

**Alexandria Commission on Aging Minutes**  
**January 14, 2021**  
**Virtual Meeting**

**Members Present:** Babs Waters, Denise-Mackie Smith, Victoria Almquist, Mary Lee Anderson, Ray Biegun, Asfaha Beyene, William Campbell, Marjorie Conner, Barbara D’Agostino, Barbara Huelat, Michael Kamin, David Kaplan, Jim Lindsay, Ellen Nelson, Del Pepper, Michael Schuster

**Members Excused:** Michael Kreps; Katherine Seifu

**Liaisons Present:** Vanessa Greene, Senior Center @ Charles Houston; Anne Coyne, St. Martins Senior Center; Margaret Orlando, Recreation, Parks and Cultural Activities; Darrell Wesley, Alexandria Adult Day Services Center; Ian Torrance, Police Department

**Staff Members Present:** Terri Lynch, Debbie Ludington and Pamela Austin, Division of Aging and Adult Services; Julia Santure, Housing Dept.; Sam Shelby, Planning & Zoning; Natalie Talis, Health Dept.; Linda Gilmore and Emilia Turcos, WDC

**Guests Present:** Canek Aquirre, Anthem Health Care and City Council; Jane King and Bob Eiffert, COA Housing Committee; Geoff Caldwell, EOC; Nicholas Joseph and Tom Reiter, Cherry Blossom PACE; Paul Nasto, My Home Companions; Allegra Joffee Fahringer, Millennial 5 Ambassadors; Gaynelle Diaz, ARHA; Natasha Walters, Brandywine Living; Dana Gill and Eunju Namkung, Citizens; Charles Bailey

1. Babs Waters called meeting to order at 4pm
2. Agenda was approved
3. December 2020 minutes were approved
4. Alexandria Police Department Liaison Report – Sgt. Ian Torrance asked for concerns or comments. None were given.
5. Special Presentation: Accessory Dwelling Units: Sam Shelby, Planning & Zoning; Julia Santure, Office of Housing. see attached. Julia and Sam presented information pertinent to ADU’s. They stated that the advantages for ADU’s for seniors included the ability to bring in caregivers, increase level of independence and the ADU’s can be built as accessible units. They stated the City anticipates a small # of ADU’s will be built, partly because they can be expensive to build. They anticipated a similar number to those built in Arlington County, which is about 15 per year. They also stated that these are City wide recommendations included that ADU’s must follow HOA rules if applicable and BAR historic guidelines.
6. Special Presentation: Natalie Talis, Population Health Manager, Alexandria Health Dept. see attached. Natalie described the City’s current vaccine program and answered several questions posed by individuals. She encouraged all to send additional questions to [alexCOVID19@vdh.virginia.gov](mailto:alexCOVID19@vdh.virginia.gov) or call 703-746-4988

7. Executive Committee Report- Babs stated that due to the pandemic, the Excellence in Aging Awards would not be given in 2021, as the presentations are much better in an in-person environment. She stated that Mary Horner with LSNV would be the presenter next month. She encouraged everyone to look at the COVID 19 check up at [www.cv19checkup.org](http://www.cv19checkup.org)

8. Discussion / Action Items:

A. ADU, Accessory Dwelling Unit discussion. COA members voiced concerns including the possibility of increased density, not requiring owner occupancy for main housing unit, impact in school enrollment, impact in real estate taxes. Bob Eiffert moved that the Commission support the City's revised policy on ADU's. Abstentions were made by Michael Kamin and Del Pepper. All other Commission members in attendance voted in favor of the motion.

B. Excellence in Aging Awards for 2021- postponed

C. Coordinated Community Recovery Plan – a short discussion was held. Babs asked that comments be emailed to her by 1-18-21 so that she could submit them to DCHS.

9. **Liaison Reports** – information in addition to what was previously distributed with the agenda:

1. Commission on Persons with Disabilities – Michael Kamin; **see attached**
2. Alexandria Commission on Employment, ACE – Mary Lee Anderson – they met this week. Emilio Turcios with the WDC will join the meetings moving forward. Va. Tech presented information on the Potomac Yards development.
3. Arlington Legislative Committee – Mary Lee Anderson – they will meet next week
4. Recreation, Parks and Cultural Activities – Margaret Orlando – some in person programming is being provide, as outlined in the previously distributed materials
5. Housing Affordability Advisory Committee, AHAAC – Bill Harris – **see attached**
6. Division of Aging and Adult Services – Terri Lynch - DCHS is working with the Health Dept. regarding vaccines at locations with a large concentration of seniors; SSA is working with the Health Dept. to schedule vaccines for seniors; Gaynelle Diaz is working with the Health Dept. regarding vaccines at Ladrey
7. AHA – Bob Eiffert – information regarding vaccines was sent out to members; Dementia Friends training will be on Feb. 12<sup>th</sup>
8. NVAN – Babs Waters / Terri Lynch – meets next week
9. Anthem Healthkeepers - Canek Aquirre passed along updated Medicaid info: stated that the Adult Dental benefit goes into effect July 2<sup>nd</sup>; 40 work quarter requirement sunsets in March; eligible green card holders can start applying in April

10. Committee Updates – no updates in addition to what was distributed with agenda

11. Public comments:

- Allegra Joffe announced that the Millennial 55+ Ambassadors are sponsoring another Dementia Friend presentation. They are inviting all people of all ages to attend and said that she would send the flyer for distribution.
- Paul Nasto asked whether people who live in surrounding areas can get vaccines when vaccine clinics are set up in buildings with high concentrations of older adults. Mary Lee said that this is already under consideration.
- Michael Kamin asked whether the proposed cuts to the Metro system that we heard about in December are still being planned. David Kaplan replied that the severe cuts are off the table.

The Commission adjourned at 6:05 p.m.

Minutes taken by Debbie Ludington and Terri Lynch

*Debbie Ludington*

Terri Lynch

Minutes will be presented for approval at the February 11<sup>th</sup> COA Meeting



# Text Amendment #2020-00007 Accessory Dwelling Units (ADUs)

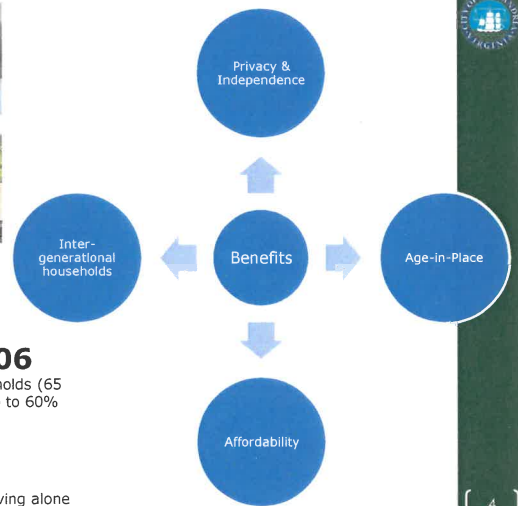
Commission on Aging  
January 14, 2021  
Department of Planning & Zoning  
Office of Housing

## What is an Accessory Dwelling Unit?

Secondary housing unit on a residential lot with a separate kitchen, sleeping area, and bathroom.

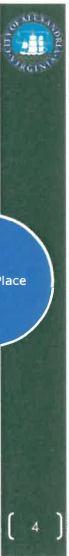


## Why are accessory dwelling units an important housing option for seniors?



**~3,350-3,906**  
Low-income senior households (65 and above with income up to 60% AMI)

**~6,132**  
Seniors (65 and above) living alone



# Staff Recommendations



## Allow ADUs City-wide

Allow one ADU on any property developed with a single-family, two-family or townhouse dwelling.



## Internal ADUs



## Detached ADUs



## Separate ADU Permit Required

A separate, no-fee permit administered by Planning and Zoning shall be required for ADUs.

Having a permit process for ADUs would:

- Increase predictability for applicants
- Ease implementation and enforcement of the proposed rules



## Occupancy and Use Limitations

- Occupancy limited to three persons or fewer.
- Only one ADU permitted per property.
- The ADU/principal dwelling shall be under common ownership.
- Short-term rentals permitted following current City policy



## Size Limitations

- Internal ADUs shall not exceed one-third of the principal dwelling's gross floor area
- Detached ADUs shall not have a footprint that exceeds one-third of the principal dwelling's footprint or the greater of the following:
  - 350 sq. ft. on lots  $\leq$ 2,500 sq. ft.
  - 500 sq. ft. on lots  $>$ 2,500 sq. ft.



## Floor Area Ratio (FAR)

- Allow detached ADUs to be eligible for the same FAR exclusions currently applicable to detached garages/sheds
- Floor area eligible for exclusion would depend on the size of the property and other factors (location within historic district, dwelling type)
- Floor area eligible for exclusion within all detached structures on a property would be cumulative



## Setback Requirements

- Detached ADUs must provide at least **one-foot** setbacks from side and rear lot lines
- If windows face the nearest lot lines, the setback shall be **three feet**.
- Dormers must comply with standard setback requirements



## Height Limitations

Detached ADUs shall not exceed the height of the principal dwelling or 20 feet, whichever is less.



## Other Considerations

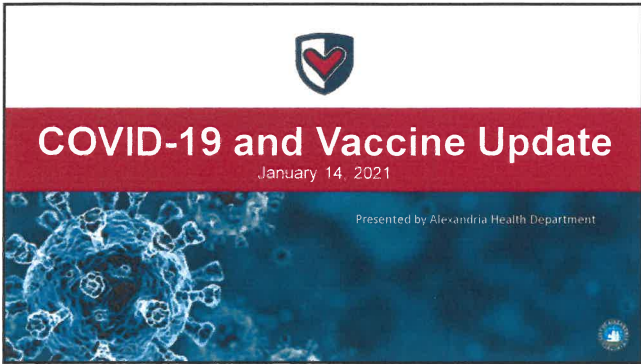
- No off-street parking spaces required for ADU
- Create special exception process for ADUs



## Outreach

**Mar. 11:** Commission on Aging briefing  
**Apr. 17:** Intro to ADUs video presentation posted; survey released  
**May 13:** Del Ray Citizens Association briefing  
**Jul. 15:** Follow-up ADU video presentation posted; survey released  
**Aug. 18:** North Ridge Citizens' Association briefing  
**Aug. 27:** AHAAC briefing  
**Sep. 14:** Second North Ridge Citizens' Association briefing  
**Sep. 21:** Second Commission on Aging briefing  
**Oct. 1:** Second AHAAC briefing  
**Oct. 6:** City Council briefing  
**Oct. 9:** Draft policy recommendations released; questionnaire posted  
**Oct. 22:** Virtual community meeting  
**Nov. 5:** Third AHAAC briefing  
**Nov. 6:** Questionnaire closed  
**Nov. 23:** Federation of Civic Associations meeting  
**Nov. 24:** Second Del Ray Citizens' meeting  
**Dec. 1:** Planning Commission briefing  
**Dec. 3:** Fourth AHAAC briefing  
**Dec. 9:** Old Town Civic Association briefing  
**Jan. 12:** Second City Council briefing  
**Jan. 13:** Old Town Civic Association briefing





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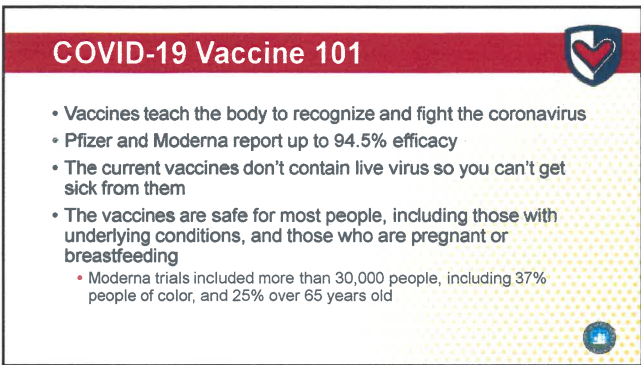
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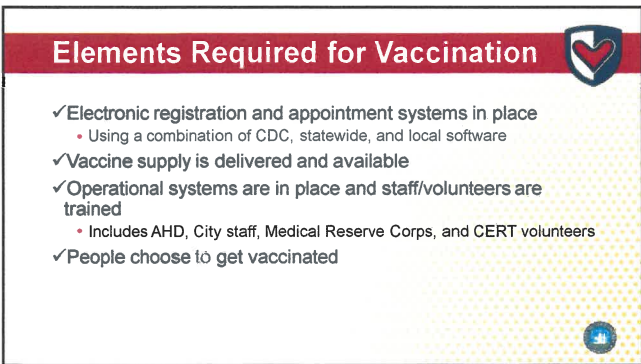
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### Who is Getting a Vaccine When

| PHASE 1A  | PHASE 1B   | PHASE 1C                              | PHASE 2                              |
|---|--|---------------------------------------|--------------------------------------|
| Currently, AHD started vaccinating healthcare workers employed in the city on 12/24. LTCFs are vaccinated through pharmacies. | Updated 1/14: Those over age 65, those 16-64 with underlying conditions, and frontline essential workers | Date Unknown: Other essential workers | Spring or Summer 2021: Everyone else |

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### Supporting Our Most Vulnerable

- Seniors without technology access
  - Coordinating with senior-serving organizations to both educate and enroll in appointments
  - Scheduling appointments through our hotline
- Seniors without transportation access
  - Exploring smaller scale events in apartment buildings, mobile options, working with private providers
  - Coordinating with senior-serving organizations on utilizing all transit options

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### Supporting Our Most Vulnerable

- Essential workers that don't speak English
  - Working with employers to get out critical information
  - Partnering with community organizations to help make appointments
  - Bolstering the hotline with additional bilingual volunteers
- Communities of Color
  - Working with trusted messengers to deliver education and motivation

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**Status of Vaccine Efforts** 

- Currently operating 3 vaccine clinics per week, with hundreds of appointment slots per event.
- Working with private providers to supplement AHD efforts.
- Demand is up, which is a good thing! 1700 senior slots claimed over the next few weeks—opening more soon.
- Currently working through technology challenges and constantly updating and improving. 

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**Questions?**

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City of Alexandria, Commission on Aging  
Liaison to the Alexandria Commission on People with Disabilities (ACPD)  
Notes from ACPD monthly meeting  
January 13, 2021, 2020: 7:00 pm – 8:45 pm

8 members present (barely a quorum): Mr. Jeff Pool (Chairman) presiding:

Meeting started with the usual pro forma meeting formalities minus member introductions. Dispensation of the reading of the last meeting's minutes, and acceptance of these minutes were followed by acceptance of the evening's agenda. The Chair offered that there was little new business and that this would be a short meeting.

The chair's report followed: Mr. Pool emphasized:

- "Simple Things Count" – the Microsoft video illustrating by brief vignettes the difficulties persons with disabilities encounter in the workplace, and the simple solutions that may go a long way in ameliorating these difficulties. Mr. Pool suggested consideration of an adjunct production as a supplement for a local audience.
- Ability Summit will be held. May 5 and 6. (I will get more info on this.)
- The Scooter Task Force—Mobility Pilot Program has been extended to the end 2021. Fewer complaints in 2020 than in 2019.

A guest speaker followed with a view graph presentation and follow-on discussion.

- Natalie Tails from the Alexandria Health Department provided an interesting primer on the virus and an overview of the department's Covid-19 response. M. Talis emphasized the progress made in the vaccine program nationally and locally. Many questions followed; many related to the priority system for vaccine distribution and the "pre-existing conditions" which might move some up the inoculation priority ladder. My questions dealt with vaccine shelf life; and overcoming the information gap experienced by the economically disadvantaged and those who aren't technologically savvy. NOTE: M. Talis will repeat the presentation at the 1/14 COA meeting. I hope to ask questions on informing Covid-19 survivors of the voluntary "Convalescent Covid Plasma" donation program.

I briefly discussed my recent communication with the APD as relates to their police academy training for new recruits on their interactions with persons with disabilities. I suggested a review of their training curriculum in this regard, and a possible "field visit" to the academy to assess the effectiveness of this training.

Submitted:

Mike Kamin  
January 14, 2021

# MEMORANDUM

**TO:** The Commission on Aging  
**FROM:** Bill Harris, Liaison to the Alexandria Housing Affordability Advisory Committee  
**DATE:** January 7, 2021  
**SUBJECT:** Alexandria Housing Affordability Advisory Committee Report

Due to the Coronavirus pandemic today's AHAAC meeting was held with ZOOM.

1. Chairwoman Michelle Krocker opened the meeting promptly at 6:30 PM.
2. A draft of the 2022-2026 Consolidated Plan: "What It Is and Why It Matters" was presented by Kim Cadena.
  - a. HUD requires a "plan" every 5 years. It is more a report to HUD about how CDBG and HOME money was used the past 5 years and how it will be used the next 5 years.
    - i. The City gets about \$1.13M in Community Development Block Grant (CDBG) funds annually.
      - (1) This money is used to benefit the community.
      - ii. The City gets about \$585,000 in HOME Investment Partnerships Program (HOME) annually.
        - (1) This money is used to subsidize new and preserved housing.
    - b. Most of the report is about affordable programs and housing general in nature and only indirectly affect seniors, but one line in the section "Current Housing Challenges" does directly apply to seniors. *It states "Housing options for low-income seniors, especially those who need assistance, are limited."* The presenter noted in her presentation there are no assisted living facilities for low-income seniors. I told the committee I felt this notation should be more specific about the need, and that there are only a few assisted living beds available to low-income frail elderly and NO assisted living facilities. Staff concurred that all the City's housing plans include assisted living for low-income seniors as a high priority need, and asked me to present better wording, which I agreed to do.
  3. Newport Village Affordable Housing Plan was presented by owner's representative and Ken Wire, attorney.
    - a. Newport Village located on the southeast and northeast corner of Braddock Road and Beauregard Street owns 937 market-rate affordable 1-, 2-, and 3-bedroom rental apartments. They propose demolishing 24 apartments on the southwest corner and building 383 apartments in two high rise buildings, 12 of which will be affordable to families with incomes at 60% or AME for 40 years, and donating \$418,608 to the Housing Trust Fund.
      - i. Members pointed out 12 subsidized units was a small number considering the fact that 24 market rate affordable units are to be removed, and the large number of units begin built.
      - ii. Staff responded the project complies with City's guidelines.
    - b. AHAAC voted to approve the project.
  4. The Heritage Affordable Housing Plan was presented by Cathy Puskar, Attorney for the owner, Ashland Capital Partners.
    - a. This is the first project developed based on the South Patrick Street Housing Affordability Strategy (For info on this plan see [www.alexandriava.gov/100785](http://www.alexandriava.gov/100785).)
    - b. The three-block project involves the six-story mid-rise building at 431 S Columbus St and 12 garden-style building extending between Wolfe, South Patrick, Gibbon and South Alfred Streets.
      - i. The existing 140 units with rent assistance and 104 market-rate units will be replaced with 750

units: 140 with rent assistance, 53 affordable at 40% of AMI, 2 affordable at 60% AMI and 555 market rate.

- c. The committee voted to approve the project.
- 5. Carter Flemming representing ARHA advised the Ramsey project opening is delaying again until February 1<sup>st</sup> because of inability get appliances. The project is fully rented awaiting an occupancy permit.
- 6. Jon Frederick representing AHDC reported the dedication of the Bloom apartments above the Carpenter's Shelter went well for being remote. The building was fully rented by the end of December.

Following announcements the meeting was adjourned at 8:45 PM.

For any questions I can be reached at [wpharris@comcast.net](mailto:wpharris@comcast.net) or 703-684-6432.

PS I welcome suggestions for revised wording in the Consolidated Plan about the assistance for seniors. Please sent suggestions by the end of the day Jan 15th.