

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: SEPTEMBER 1, 2016

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions/ Chair remarks (Chair) 7:00 p.m.
2. Consideration of June 2, 2016 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
3. Affordable housing policy in Arlington and Fairfax Counties (Panel) 7:10 p.m.
4. Pilot rental subsidy program (Helen McIlvaine) 7:55 p.m.
5. Inclusionary zoning discussion (Helen McIlvaine) 8:10 p.m.
6. North Potomac Yard Update (Jon Frederick /Tamara Jovovic) 8:20 p.m.
7. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:30 p.m.
8. Alexandria Housing Development Corporation Update (Jon Frederick) 8:35 p.m.
9. Information Items: 8:40 p.m.
 Financial Reports
 Housing Master Plan Progress Report
10. Announcements and Upcoming Housing Meetings (Staff) 8:45 p.m.
 North Potomac Yard Small Area Plan Update
 Advisory Group Meeting—August 29, 2016, 7:00-9:00 p.m., Station at Potomac Yard, Community Room

 Advisory Group Meeting, September 19, 2016, 7:00-9:00 p.m., tbd

 Eisenhower West/Landmark Van Dorn Implementation Advisory Group
 Advisory Group Meeting—September 13, 2016, 7:00-9:00 p.m., Victory Center Lobby, 5001 Eisenhower Avenue

 Old Town North Small Area Plan
 Advisory Group Meeting—September 29, 2016, 6:00-8:00 p.m., tbd
11. Other 8:50 p.m.
 Voluntary Contribution Rate
 VHDA Community Impact Grant
 Topics of interest for future meetings
- Adjournment (Chair) 9:00 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | June 2, 2016

	Members Present	Members Absent	Staff
1	Michael Butler (m)		Tamara Jovovic, Housing Analyst
2	Katharine Dixon		
3		Carter Flemming (excused)	
4		Daniel Foreman	
5	Jon Frederick (m)		
6	Stephen Hales		
7	Bill Harris (m)		
8	Robyn Konkell		
9	Michelle Krockner (m)		
10		Jessica Lurz* (excused)	
11	Helen McIlvaine*		
12		Joe Ouellette	
13	Peter-Anthony Pappas (m)		
14	Mary Parker (m)		
15	Yasin Seddiq		
16		David Taylor	
17	Eric Weiss (m)		
18		Marian Wiggins	
19	vacant		
20	vacant		
21	vacant		
	Guests	Affiliation	Email
1	Alan Goldstein	AHC	
2	Paul Browne	Wesley Housing Development Corporation	
3	Roy Priest	ARHA	
4	DeeDee George	ARHA	
5	Oscar Rider	ARHA	
6	Paul Zurawski		
7	Robert Reeves	Church of the Resurrection	

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order by the Chair, Katharine Dixon, at 7:08 pm.

Helen McIlvaine thanked Katharine Dixon for her service as chair of the Committee and welcomed Robyn Konkell as the new chair.

1. Introduction to Low-Income Housing Tax Credits (Helen McIlvaine, Alan Goldstein, Jon Frederick, and Paul Browne)

The Office of Housing convened a three-member panel to discuss the low-income housing tax credit (LIHTC) program. Following H. McIlvaine's overview of the program, Alan Goldstein, Director of the Multifamily Division at AHC, discussed the criteria used by investors looking to purchase LIHTCs, how developers evaluate and choose their equity partners, and what happens post-closing.

Jon Frederick, Executive Director at AHDC, discussed Virginia's Qualified Action Plan scoring for tax-credit applications and reviewed how AHDC's Gateway at King and Beauregard project scored during the 2016 tax credit cycle. He highlighted several scoring categories in which the project did not score well, including:

- Tax abatement or new project based subsidy
- Project subsidies/HUD 504 access 5 or 10%
- Waiting list preference to ID/DD within marketing plan
- Credit per unit
- Cost per unit

Paul Browne, Director of Real Estate Development at Wesley Housing Development Corporation, discussed how LIHTCs were used to rehabilitate Lynhaven Apartments and highlighted the opportunities and challenges associated with using 4% tax credits which are non-competitive.

Copies of all of the presentations will be posted online on the Office of Housing's website.

Roy Priest, CEO of ARHA, noted that he would like to discuss ARHA's approach to portfolio management in the coming fiscal year.

2. Consideration of May 5, 2016 Minutes, 2016 (Robyn Konkell)

Bill Harris made a motion to approve the minutes, and J. Frederick seconded the motion. The minutes were approved unanimously with two abstentions by Michelle Krockner and Peter-Anthony Pappas.

3. Annual Report (Tamara Jovovic)

Tamara Jovovic outlined the draft annual report for the Committee's review. M. Krockner made a motion to approve the report, and B. Harris seconded the motion. The Committee voted unanimously to approve the report subject to the inclusion of the Housing Trust figures through the end of the FY16 fiscal year.

4. Ramsey Homes Update (Helen McIlvaine)

The Redevelopment Work Group and related planning and community engagement process continue to guide the design, scale, and structure of the Ramsey Homes redevelopment scenarios. At the May 26th community meeting, participants overwhelmingly voted to preserve one of the four Ramsey buildings and construct one 52-unit building on the remainder of the site. Discussions over

the use of the preserved building and the nature of the financing needed to fund its preservation are expected to continue. The next ARHA Redevelopment Work Group meeting is scheduled for June 9th. City Council will be asked to provide feedback regarding the options at its June 26 legislative meeting. A new Affordable Housing Plan and loan request will likely be submitted for the Committee's review in the early fall; the revised Detailed Site Plan with Special Use Permit is anticipated to be going before Planning Commission and City Council by the end of the calendar year to be eligible to apply for VHDA's 2017 LIHTC allocation.

5. North Potomac Yard Small Area Plan Update (Jon Frederick/Tamara Jovovic)

Tamara Jovovic provided an update on the NPY SAP planning process and noted that JBG at this time is contemplating incorporating affordable units on site in lieu of a monetary contribution to the City's Housing Trust Fund. Onsite units would be consistent with the Housing Master Plan's goal to secure affordable units near transit and amenities. Per the conditions of the approved Coordinated Development District, Block 4 (located at the northern end of the area subject to the update) remains committed to the City to accommodate a school or some combination of public uses, including potentially affordable housing. J. Frederick noted that the parcel is not subject to the FAA height limit which impacts the maximum heights on much of the site.

6. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)

A written report was circulated.

7. Alexandria Housing Development Corporation Update (Jon Frederick)

J. Frederick noted that in the final May rankings AHDC's Gateway at King and Beauregard project had continued to receive a high enough score to qualify for the VHDA's 2016 low-income housing tax credit allocation.

J. Frederick also indicated that the redevelopment of the Carpenter's Shelter is in the Concept 2 stage; a preliminary plan is expected to be submitted later this summer.

8. Other

H. McIlvaine noted that the September agenda is tentatively scheduled to include a presentation on a proposed rental subsidy pilot program and a panel discussion on the affordable housing policies and initiatives of neighboring Arlington and Fairfax Counties. The date of the September AHAAC meeting will be finalized later this summer.

The meeting adjourned at 9:05 pm.

Housing Opportunities Fund Financial Status

As of July 31, 2016

	HTF	General Fund	HOME	Tax Revenue	Bonds	TOTAL
Balance as of June 30, 2016	5,125,420	0	1,481,620	571,584	1,600,000	8,778,623
Housing Trust Fund Allocation	262,538	36,962				299,500
HOME plus Match Allocation (FY 2017)			467,705			467,705
July 2016 Expenditures						
Alexandria Housing Development Corporation (AHDC)						0
AHDC King and Beauregard						0
AHDC Carpenter's Shelter						0
ARHA Ramsey						0
Balance Available Before Outstanding Commitments	5,387,958	36,962	1,949,325	571,584	1,600,000	9,545,828
Outstanding Commitments						
Alexandria Housing Development Corporation (AHDC)	252,538	36,962	0	0	0	289,500
AHDC King and Beauregard	2,828,755	0	460,877	571,584	1,600,000	5,461,217
AHDC Carpenter's Shelter	69,308	0	368,020	0	0	437,328
AHC Inc. Fillmore	1,582,246	0	1,120,426	0	0	2,702,672
AHC Inc. Church of the Resurrection	400,000	0	0	0	0	400,000
ARHA Ramsey	145,239	0	0	0	0	145,239
Fees for Professional Services	41,850	0	0	0	0	41,850
Unreserved Balance as of July 31, 2016	68,020	0	0	0	0	68,020

Housing Trust Fund Programs Financial Status

As of July 31, 2016

Balance as of June 30, 2016			9,070,094
Revenues for July 2016			
Contributions		0	
Interest		0	
Loan Repayments			
	Moderate Income Homeownership Program (MIHP)	21,204	
	Employee Homeownership Incentive Program (EHIP)	7,715	
	Loan Repayment	1,625	
	Fees Offsetting Expenditures	75	30,619
Expenditures for July 2016			
	Flexible Homeownership Program	0	
	Homeownership Counseling	(110)	
	Rebuilding Together Alexandria	0	
	Housing Opportunities Fund - <i>see attached report</i>	0	
	Rental Accessibility Modification Program (RAMP)	0	(110)
Balance Available Before Outstanding Commitments/Reservations			9,100,603
Outstanding Commitments/Reservations as of July 31, 2016			
	Braddock Small Area Plan Fund	834,080	
	Flexible Homeownership Program	610,721	
	HOME/HOF Match	387,799	
	Homeownership Counseling	118,582	
	FY 2018 Budget Reservation	400,000	
	Housing Opportunities Fund - <i>see attached report</i>	5,387,958	
	RTA	50,000	
	Rental Accessibility Modification Program (RAMP)	3,269	(7,792,408)
Unreserved Balance as of July 31, 2016			1,308,195

Housing Master Plan Bi-Annual Progress Report

Period: FY16 Q1-Q4

City of Alexandria, Office of Housing

Updated: 7.25.16

TYPE OF ACTIVITY	FY16 Q1-Q4 Impact (Jul 2015-Jun 2016)			Prior Reported Impact (Jan 2014-Jun 2015)	Total Impact (Jan 2014-Dec 2015)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline*	Prior Completed	Total Completed	Target	Balance
Rental Units Created or Preserved/Rehabilitated	109	0	403	75	184	660	476
<i>Created</i>							
Jackson Crossing	78						
St. James Plaza (Fillmore)			93				
Gateway at King and Beaugard			74				
Church of the Resurrection			132				
New Hope Veterans Home (Aspen Street)	3						
Carpenter's Shelter			98				
<i>Preserved</i>							
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings			6				
Lynhaven Apartments	28						
Units Created through the Development Process	33	4	129	30	63	336	273
Alexandria Memory Care Center			2				
Goodwin House			6				
Cambria Square (Pickett's Place/The Delaney)		4					
Notch 8				12			
Station 650 at Potomac Yard				8			
The Bradley (Braddock Station/Braddock Metro Place)				10			
Parc Meridian at Eisenhower Station	33						
Hunting Terrace			24				
Slater's Lane			2				
2901 Eisenhower Avenue			21				
Oakville Triangle Site			65				
ABC/Giant site			9				
Beaugard Committed Units	105	0	0	0	105	494	389
Southern Towers	105						
Units Created or Preserved through Redevelopment Support to ARHA	0	0	222	0	0	176	176
Ramsey Homes			52				
Ladrey Senior Highrise			170				

TYPE OF ACTIVITY	FY16 Q1-Q4 Impact (Jul 2015-Jun 2016)		Prior Reported Impact (Jan 2014-Jun 2015)	Total Impact (Jan 2014-Dec 2015)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued		Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects <small>[Grants]</small>	2		6	8	24	16
Homebuyer Loans	8		13	21	72	51
Homeowner Rehab Loans /RTA Projects <small>[Rebuilding Together Alexandria Grants]</small>	19		32	51	240	189

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY16 Q1-Q4 Impact (Jul 2015-Jun 2016)		Prior Reported Impact (Jan 2014-Jun 2015)	Total Impact (Jan 2014-Dec 2015)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued				Target	Balance
TOTAL	276		156	432	2,000	1,570