

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: AUGUST 2, 2018

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. 1200 North Henry Affordable Housing Plan (Tamara Jovovic/Robert Brant) 7:05 p.m.
Action Requested: Review and Vote on Affordable Housing Plan
3. Consideration of June 27, 2018 meeting minutes (Chair) 7:25 p.m.
Action Requested: Review and Approve Minutes
4. Route 1 South Housing Affordability Strategy—AHAAC Memo (Jon Frederick) 7:30 p.m.
5. Update on FY18 AHAAC Annual Report (Tamara Jovovic) 7:40 p.m.
6. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 7:45 p.m.
7. Alexandria Housing Development Corporation Update (Jon Frederick) 7:50 p.m.
8. Information Items: 7:55 p.m.
Financial Report (Eric Keeler)
9. Staff Updates 8:00 p.m.
10. Announcements and Upcoming Housing Meetings (Staff) 8:05 p.m.

Route 1 South Housing Affordability Strategy
Roundtable Discussion: August 9; 6:00 - 8:00 pm, tbd
Resident Outreach Event: August 24; 1:00-4:00 pm, 500 Alfred Street
Planning Commission Public Hearing: September 4; 7:00 pm, Council Hearing Room
City Council Public Hearing: September 15; 9:30 am, Council Hearing Room

ARHA Redevelopment Work Group
September 13, 5:30 pm, Council Workroom
11. Other 8:10 p.m.
- Adjournment (Chair) 8:15 p.m.

City of Alexandria, Virginia

MEMORANDUM

DATE: JULY 30, 2018

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

FROM: HELEN S. MCILVAINE, DIRECTOR

SUBJECT: 1200 NORTH HENRY AFFORDABLE HOUSING PLAN

ISSUE: Consideration of an Affordable Housing Plan for 1200 North Henry (DSUP 2017-00020).

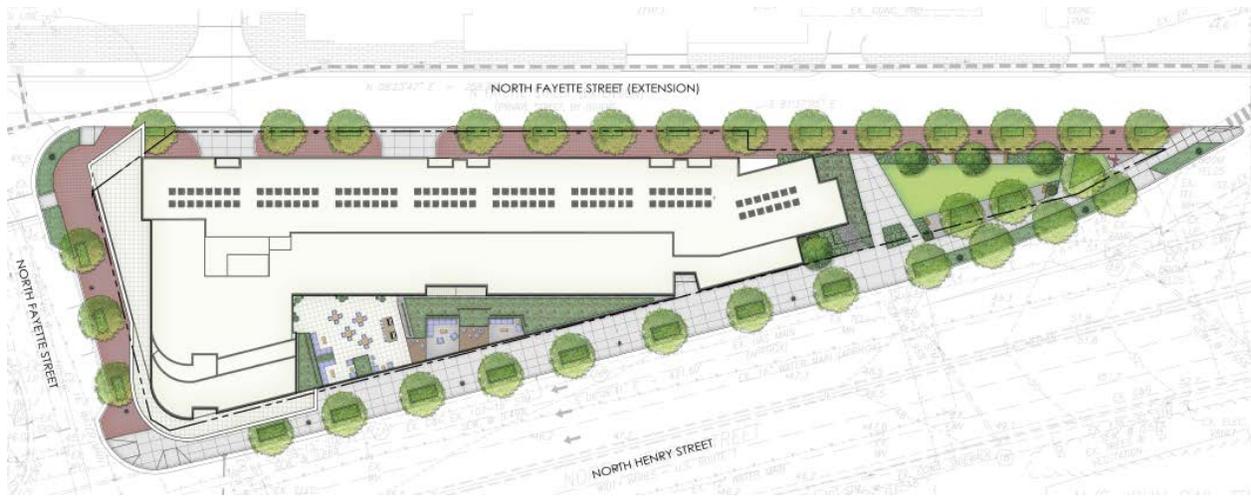
ACTION REQUESTED: That the Committee review and endorse the associated Affordable Housing Plan.

BACKGROUND: 1200 North Henry is a 0.8-acre site generally bounded by North Fayette, the future North Fayette Extension, and Route 1 (see image below). The applicant proposes to construct one building with a total of approximately 115 residential units, including 11 committed affordable units; 17,000 square feet of ground-level retail; and 10,000 square feet for a daycare use.

The project involves the following applications and modifications:

- Master plan amendment
- Rezoning from the OCM(50) to the CRMU-H Zone
- Bonus density and height for the provision of affordable housing
- Modification of height to setback ratio for North Fayette Street
- Modification for open space
- Floor Area Ratio (FAR) exclusion for the provision of day care
- Modification for encroachment of canopy into right-of-way

The proposed rezoning increases the site's FAR from 1.5 to 2.5. The applicant has applied for 30% bonus density on the proposed FAR of 2.5 (for a total FAR of 3.25) and an increase in height from 70 to 85 feet.



DISCUSSION: Consistent with the Housing Master Plan’s recommendation to focus affordable housing efforts in areas near transit and with the greatest potential for increased density and mixed-use development, the applicant has proposed to utilize bonus density and bonus height (Section 7-700 of the Zoning Ordinance). In exchange for 30% bonus density and 15 feet of additional height, the applicant will provide eleven affordable rental units (nine one-bedroom and two two-bedroom units) affordable to households with incomes at 60% of the area median income for a 40-year period (equivalent to \$49,260-\$70,320 in 2018 for a household with one to four members).

The applicant has also agreed to provide a voluntary monetary contribution to the Housing Trust Fund in the amount of \$263,583. 50% of this contribution will be reserved for potential future offsite ARHA replacement units pursuant to the Braddock Metro Neighborhood Plan. It is noted that the applicant’s calculation of its voluntary monetary contribution is not consistent with the City’s Procedures Regarding Affordable Housing Contributions as the applicant is using net floor area of the project (versus gross floor area) and has excluded the 10,000 square feet associated with the proposed daycare. This divergence in methodologies results in a difference of approximately \$80,000 from the formula amount. The procedure for calculating voluntary contributions will be revisited later this year to resolve growing inconsistencies.

FISCAL IMPACT: \$263,583 to the Housing Trust Fund. 50% (\$131,791) of these monies are reserved to help fund ARHA’s potential acquisition of offsite units, if required, pursuant to the Braddock Metro Neighborhood Plan. The reservation must be maintained pending completion of the redevelopment of all Braddock area ARHA properties.

ATTACHMENTS:

(1) Affordable Housing Plan for 1200 North Henry, DSUP 2017-00020, dated June 21, 2018

STAFF:

Eric Keeler, Deputy Director, Office of Housing

Tamara Jovovic, Housing Analyst, Office of Housing

**1200 N Henry Street
Affordable Housing Plan
June 21, 2018**

1.1 Project name and address

Project Name/Address: 1200 N Henry Street

1.2 Application number

DSUP #2017-0020

1.3 Brief description of the application and the proposed development program

The Applicant proposes to construct a six-story multifamily building with 115 rental units, approximately 10,000 square feet of day care and approximately 17,000 square feet of ground floor retail.

1.4 Requested zoning changes or waivers (if any)

- **Master Plan Amendment and Rezoning**
- **DSUP for a multifamily residential building with day care and retail**
- **Modification of height to setback ratio**
- **Modification for open space**
- **Bonus density and height for the provision of affordable housing**
- **Encroachment**

1.5 The Small Area Plan in which the project is located and a brief discussion of how relevant affordable housing goals and recommendations are being addressed by the AHP

The project is located within the Braddock Metro Neighborhood Plan. This plan encourages affordable housing in order to create an economically diverse area, but does not specifically identify any affordable housing goals for this site. The proposed project at 1200 N Henry advances the city-wide Affordable Housing Plan and the City's Housing Master Plan by creating 11 new affordable units in a transit-oriented development.

2. Description of the AHP to include:

2.1 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of proposed affordable units

The Applicant proposes to provide 9 one-bedroom and 2 two-bedroom units for households with incomes up to 60% of AMI for 40 years.

2.2 General description of location of affordable units in the project

All eleven affordable units will be located in the proposed building and will be dispersed throughout the building.

**1200 N Henry Street
Affordable Housing Plan
June 21, 2018**

2.3 Confirmation that residents of affordable units will have equal access to all amenities available to residents of market-rate units

The residents of the affordable units will have equal access to all amenities available to residents of the market-rate units within the building.

2.4 Number, type (rental/for-sale), size (number of bedrooms), level of affordability (% of Area Median Income), and length of affordability of existing affordable units being demolished as part of redevelopment (if any)

No units are being demolished as part of this redevelopment.

2.5 Brief discussion of tenant relocation plan approved by the Landlord-Tenant Relations Board (if applicable)

N/A

2.6 Description of the phasing of the project and any implications it may have on the delivery of units (if any)

The building will be constructed in one phase.

2.7 Description of any voluntary contributions to be made to the Housing Trust Fund in addition to the provision of affordable units (if any)

In addition to the 11 on-site units, the Applicant will be providing a monetary contribution to the Housing Trust Fund.

2.8 Any other information the applicant deems relevant to the AHP

N/A

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | June 27, 2018

	Members Present	Members Absent	Staff
1		Dan Brendel (excused)	Tamara Jovovic, Housing Planner
2		Michael Butler (excused)	
3	Katharine Dixon		
4		Carter Flemming (excused)	
5	Jon Frederick		
6		Holly Hanisian (excused)	
7	Bill Harris		
8	Robyn Konkel, Chair		
9	Michelle Krocker		
10	Jessica Lurz*		
11	Helen McIlvaine*		
12	Michael Doyle (m)		
13	Peter-Anthony Pappas		
14	Mary Parker		
15		Yasin Seddiq (excused)	
16		Nechelle Terrell (excused)	
17	Marian Wiggins		
18	Paul Zurawski		
19	William Alexander		
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Ben Lazarus	Carmel Partners	
2	Matt Roberts	Bean Kinney & Korman Attorneys	
3	Judith Cabelli	Wesley Housing	
4	Kamilah McAfee	Wesley Housing	
5			

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. Mike Doyle agreed to take minutes.

1. Introductions and Remarks (Robyn Konkel)

The Committee welcomed its newest member, William Alexander. Following introductions, the Chair noted a request by Jim Kapsis, Chair of the Environmental Policy Commission (EPC), to schedule a meeting between the EPC and AHAAC. Staff committed to following up on scheduling a joint meeting in the fall.

2. Braddock Gateway Phase III Affordable Housing Plan (Tamara Jovovic/Matt Roberts)

Tamara Jovovic introduced the project and the applicant. Braddock Gateway Phase III is the third and final phase of the Braddock Gateway project (developed under CDD#15). As part of the development approval process for CDD #15, the applicant agreed to provide a \$5 million contribution to the Housing Trust Fund. \$2.16 of the \$5 million remains to be provided upon the completion of Phase III. The applicant has agreed to provide one half of the contribution in the form of a monetary contribution reserved for potential future offsite ARHA replacement units pursuant to the Braddock Metro Neighborhood Plan and one half in the form of four on-site units affordable at 60% AMI for 40 years. Mary Parker inquired how many of the affordable units would be accessible. Katharine Dixon had a motion to approve the AHP; Jon Frederick seconded the motion. The Committee approved the AHP unanimously.

3. Consideration of May 3, 2018 Minutes (Robyn Konkel)

Michelle Krocker made a motion to approve the May minutes; Mike Doyle seconded the motion. R. Konkel requested the minutes be modified to reflect that she was present at the May meeting. The minutes were approved unanimously with one abstention from William Alexander.

4. Fairlington Presbyterian Project Update (Helen McIlvaine/Judith Cabelli)

Judith Cabelli and Kamilah McAfee provided an update on Wesley Housing's proposed Fairlington Presbyterian affordable housing project. The project is proposing 82 units affordable at 40-60% AMI on the site of the existing parking lot of the FPC. The project received a \$400,000 pre-development loan in 2017 to complete traffic, engineering, and other studies consistent with the City's development review process. Wesley will be returning to the Committee with its permanent loan request in the fall; Wesley Housing (along with several of the City's other housing partners across the region) has observed a sharp increase in construction costs (in materials and labor) which has impacted the project's preliminary budget. The project has held two community meetings and one open house to-date (a second open house is scheduled for July and a third community meeting for September). Wesley plans to submit a 2019 tax credit application; if successful, construction is anticipated to start in mid-2020. The project will have a full-time property manager on site, feature outdoor amenity space, underground utilities, and address existing stormwater runoff issues on site. FPC members have expressed interest in partnering with Wesley to provide services to the residents.

5. Route 1 South Housing Affordability Strategy Update (Tamara Jovovic)

Tamara Jovovic provided an update on the Route 1 South planning process, including a summary of community and resident concerns and the Strategy's draft recommendations. The planning process is focused on preserving housing affordability for the existing 215 committed affordable units located at The Heritage at Old Town and Olde Towne West III. The federal housing assistance contracts that have ensured the affordability of the units for over three decades are subject to voluntary annual renewals at The Heritage at Old Town and are scheduled to end in late 2019 or early 2020 at Olde Towne West III. Both property

owners have existing zoning and development rights that would allow them to redevelop the properties as townhouses and would have no legal obligation to continue the rental subsidy contracts after granting adequate advance notification. Without proactive planning, incentives and implementation, the affordability of the 215 units will be permanently lost if their property owners choose to redevelop and/or opt out of the contracts. This will cause the displacement of the existing 215 households that live in the subsidized units, as well as exacerbate the city's affordable housing shortage, reduce its inventory of family-sized units, and shrink its number of deeply-affordable units.

Staff highlighted the Strategy's recommendations regarding relocation, ensuring the right to return for all eligible tenants, and securing long-term affordability commitments from the property owners. Mary Parker recommended that the accessibility of future units be prioritized and stated the need for the plan to be more sensitive to the needs of people with mobility restrictions.

The Committee discussed whether it should write a letter of support for the plan. Jon Frederick volunteered to draft a letter for the Committee's consideration; Michelle Krocker agreed to assist with this effort. Katharine Dixon made a motion to move forward with this action; Robin Konkel second the motion. The Committee unanimously approved the preparation and submission of a letter to Planning Commission and City Council.

6. Discussion of Park Center Affordable Housing Contribution (Helen McIlvaine)

Helen McIlvaine briefed the Committee on the Park Center project and on the complexities and difficulties associated with financing office-to-residential conversions and providing standard community benefits and contributions. As part of the development review process, the applicant for this project agreed to provide 10 units affordable at 70% AMI for a period of 40 years as its voluntary affordable housing contribution; currently, the City's affordable housing procedures do not address such conversion projects. H. McIlvaine asked for the Committee to consider whether it would support the use of City resources to preserve/increase the City's stock of workforce affordable units and whether workforce affordable units should be counted towards the Housing Master Plan's goal of creating new affordability in 2,000 units by 2025. M. Krocker requested the Committee have a broader conversation in the fall about workforce affordable housing and the role the City should play in supporting this level of affordability, as well as about the City's conversion policy.

7. FY18 AHAAC Draft Annual Report (Tamara Jovovic)

T. Jovovic presented the Committee's draft Annual Report which the Committee is required to submit to City Council by August 2018. J. Frederick made a motion to approve the submission of the Annual Report subject to staff finalizing the 2018 fiscal year financial figures; Marian Wiggins seconded the motion. The Committee voted unanimously to approve the submission of the report.

8. Alexandria Housing Development Corporation Update (Jon Frederick)

AHDC is closing on its financing for Lacy Court on 6/15 and is anticipating a late July/early August closing for the Carpenter's Shelter project.

9. Information Items (Tamara Jovovic)

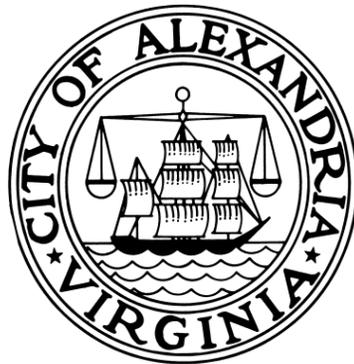
Staff shared the May financial report.

10. Staff Updates

- Ramsey Homes is moving forward with demolition; ARHA anticipates closing on its financing for the project in the next several weeks.
- The Committee will need to elect a chair in September.
- The next ARHA Redevelopment Work Group meeting will occur on July 12.
- The two discounted memory care units at Silverado Alexandria have been filled. The City is now maintaining a waitlist for interested individuals.

The meeting was adjourned at 9:00 pm.

**The Alexandria Housing Affordability Advisory
Committee
FY17 (July 2017-June 2018) Annual Report**



DRAFT July 2018

**The Alexandria Housing Affordability Advisory Committee (AHAAC)
FY18 Annual Report, July 2017-June 2018**

The Alexandria Housing Affordability Advisory Committee (AHAAC) comprises members appointed by the Alexandria City Council and is staffed by the Office of Housing. A list of the committee positions and members during Fiscal Year 2018 is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the preservation and creation of affordable housing; make recommendations on policies governing the expenditures of the City's Housing Trust Fund (HTF) and Housing Opportunities Fund monies; review affordable housing plans; work with staff to monitor the implementation of the Housing Master Plan and the Beauregard Small Area Plan; and to oversee the administration of the HTF. AHAAC held ten meetings during the annual reporting period.

Two new members joined the Committee representing the real estate profession and the faith community. As of June 2018, the Committee has two vacancies for its landlord and small business representative positions.

FY 18 Accomplishments Overview

- Recommended approval of an \$8.4 million permanent loan to AHC, Inc. for the Church of the Resurrection project which proposes to deliver 113 units affordable to households with incomes ranging between 40% and 60% AMI. Approved the application's affordable housing plan. Endorsed provision of a grant of \$350,000 from HTF to provide a rental subsidy to make 12 units deeply affordable.
- Recommended approval of a \$1.6 million increase to a permanent loan to ARHA for the redevelopment of Ramsey Homes which proposes to deliver 52 affordable units, including 15 replacement public housing units. New total loan amount is \$3.6 million.
- Recommended approval of a request to modify AHDC's 2017 plan to refinance and renovate Lacy Court Apartments to release AHDC from its obligation to repay \$500,000 at completion of renovation.
- Approved an affordable housing plan for the Sunrise Senior Living site which proposes to deliver 1 auxiliary-grant (AG) funded unit.
- Approved an affordable housing plan for the Eisenhower East Block 20 site which proposes to deliver 15 affordable rental units.
- Attended community and advisory group meetings and provided feedback on four planning efforts—the Route 1 South Housing Affordability Strategy (Dan Brendel and Mary Parker), Resolution 830 Modernization Process (Dan Brendel), the Eisenhower West/Landmark Van Dorn Implementation Advisory Group (Bill Harris), and the Braddock Implementation Advisory Group (Robyn Konkel). Monitored meetings of the ARHA Redevelopment Work Group.
- Reviewed and provided guidance on a quarterly basis on the implementation timeline of the Housing Master Plan.
- Received updates on and provided counsel to the FY 19 budget process, including submission of a letter urging City Council to adopt a dedicated source of funding for affordable housing.
- Received updates on and monitored meeting of the Joint City-School Facilities Task Force.
- Received updates on the Old Town North arts district, and submitted memoranda outlining concerns regarding the proposed text amendment to the City Zoning Ordinance to allow the use

of bonus density for arts-related uses, potentially diluting the effectiveness of Section 7-700 as a strategic tool for affordable housing production. As a result, Planning has agreed to undertake an equivalency analysis of the value of arts spaces created through bonus density versus the value of housing spaces created through bonus density. This is intended to make sure the decision of developers to opt for one type of space versus another is not so economically advantageous as to preclude use of the other.

- Reviewed and conducted a public hearing on the FY19 Action Plan.

During the past year, AHAAC dealt with the following funding requests, affordable housing plans, and issues:

A. Housing Funding Requests: During the reporting period, AHAAC voted on three funding requests described below.

- 1. Church of the Resurrection:** In December AHAAC considered AHC, Inc.'s request for a permanent loan of up to \$8.4 million (including \$565,000 of previously approved predevelopment funds) for the proposed redevelopment of the Church of the Resurrection site to provide 113 apartments. As part of the redevelopment, the church will construct a new building on the southern portion of the site to continue its worship ministry, food pantry, and other community services. The proposed rental units in the affordable building will serve incomes ranging between 40% and 60% of AMI and include a mix of one-, two- and three-bedroom apartments, including 12 fully accessible units. The Committee also endorsed City Council's provision of a \$350,000 grant from the HTF to create 12 deeply affordable units as part of AHC's proposal. **AHAAC voted to approve the loan and grant and associated affordable housing plan.** It is noted that the loan was subsequently increased to up to \$9.0 million to allow for the undergrounding of extensive and complex utilities. City Council approved the DSUP for the project in January 2018.
- 2. Lacy Court:** In February 2017 the Committee approved AHDC's request to refinance and renovate Lacy Court Apartments, a 44-unit affordable housing project in the Del Ray neighborhood, utilizing competitive tax credits, including (i) a partial release of debt secured by an existing City loan in exchange for the City receiving an equity position through a future right of first option, (ii) repayment of \$500,000 when the renovation was complete, and (iii) provision of a grant of \$150,000 to AHDC from the repayment to fund a pilot rental subsidy program to create deep affordability.

In May 2018, AHDC requested a modification of AHDC's 2017 plan to refinance and renovate Lacy Court Apartments to release its obligation to repay the City \$500,000 at completion of construction. The request was the result of increased construction and labor costs. **AHAAC voted to approve the loan modification with one abstention.**

- 3. Ramsey Homes:** In February 2016 the Committee approved ARHA's request for a \$835,000 loan to support offsite infrastructure improvements and other required amenities to enable the redevelopment of the 15-unit Ramsey Homes into a 52-unit mixed-income community.

In March 2016, City Council approved the rezoning for the site and directed further study of the design of the overall project. In October 2016 the Committee approved an increase in the approved City loan amount for up to \$1.1 million to support the offsite infrastructure improvements associated with the revised design concept. City Council approved the DSUP for the project in November 2016.

In February 2017 the Committee approved an increase in the approved City loan amount from up to \$1.1 million to \$2 million. The request was the result of several factors that had increased project costs since the initial loan approval, including increased construction costs and changes in the pricing of tax credits and VHDA's scoring system.

In May 2018, ARHA requested an increase in the approved City loan amount from up to \$2 million to up to \$3.6 million. The request was the result of further escalation in construction costs and changes in the pricing of tax credits. **AHAAC voted to approve the loan with one abstention and to recommend to City Council that the \$1.6 million increase in the loan amount be a priority repayment to the City.** The loan to ARHA will be funded with proceeds from ARHA's repayment of the City's 2008 Glebe Park loan. These funds have been reserved by City Council for ARHA redevelopment projects.

B. Affordable Housing Plans: During the reporting period, AHAAC voted on three affordable housing plans that were included as part of the development process.

- 1. Sunrise Senior Living:** The site is located at 400 North Washington Street and 413 and 417 North Columbus Street. The applicant proposed to replace the existing office building and surface parking lot with a 91-unit, 81,822 square foot senior living facility (a licensed assisted living residence). A portion of the facility will be assigned to provide care to residents with memory care or other cognitive needs. In order to develop the project, the applicant has requested a Development Special Use Permit for the entire project with a rezoning application and master plan amendment to rezone the 6,224 square feet of lot area for the North Columbus Street properties from the RM to CD Zone.

The applicant presented three options for the Committee's consideration: a contribution to the Housing Trust Fund; one unit with rent discounted by 60% for a 20-year period; or two units with rents discounted by 35% for a 20-year period. During the meeting, the applicant revised the contribution to comprise one auxiliary-grant funded unit for a 20-year period. The contribution of the unit was valued at approximately \$1.6 million, which is approximately \$1.45 million more than the standard monetary contribution. **AHAAC voted unanimously to approve the applicant's modified Affordable Housing Plan at its October meeting.** It is noted that the contribution was subsequently increased to two auxiliary-grant funded units for a 40-year period during the City Council public hearing.

2. **Eisenhower East Block 20:** The site is located at 2200 Mill Road within the Eisenhower East Small Area Plan. The applicant proposes to construct an approximately 527,623 square foot 26-story residential tower with 420 rental units and an approximately 108,546 square foot hotel on the site. Prior to the approval of the September 2017 Master Plan Amendment (MPA) to the Eisenhower East Small Area Plan, the site had been envisioned for office development and would have resulted in a total voluntary affordable housing contribution equal to approximately only one third of the offered contribution. As part of the MPA, the applicant requested to modify the land use permitted on the site from office to residential and hotel and to increase the permitted height from 220' to 260'. In order to complete the project, the applicant subsequently requested a Development Special Use Permit and Coordinated Development District Concept Plan Amendment, in addition to two minor encroachments.

The applicant presented four options for the Committee's consideration: a \$3 million contribution to the Housing Trust Fund; 15 on-site rental set-aside units affordable to households at 60% AMI for a period of 40 years (valued in excess of \$3 million); a combination of a monetary contribution and on-site affordable rental set-aside units valued at \$3 million; or a greater number of off-site affordable rental units leveraged with the \$3 million value available and developed or secured potentially through a joint-venture with an affordable housing developer. **At its November meeting, AHAAC voted to approve the applicant's offer to provide 15 onsite affordable units contingent on potential future opportunities to create a greater number of affordable rental units off-site through a potential joint venture and/or a future opportunity to leverage a monetary contribution to fund or secure more than 15 units in or near the Plan area.**

3. **Braddock Gateway Phase III:** The project is the final of three phases of development under CDD #15 (referred to as Braddock Gateway); the first phase opened in the Spring of 2018 as The Dalton and the second phase received its development approvals in June 2017. Braddock Gateway is a 7-acre site generally bounded by North Fayette, North Payne, and First Streets, and the WMATA/CSX train tracks. It was approved in 2008 for up to 770,000 net square feet of development, with a mixture of residential and commercial space, and a large, central open space. In Phase III, the applicant proposes to construct two buildings with a total of approximately 370 residential units and 3,000 square feet of ground-level retail.

As part of the development approval process for CDD #15, the applicant agreed to provide a \$5 million contribution to the Housing Trust Fund for the entire project to be paid proportionately as each development requested certificates of occupancy. This contribution was more than double the standard voluntary monetary contribution in effect at that time. In 2015, CDD #15 was amended (CDD 2015-00005) to reflect a change in the phasing of the project; at that time, the timing of the housing contribution was adjusted with the first phase of the project to provide a \$1 million contribution and the remaining \$4 million to be paid proportionately through the remaining two phases. Under this agreement, a \$1.84 million contribution was anticipated with Phase II and \$2.16 million with Phase III.

At the time of approval of CDD 2015-00005, City Council expressed an interest in securing affordable units on-site in lieu of some portion of the monetary contribution. In response to this guidance and consistent with the Housing Master Plan's recommendation to focus affordable housing efforts in areas near transit and with the greatest potential for increased density and mixed-use development, the applicant for Phase II agreed to provide 50% of its contribution in the form of a monetary contribution to the portion of the Housing Trust Fund reserved for potential future offsite ARHA replacement units per the Braddock Metro Neighborhood Plan) and 50% in the form of on-site affordable units. In May 2017, the Committee voted to approve the affordable housing plan for Phase II.

The applicant for Phase III offered to follow the same breakdown and provide 50% of its contribution (\$1.08 million) in the form of a monetary contribution to the Housing Trust Fund reserved for potential future offsite ARHA replacement units and 50% in the form of four on-site units (two one-bedrooms and two two-bedrooms) affordable to households with incomes at 60% AMI for a 40-year period. **At its June meeting, AHAAC voted unanimously to approve the applicant's affordable housing plan.**

C. Housing Trust Fund Overview: FY 18

\$4,396,848 million was pledged; \$3,161,351 million was received; and \$3,025,766 million was expended from the Housing Trust Fund.

D. Housing Master Plan:

AHAAC is an important champion and steward of the Housing Master Plan. The Committee helped monitor implementation through:

- Quarterly review of the Housing Master Plan Progress Report
- Regular updates on the activities of AHDC (including its first annual resident census) and ARHA
- Briefings on partner activities, including Community Lodgings and the City-RTA Alexandria Neighborhood Stabilization Program
- Distribution of educational and outreach materials produced by staff in FY18, including the Apartment Survey, the Market Affordable Report, and the City's Homeownership Program Report.

E. Small Area Plans and Planning Initiatives:

AHAAC was actively engaged in various planning efforts throughout the year, including the Density Bonus for the Arts Text Amendment, the Route 1 South Housing Affordability Strategy, the Braddock Implementation Advisory Group (BIAG), the Landmark Van Dorn/Eisenhower West Implementation (LVDEW) Advisory Group, and the Resolution 830 modernization process.

The Committee also received updates on the proceedings of the:

- Andrew Adkins Redevelopment Project
- ARHA Redevelopment Work Group
- Joint City-Schools Facility Investment Task Force

At the request of the ARHA Redevelopment Work Group, in February 2018 the Committee provided guidance on the definition of workforce housing and its associated rents for its consideration related to the Andrew Adkins Redevelopment Project.

F. Other

AHAAC advised the City Council on potential priorities to be put forward before the General Assembly as part of the City's annual legislative packet. At the City Manager's request AHAAC provided feedback regarding FY2019 budget priorities.

In Winter/Spring 2018, the Committee discussed its policy agenda for FY19. As part of this process, the City Attorney provided a briefing on affordable housing law in the state and City and what actions fell within the Committee's purview. The Committee's deliberations led to the submission of a letter to Council highlighting the urgent need for sufficient, consistent, reliable, and annual funding for affordable housing. The Committee also discussed the possibility of requesting that a Councilmember be assigned to serve as a liaison to AHAAC.

The Committee received updates regarding a City Council proposal to generate dedicated funds for affordable housing through a 1% increase in the local meals tax rate. During the budget process, a resolution was passed by City Council to enact the increase effective July 1. It is projected that this increase will yield approximately \$4.75 million in additional dollars for affordable housing annually.

Pursuant to a presentation by Friends of Guest House, AHAAC submitted a letter of support for a Special Use Permit proposing the organization's use of a property located on 116-120 S. Payne Street as housing to help formerly incarcerated clients transition back into the community and workforce.

Committee Composition (voting members): 19

- 1 Builder or developer of residential property
- 1 Real estate professional with knowledge and experience in residential real estate
- 1 Landlord of residential property in the City
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board
- 1 Representative of the City's faith community
- 1 Representative of a civic association in the City
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
- 2 Financial professional with knowledge and experience in the field of finance
- 1 Representative of an employer in the city who employs at least 100 employees
- 1 Licensed and practicing attorney
- 1 Person designated by, but who need not be a member of the Commission on Aging
- 1 Person who is either an employee of the City or the Alexandria City Public Schools
- 1 Person who represents housing consumers under 30 years of age
- 2 Representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
- 1 Person designated by, but need not be a member of, the Commission on Persons with Disabilities

Voting Members between July 2017 and June 2018:

Robyn Konkel, Chair
Katharine Dixon
Michael Butler
Carter Flemming
Stephen Hales (x – August 2017)
William Harris
Eric Weiss (x – September 2017)
Peter-Anthony Pappas
Michelle Krocker
Jon Frederick
Mary Parker
Marian Wiggins
Yasin Seddiq
Nechelle Terrell
Holly Hanisian
Matthew McCarthy (March 2017 – February 2018)
Michael Doyle
Dan Brendel (October 2017 – present)
William Alexander (May 2018 – present)

FY 2018 Affordable Housing Development Funds Financial Report | July 27, 2018

Balance Remaining: \$0.00

Revenues

	2017						2018						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$0	\$186,398	\$0	\$316,236	\$65,455	\$571,429	\$488,033	\$0	\$1,103,662	\$117,504	\$133,987	\$0	\$2,982,703
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$173,699	\$3,644	\$0	\$0	\$0	\$31,270	\$0	\$1,305	\$209,918
New Revenue Allocated by City Council	\$5,156,917	\$0	\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$0	\$0	\$0	\$5,756,917
Total	\$5,156,917	\$186,398	\$0	\$316,236	\$239,154	\$575,073	\$1,088,033	\$0	\$1,103,662	\$148,774	\$133,987	\$1,305	\$8,949,538

Commitments & Reservations

Fund / Project	Carryover	July	August	September	October	November	December	January	February	March	April	May	June	2018 Total
Housing Trust Fund (HTF)														
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$300,000	-\$300,000
Pilot Rental Assistance	\$250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000
Braddock Small Area Plan Fund	\$834,080	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0	\$500,000
Housing Trust Fund (HTF) Total	\$1,084,080	\$50,000	\$0	\$0	-\$50,000	\$0	\$0	\$850,000	\$0	\$0	\$0	\$0	-\$300,000	\$550,000
Housing Opportunity Fund (HOF)														
Wesley - Fairlington Presbyterian Church	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARHA - Set Aside	\$3,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,600,000	\$0	-\$1,600,000
ARHA - Ramsey Homes	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600,000	\$0	\$1,600,000
AHDC - Operating	\$300,000	-\$75,000	\$0	\$0	-\$75,000	\$0	-\$75,000	\$0	\$0	\$0	-\$75,000	\$0	\$0	-\$300,000
AHDC - King & Beauregard	\$5,150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,150,000	\$0	\$0	\$0	-\$5,150,000
AHDC - Carpenter's Shelter	\$6,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHC - Church of the Resurrection	\$40,165	\$0	\$0	\$0	-\$40,165	\$0	\$0	\$8,600,000	\$0	\$0	\$0	\$0	\$0	\$8,559,835
Housing Opportunity Fund (HOF) Total	\$17,490,165	-\$75,000	\$0	\$0	-\$115,165	\$0	-\$75,000	\$8,600,000	\$0	-\$5,150,000	-\$75,000	\$0	\$0	\$3,109,835