

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: JANUARY 7, 2016

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions 7:00 p.m.
2. Consideration of December 3, 2015 meeting minutes (Chair) 7:10 p.m.
Action Requested: Review and Approve Minutes
3. Presentation West End Transit Way 7:15 p.m.
(Allan Fye, TES)
Action Requested: Review
4. Discussion on Affordable Housing Needs - Levels of Affordability and Unit Mix 7:35 p.m.
(Housing Staff)
Action Requested: Review
5. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:05 p.m.
6. Alexandria Housing Development Corporation Update (Jon Frederick) 8:10 p.m.
7. Information Items: 8:15 p.m.
Financial Reports (Eric Keeler)
Affordable Housing Development Updates (Helen McIlvaine)
 - Lynhaven Apartments
 - Jackson Crossing
 - Church of Resurrection
8. Announcements and Upcoming Housing Meetings (Staff) 8:25 p.m.
Planning Commission Public Hearing—February 2, 2015, City Hall
Ramsay Homes (land use approvals, loan and revitalization certification)
City Council Public Hearing—February 20, 2015, City Hall
Ramsay Homes (land use approvals, loan and revitalization certification)

Oakville Triangle DSUP and CDD
Planning Commission Hearing for CDD—January 7, 2015, City Hall
City Council Hearing for CDD—January 23, 2015, City Hall
9. Other 8:30 p.m.
- Adjournment (Chair) 8:35 p.m.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | December 3, 2015

	Members Present	Members Absent	Staff
1	Joe Ouellette		Eric Keeler, Division Chief
2	Bill Harris		Jessica Lurz, DCHS
3	Michelle Krocker	Janelle Beverly	
4	Helen McIlvaine*		
5	Eric Weiss		
6	Michael Butler		
7	David Taylor		
8	Peter-Anthony Pappas		
9	Edric Kirkman		
10	Robyn Konkel		
11	Carter Flemming		
12	Daniel Freeman		
13	Katharine Dixon		
14	Jon Frederick		
	Guests	Affiliation	Email
	Robert Reeves	Church of the Resurrection	

*non-voting

Katharine Dixon, Committee Chair, opened the regular monthly promptly at 7:00 PM.

1. Introductions
 - a. Dixon congratulated Helen McIlvaine on her recent appointment to be Director of the Office of Housing. She has been Acting Director since January 1, 2015.
 - b. Daniel Foreman was introduced again as a new committee member. He represents a city/school employee and manages IT for ACPS.
2. Consideration of Minutes of the November 12, 2015 meeting
Ouellette moved and Harris seconded the Minutes be approved as distributed. The motion carried.
3. Chairman's Remarks

Dixon shared her concern that all members feel free to express their opinions on all matters to come before the committee, and that all opinions be respectfully considered. She summarized:

- a. All members should feel comfortable asking questions.
- b. Adequate time should be allotted for discussion.
- c. Staff should continue to provide matters to be discussed at least one week prior to committee meetings, and.
- d. All members come to meetings having read the material and be fully prepared to discuss it.

4. Report on Housing Funds Use (Eric Keeler)

Keeler reported on the department's presentation to City Council at its recent Budget Hearing. The Housing Master Plan goal calls for new affordability for 2,000 units by 2025 with a 2015 base line of 4,500 units serving 11,300 people annually. By "new affordability" is meant the units should be affordable, remain affordable over a long term, and that people can remain in them. Units may be attained through homeownership loans, home rehabilitation loans, rental accessibility, or through production or preservation of rental housing. Once units have been approved in the development process, it usually takes 2 to 4 years for them to be completed. Since 2006 the City has spent \$78 million producing housing units. Two examples were presented showing how City funds enable affordable housing development: \$5.7M to AHC St James for 93 units and \$5.5M to AHDC King and Beauregard for 74 units. Each \$1 of City funds leverages \$7 from developers. Between now and 2025 there is a shortfall of City funds for proposed projects to meet the HMP target of \$13M to \$30M. Most units built are one-bedroom units, but there is an increasing demand for two- and three-bedroom units for larger families. The larger the units require a greater subsidy resulting in fewer units built.

5. FY 2017 Budget Discussion (Chair)

Krocker, speaking on behalf of the ad hoc affordable housing advocacy group Housing Alexandria, advised it is unrealistic to expect to get in the FY 2017 City budget the \$10M housing subsidy funds needed. There will be at least a \$5M shortfall. She asked members to provide suggestions how this gap might be filled.

6. Report on Old Town North Small Area Plan (Staff)

The OTN SAP covers the area bounded on the south by Oronoco Street, on the west by Washington Boulevard, on the north by Daingerfield Island, and on the east by the Potomac River. The work plan is scheduled to be completed by 2017. Results of the first public meeting show 57% participants favor an increase in housing opportunities for a range of income and abilities, 17% do not, and 27% have no opinion. The main take away from the meeting was the general public does not understand what "affordable housing" means. A lot of education is needed.

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

- a. ARHA plans to proceed in seeking land use approvals for its redevelopment plan for Ramsey Homes in spite of a pending lawsuit. If City Council approves the plan, ARHA will apply to the Virginia Housing Development Authority for Low Income Housing Tax Credit funding in March 2016.

- b. Work will begin December 11th on this year's Winter Wonderland. The festivities conclude with Santa Claus and toys to be distributed to some 2,000 children on December 18th.
 - c. The ARHA Board got its first long awaited look at proposals for redeveloping five sites. Reviewing and making final decisions to select development partners will be a long and difficult process.
8. Alexandria Housing Development Corporation Update (Jon Frederick)
He had nothing new to report other than City Council has given enthusiastic approval to their Gateway project. AHDC will apply for tax credits in March 2016 also. The project will not compete against Ramsey Homes.
9. Information Items: Financial Reports (Eric Keeler)
There was no discussion on the distributed reports.
10. Announcements
Dixon requested at the January meeting there be a discussion of the need and feasibility for various sized units in future development.

Dixon adjourned the meeting at 8:40 PM.



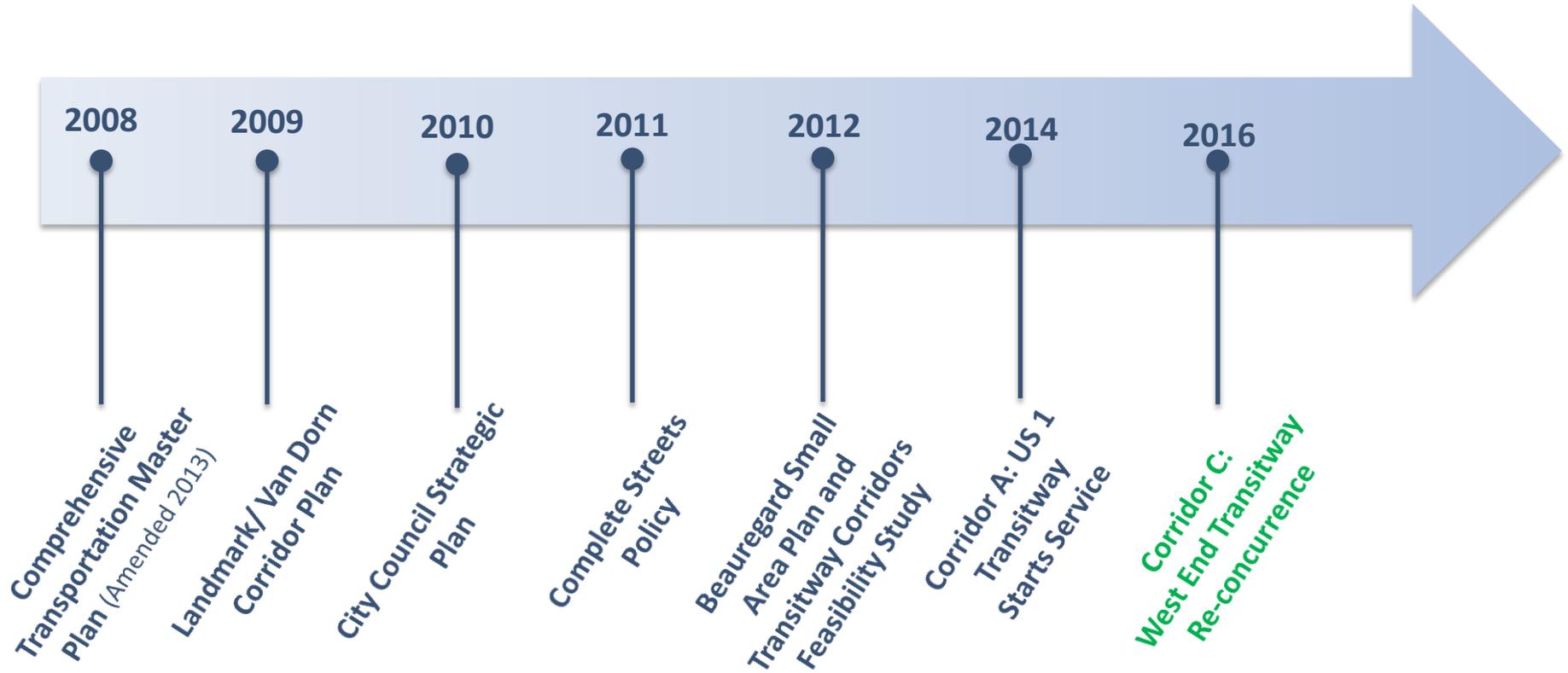
WEST END TRANSITWAY

Alexandria Housing
Affordability Advisory
Committee

January 7, 2016



History of Transitway Decision Making

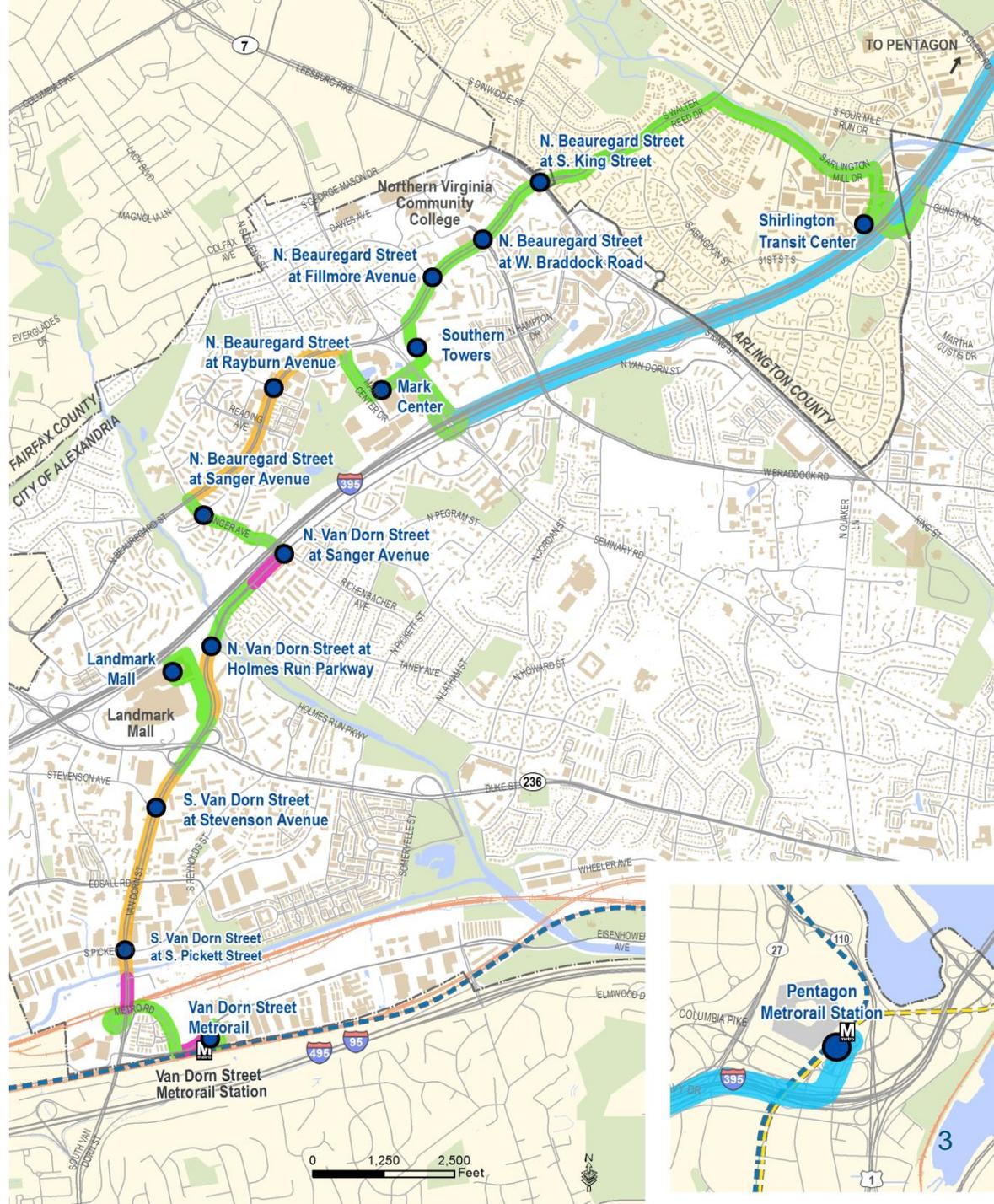


Build Alternative Runningway & Stations

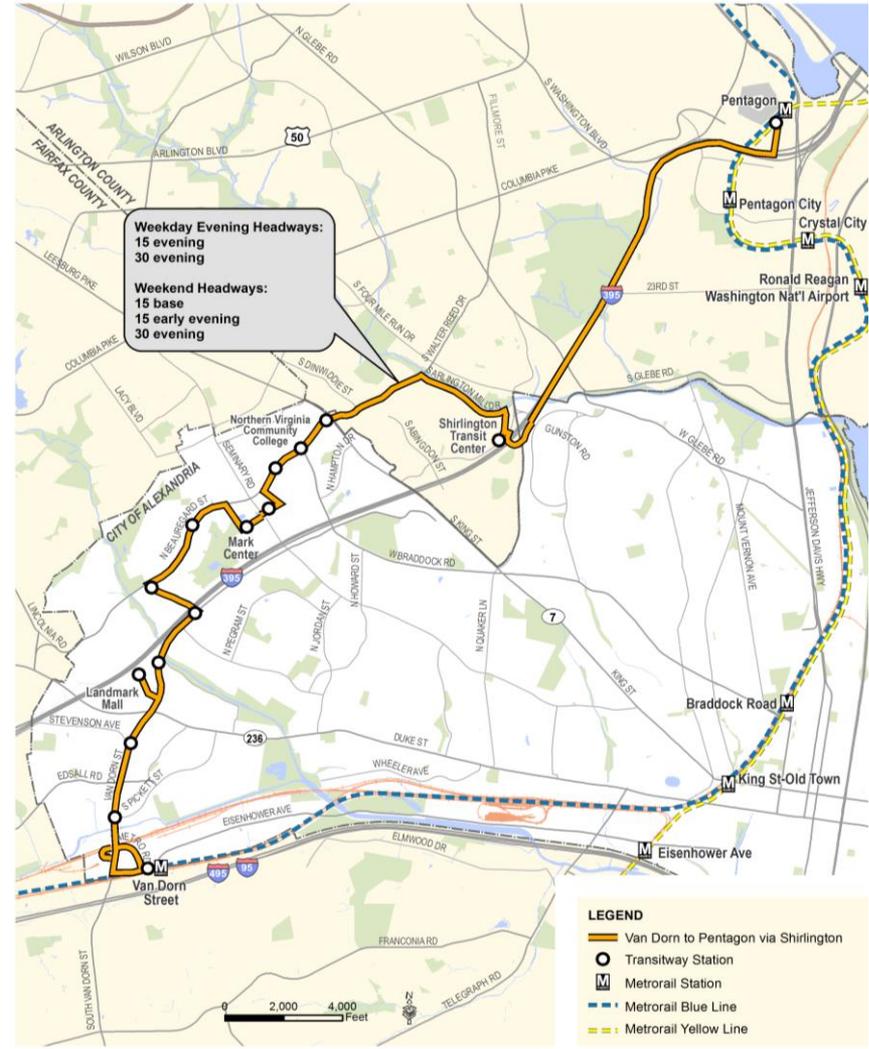
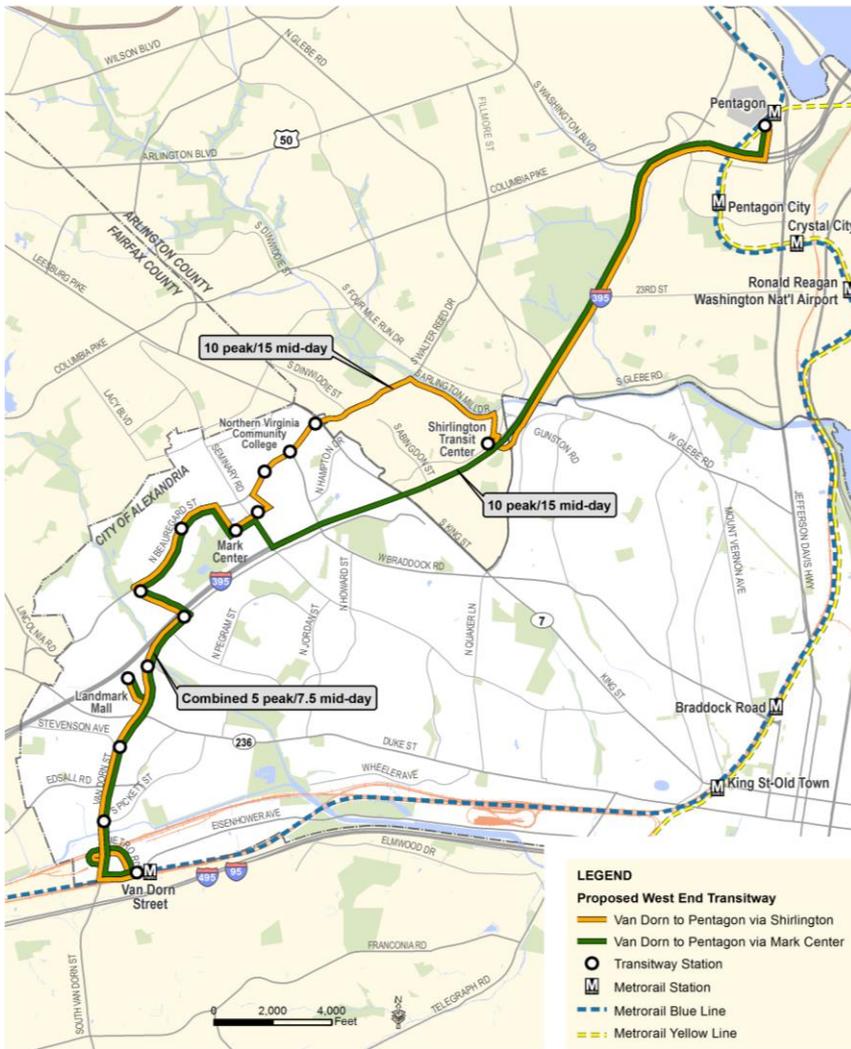
LEGEND

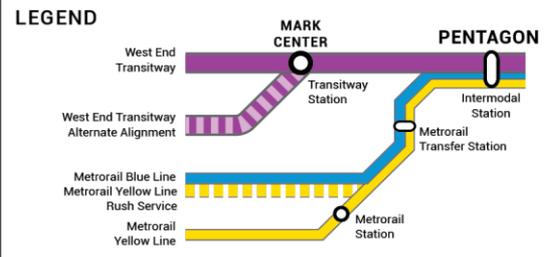
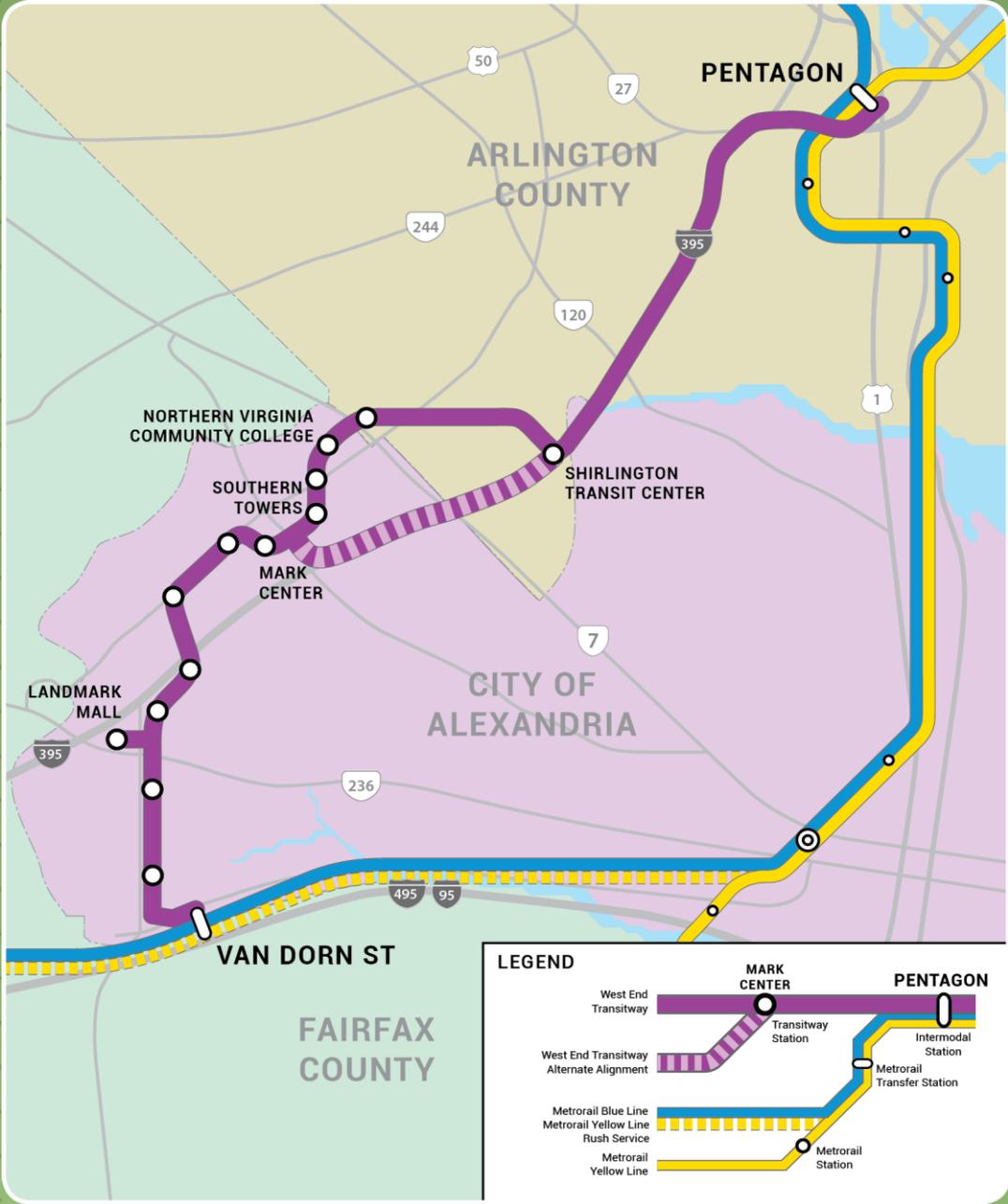
West End Transitway

- Planned Station
- Dedicated Transit Lane in One Direction
- Dedicated Transit Lanes in Both Directions
- Transit in Mixed Traffic
- Transit in I-395 HOV Lanes (Peak Period)
- Metrorail Station
- Metrorail Blue Line
- Metrorail Yellow Line



Proposed Operations Plan





By the Numbers



Transit & Affordable Housing

- Ongoing Federal (HUD / DOT) effort to coordinate housing opportunities and mobility options
- Similar effort within the City through various plans and policies
 - Beauregard Small Area Plan – commitment to approximately 800 affordable housing units; capital contributions to West End Transitway
 - Southern Towers – commitment to approximately 105 affordable housing units; capital contributions for West End Transitway
 - Landmark Mall, Landmark Gateway – contribution to City’s affordable housing fund; land/station infrastructure for West End Transitway



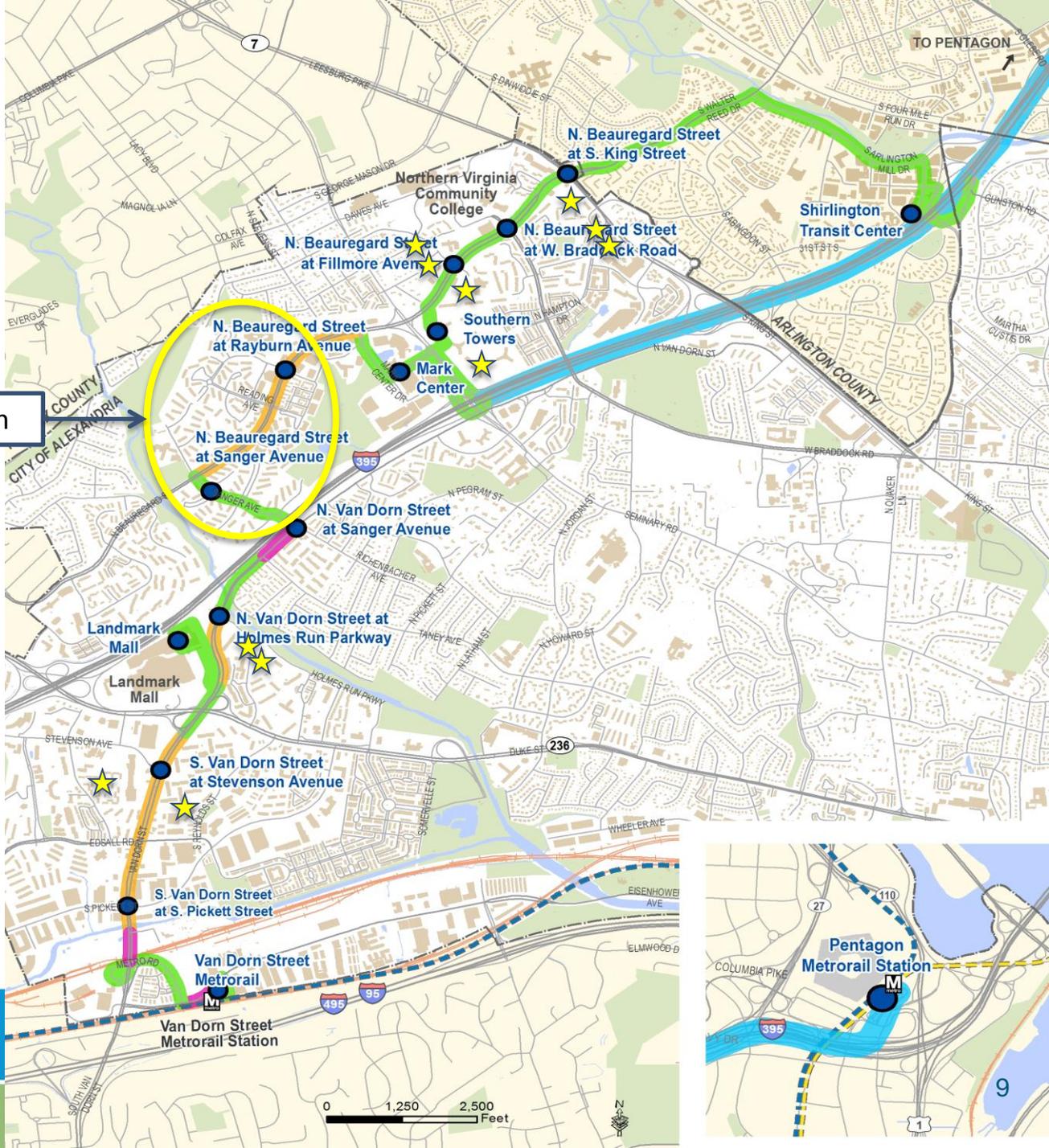
WEST END TRANSITWAY



Affordable Housing along the West End Transitway Corridor

Beauregard Small Area Plan

★ Existing or Planned Affordable Housing



Project Next Steps

- **Approvals**

- Environmental document submittal to FTA
- Transportation Commission Resolution of Support
- City Council re-concurrence of Transitway project resolution

- **Technical Work**

- Additional Design and Engineering
- Detailed Financial Plan
- Construction
- Begin Service



Thank You

Questions?



Housing Trust Fund Programs Financial Status

As of November 30, 2015

Balance as of October 31, 2015	8,519,196
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Revenues for November 2015	
Contributions	0
Loan Repayments	
Community Lodgings, Inc. (CLI)	0
Moderate Income Homeownership Program (MIHP)	50,922
Employee Homeownership Incentive Program (EHIP)	2,506
HCS - Subordination Fee Deposits	75
Fees Offsetting Expenditures	0
	53,503

Expenditures for November 2015	
Flexible Homeownership Program	0
Homeownership Counseling	(2,519)
Rebuilding Together Alexandria	(50,000)
Housing Opportunities Fund - <i>see attached report</i>	(1,350,734)
Rental Accessibility Modification Program (RAMP)	0
	(1,403,253)

Balance Available Before Outstanding Commitments/Reservations	7,115,943
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Outstanding Commitments/Reservations as of November 30, 2015	
Braddock Small Area Plan Fund	834,080
Flexible Homeownership Program	562,684
HOME/HOF Match	321,058
Homeownership Counseling	78,899
FY 2016 Budget Reservation	500,000
Housing Opportunities Fund - <i>see attached report</i>	4,819,765
Misc Project	0
RTA	0
Beauregard Fund	0
Rental Accessibility Modification Program (RAMP)	5,514
	(7,122,000)

Unreserved Balance as of November 30, 2015	47,445
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