

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: JANUARY 11, 2018

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Consideration of December 7, 2017 meeting minutes (Chair) 7:05 p.m.
Action Requested: Review and Approve Minutes
3. Arts District Text Amendment Update (Heba ElGawish/Jeffrey Farner) 7:10 p.m.
4. Resolution 830 Community Engagement Update (Helen McIlvaine) 7:25 p.m.
5. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 7:35 p.m.
6. Joint City-Schools Facility Investment Task Force Update (Dan Brendel) 7:40 p.m.
7. Route 1 South Housing Affordability Strategy Update (Tamara Jovovic) 7:50 p.m.
8. Alexandria Housing Development Corporation Update (Jon Frederick) 7:55 p.m.
9. Information Items: 8:00 p.m.
Financial Report (Eric Keeler)
FY 2018 Q2 Housing Master Plan Progress Report (Tamara Jovovic)
10. Staff Updates 8:10 p.m.
11. Announcements and Upcoming Housing Meetings (Staff) 8:25 p.m.
Resolution 830 Working Group Meeting (Module 1)
January 10, 2018 6:30 pm, ARHA Headquarters, 401 Wythe Street

ARHA Redevelopment Work Group Meeting
January 11, 2018, 5:30 pm, City Hall

City Council Legislative Meeting
January 9, 2018, 7 pm, City Hall (preview of AHC loan request for Resurrection project)

City Council Public Hearing
January 20, 2018, 9:30 am, City Hall (Resurrection DSUP and loan request)

City Council – ARHA Joint Work Session
January 29, 2018, 8:30 pm, Alexandria Renew, 1800 Limerick Street

Resolution 830 Working Group Meeting (Module 2)
January 31, 2018 8:30 am, ARHA Headquarters, 401 Wythe Street
12. Other 8:30 p.m.
Topics of interest for future meetings
- Adjournment (Chair) 9:00 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | December 7, 2017

	Members Present	Members Absent	Staff
1	Dan Brendel		Tamara Jovovic, Housing Planner
2	Michael Butler (m)		Eric Keeler, Deputy Director
3	Katharine Dixon (m)		Maya Contreras, P&Z Planner
4	Carter Flemming (m)		Ashley Labadie, P&Z Planner
5	Jon Frederick (m)		Carrie Beach, P&Z Division Chief
6	Holly Hanisian (m)		
7	Bill Harris (m)		
8	Robyn Konkel, Chair		
9	Michelle Krocker (m)		
10	Jessica Lurz*		
11		Matthew McCarthy (excused)	
12	Helen McIlvaine*		
13	Michael Doyle		
14	Peter-Anthony Pappas (m)		
15	Mary Parker (m)		
16	Yasin Seddiq (m)		
17	Nechelle Terrell		
18	Marian Wiggins (m)		
19	Paul Zurawski		
20	vacant		
21	vacant		
	Guests	Affiliation	
1	Haley Norris	AHC	
2	John Welsh	AHC	
3	Betsy Faga	Church of the Resurrection	
4	Connie Staudinger	ARHA	
5	Keith Pettigrew	ARHA	
6	Salena Zellers	ARHA Board Member	

*non-voting

(m) – took minutes during fiscal year

The meeting was called to order at 7:00 pm. Holly Hanisian agreed to take minutes.

1. Introductions and Chair Remarks (Robyn Konkel)

The Chair asked Committee members to introduce themselves. Helen McIlvaine introduced Keith Pettigrew, the new CEO of ARHA. The Chair noted the need to

reschedule the January Committee meeting to January 11th due to a conflict with the January Planning Commission public hearing scheduled for January 4th, 2018.

2. Consideration of November 2, 2017 Minutes (Chair)

Holly Hanisian noted that she was absent at the November meeting and that the minutes should be amended to reflect her absence. Mary Parker made a motion to approve the November minutes as amended; Michelle Krocker seconded the motion. The minutes were approved with five abstentions from Katherine Dixon, Michael Doyle, Yasin Seddiq, Holly Hanisian and Paul Zurawski.

3. Consideration of Loan Request and Affordable Housing Plan for Church of the Resurrection (Helen McIlvaine/Haley Norris)

Staff introduced AHC's affordable housing plan, its loan request for up to \$8.4 million, and a grant request of \$350,000 to provide rental subsidies for some deeply affordable units. AHC plans to develop 113 affordable rental housing units in partnership with the Episcopal Church of the Resurrection. Hailey Norris, development manager at AHC, provided an update on the project including revisions made to the affordable building's architecture and the budgetary impact of a potential increase in the cost of meeting standard city development requirements, such as undergrounding of utilities along North Beauregard Street due to the unique nature of some of the equipment.

Discussion ensued regarding the accessibility of units and the number of handicapped parking spaces provided; proposed rental subsidies as compared to other projects; current building practices and fire codes; the response from neighbors regarding building design, parking, and traffic concerns; and the need for continued advocacy for affordable housing projects. Staff noted that the project's contribution to the Beauregard Implementation Fund was still under discussion. Jon Frederick noted that the Committee should consider advocating for affordable housing projects to be made exempt from similar contributions in future small area plans.

Helen noted that since some of the project costs were still evolving (for example, a preliminary estimate for the undergrounding is pending from Dominion Energy) it is possible that the loan amount that goes forward to City Council in January might be higher.

Michelle Krocker made a motion to accept staff's recommendation to approve the consideration of the loan request and affordable housing plan. Michael Doyle seconded the motion. The motion was approved with no abstentions. The Committee will send a letter of support for the project to Planning Commission and City Council.

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

Tamara Jovovic and Ashley Labadie provided an overview of the Route 1 South Housing Affordability Strategy, including an update on the charrette process scheduled for late February/early March. The Chair asked for an AHAAC

member to volunteer to serve as the Committee's representative for the charrette. Following discussion, Katherine Dixon made a motion that Mary Parker and Jon Frederick be appointed as representatives for the charrette. Jon disclosed that AHDC is providing development consulting services to Alfred Street Baptist Church (ASBC) via an MOU. For ASBC's pending, but separate DSUP, AHDC is assisting the Church with tenant relocation support and help in identifying and developing 22 net new units to replace those proposed to be demolished. Peter-Anthony Pappas seconded the motion. The motion passed unanimously.

Jessica Lurz noted that the EOC may also be interested in participating in the planning process.

5. Resolution 830 Community Engagement Update (Helen McIlvaine)

Helen McIlvaine provided an update on the community engagement process that has been developed to support the Resolution 830 modernization process and asked for a volunteer to represent AHAAC. Dan Brendel expressed interest. Katherine Dixon made a motion that Dan be appointed as AHAAC's representative to the group. Marian Wiggins seconded the motion. The motion passed unanimously.

6. Public Hearing on Andrew Adkins Redevelopment Scenarios (Eric Keeler)

Eric Keeler presented an overview of the scenarios developed by staff to help inform the redevelopment of the Andrew Adkins project. At the request of the ARHA Redevelopment Work Group, AHAAC held a public hearing on the scenarios to solicit further community feedback. Dan Brendel inquired how the proceeds from the sale of the land to CRC would be used. Salena Zellers, an ARHA Board member, noted that the Andrew Adkins site is ARHA's most valuable property and that the greater the proceeds realized, the greater the number of units that could be secured off site. Committee members discussed the importance of enabling current Andrew Adkins residents to return to their neighborhood while also recognizing that not all residents may want to return once they have secured tenant-protection vouchers and found housing elsewhere or secured other ARHA-owned housing.

Eric asked Committee members to send any additional feedback to Tamara.

7. Alexandria Redevelopment and Housing Authority Update (Salena Zellers)

Salena Zellers provided an overview of events, noting the upcoming Santa's Winter Wonderland. Move-out of the first building at Ramsey Homes is scheduled for January 29, 2018. Construction is anticipated to be completed in September 2019.

8. Alexandria Housing Development Corporation Update (Jon Frederick)

Jon Frederick provided an updated timeline of the Lacy Court, Carpenter's Shelter, and Gateway projects. Construction at Lacy Court will start in mid/late February. AHDC is also working with Sheltered Homes of Alexandria to preserve the affordability of 12 units at Bellefonte Apartments that serve persons with

intellectual disabilities; all units on the bottom floor of the building will be modified to be accessible.

9. City Manager Budget Priorities Request (Helen McIlvaine)

Helen McIlvaine reported that the City Manager has asked for input in preparation for next year's budget process. The Fairlington Presbyterian Church project will likely be brought forward for consideration in FY19. Helen noted that the project will exhaust the City's Housing Opportunity Fund if approved.

Discussion ensued regarding the need for advocacy efforts to support the sustainability of funding for affordable housing projects, including persons with cognitive disabilities and families with children. Recommendations included capitalizing on density (the city's biggest asset), providing tax abatement for developments that include affordable housing, and supporting the pilot subsidy program to deepen the level and breadth of affordable housing options in the City. The Chair asked for any additional ideas and recommendations to be emailed to staff by December 15. She will send a letter noting AHAAC's priorities to the City Manager as requested.

10. Financial Report (Eric Keeler)

Due to the lateness of the meeting, review of the financial report was postponed to the January Committee meeting

11. Staff Updates

Helen McIlvaine reported that a new publication on the city's homeownership programs will be released tomorrow. Additionally, she reported that two auxiliary-grant funded units at the Sunrise Assisted Living community in Old Town were approved during the public hearing process. The units will be committed affordable for 40 years and valued at approximately \$6.4 million.

12. Other Discussion

None

The meeting adjourned at 9:11 pm.

FY 2018 Affordable Housing Development Funds Financial Report | January 3, 2018

Balance Remaining: \$7,395,840
(includes \$925,708 in unreserved carryover)

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	\$0	\$0	\$0	\$0	\$0	\$0	\$1,139,516
Multifamily Loan Repayments	\$0	\$0	\$0	\$0	\$173,699	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,699
New Revenue Allocated by City Council	\$5,156,917	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,156,917
Total	\$5,156,917	\$186,398	\$0	\$316,236	\$239,154	\$571,429	\$0	\$0	\$0	\$0	\$0	\$0	\$6,470,132

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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Braddock Small Area Plan Fund	\$834,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Trust Fund (HTF) Total	\$1,084,080	\$50,000	\$0	\$0	-\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 & Beauregard	\$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	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Housing Opportunity Fund (HOF) Total	\$17,490,165	-\$75,000	\$0	\$0	-\$75,000	\$0	-\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$225,000

Housing Master Plan Progress Report

Period: FY18 Q1-Q2

City of Alexandria, Office of Housing

Updated: 01.05.18

TYPE OF ACTIVITY	FY18 Q1-Q2 Impact (Jul 2017-Dec 2017)			Prior Reported Impact (Jan 2014-Jun 2017)	Total Impact (Jan 2014-Sept 2017)	Housing Master Plan (Jan 2014-Dec 2025)	
	Completed	Underway	Pipeline*	Prior Completed	Total Completed	Target	Balance
Rental Units Created or Preserved/Rehabilitated	7	74	222	184	191	660	469
<i>Created</i>							
Jackson Crossing				78			
Gateway at King and Beauregard		74					
New Hope Veterans Home (Aspen Street)				3			
Carpenter's Shelter			97				
Fairlington Presbyterian Church			81				
<i>Preserved</i>							
Arbelo Apartments				34			
Longview Terrace Apartments				41			
Community Lodgings	7						
Lynhaven Apartments				28			
Lacy Court Apartments			44				
Units Created through the Development Process	0	48	114	67	67	336	269
Alexandria Memory Care Center		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				
ABC/Giant site		9					
Braddock Gateway Phase II			4				
Potomac Yard Landbay H/I			9				
Sunrise Senior Living			2				
Block 6A			5				
Eisenhower East Block 20			15				
Beauregard Committed Units	0	93	113	105	105	494	389
St. James Plaza (Fillmore)		93					
Church of the Resurrection			113				
Southern Towers				105			
Units Created or Preserved through Redevelopment Support to ARHA	0	0	312	0	0	174	174
Ramsey Homes			52				
Ladrey Senior Highrise			170				
Andrew Adkins			90				

TYPE OF ACTIVITY	FY18 Q1-Q2 Impact (Jul 2017-Dec 2017)		Prior Reported Impact (Jan 2014-Jun 2017)	Total Impact (Jan 2014-Sept 2017)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued		Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects [Grants]	1		9	10	24	14
Homebuyer Loans	3		32	35	72	37
Homeowner Rehab Loans /RTA Projects [Rebuilding Together Alexandria Grants]	1		76	77	240	163

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY18 Q1-Q2 Impact (Jul 2017-Dec 2017)		Prior Reported Impact (Jan 2014-Jun 2017)	Total Impact (Jan 2014-Sept 2017)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued				Target	Balance
TOTAL	12		473	485	2,000	1,515