

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | May 4, 2017

	Members Present	Members Absent	Staff
1		Michael Butler (m) (excused)	Tamara Jovovic, Housing Planner
2	Katharine Dixon (m)		Melodie Seau, Division Chief
3	Carter Flemming		Eric Keeler, Deputy Director
4		Jon Frederick (m) (excused)	
5		Stephen Hales	
6	Bill Harris (m)		
7	Robyn Konkel, Chair		
8		Michelle Krocker (m) (excused)	
9	Jessica Lurz*		
10		Helen McIlvaine* (excused)	
11	Michael Doyle		
12		Peter-Anthony Pappas (excused)	
13	Mary Parker (m)		
14	Yasin Seddiq (m)		
15	Nechelle Terrell		
16	Eric Weiss		
17		Marian Wiggins	
18		Paul Zurawski (excused)	
19	Matthew McCarthy		
20	Holly Hanisian		
21	Vacant		
	Guests	Affiliation	
1	Bud Hart	Hart, Gibbs, Pierce & Karp, P.C.	
2	Eddy Cetina	Jaguar Development	
3	Cathy Puskar	Walsh, Collucci, Lubeley & Walsh	
4	Stephen Collins	Pulte Group	

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. Eric Weiss volunteered to take minutes.

1. Chair Remarks (Robyn Konkel)

The Chair indicated that she would be unable to attend the June meeting and asked for a volunteer to chair the meeting as well as to participate in the May

22nd Boards and Committee Chairs meeting. Katharine Dixon and Mary Parker, respectively, volunteered.

2. Consideration of April 20, 2017 Minutes (Chair)

K. Dixon made a motion to approve the April minutes; Eric Weiss seconded the motion. The minutes were approved unanimously with two abstentions from Yassin Seddiq and Mary Parker.

3. Consideration of Affordable Housing Plan for Braddock Gateway Phase II (Tamara Jovovic/Bud Hart)

Bud Hart presented an overview of the affordable housing plan for Braddock Gateway Phase II. M. Parker inquired how many accessible units were in the project. Staff indicated it would follow up with the applicant. K. Dixon made a motion to approve the affordable housing plan; Y. Seddiq seconded the motion. The Committee voted unanimously to approve the AHP.

4. Consideration of Affordable Housing Plan for Potomac Yard Landbay H/I East (Tamara Jovovic/Cathy Puskar)

Cathy Puskar presented an overview of the affordable housing plan for Potomac Yard Landbay H/I East. M. Parker inquired how many accessible units were in the project. Staff indicated it would follow up with the applicant. Members inquired how the condo fee was factored into the affordability of the units and how the valuation of the units had been determined. Staff noted that assistance will be underwritten to take condo fees into account and explained how the city models the value of set-asides. B. Harris made a motion to approve the affordable housing plan; E. Weiss seconded the motion. The Committee voted unanimously to approve the AHP.

5. Apartment Survey and Market-Affordable Units Report (Melodie Seau)

Melodie Seau, Division Chief of the Landlord-Tenant Relations Division, presented the key findings from the recently completed annual apartment survey, including trends in average rents and vacancies. Discussion ensued regarding whether accessible units were and could be reported in the survey. M. Seau explained the challenges associated with reporting accessibility accurately and agreed to further examine the request with staff.

6. North Potomac Yard Small Area Plan Update (Tamara Jovovic)

T. Jovovic presented a draft of the NPY SAP letter of support to the Planning Commission for the Committee's consideration. The Committee voted unanimously to approve the letter with one correction to the spelling of the word collocate.

7. Old Town North Small Area Plan Update (Tamara Jovovic)

T. Jovovic presented a draft of the OTN SAP letter of support to the Planning Commission for the Committee's consideration. The Committee voted unanimously to approve the letter.

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

Carter Flemming indicated that a search firm had been hired to assist with identifying candidates for the CEO position. Interviews are tentatively scheduled for late June.

Preliminary rankings for the 2017 VHDA low-income housing tax credit allocation had been released and the Ramsey Homes redevelopment project had not been approved for funding. ARHA will be appealing the scoring.

9. Alexandria Housing Development Corporation Update (Eric Keeler)

The proposed preservation/renovation of Lacy Court has scored well in the preliminary rankings. While the Carpenter Shelter project did not score high enough in its pool to qualify, opportunities remain for the project to secure funding through the Tier 1 pool.

10. Information Items (Eric Keeler/Tamara Jovovic)

Staff informed the Committee that the new financial report template would be distributed at the June meeting.

11. Staff Updates (Eric Keeler/Tamara Jovovic)

Staff shared with the Committee the new Office of Housing website which had been recently reorganized to improve its functionality and accessibility. Committee members were invited to the groundbreaking of the upcoming renovation of one of Community Lodgings' properties. Staff informed the Committee that the City had recently been awarded a grant from the Virginia Housing Development Authority to develop an affordable housing strategy to help preserve and potentially augment affordable housing in the Route 1 South Corridor.

12. Other Discussion

Y. Seddiq asked for staff to outline at a future meeting the different types of outreach conducted regarding the Cambria Square affordable unit lottery.

The meeting adjourned at 8:15 pm.