

**ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE**

**DATE: FEBRUARY 6, 2020**

**LOCATION: THE NEXUS, 3450 BERKELEY STREET**

**7:00 PM**

**AGENDA**

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Housing Trust Fund Expenditure Trends (Eric Keeler) 7:05 p.m.
3. 2020 Housing Summit Debrief (Julia Santure) 7:20 p.m.
4. Workplan/Zoning for Housing Briefing and Discussion (Nancy Williams/  
Tamara Jovovic) 7:35 p.m.
5. Arlandria-Del Ray Plans Updates (Tamara Jovovic) 7:55 p.m.
6. Consideration of January 2, 2020 meeting minutes (Chair) 8:05 p.m.  
*Action Requested: Review and Vote to Approve Minutes*
7. Information Items: 8:10 p.m.  
Housing Master Plan Progress Report
8. Announcements and Upcoming Housing Meetings (Staff) 8:15 p.m.  
  
*Eisenhower East Small Area Plan Update*  
Planning Commission Public Hearing, February 4; 7:00 pm, City Hall  
City Council Public Hearing, February 22; 9:30 am, City Hall  
  
*Condominium and Community Association Training—Governance and Open Meetings*  
February 8; 10 a.m. - noon  
Fairlington Community Center, 3308 S Stafford St, Arlington, VA 22206  
Event is free, however registration is required.  
  
*ARHA Redevelopment Work Group*  
Regular Meeting, February 20; 5:30 pm, City Hall, Council Work Room
9. Tour of The Nexus 8:20 p.m.
- Adjournment (Chair) 8:45 p.m.

# FY 2020 Affordable Housing Development Funds Financial Report | January 15, 2020

**Balance Remaining: \$0**

## Revenues

	2019						2020						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$0	\$168,368	\$218,000	\$518,000	\$218,000	\$233,052	\$39,936	\$0	\$0	\$0	\$0	\$0	\$1,395,356
Multifamily Loan Repayments	\$65,875	\$3,505	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,839
New Revenue Allocated by City Council	\$4,000,000	\$0	\$0	\$0	\$0	\$3,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000
<b>Total</b>	<b>\$4,065,875</b>	<b>\$171,873</b>	<b>\$218,459</b>	<b>\$518,000</b>	<b>\$218,000</b>	<b>\$3,733,052</b>	<b>\$39,936</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,965,195</b>

## Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	FY Total	Running Total
<b>Housing Trust Fund</b>															
Temporary Relocation Assistance	\$0	\$0	\$0	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,000	\$115,000
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Pilot Rental Assistance	\$870,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870,000
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$89,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,193	\$1,423,273
<b>Housing Trust Fund Total</b>	<b>\$2,204,080</b>	<b>\$50,000</b>	<b>\$89,193</b>	<b>\$115,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$254,193</b>	<b>\$2,458,273</b>
<b>Housing Opportunity Fund</b>															
Wesley - Fairlington Presbyterian Church	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,250,000
Sheltered Homes Alexandria / Bellefonte	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$450,000
Friends of Guest House	\$145,000	\$0	-\$42,361	-\$82,113	-\$20,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$145,000	\$0
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	-\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,400,000	\$0
ARHA - Ramsey Homes	\$3,179,680	-\$237,029	-\$346,388	-\$664,532	\$913,911	-\$358,423	-\$92,259	\$0	\$0	\$0	\$0	\$0	\$0	-\$784,719	\$2,394,961
AHDC - PC Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	-\$500,000	\$0	\$0	\$0	\$0	\$0	\$7,500,000	\$7,500,000
AHDC - Operating	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$275,000	\$0
AHDC - King & Beauregard / Nexus	\$700,000	\$0	\$0	\$0	\$0	\$0	-\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$700,000	\$0
AHDC - Ellsworth	\$1,800,000	\$0	\$0	-\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,800,000	\$0
AHDC - Carpenter's Shelter / The Bloom	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
AHC - Church of the Resurrection / The Spire	\$5,249,290	\$0	-\$5,249,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,249,290	\$0
<b>Housing Opportunity Fund Total</b>	<b>\$21,698,970</b>	<b>-\$512,029</b>	<b>-\$5,638,039</b>	<b>-\$2,096,645</b>	<b>-\$506,615</b>	<b>-\$358,423</b>	<b>\$7,207,741</b>	<b>-\$500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$2,404,009</b>	<b>\$19,294,960</b>

# ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE MINUTES

Room 2000, City Hall | January 2, 2020

	Members Present	Members Absent	Staff
1		William Alexander (m)	Tamara Jovovic, Housing Program Manager
2	Felicia Brewster		Julia Santure, Housing Analyst
3		Annette Bridges (m)	
4	Michael Butler (m)		
5	Zachary DesJardins (m)		
6		Katharine Dixon	
7	Michael Doyle (m)		
8		Betsy Faga	
9		Frank Fannon	
10	Carter Flemming		
11	Jon Frederick		
12		Holly Hanisian	
14	Bill Harris		
15	Robyn Konkel		
16	Michelle Krocker, Chair		
17	Helen McIlvaine*		
18	Shelley Murphy		
19		Peter-Anthony Pappas	
20		Toni Popkin	
21	Paul Zurawski		
22	Carol Mizoguchi*, DCHS		
	Guests	Affiliation	
1	Cathy Puskar	Walsh Calucci	
2	Jeremy Moss	Bonaventure	
3	Jimmy Parker	Bonaventure	

\*non-voting

(m) – took minutes during fiscal year

The Chair, Michelle Krocker, called the meeting to order at 7:04 pm. Michael Doyle took minutes.

## 1. Chair Remarks (Michelle Krocker)

The Chair noted that the Committee would be establishing attendance policies and expectations. The Chair led introductions.

## **2. Consideration of Affordable Housing Plan for The Aspire (Tamara Jovovic/ Cathy Puskar)**

C. Puskar representing the applicant, Bonaventure, briefed the Committee on The Aspire – a senior independent living community comprised of 133 age-restricted rental units and its proposed affordable housing plan. Bonaventure plans to utilize Section 7-700 of the Zoning Ordinance (bonus density) to achieve higher density than is allowed by-right. In addition to rent, residents will be required to pay a monthly service fee, which includes scheduled transportation services, 30 meals per month, activities and programs, housekeeping and linen service, a fitness center, and other amenities. Per 7-700, rent and utilities will be affordable at 60% of the area median income, but the service fee must be paid in full by all residents regardless of the unit they occupy.

Three options that meet the requirements of 7-700 were outlined for the Committee's consideration: (1) Five one-bedroom and three two-bedroom units plus a voluntary Housing Trust Fund (HTF) contribution of \$451,307; (2) Nine one-bedroom units and a reduced voluntary HTF contribution of \$385,127; (3) \$1,805,611 HTF contribution (comprised of a voluntary contribution and monetary value of option one). The Commission on Aging's Housing Committee voted to recommend option two (9 one-bedroom units). The Aspire would be the first independent living project to use section 7-700.

The Committee discussed:

- Whether the included services would offset enough daily living costs to make it affordable; Committee members noted that residents will need to have adequate assets in order to afford to live in this facility at 60% AMI.
- The extent to which marketing of the units would focus exclusively on Alexandria residents; it was determined that while City residents would receive information about the units, the units would have to be marketed and made available consistent with fair housing laws.
- The demand for different unit types in affordable senior projects. Shelley Murphy stated that historically demand for one-bedroom units has been the strongest, however recently there's been more demand for two-bedroom units in senior projects developed by Wesley Housing.

T. Jovovic clarified that 50% of any voluntary contribution on the base will be set aside for potential future offsite ARHA replacement units pursuant to the Braddock Metro Neighborhood Plan. Any conversion of bonus density units to a monetary HTF contribution is not be subject to this policy.

S. Murphy made a motion to approve Option 2 of the Affordable Housing Plan (nine one-bedroom units and a voluntary HTF contribution of \$385,127). Zach DesJardins seconded the motion. The motion carried unanimously.

## **3. Consideration of December 5, 2019 meeting minutes (Chair)**

Carter Flemming made a motion to approve the December minutes, which was seconded by Mike Doyle. The motion carried unanimously.

#### **4. Housing Investments in the Proposed State Budget (Chair)**

Governor Northam's biennium budget proposal included \$113 million of funding for affordable housing in the state. Of this, \$84 million would be allocated to the Virginia HTF, \$22.4 million would be allocated to permanent supportive housing programs and \$6.6 million would go to reducing eviction rates.

Paul Zurawski raised the question of whether the Committee should formally advocate for bill HB152, which would require all jurisdictions to allow two-family housing by-right in any single-family zone. The Committee discussed the pros and cons of this bill and whether to write a letter of support. Some members of the Committee questioned whether affordability would increase simply by adding more housing supply. Staff noted that the long range workplan includes looking at inclusionary zoning, zoning for housing, and accessory dwelling units. The Committee determined that it would not submit a letter of support at this time pending the findings of related ongoing staff work.

#### **5. Alexandria Redevelopment and Housing Authority Update (Carter Flemming)**

C. Flemming reported that the Ramsey Homes project remains on target for a July 2020 completion.

#### **6. Alexandria Housing Development Corporation Update (Jon Frederick)**

The Nexus has been completed. 52 units have been leased and other applications are being reviewed. AHDC expects full occupancy by the end of January. Lacy Court was completed at end of December, before the holidays. The Bloom is nearly 50% complete and is aiming for a July completion date. Bellefonte Apartments had a fire before the holidays and eight units had to be evacuated. AHDC worked with HUD to get emergency pass-through vouchers to relocate residents. All the tenants that were temporarily relocated to a hotel are now at Southern Towers. The Bellefonte renovation is expected to be completed by October 2020. The City's loan to AHDC for the purchase of The Avana was approved by City Council. It is scheduled to close on January 28<sup>th</sup>. It appraised at \$1 million above the purchase price (not including the adjacent 1.8-acre lot).

#### **7. Financial Report (Staff)**

The Avana loan approval includes some of next year's restaurant meals tax monies.

H. McIlvaine noted that if all the City's affordable housing projects in the pipeline were to come to fruition, it would require an estimated \$84 million of gap funding over the next several years, with about one-half potentially generated from the meals tax monies and the balance currently unsourced.

The Committee requested periodic updates from staff on expected HTF income and projected funding needed to complete the projects in the pipeline.

## **8. Staff Updates**

None.

## **9. Announcements and Upcoming Housing Meetings (Staff)**

*ARHA Redevelopment Work Group*

*Regular Meeting, January 16; 5:30 pm, City Hall, Council Work Room*

*Eisenhower East Small Area Plan Update*

*Planning Commission Public Hearing, January 7; 7:00 pm, City Hall*

*City Council Public Hearing, January 25; 9:30 am, City Hall*

*Housing Summit 2020*

*January 11, 2020; 10:00 a.m.-4:15 p.m., Lee Center (bus tours depart at 8:30 a.m.)*

*Condominium and Community Association Training—Governance and Open Meetings, February 8, 2020; 10:00 a.m.-12:00 p.m., Fairlington Community Center, 3308 S Stafford St, Arlington, VA 22206*

## **10. Other**

Arlington is recruiting for a new housing director.

The Foundry is opening in March. There will be five committed affordable units available (three units at 80% AMI and two units at 60% AMI).

The meeting was adjourned at 8:35 pm.

# Housing Master Plan Progress Report

Period: FY20 Q1-Q2

City of Alexandria, Office of Housing

Updated: 01.06.20

TYPE OF ACTIVITY	FY20 Q1-Q2 Impact (Jul-Dec 2019)			Prior Reported Impact (Jan 2014-Jun 2019)	Total Impact (Jan 2014-Dec 2019)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline	Prior Completed	Total Completed	Target	Balance
<b>Rental Units Created or Preserved/Rehabilitated</b>	<b>128</b>	<b>97</b>	<b>93</b>	<b>211</b>	<b>339</b>	<b>660</b>	<b>321</b>
<i>Created</i>							
Jackson Crossing				78			
The Nexus at West Alex (Gateway at King and Beauregard)	74						
New Hope Veterans Home (Aspen Street)				3			
The Bloom (Carpenter's Shelter)		97					
Fairlington Presbyterian Church (Waypoint at Fairlington)			81				
Ellsworth Apartments	20						
Friends of Guest House - 120 South Payne	4						
<i>Preserved</i>							
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings				7			
Lynhaven Apartments				28			
Lacy Court Apartments	24			20			
Bellefonte Permanent Supervised Apartments			12				
Friends of Guest House - 120 South Payne	6						
<b>Units Created through the Development Process</b>	<b>0</b>	<b>25</b>	<b>138</b>	<b>102</b>	<b>102</b>	<b>336</b>	<b>234</b>
Alexandria Memory Care Community (Silverado)				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			
The Thornton (Hunting Terrace)				24			
2901 Eisenhower Avenue		13	8				
Oakville Triangle Site			65				
Gables Old Town North (ABC/Giant site)				9			
Braddock Gateway Phase II		4					
Potomac Yard Landbay H/I			9				
Sunrise Senior Living		2					
Block 6A*		2					
Eisenhower East Block 20			15				
1200 North Henry			11				
Monday Properties			5				
Silverstone Senior Living			7				
Braddock Gateway Phase III		4					
600 Royal Street (Bus Barn)			12				
<b>Beauregard Committed Units</b>	<b>0</b>	<b>113</b>	<b>0</b>	<b>198</b>	<b>198</b>	<b>494</b>	<b>296</b>
St. James Plaza (Fillmore)				93			
Church of the Resurrection		113					
Southern Towers				105			
<b>Units Created or Preserved through Redevelopment Support to ARHA</b>	<b>0</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>174</b>	<b>174</b>
Ramsey Homes		52					

\* Project also includes three units affordable at 80% AMI.

TYPE OF ACTIVITY	FY20 Q1-Q2 Impact (Jul-Dec 2019)			Prior Reported Impact (Jan 2014-Jun 2019)	Total Impact (Jan 2014-Dec 2019)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued			Prior Closed/Issued	Total Closed/Issued	Target	Balance
<b>Rental Accessibility Modification Projects</b> [Grants]	<b>1</b>			<b>12</b>	<b>13</b>	<b>24</b>	<b>11</b>
<b>Homebuyer Loans</b>	<b>8</b>			<b>40</b>	<b>48</b>	<b>72</b>	<b>24</b>
<b>Homeowner Rehab Loans/RTA Projects</b> [Rebuilding Together Alexandria Grants]	<b>0</b>			<b>90</b>	<b>90</b>	<b>240</b>	<b>150</b>

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY20 Q1-Q2 Impact (Jul-Dec 2019)			Prior Reported Impact (Jan 2014-Jun 2019)	Total Impact (Jan 2014-Dec 2019)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued					Target	Balance
<b>TOTAL</b>	<b>137</b>			<b>653</b>	<b>790</b>	<b>2,000</b>	<b>1,210</b>

TYPE OF ACTIVITY	FY20 Q1-Q2 Impact (Jul-Dec 2019)			Prior Reported Impact (Jan 2014-Jun 2019)	Total Impact (Jan 2014-Dec 2019)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
<b>Workforce Affordable Units (70-80% AMI) Created through the Development Process</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>0</b>	<b>0</b>
Block 6A (also see above)		3			
Park Center			10		