

AFFORDABLE HOUSING ADVISORY COMMITTEE
Minutes of the Meeting October 1, 2009

Members Present

Michael Caison
Jack Corrado
Bill Harris
Laura Lantzy
Michelle L'Heureux
Carter Flemming
Amy Rose
Bob Kauffman
Amy Susskind
Mildrilyn Davis (non-voting)

Members Absent

Marilyn Patterson
Janice Howard

Staff Present

Helen McIlvaine, Housing
Eric Keeler, Housing

Guests

Douglas Owens (Deputy Director, ARHA)
Judy Carter, CSB

The meeting was called to order at 7:10pm

(1) Consideration of the Minutes of Sept. 10th, 2009
The minutes were approved.

(2) Election of Committee Chair
Michael Caison was nominated and elected as chair.

(3) Consideration of a Housing Opportunities Funds (HOF) Loan to Homes for America for Brent Place Apartments
Staff presented their recommendation that \$494,447 be used to modernize two elevators at the 207-unit 14-story building. A Homes for America representative, Doug Smith, was also present to answer questions.

Concerns that were discussed:

- a) whether HOME/HOF funds can and should be used for capital improvements/maintenance-type projects
- b) if there are any projects on the horizon where this money can otherwise be used
- c) the continuation of the property as affordable housing
- d) whether the elevators would be ADA compliant
- e) whether one or both elevators would have back-up power systems
- f) cost of the project
- g) the future maintenance plans for the elevators

Bill made the motion to accept the staff's recommendation, Bob seconded the motion. Motion to approve staff's recommendation passed with 5 members in favor, 1 member in opposition (Laura Lantzy), and 2 members who abstained (Amy Rose and Jack Corrado). After the motion carried, Bob and Jack expressed to staff they would like better justification in the future regarding the purpose and proposed expenditure of Housing Opportunities funds. Carter asked for a future update from staff on the issues that were brought up during the discussion.

(4) Updates for Olde Towne West and Fields at Landmark
Mildrilyn shared "unofficial" news that Old Town West III has been purchased by an individual on behalf of a church and that of Olde Towne West I and II are also being sold, although the status/intent of the purchaser is still undetermined. The Fields at Landmark was purchased Foulger Pratt and may be applying for Housing Opportunities Funds and appearing before the committee at some point in the future. The new owner plans to maintain the development as affordable.

(5) ARHA report

Doug Owens gave the report. The Old Dominion part of the Glebe redevelopment project (the rehabilitation of two twelve-unit buildings) is one month ahead of schedule. "Exchange credits" were approved for Quaker Hill so that project will be underway soon. An RFP for consultants has been issued for ARHA's strategic plan process. The Office of Housing will provide support for this effort.

(6) AHDC report

Michael Caison reported that residents are moving into The Station at Potomac Yard. October 17th at 8:30am will be the ground breaking. Members of the committee are invited to tour and enjoy coffee and donuts.

(7) Oral Reports/Announcements

Financial reports are self-explanatory. Helen gave an update on the Habitat Home at 702 N. Patrick St which is seeking a home rehabilitation program loan from the Office of Housing in order to put an addition on the house for the expanding family. Helen gave details on the content of the City and Habitat loan documents and assured that there will be affordability constraints in place.

(8) Announcements

Eric said that Beasley Square was moving along. Windows are now in place. The project will be completed in November-December.

The meeting was adjourned at 8:25pm.

Submitted by Michelle L'Heureux