



Community Lodgings, Inc.
Elbert Avenue Residences

Third Community Meeting

October 25, 2022



Who and Where We Are

DEVELOPMENT TEAM INFORMATION

1. OWNER/DEVELOPER:

CLI MULTIFAMILY PARTNERSHIP LP
3908 ELBERT AVENUE
ALEXANDRIA, VA 22305

3. LAND USE ATTORNEY:

WIRE GILL LLP
700 N. FAIRFAX ST., SUITE 600
ALEXANDRIA, VA 22314
ATTN: MARY CATHERINE GIBBS

5. CIVIL ENGINEER:

WALTER L. PHILLIPS, INC.
207 PARK AVENUE
FALLS CHURCH, VA 22046
ATTN: TRAVIS P. BROWN, P.E.

2. DEVELOPMENT CONSULTANT:

JOSEPH + BROWNE DEVELOPMENT ASSOCIATES
1410 INGRAHAM STREET NW
WASHINGTON, DC 20011
ATTN: PAUL P. BROWNE

4. ARCHITECT:

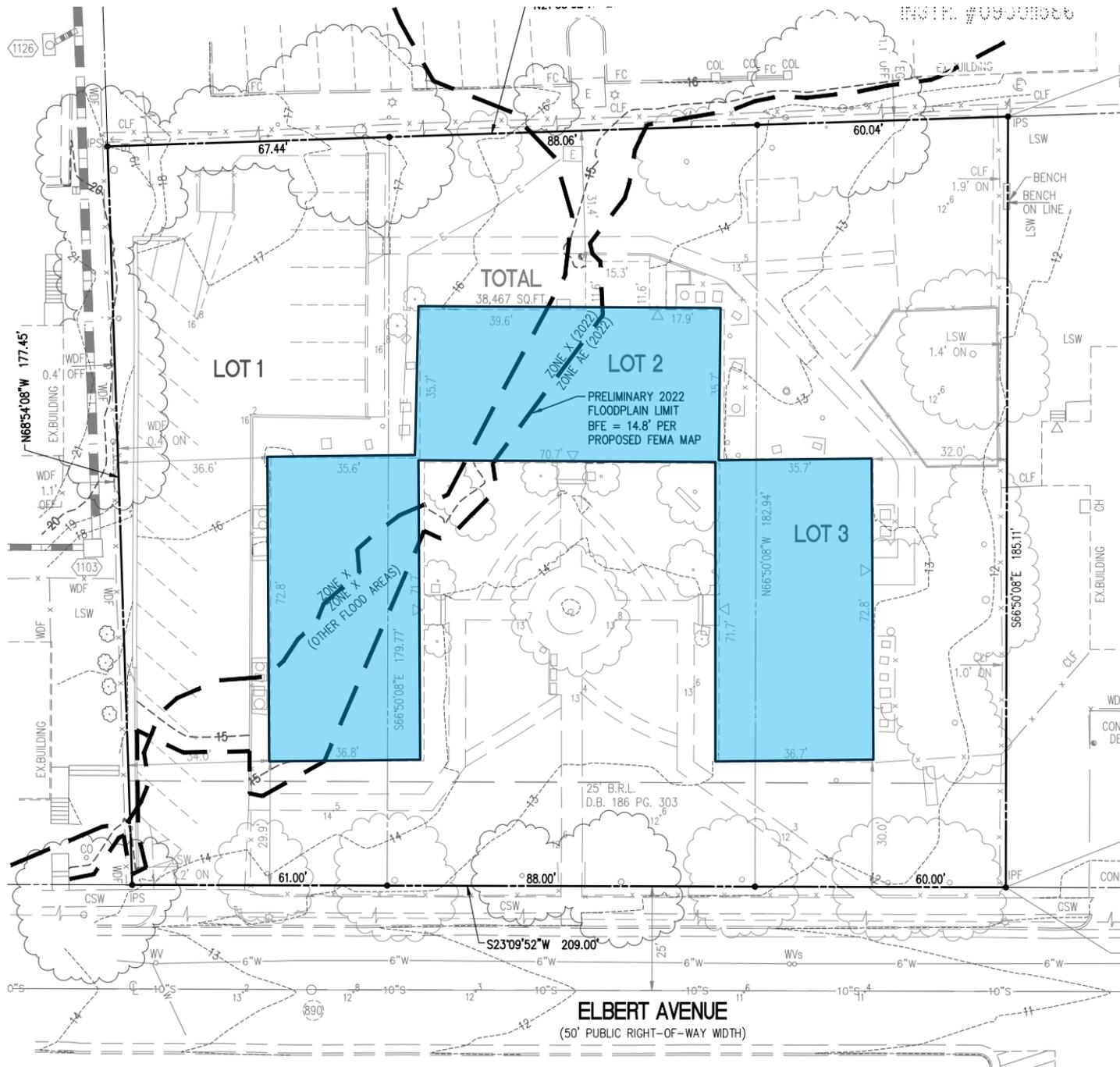
RUST | ORLING ARCHITECTURE
1215 CAMERON STREET
ALEXANDRIA, VA 22314
ATTN: SCOTT FLEMING, AIA, LEED AP BD+C

6. LANDSCAPE ARCHITECT:

LANDDESIGN, INC.
200 SOUTH PEYTON STREET
ALEXANDRIA, VA 22314
ATTN: GABRIELA CANAMAR CLARK, PLA

3908-3916 Elbert Avenue

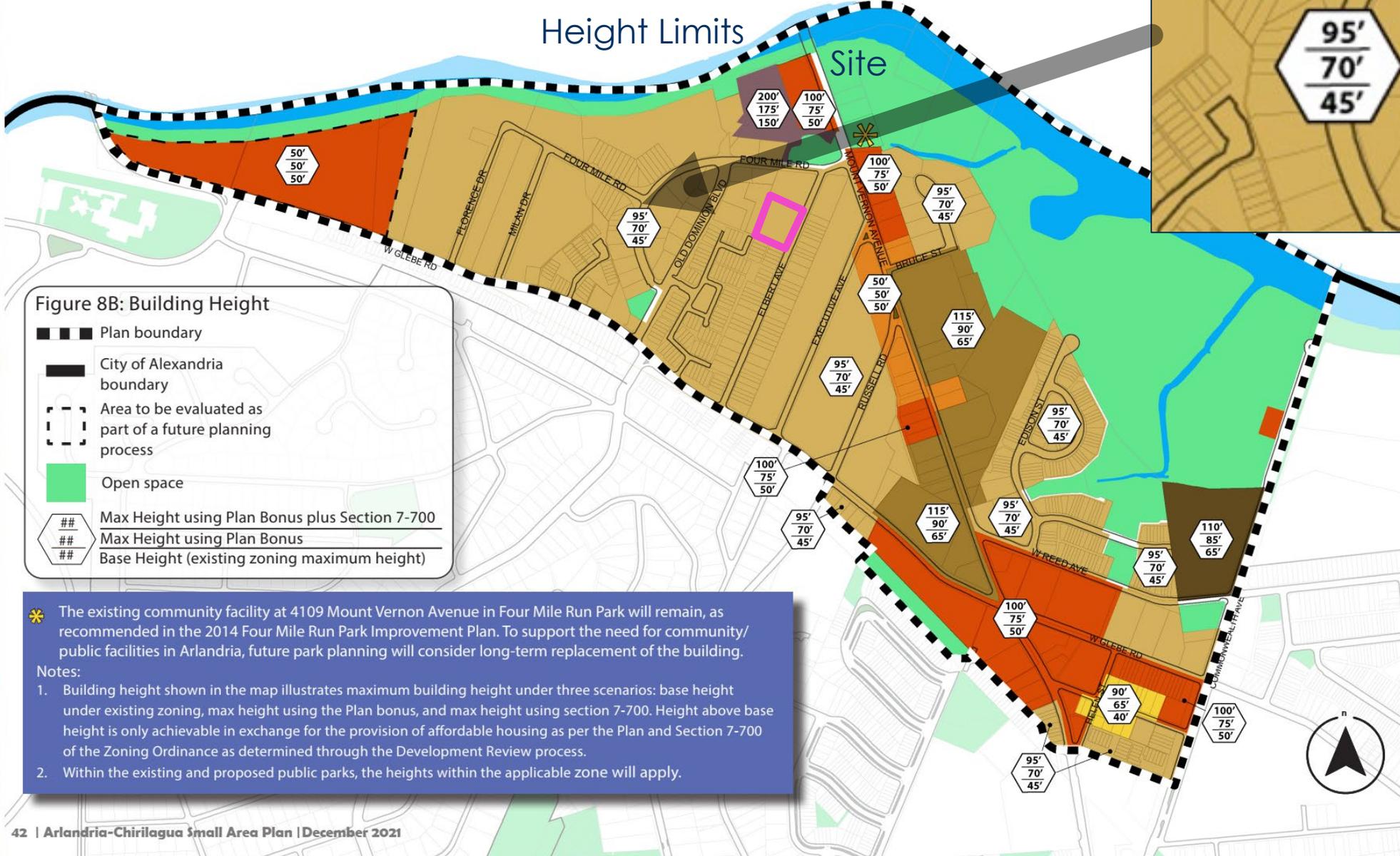




Existing Conditions

- Three three-story buildings
- Constructed 1941
- CLI Acquired and Renovated in 1993
- 28 apartment homes + CLI office
- Located within new FEMA flood plain

BUILDING HEIGHT MAP - FIGURE 8B

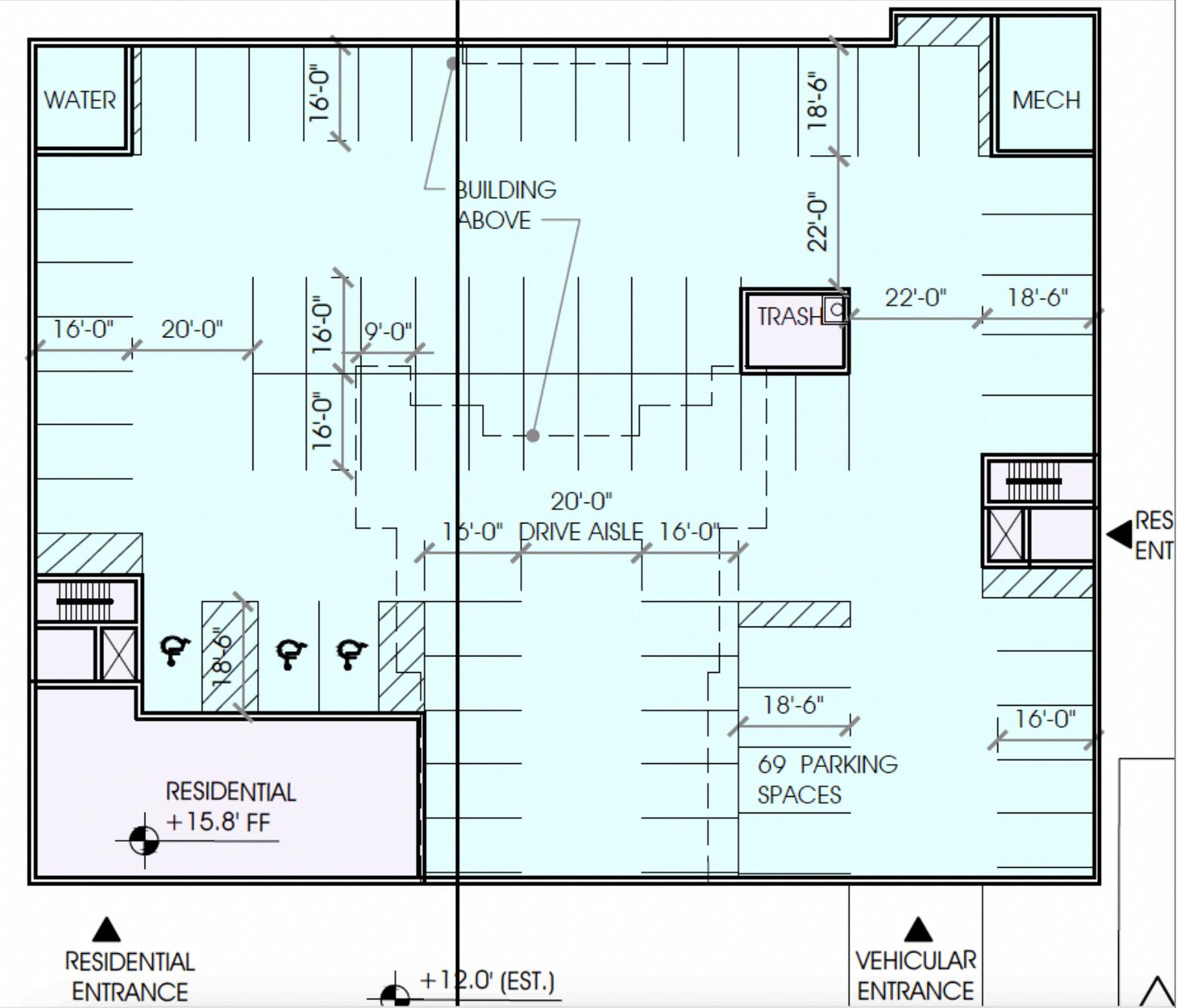


Development Review Timeline

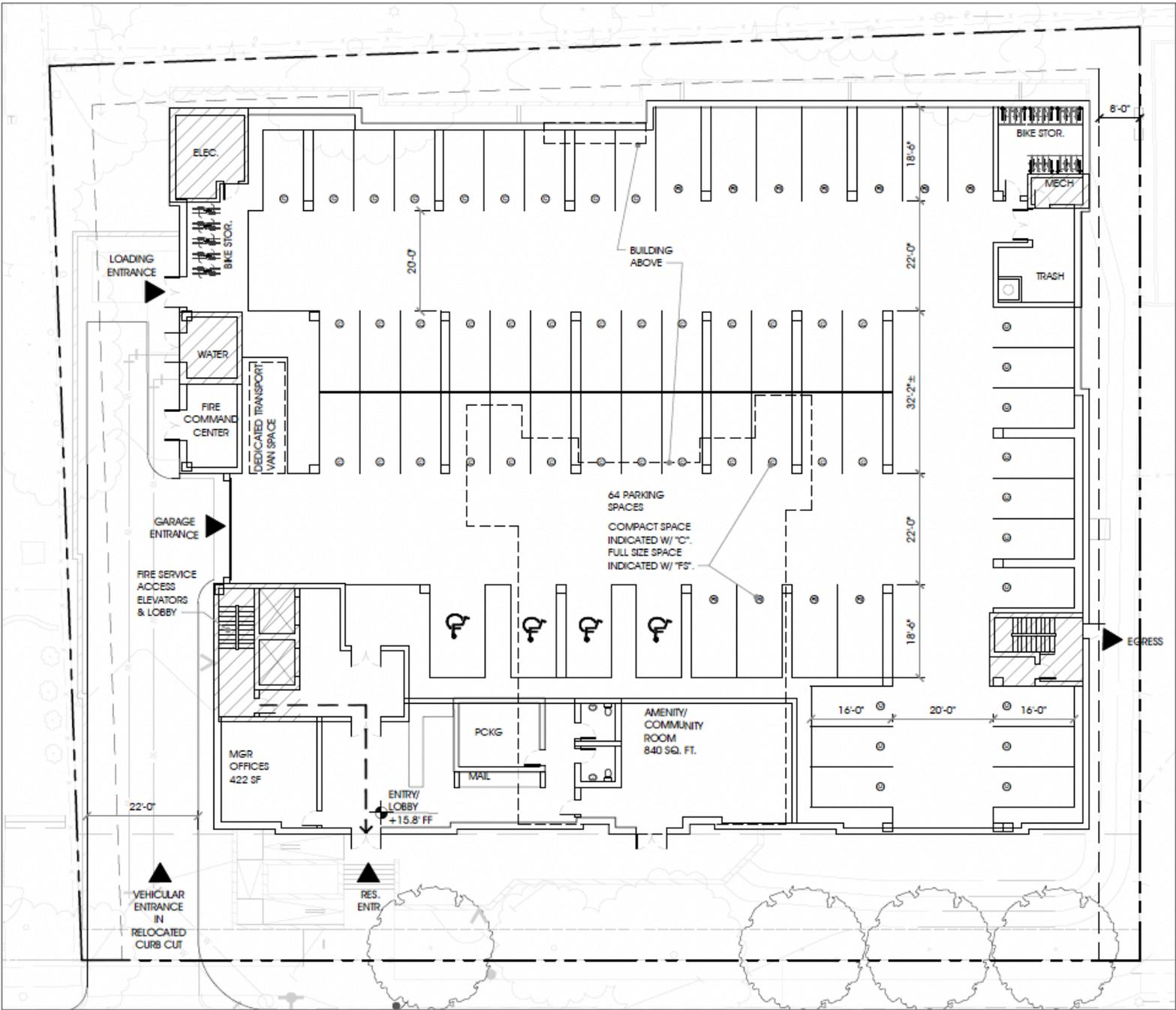
Community Lodgings Elbert Avenue Residences



CONCEPT I GROUND FLOOR PLAN

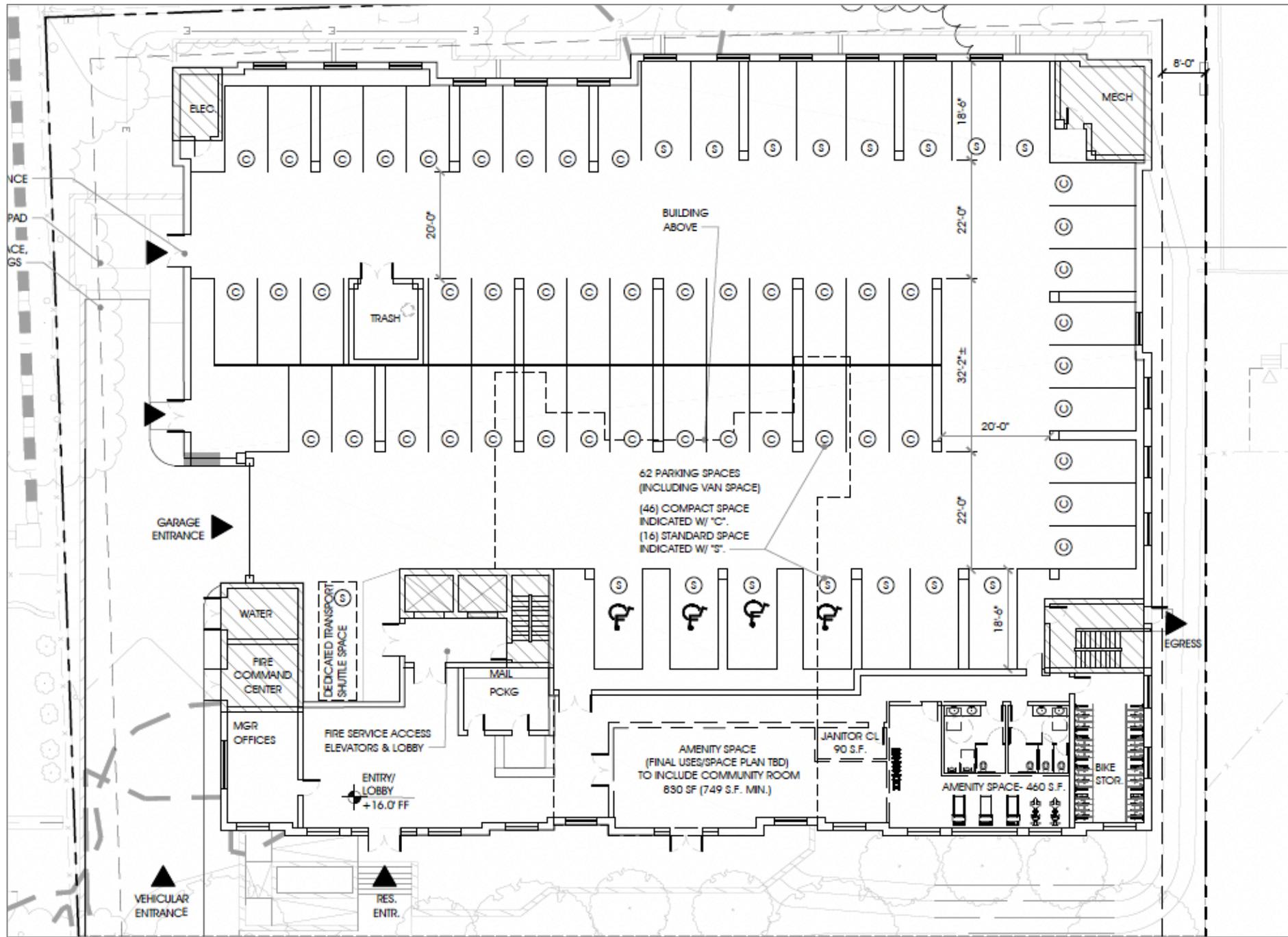


CONCEPT II GROUND FLOOR PLAN

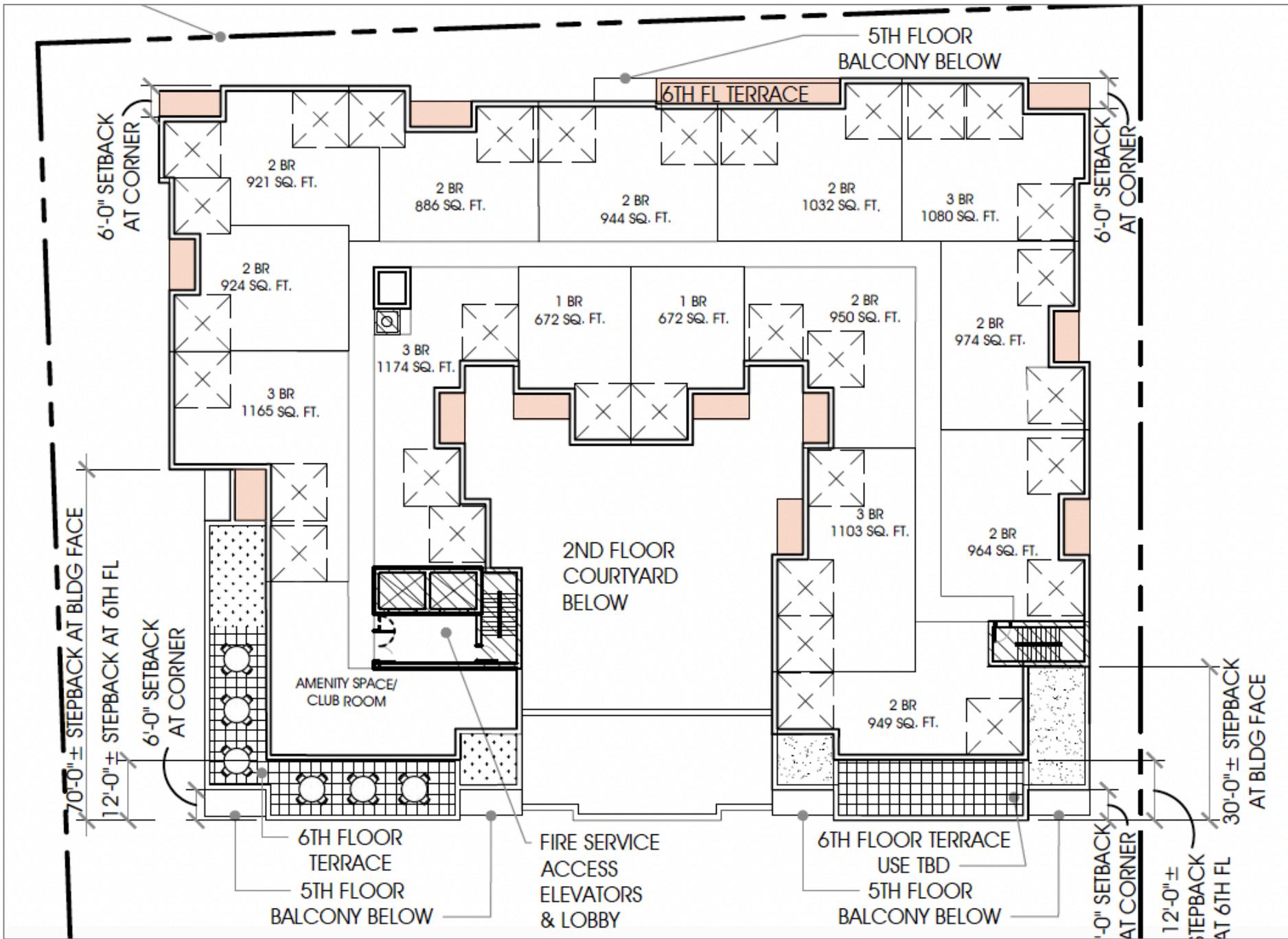


What We Heard at Second Community Meeting

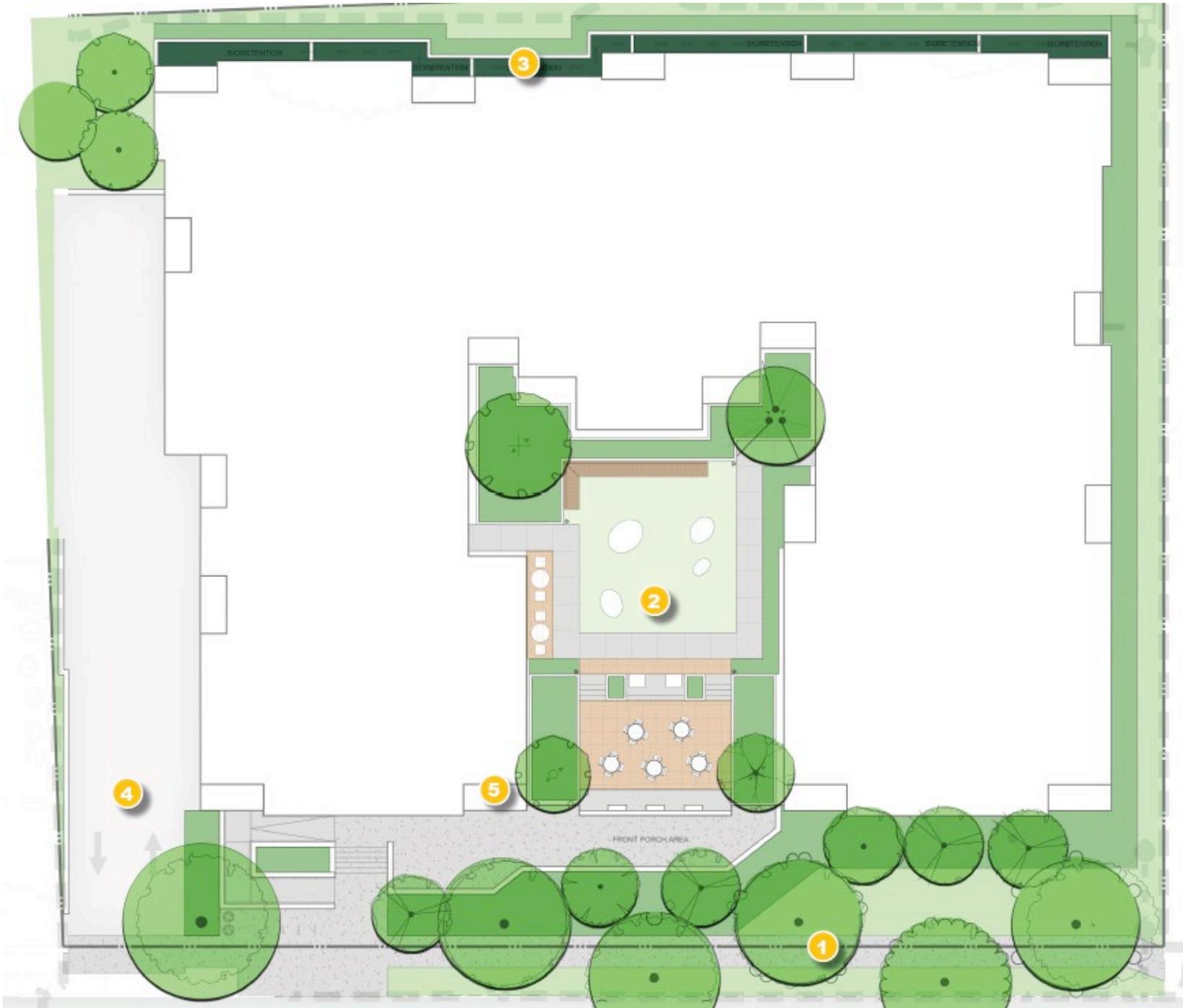
- Concerned about the impact on the traffic and parking on Elbert Avenue with the number of proposed units.
- Concerned about increase in noise and disturbance that will come with the additional units.
- Why can't CLI reduce the number of units even further?
- What can be done about pick-up + drop-off and deliveries (e.g. Amazon) on Elbert Avenue & double-parking?
- Could Elbert Avenue be converted to one-way traffic?



DSUP (COMPLETENESS) GROUND FLOOR PLAN



DSUP
(COMPLETENESS)
SIXTH FLOOR
PLAN



DSUP
(COMPLETENESS)
COURTYARD
PLAN



Affordable Housing Plan

- 100% of the units will be restricted under the Low Income Housing Tax Credit program.
- Units will be income-restricted to households earning up to 60% of the **A**rea **M**edian **I**ncome for the Washington DC metropolitan area.
 - 100% of the AMI for a family of four is \$142,300

Affordability Mix

AMI Level	Current	Proposed
60% AMI	22	64
50% AMI	6	6
40% AMI	0	15
30% AMI	0	6
Total	28	91

Income Limits (as of 2022)

AMI Level	Max Income (Family of 4)
60% AMI	\$85,380
50% AMI	\$71,150
40% AMI	\$56,920
30% AMI	\$42,690

AVERAGE ANNUAL SALARIES



Food Prep
& Service
\$34,030



Childcare
\$33,300



Retail Sales
\$34,060



Healthcare
Suuport
\$36,920



Construction
\$41,640



Elementary
Teachers
\$86,780



Police Officer
\$77,850

**Statistics from the American Community Survey
and the Bureau of Labor Statistics*

\$142,000

Area Median Income (AMI) for
City of Alexandria

Next Steps:

- Landlord Tenant Relations Board Meeting – November 2
- Meet with Housing Affordability Advisory Commission Meeting
- Planning Commission – February 2023
- City Council – February 2023

Project Website

<https://communitylodgings.org/programs/affordable-housing/elbert-redevelopment/>

DISCUSSION

Questions/Comments