developer shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information, including the affordable rents, fees, and property amenities. The City will notify interested parties of the availability of set-aside units. The developer shall not accept applications for affordable set-aside units until 45 days after written notification has been provided to the Office of Housing.
 - h. The developer shall notify the Landlord-Tenant Relations Division Chief at the Office of Housing in writing 45 days prior to leasing and provide the City with marketing information, including the affordable rents, fees, and property amenities. The City will notify interested parties of the availability of set-aside units. The developer shall not accept applications for affordable set-aside units until 45 days after written notification has been provided to the Office of Housing.
 - i. The developer shall list all set-aside units at www.VirginiaHousingSearch.com, an online housing search database sponsored by VHDA.
 - j. The developer shall provide the City with access to the necessary records and information to enable annual monitoring for compliance with the above conditions for the 40-year affordability period.
 - k. Amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager.
 - l. If the project involves the use of federal funds, the applicant shall comply with all federal related statutes, laws and authorities associated with the funding.
 - m. The total of non-refundable fees, excluding application and pet fees, shall not exceed 15% of gross affordable rent.

For Sale

- a. The developer shall provide XX affordable set-aside for-sale units within the Development. The set-aside units will include XX one-bedroom units to be marketed and sold at \$175,000, XX two-bedroom units to be marketed and sold at \$225,000, and XX three-bedroom units to be marketed and sold at \$275,000 to households with incomes as designated by the City. These prices include at least one (1) parking space for each unit. The set-aside

units shall be of the same size and floorplan and with the same finishes as other similar units in the Development.

- b. At the City's discretion, the set-aside units may be sold to a non-profit entity or the Alexandria Redevelopment and Housing Authority (ARHA), at the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non-profit entity or ARHA.
- c. Any incentives offered to potential market-rate homebuyers shall also be offered to purchasers of the set-aside units.
- d. The developer agrees that residents of the set-aside units shall have access to all amenities offered on the entire Development.
- e. The set-aside units shall have a 40-year affordability period that is established through deed restrictions recorded as covenants at the time of sale of each of the set-aside units, in accordance with the City's set-aside resale policy. Language for the covenants shall be provided by the City in advance of the final sale of any unit.
- f. The developer shall advise the City of its schedule for delivery of the set-aside units and the City and the developer shall jointly market the set-aside units to target populations, including City and school employees. The City reserves the right to randomly select buyers qualified for the set-aside program through a lottery system.
- g. If the developer sells the market-rate units for less than expected, the developer shall index the price on the affordable units proportionately. Market rate pricing of similar units and the total discount provided on behalf of the City shall be disclosed and certified by the developer prior to the sale of each set-aside unit.
- h. Real estate commissions shall be paid (or not paid) on the set-aside units in the same manner and on the same basis as market-rate units.
- i. The developer is encouraged to offer mortgage financing to set-aside buyers through its preferred lender(s) with rates and terms comparable to the Virginia Housing Development Authority (VHDA) bond loan program. If preferred lenders are unable to offer mortgage financing to deed restricted properties, the developer shall ensure that project approvals are completed, documented and available to other lenders so that secondary market financing will be readily available to otherwise qualified set-aside purchasers.
- j. Amendments to the approved Affordable Housing Plan must be submitted to the Alexandria Housing Affordability Advisory Committee for consideration and require final approval from the City Manager.
- k. If the project involves the use of federal funds, the applicant shall comply with all federal related statutes, laws and authorities associated with the funding.