

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: MAY 3, 2018

LOCATION: ROOM 2000 - CITY HALL

TENTATIVE AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of April 5, 2018 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
3. Findings from the 2018 Apartment Survey (Melodie Seau) 7:10 p.m.
4. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 7:25 p.m.
5. Alexandria Housing Development Corporation Update (Jon Frederick) 7:30 p.m.
6. Information Items: 7:35 p.m.
Financial Report (Eric Keeler)
7. Staff Updates 7:40 p.m.
8. Lacy Court Loan Modification (Helen McIlvaine) 7:50 p.m.
Action Requested: Review and Recommend Approval of Loan Modification
9. Ramsey Homes Loan Modification (Helen McIlvaine) 8:05 p.m.
Action Requested: Review and Recommend Approval of Loan Modification
10. City FY 2019 Budget Update (Helen McIlvaine) 8:20 p.m.
11. Consultation with City Legislative Liaison Update (Helen McIlvaine) 8:25 p.m.
12. Announcements and Upcoming Housing Meetings (Staff) 8:30 p.m.

Budget Work Session #11: Final Add/Delete
April 30; 7:00 pm, City Hall, Council Chambers

Route 1 South Housing Affordability Community Meetings
May 2; 6:30 - 9:00 pm, Lee Center
May 30; 7:00 – 9:00 pm, Lee Center

Budget Adoption
May 3; 7:00 pm, City Hall, Council Chambers
13. Other 8:35 p.m.
- Adjournment (Chair) 8:45 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | April 5, 2018

| | Members Present | Members Absent | Staff |
|----|----------------------------------|---------------------------------------|---------------------------------|
| 1 | Dan Brendel (m) | | Tamara Jovovic, Housing Planner |
| 2 | | Michael Butler (m) (excused) | Ashley Labadie, Planner |
| 3 | Katharine Dixon (m) | | Carrie Beach, Division Chief |
| 4 | Carter Flemming (m) | | Eric Keeler, Deputy Director |
| 5 | Jon Frederick (m) | | |
| 6 | Holly Hanisian (m) | | |
| 7 | Bill Harris (m) | | |
| 8 | Robyn Konkel, Chair (excused) | | |
| 9 | Michelle Krockner (m) | | |
| 10 | Jessica Lurz* | | |
| 11 | Helen McIlvaine* | | |
| 12 | Michael Doyle (m) | | |
| 13 | | Peter-Anthony Pappas (m) (excused) | |
| 14 | | Mary Parker (m) (excused) | |
| 15 | | Yasin Seddiq (m) (excused) | |
| 16 | Nechelle Terrell (m) | | |
| 17 | | Marian Wiggins (m) (excused) | |
| 18 | Paul Zurawski | | |
| 19 | vacant | | |
| 20 | vacant | | |
| 21 | vacant | | |
| | Guests | Affiliation | |
| 1 | Stephen Koenig | Planning Commission | |
| 2 | Betsy Faga | Church of the Resurrection | |
| 3 | Ayan Addou | VHDA | |

*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 Chair noted the upcoming 4/23 volunteer appreciation event and the Committee’s current vacancies and asked AHAAC members for their help in recruiting applicants.

2. Consideration of February 1 and March 12, 2018 Minutes (Robyn Konkel)

Katharine Dixon made a motion to approve the February 1 minutes; Jon Frederick seconded the motion. The minutes were approved unanimously with three abstentions from Katharine Dixon, Yasin Seddiq, and Nechelle Terrell.

K. Dixon made a motion to approve the March 12 minutes; M. Doyle seconded the motion. The minutes were approved unanimously with nine abstentions from Carter Flemming, Robyn Konkel, Michelle Krockner, Peter-Anthony Pappas, Paul Zurawski, Marian Wiggins, Mary Parker, Michael Doyle, and Yasin Seddiq.

3. Public Hearing on Draft City FY2019 Action Plan for Housing and Community Development (Cindy Metcalf)

Cindy Metcalf gave a presentation on the Draft FY2019 Action Plan for Housing and Community Development. The Plan described the actions and activities undertaken with, and in support of, the City's federal funding allocations, and will be submitted to HUD in mid-May. She noted that in the absence of a budget allocation, the proposed allocations for the City's federally funded programs were based on the prior year's budget. A public hearing on the draft plan was held. No comments were received.

4. Route 1 South Housing Affordability Strategy Update (PZ/Tamara Jovovic)

Tamara Jovovic, Ashley Labadie, and Helen McIlvaine provided an update on the Route 1 South Affordable Housing Strategy, including the outcomes of recent community outreach and dialogue with the two multifamily property owners, VHDA, and HUD. Staff highlighted the four topics—relocation, compatible density and height, traffic, and infrastructure and school capacity adequacy—that will continue to be studied in partnership with local stakeholders. Upcoming engagement events include a briefing to the Transportation Commission, an open house on April 16, an Olde Towne West and Heritage at Old Town residents meeting on April 25, and a community meeting on May 2. M. Doyle offered to meet with City staff to discuss how Vision Zero could help inform the planning process.

5. Alexandria Neighborhood Stabilization Program (Katharine Dixon)

Katharine Dixon provided an overview of ANSP, a local extension of a federally funded recession-era grant program that enables local jurisdictions to buy and rehab distressed, foreclosed properties, and subsequently sell them at affordable prices to income-eligible first-time homebuyers. The City of Alexandria has partnered with Rebuilding Together Alexandria to implement the program. It has been very successful; it was initially envisioned to fund the purchase and renovation of four properties, however, by structuring the program as a revolving fund, by 2018, ANSP had renovated 18 distressed properties over five years. Incomes served by the program have been under 80% of the area median income. Monthly housing costs for participants increased on average by only \$53/month. The program leverages HOME and CDBG dollars as well as VHDA's CHRP program which offers very affordable mortgages to qualified first-time homebuyers.

6. Discussion on AHAAC's Policy Agenda for 2018 (Dan Brendel)

Based on discussions at the February and March AHAAC meetings regarding whether and how AHAAC could assume a more proactive approach to

advocating for housing funding and more impactful housing policies, Dan Brendel presented a draft letter to City Council for the Committee's consideration. The letter's purpose was to highlight the urgent need for sufficient, consistent, reliable, and annual funding for affordable housing. Following discussion, M. Krockner made a motion to authorize the Chair to send the letter to Council, with the agreed upon amendments, in advance of the April 11 budget worksession. J. Frederick seconded the motion. The motion passed unanimously with one abstention by P. Zurawski. The Committee agreed that M. Doyle would present the letter at the April 14 Council public hearing. The Committee also discussed the possibility of requesting that a Councilmember be assigned to serve as a liaison to AHAAC.

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

Asbestos abatement is anticipated to take 2-3 months at Ramsey Homes; demolition will commence shortly thereafter. Conversations regarding the Andrew Adkins redevelopment application are continuing with CRC. ARHA has noted its preference for no changes to be implemented with regards to Resolution 830.

8. Alexandria Housing Development Corporation Update (Jon Frederick)

J. Frederick provided an update on the Lacy Court renovation, currently scheduled for a May financial closing, with construction to begin thereafter. The Carpenter's Shelter project is scheduled to close in May, once residents of the Shelter have been relocated to the interim facility created in the old Landmark Macy's space; the Gateway project will have its full financial closing in May, when the master developer delivers a podium to AHDC for construction of the affordable rental building.

9. Information Items (Eric Keeler/Tamara Jovovic)

Staff shared the Housing Master Plan progress report and the March financial report; staff noted the receipt of two large Housing Trust Fund contributions from developers (for The Thornton and parts of the Cameron Park project).

10. Staff Updates

Staff noted that there were many tax credit applications from Northern Virginia: the Church of the Resurrection development (now referred to as The Spire) scored lower than others, based on self scoring by applicants. Staff remain hopeful that the increase in tax credit allocation, resulting from the recent omnibus bill might help fund the project still during this tax credit cycle.

Staff provided an update on the Silverstone assisted living concept plan which will include a significant affordable housing contribution. The applicant will present the concept to the Commission on Aging so that Committee can provide a recommendation prior to AHAAC's review and consideration.

Staff provided an update on the text amendment for the Old Town North arts district and noted the Planning Commission's appreciation for the thoughtful letter submitted by AHAAC. Planning Commission recognized the importance of conducting an equivalency analysis to ensure developers were not pursuing the art bonus density program only because it was more cost effective than utilizing

Section 7-700. Planning Commission, however, determined that limiting the pilot program to only 50,000 square feet might jeopardize the Arts District's success and voted to expand the first phase of the program to 100,000 square feet. Commissioner Koenig, who attended the AHAAC meeting, elaborated on the Commission's deliberations.

11. Other Discussion

None

The meeting adjourned at 9:09 pm.

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

Balance Remaining: \$0

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 | \$0 | \$0 | \$0 | \$2,731,212 |
| Multifamily Loan Repayments | \$0 | \$0 | \$0 | \$0 | \$173,699 | \$3,644 | \$0 | \$0 | \$0 | \$31,270 | \$0 | \$0 | \$208,613 |
| 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 | \$31,270 | \$0 | \$0 | \$8,696,742 |

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 | \$0 | \$0 |
| 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 | \$0 | \$850,000 |
| 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 | \$0 | \$0 | \$0 |
| ARHA - Ramsey Homes | \$2,000,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| AHDC - Operating | \$300,000 | -\$75,000 | \$0 | \$0 | -\$75,000 | \$0 | -\$75,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | -\$225,000 |
| AHDC - King & Beaugard | \$5,150,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 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 | \$0 | \$0 | \$0 | \$8,600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,600,000 |
| Housing Opportunity Fund (HOF) Total | \$17,490,165 | -\$75,000 | \$0 | \$0 | -\$75,000 | \$0 | -\$75,000 | \$8,600,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$8,375,000 |