

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: MARCH 7, 2019

LOCATION: TBD, CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Landmark Mall Small Area Plan Update (Helen McIlvaine) 7:05 p.m.
Action Requested: Review Housing Recommendations and Vote on Providing Comment Letter
3. Consideration of February 7, 2019 meeting minutes (Chair) 7:15 p.m.
Action Requested: Review and Vote on Minutes
4. Staff Updates (Staff) 7:20 p.m.
Route 1 South Update
Housing Worksession with City Council
Eisenhower East Small Area Plan Update
2020 Housing Budget
5. Housing Contribution Workgroup – Worksession #1 7:30 p.m.
- Adjournment (Chair) 9:00 p.m.

Addendum

I. Announcements and Upcoming Housing Meetings:

ARHA Redevelopment Work Group Meeting

March 19, 2019, 5:30-7:00 pm, City Council Workroom, City Hall

Eisenhower East Small Area Plan Update Community Open House

March 27, 2019, 7:00-9:00 pm, Location tbd

2019 Northern Virginia Housing Expo

March 30, 2019, 10:00 am – 3:00 pm, Washington-Lee High School,
1301 N Stafford Street, Arlington, Virginia 22201 www.novahousingexpo.org

Condominium and Community Association Training

April 6, 2019, 10:00 am – 12:00 pm, Patrick Henry Recreation Center

II. Reports:

- Financial Report
- ARHA Update
- AHDC Update



Landmark Mall Re-planning Process

Alexandria Housing Affordability Advisory Committee

March 7, 2019

Draft Landmark/Van Dorn Master Plan Amendment Recommendations



To address the housing needs generated by Landmark Mall's redevelopment, the site should include Affordable Housing through the following mechanisms:

1. Provide a minimum percentage of on-site committed affordable housing units (rental or ownership) for households with incomes between 30% and 80% of AMI.
2. Co-locate on-site affordable housing with community facilities or other uses, where feasible.
3. Partner with property owners and developers to include on-site affordable housing as part of mixed-use developments.
4. Use bonus density and/ or bonus height to achieve affordable housing units within market-rate buildings, where feasible.
5. Provide voluntary developer contributions to the Housing Trust Fund consistent with policies in effect at time of development proposal submission.



Office of Housing



The Office of Housing coordinates and administers City-assisted housing and housing-related programs and services. The Office makes recommendations to the City Manager and City Council on housing policy and potential affordable housing opportunities and investments. Major programs administered are Homeownership Assistance, Home Rehabilitation, Energy Efficiency, Landlord Tenant Relations, and Affordable Housing Development. The chief policy initiative that the Office of Housing works on is implementation of the City's Housing Master Plan. Approved in 2013, the plan sets a goal of developing or preserving new affordability in 2,000 housing units by 2025.

Department Contact Info

703.746.4990

<https://www.alexandriava.gov/Housing>

Department Head

Helen McIlvaine



EXPENDITURE SUMMARY

	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Expenditures By Character					
Personnel	\$1,815,997	\$2,010,725	\$1,996,460	(\$14,265)	-0.7%
Non-Personnel	\$4,905,129	\$2,323,115	\$2,774,296	\$451,181	19.4%
Interfund Transfer to CIP	\$0	\$4,750,000	\$4,800,000	\$50,000	1.1%
Housing Trust Fund	\$3,459,450	\$4,155,675	\$5,765,771	\$1,610,096	38.7%
Total	\$10,180,576	\$13,239,515	\$15,336,527	\$2,097,012	15.8%
Expenditures by Fund					
General Fund	\$1,801,794	\$1,885,158	\$1,878,424	(\$6,734)	-0.4%
Affordable Housing Fund ¹	\$2,171,584	\$5,351,263	\$5,268,606	(\$82,657)	-1.5%
<i>Dedicated Revenue</i> ²	\$571,584	\$601,263	\$468,606	(\$132,657)	-22.1%
<i>Interfund Transfer to CIP (meals tax dedication)</i>	\$0	\$4,750,000	\$4,800,000	\$50,000	1.1%
<i>Affordable Housing Bonds - Earmarked</i>	\$1,600,000	\$0	\$0	\$0	0.0%
Grants ³	\$2,747,748	\$1,847,419	\$2,423,726	\$576,307	31.2%
<i>CDBG, NSP and HOME New Revenue</i>	\$435,318	\$1,137,419	\$1,408,726	\$271,307	23.9%
<i>CDBG, NSP and HOME Carryover Revenue</i>	\$348,802	\$360,000	\$360,000	\$0	0.0%
<i>CDBG, NSP and HOME Program Income</i>	\$1,963,628	\$350,000	\$655,000	\$305,000	87.1%
Housing Trust Fund ⁴	\$3,459,450	\$4,155,675	\$5,765,771	\$1,610,096	38.7%
<i>Housing Trust Fund New Revenue</i>	\$0	\$2,415,000	\$2,693,771	\$278,771	11.5%
<i>Housing Trust Fund Carryover Revenue</i>	\$3,459,450	\$1,740,675	\$3,072,000	\$1,331,325	76.5%
Total	\$10,180,576	\$13,239,515	\$15,336,527	\$2,097,012	15.8%
Total Department FTEs	15.00	15.00	15.00	-	0.0%

1. Affordable Housing Fund monies originate from the General Fund and are transferred to the Affordable Housing Fund.

2. Dedicated Revenue represents the 0.6 cent of the real estate tax assessment.

3. Carryover monies are shown to provide more accurate information on expenditures from year to year. Carryover monies are included for non-General Fund sources (CDBG and HOME Grants, Housing Trust Fund, Affordable Housing bonds, and dedicated revenue).

4. The Housing Trust Fund (HTF) has been separated from non-personnel to emphasize that this money can only be spent on affordable housing initiatives and projects. The majority of HTF carryover funds are earmarked for Alexandria Redevelopment and Housing Authority (ARHA) redevelopment (Glebe loan repayment and Braddock fund).



FISCAL YEAR HIGHLIGHTS

- Although budgeted in the City's Capital Improvement Program, the largest City-funded increase for affordable housing purposes is \$1 million more per year in City funding of affordable housing development and rehabilitation projects. This increase in funding was part of the City's Amazon HQ2 commitment.
- Personnel decreases by \$14,265 or 0.7% due to a decrease in retirement contribution rates and employee turnover, offset by annual merit and health insurance rate increases.
- Non-Personnel increases by \$451,181 or 19.4% due to a projected increase in grant revenue and program income, which will be spent on Affordable Housing Development & Preservation and Housing Rehabilitation
- Interfund transfers to the CIP (Capital Improvement Program) increase by \$50,000 or 1.1% due to an increase in anticipated restaurant meals tax revenue, which will be transferred to the Affordable Housing project in the CIP.
- Housing Trust Fund (HTF) increases by \$1,610,096 or 38.7% due to a slight increase in anticipated revenue and carryover funds earmarked for Alexandria Redevelopment and Housing Authority (ARHA) redevelopment, which will be spent on Affordable Housing Development & Preservation, Home Ownership, and Housing Rehabilitation.
- The General Fund budget decreases by \$6,734 or 0.4% due to a decrease in personnel, offset by an increase in office space rental costs.
- The Affordable Housing Fund budget decreases by \$82,657 or 1.5% due to a decrease in the \$0.006 on each \$100 of the assessed value of all real estate subject to such tax which is dedicated to affordable housing. This decrease is caused by an increase in the debt service attributable to Housing which is paid out of the real estate dedication. The decrease is offset by an increase in the anticipated restaurant meals tax revenue dedication and is balanced by a decrease in acquisition and rehabilitation expenses.
- Grants increase by \$576,307 or 31.2% due to increases in projected grant revenue and program income based on historical revenue. The increased revenue will be spent on acquisition, rehabilitation, and architect expenses.



DEPARTMENT CHANGES TO CITY SERVICES

Adjustments	FTE	Amount
TOTAL FY 2019 APPROVED ALL FUNDS BUDGET	15.00	\$13,239,515
<p>All Programs</p> <p>Current services adjustment—Current services adjustments reflect the change in cost of continuing the current level of service into the next fiscal year and includes increases and/or decreases in salaries & benefits, contracts, and materials. The majority of the increase in non-personnel can be attributed to HTF carryover earmarked for ARHA redevelopment.</p>	0.00	\$2,097,012
<p>Affordable Housing Development & Preservation</p> <p>A portion of the General Fund contribution to the Housing Opportunity Fund (HOF) has been replaced with Housing Trust Fund (HTF) money. The \$26,800 decrease represents the HOME grant local match. The money proposed to be diverted from the HTF equates to 0.5 fewer units of affordable housing. There is no net budget impact since the decrease in General Fund expenses is being offset by an equivalent increase in HTF expenses.</p>	0.00	\$0
TOTAL FY 2020 PROPOSED ALL FUNDS BUDGET	15.00	\$15,336,527



PERFORMANCE INDICATORS

Strategic Plan indicators supported by this Department

- Reduce the percentage of low and moderate income households considered to be housing cost burdened from 2015's 67%.
- Increase the percentage of residents who do not perceive barriers to living in Alexandria based on age, gender, race, national origin, religion, disability, or sexual orientation from 2016's 80%.
- Reduce homelessness from 224 persons in 2016 to 173.

Key Department Indicators	2016 Actual	2017 Actual	2018 Actual	2019 Estimate	Target
<i>Create new affordability in 2,000 units by 2025 (cumulative)</i>	432	473	624	710	2,000
<i>Maintain compliance with fair housing laws above 95 percent through 2025</i>	96.5%	100.0%	98.0%	98.0%	95.0%
<i>Maintain the rate of annual evictions below 4 percent through 2025</i>	2.9%	2.6%	2.6%	2.6%	4.0%



PRIORITY BASED BUDGETING RESULTS

Service	Description	FY19 Cost (\$ in M)	PBB Quartile Score
Affordable Housing Development and Preservation	Provides technical assistance to development partners, including nonprofits, ARHA and private developers to secure and foster the production and preservation of affordable units. Participates in the development process review as well as City-wide and small area planning processes to maximize opportunities for housing affordability. Performs underwriting and lending, as well as loan/grant management for multifamily projects; performs lending and asset management functions for loan portfolio, including compliance monitoring; supports and implements the Housing Master Plan, including tracking progress related to tools and goals, and provides staff support to the Alexandria Housing Affordability Advisory Committee (AHAAC).	6.97 M	1
Leadership and Management	Provides education, training and counseling, general and fiscal management (budget, HR, admin support; federal grant management, reporting and compliance), administration support, communications, outreach and partnership development and management.	0.72 M	1
Home Ownership	Provides sales and marketing for set aside and resale restricted units, as well as special homeownership programs; underwriting, lending and asset management for first time homebuyer loan assistance program; offers pre and post purchase training, including financial literacy and budget counseling, foreclosure prevention and condominium governance education. Supports the annual Regional Housing Expo.	0.19 M	2
Housing Rehabilitation	Utilizes Federal grant funds and program income to provide loans/grants to City residents to make homes and apartments safe, suitable, accessible and green. Manages all aspects of construction and accessibility projects, including coordination with resident, property owner (as appropriate) and development of work-scope and budget, and management of architect and contractor, including progress payments and inspections.	0.63 M	2
Landlord- Tenant Relations	Provides information and referrals, including to affordable housing resources; relocation support and technical assistance; mediation of landlord-tenant complaints and issues, including foreclosure prevention; compliance monitoring of set-aside affordable units; fair housing testing and training; tenant rights education; and staff support to the Landlord Tenant Relations Board which promulgates voluntary rent guidelines each year. Produces an annual survey of all Alexandria rental properties and tracks market affordability trends.	0.53 M	3



PROGRAM LEVEL SUMMARY

Program	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Affordable Housing Development & Preservation	\$6,371,311	\$10,245,496	\$11,819,806	\$1,574,310	15.4%
Home Ownership	\$1,090,048	\$489,249	\$751,444	\$262,195	53.6%
Leadership & Management	\$677,053	\$739,943	\$723,239	(\$16,704)	-2.3%
Housing Rehabilitation	\$1,524,663	\$1,241,667	\$1,536,730	\$295,063	23.8%
Landlord & Tenant Relations	\$517,501	\$523,160	\$505,308	(\$17,852)	-3.4%
Total Expenditures (All Funds)	\$10,180,576	\$13,239,515	\$15,336,527	\$2,097,012	15.8%

- Affordable Housing Development & Preservation increases by \$1,574,310 or 15.4% due to increases in the anticipated restaurant meals tax dedication, projected fiscal year grants and program income, HTF carryover, and personnel increases. This is offset by a decrease in the \$0.006 on each \$100 of the assessed value of all real estate subject to such tax which is dedicated to affordable housing.
- Home Ownership increases by \$15,753 or 8.3% due to personnel increases.
- Leadership & Management decreases by \$3,655 or 0.5% due to employee turnover.
- Housing Rehabilitation increases by \$170,124 or 27.1% due to an increase in projected grant revenue, projected program income, and personnel.
- Landlord & Tenant Relations decreases by \$7,373 or 1.4% due to employee turnover, offset by an increase in office space rental costs.



PROGRAM LEVEL SUMMARY

Program	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Affordable Housing Development & Preservation	3.40	3.40	3.40	0.00	0.0%
Home Ownership	1.30	1.30	1.30	0.00	0.0%
Leadership & Management	4.90	4.90	4.90	0.00	0.0%
Housing Rehabilitation	1.80	1.80	1.80	0.00	0.0%
Landlord & Tenant Relations	3.60	3.60	3.60	0.00	0.0%
Total FTEs	15.00	15.00	15.00	-	0.0%



AFFORDABLE HOUSING DEVELOPMENT & PRESERVATION

Program Description: This program provides technical assistance, development process review and oversight, along with financial tools and loan/grant management, as well as lending and asset management functions, to secure and foster the development and preservation of affordable units. These activities are provided with the goal of the City having committed affordable rental

Expenditures by Character	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Personnel	\$467,080	\$496,931	\$495,310	(\$1,621)	-0.3%
Non-Personnel	\$2,918,308	\$1,045,890	\$1,061,725	\$15,835	1.5%
Interfund Transfer to CIP	\$0	\$4,750,000	\$4,800,000	\$50,000	1.1%
Housing Trust Fund	\$2,985,923	\$3,952,675	\$5,462,771	\$1,510,096	38.2%
Total Program Expenditures (All Funds)	\$6,371,311	\$10,245,496	\$11,819,806	\$1,574,310	15.4%
Total Program FTEs	3.40	3.40	3.40	0.00	0.0%

Key Indicators	2018 Actual	2019 Estimate	Target
<i>Create new affordability in 2,000 units by 2025 (cumulative)</i>	624	710	2,000
<i>Maintain compliance with fair housing laws above 95 percent through 2025</i>	98.0%	98.0%	95.0%

HOME OWNERSHIP

Program Description: This program provides lending and asset management, and sales and marketing for affordable set-aside and resale restricted units. This activity is offered with the goal of low, moderate and workforce income level Alexandria residents and workers having affordable home purchase opportunities in Alexandria with City assistance/involvement. Counseling and training are also provided to help homeowners, including condominium owners, successfully maintain their homes.

Expenditures by Character	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Personnel	\$158,761	\$171,110	\$182,415	\$11,305	6.6%
Non-Personnel	\$468,300	\$168,139	\$319,029	\$150,890	89.7%
Housing Trust Fund	\$462,987	\$150,000	\$250,000	\$100,000	66.7%
Total Program Expenditures (All Funds)	\$1,090,048	\$489,249	\$751,444	\$262,195	53.6%
Total Program FTEs	1.30	1.30	1.30	0.00	0.0%



LEADERSHIP & MANAGEMENT

Program Description: This program provides education, general management, asset management, and compliance oversight for Federal, State or local funding, as well training, and partnership development. These activities help maintain Housing as a high performing organization.

Expenditures by Character	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Personnel	\$504,759	\$640,191	\$622,836	(\$17,355)	-2.7%
Non-Personnel	\$172,294	\$99,752	\$100,403	\$651	0.7%
Total Program Expenditures (All Funds)	\$677,053	\$739,943	\$723,239	(\$16,704)	-2.3%
Total Program FTEs	4.90	4.90	4.90	0.00	0.0%

HOUSING REHABILITATION

Program Description: This program provides financing and loans/grants to City residents with the goal of making homes safe, suitable, accessible and green living environments through City assisted rehabilitation and modification projects.

Expenditures by Character	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Personnel	\$232,255	\$236,376	\$250,370	\$13,994	5.9%
Non-Personnel	\$1,281,868	\$952,291	\$1,233,360	\$281,069	29.5%
Housing Trust Fund	\$10,540	\$53,000	\$53,000	\$0	0.0%
Total Program Expenditures (All Funds)	\$1,524,663	\$1,241,667	\$1,536,730	\$295,063	23.8%
Total Program FTEs	1.80	1.80	1.80	0.00	0.0%



LANDLORD & TENANT RELATIONS

Program Description: This program provides compliance monitoring, counseling, relocation support and fair housing testing. These activities help resolve issues in compliance with the Virginia Residential Landlord Tenant Act, monitor housing discrimination, and mitigate displacement of tenants that may occur during redevelopment.

Expenditures by Character	FY 2018 Actual	FY 2019 Approved	FY 2020 Proposed	\$ Change 2019 - 2020	% Change 2019 - 2020
Personnel	\$453,142	\$466,117	\$445,529	(\$20,588)	-4.4%
Non-Personnel	\$64,359	\$57,043	\$59,779	\$2,736	4.8%
Total Program Expenditures (All Funds)	\$517,501	\$523,160	\$505,308	(\$17,852)	-3.4%
Total Program FTEs	3.60	3.60	3.60	0.00	0.0%

Key Indicators	2018 Actual	2019 Estimate	Target
<i>Maintain the rate of annual evictions below 4 percent through 2025</i>	2.6%	2.6%	4.0%



FY 2020 HOUSING PROGRAM SOURCES AND USES

Program (Uses) Funding (Sources)	Home Ownership	Housing Rehabilitation	Landlord & Tenant Relations	Affordable Housing Development & Preservation	Leadership & Management	Total All Funds
CDBG						
New Grant	-	\$705,425	\$23,054	-	\$143,374	\$871,853
Program Income	\$50,000	\$325,000	-	-	-	\$375,000
Carryover	-	\$360,000	-	-	-	\$360,000
Total	\$50,000	\$1,390,425	\$23,054	-	\$143,374	\$1,606,853
HOME						
New Grant	-	-	-	\$515,085	\$21,788	\$536,873
Program Income	\$250,000	-	-	\$30,000	-	\$280,000
Total	\$250,000	-	-	\$545,085	\$21,788	\$816,873
GENERAL FUND						
New	\$201,444	\$93,305	\$358,340	\$543,344	\$558,077	\$1,754,510
Dedicated Revenue	-	-	\$123,914	\$5,268,606	-	\$5,392,520
Total	\$201,444	\$93,305	\$482,254	\$5,811,950	\$558,077	\$7,147,030
HOUSING TRUST FUND						
New	\$250,000	-	-	\$2,315,000	-	\$2,565,000
Carryover	-	\$53,000	-	\$3,019,000	-	\$3,072,000
New HOME Match	-	-	-	\$128,771	-	\$128,771
Total	\$250,000	\$53,000	-	\$5,462,771	-	\$5,765,771
ALL FUNDS	\$751,444	\$1,536,730	\$505,308	\$11,819,806	\$723,239	\$15,336,527



HOUSING TRUST FUND

Housing Trust Fund (HTF) expenditures for FY 2019 include a new allocation of up to \$437,000 in estimated carryover Housing Trust Fund monies for the following programs:

\$387,000	Housing Opportunities Fund (HOF): Alexandria Housing Development Corporation (AHDC), Home Match, and Fees for Professional Services
<u>\$50,000</u>	Rebuilding Together Alexandria
\$437,000	Total

In addition to the estimated Housing Trust Fund carryover monies, new projected Housing Trust Fund revenue received in FY 2018 will be used to supplement the following programs:

<u>\$2,315,000</u>	HOF: To be used as gap funding for a non-profit development project
\$2,315,000	Total

Proposed HOF allocation to the Alexandria Housing Development Corporation of \$275,000 consisting of both General Fund and Housing Trust Fund HOF monies.

FY 2019 Affordable Housing Development Funds Financial Report | February 27, 2019

Balance Remaining: \$0

Revenues

	2018						2019						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$69,372	\$158,432	\$0	\$36,364	\$65,454	\$271,390	\$72,779	\$9,984	\$0	\$0	\$0	\$0	\$683,774
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$201,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$201,727
New Revenue Allocated by City Council	\$5,820,013	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,820,013
Total	\$5,889,385	\$158,432	\$0	\$36,364	\$267,181	\$271,390	\$72,779	\$9,984	\$0	\$0	\$0	\$0	\$6,705,514

Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	Total
Housing Trust Fund (HTF)														
Rebuilding Together Alexandria (RTA)	\$50,000	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$50,000
Pilot Rental Assistance	\$600,000	\$0	\$0	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$270,000
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund (HTF) Total	\$1,984,080	\$0	-\$50,000	\$0	\$0	\$270,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$220,000
Housing Opportunity Fund (HOF)														
Wesley - Fairlington Presbyterian Church	\$400,000	-\$255,826	\$0	\$0	-\$144,174	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,850,000
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
ARHA - Ramsey Homes	\$3,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$10,000	\$0	\$0	\$0	\$0	-\$10,000
AHDC - Operating	\$300,000	-\$75,000	-\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$300,000
AHDC - King & Beauregard	\$0	\$0	\$0	\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700,000
AHDC - Carpenter's Shelter	\$6,600,000	\$0	\$0	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
AHC - Church of the Resurrection	\$8,600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Opportunity Fund (HOF) Total	\$20,900,000	-\$330,826	-\$225,000	\$2,400,000	-\$144,174	\$7,250,000	\$0	\$0	-\$10,000	\$0	\$0	\$0	\$0	\$8,940,000

ARHA Report to AHAAC March 2019

With Ramsey, we are still finalizing the scope of services with our genealogy consultant and will solicit comments from city staff before finalizing. We have also begun planning with city staff regarding the symposium related to the site history and archeology required per the MOA.

Sheeting and shoring is underway with excavation planned to begin early next month. We continue to have bi-weekly on-site progress meetings with the design and construction team.

We continue to work with EJP Consulting Group to finalize the assessment of the ARHA portfolio. The assessment will include an overall development strategy including a recommendation on how best to move forward with Andrew Adkins. We will have a meeting with the consultant in a couple of weeks to go over the results of their assessment.



MEMORANDUM

TO: Alexandria Housing Affordability Advisory Committee

FROM: Jon Frederick, AHDC Executive Director

DATE: March 4, 2019

RE: AHDC Written Update

Lacy Court Apartments

The first phase of renovation at Lacy Court (20 units) will be completed in March. Building 8 will be delivered on March 8th, Building 6 will be delivered on March 15th, and Building 4 will be delivered on the 21st. The second phase of development is currently scheduled to begin the first week of April as we transition existing tenants living in those units to the new units in phase 1.

In total 20 units will be delivered and currently we have 12 of the units leased with a number of potential residents currently working through the compliance process to lease units. This project will be the first project in the City to use the City's new rent subsidy program that was started a couple years ago to increase competitiveness on tax credit applications. Lacy Court has a total of five city vouchers available for this property and two of those vouchers will be used in Phase I.

We currently have two accessible units available in Phase I and have been marketing those units accordingly. If anyone on AHAAC has information on someone who may need an accessible unit please feel free to reach out to myself or our leasing staff.

Gateway Apartments

Since closing on November 1, 2018 this project has been full steam ahead. The project has topped out and the will be weather tight by the second week of March. We lost a few days in February, but we are still on schedule to deliver all 74 units by November 1 2019.

Carpenter's Shelter/The Bloom

This project had some delays in February do to permitting issues and has lots two months from the schedule. The permitting issues pertained to a right of way permit and the sheeting and shoring permit that was held up as we negotiated a tie-back agreement with the owner of the Belle-Pre Apartments. Whiting Turner is now driving piles at the site and will begin full scale excavation in March. The project schedule currently shows a June 2020 delivery date.

Bellefonte Apartments

AHDC is working with Sheltered Homes of Alexandria to renovate this 12 unit property located in Del Ray. AHDC has secured an extended HAP contract and is currently working with HUD to put a new contract on the property. The new contract and rents will allow us to place a new permanent loan on the property and complete a full scale renovation which will include closing of the entry ways, making all first floor units completely accessible, and completed some much needed site work. These improvements are in addition to new roofs, window, appliance, HVAC, flooring, etc. that typically comes with this type of renovation. We are currently scheduled closing on financing in April with the hopes of starting construction by June 1.