

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: DECEMBER 3, 2015

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions 7:00 p.m.
2. Consideration of November 12, 2015 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
3. Chairman's Remarks 7:10 p.m.
4. Report on Housing Funds Use (Eric Keeler) 7:15 p.m.
No Action Requested
5. FY 2017 Budget Discussion (Chair) 7:30 p.m.
Action Requested: TBD
6. Report on Old Town North Charrette (Staff) 7:45 p.m.
No Action Requested
7. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 7:50 p.m.
8. Alexandria Housing Development Corporation Update (Jon Frederick) 7:55 p.m.
9. Information Items: 8:00 p.m.
Financial Reports (Eric Keeler)
10. Announcements and Upcoming Housing Meetings (Staff) 8:05 p.m.

Old Town North Small Area Plan
OTN Advisory Group Meeting – December 17, 2015 City Hall, 7-9pm
[Alex Engage for OTN - http://engage.alexandriava.gov/portals/191/Forum_537/Issue_3224](http://engage.alexandriava.gov/portals/191/Forum_537/Issue_3224)

Oakville Triangle DSUP and CDD
Oakville Triangle/Route 1 Corridor Plan Advisory Group Meeting –
December 10, 2015, Charles Houston Recreation Center, 7-9pm
Planning Commission Hearing for CDD—January 2016, City Hall
City Council Hearing for CDD—January 23, 2016, City Hall, 9:30am
11. Other 8:10 p.m.
- Adjournment (Chair) 8:15 p.m.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | November 12, 2015

	Members Present	Members Absent	Staff
1	Joe Ouellette	David Taylor	Eric Keeler, Division Chief
2	Bill Harris	Katharine Dixon	
3	Michelle Krocker	Janelle Beverly	
4	Helen McIlvaine*	Peter-Anthony Pappas	
5	Eric Weiss	Edric Kirkman	
6	Michael Butler	Carter Flemming	
7	Robyn Konkel		
8	Jon Frederick		
	Guests	Affiliation	Email
	Betsy Faga	Church of the Resurrection	
	Danny Abrahamson	4600 King LLC	
	Doug Firstenberg	Stonebridge-Carras	
	Cathy Puskar	Walsh, Colucci	
	Amy Friedlander	Walsh, Colucci	
	Neal Kumar	Rushmark Properties	
	Doug Owens	ARHA	

*non-voting

1. Introductions

Bill Harris chaired the meeting in Katharine Dixon's absence.

2. Consideration of October 1, 2015 AHAAC Minutes

Jon Frederick moved to approve the minutes, Joe Ouellette seconded, and the minutes were unanimously approved.

3. Consideration of Affordable Housing Plan for Gateway at King and Beauregard Project (4600 King LLC, Danny Abramson)

Danny Abrahamson gave a brief summary of the Gateway project at Beauregard and King Streets which will go before City Council on Nov 21. AHDC's affordable units at Gateway are part of this larger mixed-use

development. Eric Weiss offered a motion to endorse the affordable housing plan and Michelle Krocker seconded the motion. The motion passed with Jon Frederick and Joe Ouellette recusing themselves.

4. Consideration of Affordable Housing Plan for Oakville Triangle Project (Stonebridge-Carras, Doug Firstenberg)

Doug Firstenberg provided an overview of the Oakville Triangle redevelopment plan. The project includes 13 acres on Jefferson Davis Highway, and is part of the SAP approved by City Council in October. For the most part, all ground floor development will be retail, with upstairs housing. Office space, a hotel, MF rental and townhouses will be included in this 1.5 million sq ft of development. This project is proposing affordable units, rental on-site to take advantage of proximity to metro. At least 65 units are anticipated with the majority being studio units affordable to households at < 60% AMI, and remain affordable for 25 years. Joe Ouellette made a motion to support the affordable housing plan and Eric Weiss seconded. The motion passed unanimously.

5. Consideration of Affordable Housing Plan for 2901 Eisenhower Avenue Project (Rushmark Properties, Neal Kumar/Cathy Puskar, Walsh, Colucci)

Cathy Puskar presented a plan for the Eisenhower Avenue Project – 533 units in 2 buildings, and 67 townhouses. The second building may become a hotel and if that happens, the affordable housing contribution would be re-calculated and reviewed by the Committee in the future. This project proposal includes both affordable units and a contribution to the Housing Trust Fund. Michelle Krocker asked about the unit mix (a majority of one-bedroom units). The unit mix for the affordable units mirrors the overall mix for the project which is predominantly one bedroom units. Joe Ouellette made a motion to support the affordable housing plan and Jon Frederick seconded. The motion passed unanimously.

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

Doug Owen (ARHA) provided updates on ARHA activities. The Ramsey redevelopment plans are continuing. HUD Secretary Julian Castro and the Surgeon General visited Old Town Commons (ARHA property) to make an announcement regarding HUD's ban on smoking in public housing. Also, ARHA hopes to make its recommendations for the awards of its five redevelopment projects in December.

7. Alexandria Housing Development Corporation Update (Jon Frederick)

There were no additional updates from AHDC.

8. Information Items

Eric Keeler reviewed the city budget community meeting process where participants were asked to identify their top three priorities and their lowest three

priorities; also in what areas would they support cuts. FY2017 is expected to be another tough budget year.

Joe Ouellette asked for a more complete picture of the finances of the Housing Trust Fund including the amount of funds allocated to each project, and the fund balance in more detail. It is difficult to predict when developer contributions will be made, but the fund is expected to grow by approximately \$4 million annually starting in two years out to 2025.

Staff projects that approximately \$20 million will be needed to accommodate the projects in the pipeline today. There was a brief discussion about advocacy efforts to address the funding shortfall and also a note that affordable housing received a lot of attention during the election for Council and the Mayor.

Eric also talked about the upcoming Charrette for the Old Town North Small Area Plan and encouraged AHAAC members to participate.

The meeting ended at 8:45 PM.

Housing Trust Fund Programs Financial Status

As of October 31, 2015

Balance as of September 30, 2015	8,485,861
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Revenues for October 2015		
Contributions	0	
Loan Repayments		
Community Lodgings, Inc.	1,625	
Moderate Income Homeownership Program (MIHP)	23,449	
Employee Homeownership Incentive Program (EHIP)	7,506	
HCS - Subordination Fee Deposits	75	
Fees Offsetting Expenditures	0	32,655

Expenditures for October 2015		
Flexible Homeownership Program	0	
Homeownership Counseling	(680)	
Rebuilding Together Alexandria	0	
Housing Opportunities Fund - <i>see attached report</i>	0	
Rental Accessibility Modification Program (RAMP)	0	680

Balance Available Before Outstanding Commitments/Reservations	8,519,196
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Outstanding Commitments/Reservations as of October 31, 2015		
Braddock Small Area Plan Fund	834,080	
Flexible Homeownership Program	509,257	
HOME/HOF Match	321,058	
Homeownership Counseling	81,343	
FY 2016 Budget Reservation	500,000	
Housing Opportunities Fund - <i>see attached report</i>	3,670,499	
Misc Project	0	
RTA	50,000	
Beauregard Fund	1,900,000	
Rental Accessibility Modification Program (RAMP)	5,514	(7,871,750)

Unreserved Balance as of October 31, 2015	647,445
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Housing Opportunities Fund Financial Status

As of October 31, 2015

	HUF	General Fund	HOME	Tax/Revenue	TOTAL
Balance as of September 30, 2015	3,670,499	23,110	1,457,952	1,820,850	5,951,561
October 2015 Expenditures					0
Balance Available Before Outstanding Commitments	3,670,499	23,110	1,457,952	1,820,850	5,951,561
Outstanding Commitments					
Alexandria Housing Development Corporation (AHDC)	105,669	23,110	0	0	128,779
AHDC King and Beauregard	0	0	350,000	0	350,000
AHC Inc. Fillmore	2,932,980	0	1,057,754	1,249,266	5,240,000
AHC Inc. Church of the Resurrection	400,000	0	0	0	400,000
Fees for Professional Services	31,850	0	0	0	31,850
Unreserved Balance as of September 30, 2015	2,000,000	0	50,198	571,584	821,782