

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE
DATE: OCTOBER 1, 2015
LOCATION: ROOM 2000
CITY HALL

AGENDA

- | | |
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| 1. Consideration of September 3, 2015 meeting minutes (Chair) | 7:00 p.m. |
| 2. Chair Remarks (Chair) | 7:05 p.m. |
| 3. Consideration of Loan Request and Affordable Housing Plan for Gateway at King and Beauregard Project (Helen McIlvaine/Ryan Price) | 7:15 p.m. |
| 4. Review of Eisenhower West Small Area Plan (Radhika Mohan) | 7:45 p.m. |
| 5. Beauregard Relocation Report and update on Southern Towers (Cari Palerm/Helen McIlvaine) | 8:05 p.m. |
| 6. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) | 8:25 p.m. |
| 7. Alexandria Housing Development Corporation Update (Jon Frederick) | 8:30 p.m. |
| 8. Information Items: | 8:35 p.m. |
| Financial Reports (Eric Keeler) | |
| FY16 Office of Housing Action Plan (Helen McIlvaine) | |
| Revised Quarterly Progress Report Template (Eric Keeler/Tamara Jovovic) | |
| 9. Announcements and Upcoming Housing Meetings (Staff) | 8:45 p.m. |
| <u>Oakville Triangle/Route 1 Planning Study</u> | |
| Planning Commission Hearing—October 6, 2015, City Hall | |
| City Council Hearing—October 17, 2015, City Hall | |
| <u>Eisenhower West Small Area Plan</u> | |
| Steering Committee Meeting—October 14, 2015, 7:30 p.m., Location TBD | |
| Planning Commission Hearing—November 5, 2015, 7:00 p.m., City Hall | |
| City Council Hearing—November 14, 2015, City Hall | |
| 10. Other | 8:50 p.m. |
| Adjournment (Chair) | 9:00 p.m. |

AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

City Hall Room 2000 | September 3, 2015

	Members Present	Members Absent	Staff
1	Joe Ouellette	David Taylor (excused)	Tamara Jovovic, Housing Analyst
2	Katharine Dixon	Edric Kirkman (excused)	Eric Keeler, Division Chief
3	Brandi Collins	Janelle Beverly	Rob Kerns, Division Chief
4	Helen McIlvaine*	Michelle Krockner (excused)	Jeff Farner, Deputy Director
5	Eric Weiss	Bill Harris	
6	Michael Butler		
7	Robyn Konkel		
8	Jon Frederick		
9	Carter Flemming		
10	Peter-Anthony Pappas		
11	Nan Goodwin*		
	Guests	Affiliation	Email
	Mary Parker	Commission on Aging and Commission on Persons with Disabilities	ipht@comcast.net
	Betsy Faga	Church of the Resurrection	

*non-voting

The meeting was called to order by the Chair, Katharine Dixon, at 7:00 pm.

1. Consideration of June 4 and June 17 AHAC Minutes

Jon Frederick moved to approve the minutes from June 4 and June 17. Carter Flemming seconded the motion. The motion was carried unanimously with Peter-Anthony Pappas abstaining regarding the June 4 minutes and Eric Weiss abstaining regarding the June 17 minutes due to their respective absences.

2. Chair Remarks

Katharine Dixon noted a number of upcoming events including the Northern Virginia Affordable Housing Alliance's training session on "Overcoming NIMBYism", cosponsored with Housing Virginia on September 24.

K. Dixon also indicated that additional members were being sought for AHAAC:

- An additional financial professional with knowledge and experience in the field of finance
- One person who represents housing consumers under 30 years of age

- Two representatives of the City's small business community, including the retail, restaurant, or hospitality sectors
- One person designated by, but who need not be, a member of, the Commission on Persons with Disabilities

Robyn Konkel has been re-appointed to serve another three-year term.

3. Update on Ramsey Homes Redevelopment and ARHA Appeal (Rob Kerns)

Rob Kerns presented an overview of the Ramsey Homes redevelopment application and of the status of ARHA's appeal to City Council regarding the Parker-Gray BAR's denial of the agency's demolition request. The site is part of the Parker-Gray Historic District and the Braddock Metro Neighborhood and Braddock East Plans. The project proposes to replace 15 units of public housing in four buildings with 53 units in two multifamily buildings serving a range of incomes from 30 to 60% AMI. The application is eligible to compete for LIHTCs and would require a zoning change from the RB Zone to the CRMU-M Zone. The Braddock Road Homeowners Association has expressed support for the redevelopment.

The issue before the Council involves the historic and cultural significance of the site and whether the buildings have to be retained or if there are alternative approaches to memorializing their role in providing federal-funded housing for African-American war workers during WWII.

K. Dixon brought forward a letter in support of the redevelopment for the Committee's review. E. Weiss moved to send the letter to Council and R. Konkel seconded the motion. During the Committee's discussion, Brandi Collins pointed to the competing interests at play—preserving the historic character of the Parker-Gray area and proactively addressing the City's need for affordable housing. She expressed hope that the Council could find some middle ground and suggested the BAR staff report be incorporated as a reference in the letter. The Committee voted unanimously with two abstentions (C. Fleming and B. Collins) to send the letter of support to Council.

4. Update on Oakville Triangle/Route 1 Corridor Planning Study (Jeff Farnier)

Jeff Farnier provided an overview of the draft plan which has been posted online for public review. He noted that the study area was being rezoned to a Coordinated Development District (CDD) immediately following the planning process; StonebridgeCarras, the large property owner, is also in process of submitting a phased Development Special Use Permit (DSUP) parallel to the rezoning application. Approximately 1,000 housing units are envisioned on the Oakville Triangle project site with another 800 units anticipated in the remainder of the plan area. The plan area will also accommodate a mix of office, hotel, and maker-space for small manufactures. The City will use a TIF-like, pay-as-you-go mechanism to help fund public improvements. The plan and the CDD will be submitted to the Planning Commission and City Council in October and December 2015, respectively.

In response to a question regarding the 65 affordable units proposed to be provided on the Oakville Triangle project site, Helen McIlvaine explained that per

the Housing Master Plan, the rezoning of a site to a CDD encourages developer contributions in excess of what would normally be anticipated with a traditional DSUP.

B. Collins moved to have staff draft a letter of support from AHAAC regarding the Planning Study. Jon Frederick seconded the motion. The motion was carried unanimously.

5. Update on Old Town North Small Area Plan and Discussion of AHAAC Role (Tamara Jovovic)

Tamara Jovovic noted that an advisory group is being formed to provide guidance during the planning process and that a charrette—an interactive multiday community design and planning workshop—will be conducted in the fall to create a framework vision plan for Old Town North. While the vision plan will be submitted to the Planning Commission and the Council for endorsement by the end of the year, the plan will continue to be refined during 2016. Final approval is anticipated in early 2017. Committee members were encouraged to attend future community meetings.

6. Review of Quarterly Progress Report Template (Eric Keeler)

Committee members reviewed the new format and provided several suggestions for improvement. Staff will circulate a revised format at the October meeting.

7. Update on FY16 Office of Housing Action Plan (Helen McIlvaine)

H. McIlvaine noted that the start date for several action items had been moved back due to a number of competing projects and staffing constraints. She encouraged Committee members to review the Action Plan and note any outstanding questions for the October meeting.

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

ARHA is expected to make final selections of its redevelopment partners for its five sites in October.

The rehabilitation of the Ladrey Senior Highrise is moving forward with the hiring of contractors.

Pendleton Park won an award from the National Association of Housing and Redevelopment Officials for preserving an expiring Section 236 project.

9. Alexandria Housing Development Corporation Update (Jon Frederick)

The renovations of Arbelo and Longview have been completed and closed out.

AHDC has applied to the state for Housing Trust Fund financing for the affordable housing component of the Gateway at King and Beauregard project. AHAAC will be receiving an affordable housing plan and loan request in October. The number of units in the project has been increased to 74 with 50% of the units serving residents at 60% AMI, 10% of the units serving residents at 40% AMI, and the balance of the units serving residents at 50% AMI.

10. Other

K. Dixon briefed the Committee on the August Quarterly Boards and Commissions meeting convened by DCHS. One of the group's key priorities remains increasing advocacy and education opportunities to help implement the affordable housing goals set forth in the Housing Master Plan.

Betsy Faga, representing the Church of Resurrection, noted that the Diocese would be voting soon to approve their plan to build affordable housing on their property. The plan has been approved by the congregation.

K. Dixon inquired about the availability of maps that show the location of affordable housing projects, ARHA properties, and market affordable buildings. T. Jovovic indicated that staff are working with GIS over the course of the next several months to formalize the structure of the Office of Housing's affordable housing databases so that data can be easily mapped. Eric Keeler offered to send out existing maps, including ones incorporated into the Housing Master Plan.

H. McIlvaine noted that the Council would be holding four budget hearings for FY17. Dates have not been set yet. She also announced that Brandi Collins will be joining the Office of Housing and that she would be stepping down from AHAAC. A new city or schools employee will be recruited to fill the position.

H. McIlvaine reminded Committee members to inform the Chair and staff in advance of each meeting about any scheduled or anticipated absences. K. Dixon indicated that her expectation and hope was that Committee members could attend three quarters or more of all meetings, including those meetings for which members had excused absences.

The meeting adjourned at 8:45 pm.

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 25, 2015

TO: THE ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE (AHAAC)

FROM: HELEN S. MCILVAINE, ACTING DIRECTOR

SUBJECT: CONSIDERATION OF A LOAN OF \$5.5 MILLION TO THE ALEXANDRIA HOUSING DEVELOPMENT CORPORATION (AHDC) TO DEVELOP AFFORDABLE RENTAL HOUSING WITHIN THE GATEWAY AT KING AND BEAUREGARD

ISSUE: Loan of up to \$5,500,000 to the AHDC for development of 74 affordable rental units within the proposed The Gateway at King and Beauregard (Gateway) mixed use development.

RECOMMENDATION: That AHAAC recommend that City Council approve a permanent loan to AHDC of up to \$5,500,000 (including \$350,000 of previously approved predevelopment funds) for a proposed 74-unit affordable building within the Gateway.

BACKGROUND: AHDC has requested a permanent loan of up to \$5.5 million from the Housing Opportunities Fund (HOF) to acquire development rights to construct an affordable housing building containing 74 apartments in a new mixed use development proposed at the intersection of King and Beauregard Streets. In this case, acquisition of the development rights includes the associated entitlements, the underground parking required for the affordable units, and delivery of a finished podium (above retail space) on which the affordable units can be constructed. Per the project description (Attachment 1), the site is adjacent to a future bus rapid transit (BRT) station along the corridor that will eventually connect the Van Dorn Metro, Landmark and Beauregard neighborhoods in Alexandria to various stops in Arlington, including the Pentagon. In June, AHAAC and City Council approved a predevelopment loan of \$350,000 to assist AHDC with legal, architectural, engineering and other professional costs (including a third party appraisal of the value of the development rights to be acquired) to help it assess project feasibility. Besides the affordable housing building, the mixed use development will include 278 market rate apartments, 53,000 sf of retail and commercial space, 91,000 sf of office space, and a Harris Teeter grocery store. 800+ underground parking spaces will serve the development.¹

AHDC plans to develop a mix of 1, 2 and 3 bedroom units, with ten percent of the total being accessible. The units will serve households with incomes ranging from below 40% AMI through 60% AMI (Attachment 2). Currently the mix is proposed to be 8 units affordable at 40% AMI, 29 units at 50%

¹ It is noted that Mr. Daniel R. Abramson, a principal of the development entity for the larger Gateway concept, is also President of AHDC's Board of Directors. To avoid any conflict of interest, strict firewalls have been established between AHDC and Mr. Abramson for the purpose of this business transaction. All decisions made by the AHDC Board regarding the Gateway project have been coordinated in consultation with its Development Committee, and with AHDC's Vice President, Mr. Robert Burns, acting for the Board.

AMI and 37 units at 60% AMI. In addition to an onsite property management office, a laundry facility, a community room and a courtyard area featuring play and grilling areas, residents of the affordable building will have access to all other site amenities. Consistent with the City's new parking standards for multifamily development, 44 of the underground parking spaces will be reserved for residents of the affordable building.

DISCUSSION: AHDC has requested a loan of up to \$5.5 million from the City. This amount is higher than the \$4.5 million anticipated in June, however, some savings may be realized as the project design progresses and value engineering occurs to lower estimated construction costs. The loan request amount also reflects possible interest rate risk and conservative underwriting of tax credit equity. In addition, AHDC has applied for state housing trust fund monies that act like additional soft money. These factors, if realized, may slightly improve the final amount requested from the City.

The developer will make a \$1 million cash voluntary affordable housing trust fund contribution when it receives its first certificate of occupancy for any (non-affordable housing building) element of the mixed-use project. These funds will then be available for other upcoming affordable projects.

Because of the project's proximity to the Beauregard Plan Area and the opportunity to provide deeply affordable housing resources to residents impacted by future redevelopment, it is recommended that \$3.5 million in Beauregard reserve funds be applied to this project. These reserve ("seed") funds were set aside in 2012 when it was expected that the first phase of Beauregard redevelopment would occur. By working with AHDC to create another early "leveraged" project, the City can achieve significant efficiencies in terms of the level of future investment needed to provide some of the deeply subsidized committed affordable units envisioned in the Beauregard Plan (e.g., \$74,000 here, versus the \$202,000 per unit blended average investment referenced in the Plan). If needed in the future, Beauregard reserves can be replenished with housing contribution monies pledged for projects that are currently under construction.

Other funding for the projected total development cost of \$28.3 million are anticipated to come from \$14.9 million in low income housing tax credit equity (AHDC plans to apply for 9% credits in March 2016) and \$6.75 million in first trust mortgage debt. AHDC plans to defer nearly \$1.2 million of its developer fee. As stated above, AHDC has also applied for state housing trust fund monies in the amount \$750,000. Since this is a new source of funds for Virginia projects, AHDC is not able to forecast the likelihood of receiving these dollars, however, it believes the deep affordability of the proposed 40% and 50% AMI units in this mixed use development in the Northern Virginia market will make it an attractive project to application reviewers. Similar to other City loans for affordable housing, payments to the City are projected to begin in Years 13-14, after AHDC's deferred developer fee is fully paid, pursuant to IRS requirements (Attachment 3).

FISCAL IMPACT: The \$350,000 predevelopment loan was comprised of federal HOME funds and City match dollars. Funds for the \$5,150,000 permanent loan balance will derive from Beauregard reserve funds (\$3.5 million) and other housing trust funds (\$1.65 million). It is anticipated that the developer's voluntary housing contribution of \$1 million for Gateway will be paid in FY 2019. City loan dollars will be drawn down by AHDC at various project milestones, such as land acquisition (Fall 2016) and completion of site work.

ATTACHMENTS:

- (1) Gateway Affordable Housing Loan Request, Project Description with Elevation and Site Location Map

- (2) HUD 2015 Incomes and Rents for 40, 50 and 60 % AMI
- (3) Gateway Affordable Housing Project Sources and Uses and 40 Year Pro Forma

STAFF:

Eric Keeler, Division Chief, Program Administration
Tamara Jovovic, Housing Analyst, Office of Housing

*Working to make homes affordable
in the City of Alexandria*



ALEXANDRIA
HOUSING
DEVELOPMENT
CORPORATION
— AHDC —

September 22, 2015

Ms. Helen McIlvaine
Acting Director, Office of Housing
City of Alexandria
421 King Street, Suite 200
Alexandria, VA 22314

RE: The Gateway at King and Beauregard

Dear Ms. McIlvaine:

On behalf of Alexandria Housing Development Corporation (AHDC) Board of Directors, I am pleased to submit an application for a City of Alexandria Housing Opportunities Fund (HOF) loan in the amount of \$5,500,000. This loan request would aid AHDC in the financing of a 74 unit affordable housing project to be included within the Gateway at King and Beauregard mixed used development (Gateway).

The Gateway project will completely change the intersection at the corner of King and Beauregard Streets. The project will include a mix of residential, retail, office, as well as a Harris Teeter grocery store. AHDC is excited to have the opportunity to develop a new 74 unit affordable housing project within a new vibrant mixed income, mixed use community in the west end of the City. The entire project has been going through the City's planning and zoning process for a number of years and is set to for public hearings in November 2015.

AHDC's project will include a mix of unit sizes and affordability levels. All of the units will be affordable to households at or below 60 percent area median income with half of the units reserved for households at or below 50 percent AMI. In addition, AHDC proposes to establish rents on ten percent of the units for families at or below 40 percent AMI. AHDC is excited to be able to serve households at such discounted rents since this was need was so well documented during the development of the Beauregard Small Area Plan.

AHDC hopes to submit a nine percent low income housing tax credit application to the Virginia Housing Development Authority (VHDA) in March 2016. The attached application provides the financial details of AHDC's project for your review. AHDC appreciates our continuing partnership with the City of Alexandria and we look forward to hearing from you regarding our newest proposed project. If you have any questions during the review of our HOF application, please contact me at 703-739-7775.

Sincerely,

Jonathan D. Frederick
Executive Director

Cc: Eric Keeler, via email

Gateway at King Beauregard Affordable Housing

Proposed Project Description

AHDC is the contract purchaser of the development rights for 74 units within the King and Beauregard Gateway mixed use development. The project is in the final stages of review by the City of Alexandria Planning and Zoning Department and is scheduled for public hearings in November 2015. In all, the project includes 352 rental units (including AHDC's 74 affordable units), a 62,500 square foot Harris Teeter grocery store, 53,000 square feet of retail, and 91,000 square feet office. The entire project will top a two level underground parking garage with over 800 parking spaces, 44 of which will be reserved for AHDC's project. In addition, the project will include a new bus rapid transit (BRT) station that will be part of the West End Transitway the City has been working over the past several years.

The affordable housing within the project will be financed, developed, and owned by AHDC. AHDC's project will be included as part of the corner building that sits at the corner of King and Beauregard Streets as depicted in Figure 1. In addition to the 74 units of affordable housing, the corner building will include approximately 35,000 square feet of retail and 22,500 square feet of office space that will be owned by the master developer. The residential lobby of the building will be placed on the interior spine road that connects Beauregard and King Street as is depicted in Figure 1.

AHDC's project will be built with high quality exterior finishes to mend seamlessly with the entire project. The project will be a four story wood frame construction built over a ground floor and concrete podium that will host the residential lobby, ground floor retail, and the office lobby. The residential units will be equipped with Energy Star kitchen appliance packages and high-efficiency individually controlled HVAC systems. Residents of the project will enjoy access to laundry

facilities strategically located on floors 2-5, a 1,350 square foot community room, an exclusive courtyard designed with soft play surfaces and equipment suitable for children. Residents of AHDC's project will also include access to all the amenities available in the market rate rental building.

Figure 1: The Gateway at King and Beauregard



Property

The property is located at the corner of King and Beauregard Streets and is approximately 5.3 acres in size. It includes the current strip retail at the corner and the old Jefferson Memorial Hospital site. The entire site is currently subject to a rezoning and preliminary development special use permit application that has been filed by the master developer 4600 King LLC, which is represented by Mr. Daniel Abramson. The master developer has a purchase option on the portion of the site that was previously

occupied by the Jefferson Memorial Hospital and long term land use agreement on the corner portion of the site that will be include the affordable building.

Proposed Project Target Population:

AHDC's development will be a rental project that will target a range of affordability levels between 40% area median income (AMI) and 60% AMI. The project affordability targets will be as follows: ten percent of the units at 40 percent AMI, 40 percent of the units at 50 percent AMI, and 50 percent of the units at 60 percent AMI. The units will be a mix of efficiencies, one bedroom, two bedroom, and three bedrooms with 80 percent of the project being dedicated for two and three bedroom units. Ten percent of the units will be full accessible for tenants with disabilities. AHDC believes the proposed unit and affordability mix will assist those households in the City that are the most in need, while at the same time maximizing scoring opportunities provided in the Virginia qualified action plan. When combined with the market rate product anticipated with this development the addition of the AHDC's project will create a true mixed income, mixed use community.

Ownership Structure

AHDC is working to execute a purchase option on the approximate 92,000 square feet that will be used to construct the affordable housing portion of the project. The development rights purchased by AHDC will be subject to the terms of a 99 year ground lease, but AHDC will not be responsible for any of the payments associated with that lease. The entire corner building will part of a condominium and AHDC will have representation on the board. The ground lease will include a buyout option for the master developer, but it will be understood that AHDC would not be responsible for any additional payments beyond its upfront cost.

Financing Plan

AHDC's financing plan includes submitting an application for a nine percent low income housing tax credit allocation in March 2016. The LIHTC equity will be supplemented by a conventional first trust mortgage, City of Alexandria subordinated debt, and AHDC deferred developer fee. AHDC has also submitted a loan application to the Virginia Department of Community Development for state housing trust fund dollars. If AHDC would to be awarded state housing trust fund dollars, it would use those proceeds to further reduce the conventional debt needed finance the project hence leading to greater cash flow and potentially earlier payments on the City's loan.

Market Demand

AHDC has yet to commission a full market study to demonstrate demand for the proposed project. However, the City of Alexandria Housing Master Plan (HMP) and Beauregard Small Area Plan (BSAP) provide significant amounts of data that demonstrates a demand for the housing type and affordability levels that will be provided in this project. The HMP demonstrated the need for additional affordable units that at or below 60 percent AMI specifically those at or below 50 percent AMI. The report also showed the need for additional affordable 3BR units to support families. The BSAP provides additional data demonstrating the market demand for affordable housing in the City, specifically highlighting the need for units at or below 40 percent AMI. Half of the units within the project will be affordable to households at or below 50 percent of AMI with rents of eight of those units being reserved for

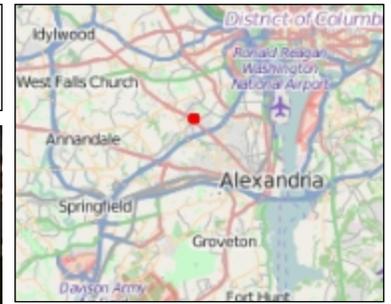
households at 40 percent of AMI. In addition, 80 percent of the units will consist of two and three bedroom units that will serve families in the City.

Community Outreach

As mentioned AHDC's project will be located within the larger mixed use project that is currently going through the City's planning process. The entire project has been presented to many of the surrounding civic associations on many occasions. The most recent community meeting with a number of Civic associations took place on September 15, 2015. AHDC representatives attended the meeting to answer any questions regarding the affordable housing component of the project. While citizens had questions about open space and traffic, the overwhelmingly majority of those in attendance were in favor of the affordable housing and the project as a whole.

Proposed Project Schedule (estimated to date):

- Completion of entitlements – November 2015
- City sign of final engineered site plan receipt – March 2016
- Submission of VHDA 9% LIHTC application – March 2016
- Award of 9% LIHTC application – June 2016
- Acquisition – September 2016
- Master developer begins construction of site work/garage – October 2016
- Completed podium turned over to AHDC – October 2017
- AHDC completes construction of affordable building – June 2018
- Complete property leasing – October 2018



Legend

- Tax Map Index
- Blocks
- Parcels
- Metro Stations
- Metro Lines**
- Blue
- Yellow
- Yellow Blue
- City Boundary
- Rail Lines
- Parcels
- Buildings
- Surface Water
- Streams
- Parks
- City of Alexandria

1: 2,257



376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Alexandria, VA

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

HUD 2015

Designated Median

Income

\$109,200

Designated Income Limits

%AMI	1 Person	2 People	3 People	4 People
40%	\$30,576	\$34,944	\$39,312	\$43,680
50%	\$38,220	\$43,680	\$49,140	\$54,600
60%	\$45,864	\$52,416	\$58,968	\$65,520

Restricted Monthly Rent Limits (Including Utilities)

AMI	Efficiency	1BR	2BR	3BR
40%	\$ 764	\$ 819	\$ 983	\$ 1,136
50%	\$ 956	\$ 1,024	\$ 1,229	\$ 1,420
60%	\$ 1,147	\$ 1,229	\$ 1,474	\$ 1,704

Gateway At King/Beauregard
New Construction - 74 units
Summary and Inputs

Source	28,356,359
Equity	14,919,869
Tax Credit Equity	14,919,869
Sponsor Equity	
Debt	13,436,490
Primary Debt	6,750,000
Sparc Loan	
State HTF	
City of Alexandria	5,500,000
Deferred Dev Fee	1,186,490
Uses	28,356,359
Acquisition	5,100,000
Development Soft Costs	3,812,029
Financing Costs	1,392,500
Construction Costs	15,651,830
Developer Fee	2,400,000
Surplus/(Deficit)	(0)

Timing	
Purchase/Dev Start	1-Dec-16
Comm Operating Date	1-Jun-18
Sales Period	40

DSCR	1.15
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Cost Per Unit Check	\$383,194
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Operations	# Units	% of Project
Efficiency	7	9%
One Bed	5	7%
Two Bed	50	68%
Three Bed	12	16%
	74	100%
Affordability	# Units	% of Project
30% AMI	0	0%
40% AMI	8	11%
50% AMI	29	39%
60% AMI	37	50%
80% AMI	0	0%
100% AMI	0	0%
HUD AMI		109,200
Vacancy Rate		5%
Rent Escalation		2%
Administrative		157,748
Utilities		25,500
Maintenance		143,000
Taxes and Insurance		106,200
Replacement Reserve		22,200
Expense Escalation		3%
Expense/Unit (excluding RR)		5,844

Tax Credit Rates	
9% Discount Rate	7.48%
4% Discount Rate	3.24%
Equity Sale Price	\$1.05
Basis Boost	0%

Finance	I/P
Tranche 1	
Principal	6,750,000
Loan-to-Value	80%
Terms (Years)	35
Interest Rate	6.25%
Debt Coverage Ratio	1.15
Structure (1-CPM, 2-I/O, 3-Custom)	1
Tranche 2	
Principal	-
Term (Years)	30
Interest Rate	2.90%
Structure (1-CPM, 2-I/O, 3-RR)	1
Origination Fee	0.0%
Residual Receipts Repayment Terms	50%
Tranche 3	
Principal	-
Term (Years)	20
Interest Rate	2.00%
Structure (1-CPM, 2-I/O, 3-RR)	2
Origination Fee	0.0%
Residual Receipts Repayment Terms	50%
Tranche 4	
Principal	5,500,000
Term (Years)	40
Interest Rate	2.00%
Structure (1-CPM, 2-I/O, 3-RR)	3
Origination Fee	0.0%
Residual Receipts Repayment Terms	50%
Deferred Fee Interest Rate	2%

Gateway At King/Beauregard
New Construction - 74 units
Development Budget

Development Budget and Tax Credit Eligible Costs				
USES	Eligible Costs			
	Budget	9%	Per Unit	Factors
Acquisition				
Structure	\$0	\$0	\$0	
Land	\$5,100,000	\$0	\$68,919	
Recording Fees		\$0	\$0	
Closing Costs (title/surveyed)		\$0	\$0	
Acquisition Subtotal	\$5,100,000	\$0	\$68,919	
Development Soft Costs			\$0	
<u>Architectural and Design</u>			\$0	
Conceptual Drawings	\$7,250	\$7,250	\$98	
Working Drawings	\$198,800	\$198,800	\$2,686	
Construction Administration	\$100,229	\$100,229	\$1,354	
Interior Design		x	\$0	
Landscape	\$60,000	\$60,000	\$811	
<u>Engineering Fees</u>			\$0	
Civil		\$0	\$0	
Structural	\$26,400	\$26,400	\$357	
MEP	\$56,800	\$56,800	\$768	
Geotech/Soils		\$0	\$0	
Environmental		\$0	\$0	
Traffic		\$0	\$0	
<u>Legal - Owner</u>			\$0	
Organization	\$10,000	\$10,000	\$135	
Loan Documents	\$50,000	\$50,000	\$676	
Zoning		\$0	\$0	
Tax Credit	\$60,000	\$60,000	\$811	
Other	\$25,000	\$25,000	\$338	
<u>Gov Fees and Cert</u>			\$0	
Building Permits	\$95,000	\$95,000	\$1,284	
Plan Submittal Fees		\$0	\$0	
Green Building	\$30,000	\$30,000	\$405	
Construction Inspection	\$20,000	\$20,000	\$270	
Sewer Tap Fees	\$576,608	\$576,608	\$7,792	
Sanitary Sewer Fee	\$0	\$0	\$0	
<u>Other/Miscellaneous</u>			\$0	
Appraisal	\$10,000	\$10,000	\$135	
Market Study	\$10,000	x	\$135	
Construction Management	\$150,000	\$150,000	\$2,027	
Project Management		\$0	\$0	
FF&E	\$30,500	\$30,500	\$412	
Insurance: Builders Risk	\$110,000	\$110,000	\$1,486	
Insurance: Umbrella	\$30,000	\$30,000	\$405	
Marketing / Lease UP	\$30,000	x	\$405	
Management Start Up Costs		\$0	\$0	
R/E Taxes During Con.	\$60,000	\$60,000	\$811	
Utilities During Construction		\$0	\$0	
Security - Professional		\$0	\$0	
Pro Rata Soft Costs	\$1,443,702	\$1,443,702	\$19,509	
Soft Cost Contingency	\$150,000	\$150,000	\$2,027	5%
<u>Reserves</u>			\$0	
Operating Reserve	\$216,224	x	\$2,922	
Debt Service	\$237,766	\$237,766	\$3,213	
Lease Up Reserve	\$25,000	\$25,000	\$338	
Replacement		x	\$0	
Soft Cost Subtotal	\$3,812,029	\$3,563,055	\$51,514	

Gateway At King/Beauregard
New Construction - 74 units
Development Budget

Development Budget and Tax Credit Eligible Costs				
USES	Eligible Costs			
	Budget	9%	Per Unit	Factors
Financing Costs			\$0	
<u>Tax Credit Fees</u>			\$0	
Tax Credit Application Fee	\$97,000	x	\$1,311	7%
Syndicator Legal	\$40,000	\$40,000	\$541	
Syndication Fee		x	\$0	
Cost Certification	\$25,000	\$25,000	\$338	
Tax Credit Consultant Fee	\$20,000	\$20,000	\$270	
<u>Acq./Cons. Loan</u>			\$0	
Loan Origination Fee	\$120,000	\$120,000	\$1,622	
Lender Legal	\$60,000	\$60,000	\$811	
Inspections	\$18,000	\$18,000	\$243	
Cost of Issuance/Bond Expense		\$0	\$0	
Letter of Credit fees/rate	\$35,000	\$35,000	\$473	
Interest Acq./Construction Loan	\$490,000	\$490,000	\$6,622	
Site work/Podium Interest	275,000	\$275,000		
<u>Permanent Loan Costs</u>			\$0	
Loan Origination Fee	\$77,500	x	\$1,047	
Lender Legal		x	\$0	
Recording/Title/Closing	\$135,000	x	\$1,824	
Financing Subtotal	\$1,392,500	\$1,083,000	\$18,818	
Construction Costs			\$0	
Construction/Rehab Costs	\$9,439,001	\$9,439,001	\$127,554	
Podium Costs	\$910,000	\$910,000	\$12,297	
Structured Parking	\$1,732,764	\$0	\$23,416	
Demolition	\$0	x	\$0	
Off-site Improvements		\$0	\$0	
Utility Undergrounding		\$0	\$0	
Site Work	\$1,614,922	\$1,614,922	\$21,823	
Public Improvements		\$0	\$0	
General Requirements	\$621,511	\$621,511	\$8,399	
Builders Overhead	\$205,550	\$205,550	\$2,778	
Builders Profit	\$411,100	\$411,100	\$5,555	
Bonding Fee	\$216,982	\$216,982	\$2,932	
Environmental Remediation		\$0	\$0	
Contingency	\$500,000	\$500,000	\$6,757	3%
Construction Total	\$15,651,830	\$13,919,066	\$211,511	
Developer Fee	\$2,400,000	\$2,400,000	\$32,432	
Total Development Cost	\$28,356,359	\$20,965,121	\$383,194.04	

Gateway At King/Beauregard
New Construction - 74 units
40 Year Cash Flow

Valuation:																
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Revenue																
Rental	1,059,333	1,080,520	1,102,130	1,124,173	1,146,656	1,169,590	1,192,981	1,216,841	1,241,178	1,266,001	1,291,321	1,317,148	1,343,491	1,370,361	1,397,768	
Vacancy	52,967	54,026	55,107	56,209	57,333	58,479	59,649	60,842	62,059	63,300	64,566	65,857	67,175	68,518	69,888	
Total Revenue	1,006,367	1,026,494	1,047,024	1,067,964	1,089,324	1,111,110	1,133,332	1,155,999	1,179,119	1,202,701	1,226,755	1,251,290	1,276,316	1,301,843	1,327,879	
Expense																
Administrative	159,935	164,800	169,813	174,978	180,300	185,784	191,434	197,257	203,257	209,439	215,809	222,374	229,137	236,107	243,288	
Utilities	25,854	26,640	27,450	28,285	29,145	30,032	30,945	31,887	32,856	33,856	34,886	35,947	37,040	38,167	39,328	
Maintenance	144,983	149,393	153,936	158,619	163,443	168,414	173,537	178,815	184,254	189,858	195,633	201,583	207,715	214,033	220,543	
Taxes and Insurance	107,672	110,947	114,322	117,799	121,382	125,074	128,878	132,798	136,838	141,000	145,288	149,707	154,261	158,953	163,788	
Reserve Replacements	22,508	23,192	23,898	24,625	25,374	26,145	26,941	27,760	28,604	29,474	30,371	31,295	32,247	33,227	34,238	
Total Expenses	460,952	474,972	489,419	504,305	519,644	535,450	551,736	568,517	585,809	603,627	621,987	640,906	660,399	680,486	701,184	
Net Operating Income	545,415	551,522	557,605	563,659	569,680	575,661	581,597	587,482	593,310	599,074	604,768	610,385	615,917	621,357	626,696	
Debt																
Tranche 1	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	
Tranche 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tranche 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Tranche 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Debt	475,532															
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reversion Cash Flow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Operating Cash Flow	69,883	75,990	82,073	88,127	94,148	100,129	106,065	111,950	117,778	123,542	129,236	134,853	140,385	145,825	151,164	
Total Cash Flow	69,883	75,990	82,073	88,127	94,148	100,129	106,065	111,950	117,778	123,542	129,236	134,853	140,385	145,825	151,164	
Deferred Fee Balance	1,186,490	1,140,337	1,087,154	1,026,824	959,234	884,271	801,827	711,799	614,086	508,590	395,220	273,888	144,513	7,018	-	
Residual Payment	0	72,912	75,582													

Gateway At King/Beauregard
New Construction - 74 units
40 Year Cash Flow

Valuation:															
Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Revenue															
Rental	1,425,723	1,454,238	1,483,322	1,512,989	1,543,249	1,574,114	1,605,596	1,637,708	1,670,462	1,703,871	1,737,949	1,772,708	1,808,162	1,844,325	1,881,212
Vacancy	71,286	72,712	74,166	75,649	77,162	78,706	80,280	81,885	83,523	85,194	86,897	88,635	90,408	92,216	94,061
Total Revenue	1,354,437	1,381,526	1,409,156	1,437,339	1,466,086	1,495,408	1,525,316	1,555,822	1,586,939	1,618,678	1,651,051	1,684,072	1,717,754	1,752,109	1,787,151
Expense															
Administrative	250,688	258,313	266,170	274,265	282,607	291,203	300,060	309,187	318,591	328,282	338,267	348,555	359,157	370,081	381,337
Utilities	40,524	41,756	43,026	44,335	45,683	47,073	48,505	49,980	51,500	53,067	54,681	56,344	58,058	59,824	61,643
Maintenance	227,251	234,163	241,285	248,624	256,186	263,978	272,007	280,281	288,806	297,590	306,641	315,968	325,579	335,481	345,685
Taxes and Insurance	168,769	173,903	179,192	184,642	190,258	196,045	202,008	208,152	214,484	221,007	227,729	234,656	241,793	249,148	256,726
Reserve Replacements	35,279	36,353	37,458	38,598	39,772	40,981	42,228	43,512	44,836	46,199	47,604	49,052	50,544	52,082	53,666
Total Expenses	722,511	744,487	767,131	790,464	814,507	839,281	864,808	891,112	918,216	946,145	974,923	1,004,576	1,035,131	1,066,615	1,099,058
Net Operating Income	631,926	637,039	642,025	646,875	651,580	656,127	660,508	664,710	668,723	672,533	676,129	679,496	682,623	685,493	688,093
Debt															
Tranche 1	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532	475,532
Tranche 2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tranche 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tranche 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Debt	475,532														
Net Sale Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reversion Cash Flow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Operating Cash Flow	156,394	161,507	166,493	171,343	176,048	180,595	184,976	189,178	193,191	197,001	200,597	203,965	207,091	209,961	212,561
Total Cash Flow	156,394	161,507	166,493	171,343	176,048	180,595	184,976	189,178	193,191	197,001	200,597	203,965	207,091	209,961	212,561
Deferred Fee Balance	1,186,490	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residual Payment	78,197	80,754	83,247	85,672	88,024	90,298	92,488	94,589	96,595	98,501	100,298	101,982	103,545	104,981	106,281

Gateway At King/Beauregard
New Construction - 74 units
40 Year Cash Flow

Valuation:											
Year	31	32	33	34	35	36	37	38	39	40	
Revenue											
Rental	1,918,836	1,957,212	1,996,357	2,036,284	2,077,010	2,118,550	2,160,921	2,204,139	2,248,222	2,293,186	
Vacancy	95,942	97,861	99,818	101,814	103,850	105,927	108,046	110,207	112,411	114,659	
Total Revenue	1,822,894	1,859,352	1,896,539	1,934,470	1,973,159	2,012,622	2,052,875	2,093,932	2,135,811	2,178,527	
Expense											
Administrative	392,936	404,888	417,203	429,892	442,968	456,441	470,324	484,630	499,370	514,559	
Utilities	63,518	65,450	67,441	69,492	71,606	73,784	76,028	78,340	80,723	83,178	
Maintenance	356,200	367,034	378,198	389,701	401,554	413,768	426,353	439,321	452,683	466,452	
Taxes and Insurance	264,534	272,580	280,871	289,414	298,217	307,287	316,634	326,265	336,188	346,414	
Reserve Replacements	55,298	56,980	58,713	60,499	62,339	64,235	66,189	68,202	70,277	72,414	
Total Expenses	1,132,486	1,166,932	1,202,425	1,238,998	1,276,684	1,315,515	1,355,528	1,396,758	1,439,241	1,483,017	
Net Operating Income	690,408	692,420	694,113	695,471	696,475	697,107	697,347	697,175	696,570	695,510	
Debt											
Tranche 1	475,532	475,532	475,532	475,532	475,532	-	-	-	-	-	
Tranche 2	-	-	-	-	-	-	-	-	-	-	
Tranche 3	-	-	-	-	-	-	-	-	-	-	
Tranche 4	-	-	-	-	-	-	-	-	-	-	
Total Debt	475,532	475,532	475,532	475,532	475,532	-	-	-	-	-	
Net Sale Proceeds	-										
Reversion Cash Flow	-										
Operating Cash Flow	214,876	216,888	218,581	219,939	220,943	697,107	697,347	697,175	696,570	695,510	
Total Cash Flow	214,876	216,888	218,581	219,939	220,943	697,107	697,347	697,175	696,570	695,510	
Deferred Fee Balance	1,186,490	-	-	-	-	-	-	-	-	-	
Residual Payment	107,438	108,444	109,291	109,970	110,472	348,554	348,673	348,587	348,285	347,755	

Housing Trust Fund Programs Financial Status

As of August 31, 2015

Balance as of July 31, 2015	8,296,972
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Revenues for August 2015	
Contributions	221,100
Loan Repayments	
Moderate Income Homeownership Program (MIHP)	21,724
Employee Homeownership Incentive Program (EHIP)	2,214
HCS - Subordination Fee Deposits	235
Fees Offsetting Expenditures	0
	245,274

Expenditures for August 2015	
Flexible Homeownership Program	0
Homeownership Counseling	(3,900)
Rebuilding Together Alexandria	0
Housing Opportunities Fund - <i>see attached report</i>	0
Rental Accessibility Modification Program (RAMP)	0
	3,900

Balance Available Before Outstanding Commitments/Reservations	8,546,146
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Outstanding Commitments/Reservations as of August 31, 2015	
Braddock Small Area Plan Fund	834,080
Flexible Homeownership Program	473,508
HOME/HOF Match	321,058
Homeownership Counseling	82,637
FY 2017 Budget Reservation	500,000
Housing Opportunities Fund - <i>see attached report</i>	3,734,888
Misc Project	0
RTA	50,000
Beauregard Fund	1,900,000
Rental Accessibility Modification Program (RAMP)	5,514
	(7,901,685)

Unreserved Balance as of August 31, 2015	644,461
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Housing Opportunities Fund Financial Status

As of August 31, 2015

	HTF	General Fund	HOME	Tax Revenue	TOTAL
Balance as of July 31, 2015	3,734,888	23,110	1,457,952	1,820,850	5,215,950
August 2015 Expenditures					
Balance Available Before Outstanding Commitments	3,734,888	23,110	1,457,952	1,820,850	7,036,800
Outstanding Commitments					
Alexandria Housing Development Corporation (AHDC)	170,058	23,110	0	0	193,168
AHDC King and Beauregard	0	0	350,000	0	350,000
AHC Inc. Fillmore	2,932,980	0	1,057,754	1,249,266	5,240,000
AHC Inc. Church of the Resurrection	400,000	0	0	0	400,000
Fees for Professional Services	31,850	0	0	0	31,850
Unreserved Balance as of August 31, 2015	200,000	0	50,198	571,584	821,782

O N G O I N G W O R K I T E M S	Activity/Program	Description	Challenges	FY16 Tasks and Targets	AHAAC Role
	Participation in Citywide Planning Processes	Eisenhower West Small Area Plan	Ensuring affordable housing is given equal consideration to other plan components, in particular during the initial catalytic phases of redevelopment.	Continue to work with Planning & Zoning on the draft principles and guidelines of the EW SAP as they pertain to affordable housing.	
		Oakville Triangle/Route 1 Corridor Planning Study	Ensuring affordable housing options are provided during the negotiation of the development's community benefits package.	Continue to work with Planning & Zoning and the developer on the negotiation of the community benefits package and CDD conditions, including the provision of onsite affordable units. Work with other Plan area developers to secure opportunities for additional onsite units.	
		Old Town North Small Area Plan	Ensuring affordable housing is given equal consideration to other plan components and that ARHA-owned properties can be redeveloped at a 1:1 replacement.	Participate in the planning and community engagement process, including the fall charrette, to ensure opportunities for affordable housing are maximized.	Actively participate in meetings.
		North Potomac Yard Replanning (Q3 FY16)	Improving existing housing conditions and potentially identifying on-site opportunities.	The original Plan included options for converting the voluntary monetary contribution into onsite units, including public, affordable, and workforce housing. Review options to expand and implement.	
	Participation in Interdepartmental Development Review	Proactively provide ongoing input to and feedback on development applications regarding voluntary affordable housing contributions and bonus density opportunities.	Ensuring staff continues to be engaged at the on-set of projects.	Participate in weekly IDR meetings.	
	Evaluation of Funding Requests	Gateway at Beauregard and King Street (AHDC)	Identifying resources for the permanent loan (Beauregard reserve proposed).	Identify resources for permanent City loan; provide technical assistance through DSUP and LIHTC application.	
		Church of the Resurrection (AHC)	Identifying resources for the permanent loan.	Identify resources for City permanent loan and potentially develop a funding policy to address how the City might advance funds so that opportunities to develop new and preserve existing units are maximized.	
		Fairlington United Methodist Church (WHDC)	Identifying resources, including Housing Choice Vouchers, to achieve deeply subsidized units for persons with disabilities.	Continue work with ARHA to explore options for vouchers to achieve deeply subsidized units. Continue to explore alternative development options.	
		Carpenter Shelter (AHDC)	Identifying resources for the permanent loan. Outreach/community support may be complicated by ARHA's proposed redevelopment initiatives in the same area.	Predevelopment funding request anticipated. Provide technical assistance to advance project through DSUP process, including community outreach.	
	Participation in Interdepartmental Plan Implementation	Beauregard Plan Landmark/Van Dorn Corridor Plan Arlandria Action Plan Braddock Plan South Potomac Yard Plan (modifications)	Ongoing work. Ongoing work. Ongoing work. Ongoing work. Ongoing work.	Monitor development proposals. Relocation coordinator work (see below). Monitor development proposals. Participate in Implementation Group Meetings. Participate in Implementation Group Meetings. Participate in Implementation Group Meetings and monitor development proposals.	
	Asset Management	Conduct loan portfolio monitoring and monitors set-aside units.	Working with borrowers (homeowners, HRLP-beneficiaries, and multifamily property-owners) to develop payment plans based on project cash flow.	Complete new database and implement ongoing notice and payment plans.	
	Project Monitoring	Conduct construction monitoring of City-assisted multifamily projects.	Ongoing work.	On site review of all projects. Housing liaison to help address/resolve issues.	
	Home Rehabilitation Loan Program	Offer 99-year, no-interest, deferred payment loans to assist low- and moderate-income homeowners correct code violations and structural problems, and to enhance the value and livability of their homes.	Program participation constrained by households with limited home equity, high construction costs, and limited pool of active contractors participating in the program. Dwindling federal resources.	Target: 9 households	
	Rental Accessibility Modification Program	Grant up to \$50,000 to assist low- and moderate income tenants with physical disabilities in completing accessibility modifications. Provide technical assistance.	Awareness of accessibility resources among eligible households, limited pool of participating contractors, and expense and limitations of retrofit opportunities in older rental communities.	Target: 3 households	
	Flexible Homeownership Assistance Program	Provide assistance for the purchase of previously assisted resale-restricted units and for special projects. Provide reduced-interest rate, first-trust financing to first-time homebuyers in designated Neighborhood Stabilization Program target areas.	Transaction costs and limited increases in property values have made resales difficult. Elimination of the City's homebuyer training and counseling program in FY12 resulted in a significantly decreased pool of well-prepared first-time homebuyers. Limited pool of distressed properties in the City contains opportunities to use funding for NSP first-trust financing.	Projection: 2 previously assisted units to be resold Target for NSP: 6 households (contingent upon funding, allocated competitively semi-annually)	
	Homebuyer Training	Provide pre-purchase training and counseling to first-time homebuyers. Offer default/delinquency and financial management counseling.	Expanding the eligible pool of buyers.	Target: 200 households	
	Annual Apartment Survey	Conduct an annual Apartment Survey to provide information on rent ranges, the location, contact numbers, and available amenities of rental complexes with 10+ units.	Information gathering.	Conduct the survey annually in January.	
	Fair Housing Testing and Training	Conduct fair housing testing to determine the presence of discrimination in the rental and sales housing markets and in mortgage lending. Provide training seminars on federal, state and local fair housing laws to real estate and property management companies.	Potential HUD regulatory changes that could increase the fair housing assessment requirement to a standard that reviews whether the City's actions/investments "affirmatively further fair housing."	Continue Annual Fair Housing Testing and training programs.	
	Housing Relocation Support	Provide housing counseling services to persons seeking rental housing in the City. Coordinate preapplication surveys and waiting list database for Committed Affordable Units in the Beauregard Small Area and provide information on housing resources to tenants facing potential displacement.	Conducting culturally-competent outreach and engagement.	Continue to conduct door to door visits to increase response to the preapplication survey.	
Landlord-Tenant Mediation	Mediate housing-related disputes between landlords and tenants.	Work not recognized in the Housing Master Plan.	Continue on-going mediation and counseling.		
Grants Monitoring and Reporting	Conduct monitoring of and reporting on grants, including HOME and CDBG funding. Ensure compliance with federal, state, and local regulations.	Complexity of and staffing needs associated with process.	Complete Environmental Review Record for grant-funded projects and determine site-specific mitigation as needed. Report on grant performance.		

S P R O J E C T S	Project (start date)	Description	Challenges	FY16 Tasks and Targets	AHAAC Role
	Mixed-Income Communities Guiding Principles (ongoing)	In consultation with the community, draft guiding principles that reflect best practices in developing, designing, and managing successful mixed-income communities to inform the City's review and evaluation of relevant development applications and financing requests.	Identifying appropriate panelists, facilitators, and resource participants. Conducting comprehensive outreach and engagement. Developing consensus on principles.	Conduct community consultations and issue recommendations in Q3 FY16.	Actively participate in meetings. Serve as facilitators.
	ARHA Redevelopment Program (ongoing)	Support ARHA's redevelopment efforts.	Phasing of projects and City review process. City and ARHA organizational/staffing capacities.	Participate in community and developer meetings and in review of development concepts.	
	New City Strategic Plan (Q3 FY16)	A City Strategic Planning process is anticipated to begin in Q3 with the new City Council.	Establishing affordable housing as a critical component of the City's future economic development and financial sustainability, as well as a core value and strategy to preserve diversity.	Support the City strategic planning efforts as requested. Develop goals, strategies, and long-term outcomes to inform the plan.	
H O U S I N G T O O L S	Tool (start date)	Description	Challenges	FY16 Tasks and Targets	AHAAC Role
	Community Land Trust (Q2 FY16)	Promote the development of an independent, nonprofit real property trust—Community Land Trust (CLT)—to provide affordable housing through joint property ownership.	Model is new to Virginia. Limited real estate resources and high land prices. May be appropriate when long-term, substantial City investment is required to facilitate an affordable housing project.	Establish internal working group to define corporate structure and governance, review models, and determine target audience, affordability preservation and responsibility of owners.	
	Development Fee Relief (Q1 FY16)	Provide fee waivers for the development review and permits for affordable housing projects.	Determining the true financial impact of this tool.	Determine what fees are and are not appropriate for inclusion during the 2016 fee review cycle in Q1-Q2 FY16. Develop recommendations and qualification standards to structure how the fee waiver will be implemented for targeted affordable housing projects in Q3-Q4 FY 16.	
	Home Rehabilitation Loan Program/ Enhancements (Q2 FY16)	Enhance the City's existing rehabilitation loan program related to modernizing and improving affordable housing.	Cost of home rehabilitation activities, especially the removal of lead-based paint, can be a disincentive to participation as large loans, even though they are deferred payment loans, can significantly erode homeowner equity. The loan value makes repayment extremely unlikely for lower-income participants.	Modify loan program policies and procedures as recommended. Explore more robust energy efficiency programs.	
	Maximizing Public Land for Affordable Housing (Q3 FY16)	Develop criteria to evaluate the appropriateness of using City-owned land for affordable housing development or for co-locating affordable housing with public facilities. Weigh the merits of requiring that affordable housing or the co-location of affordable housing with other public uses be a key consideration in the sale or development of City-owned real estate.	Not all of the City's assets are conducive for redevelopment and/or appropriate for inclusion of affordable housing. Determination of "appropriate" will need to be made on a case by case basis with input from relevant City stakeholders.	Establish inter-departmental working group to develop criteria for the purpose of evaluating the appropriateness of City-owned sites for affordable housing development. Evaluate best practices and programs. Create and assess inventory of City land assets. Propose a public land policy and engage development partners where possible to reposition these public assets.	
	Mixed-Income Affordable Assisted Living (Q1 FY16)	Develop residential facility with supportive services for seniors.	Identifying site, potentially donated or at low cost. Securing vouchers from ARHA.	Establish interdepartment work group with representatives from Housing, DHCS/DAAS, Planning & Zoning, and ARHA. Identify and evaluate list of potential sites. Explore potential service partners.	
	Resource Center for Affordable Housing (ongoing)	Update and standardize housing materials and mapping resources for internal use and external communication. Track progress on housing goals and strategies through Socrata.	Ongoing work.	Continue to update and standardize materials and mapping resources.	
	Additional Density in Exchange for Affordable Housing (ongoing)	Assess opportunities to amplify affordable housing production by increasing the bonus density standard from 20% to 30%.	Education and outreach required to address anticipated community resistance to potential increased density. Yield is expected to be limited so there may be some internal resistance to changing staff's approach to the development review process.	Solicit feedback on completed analysis. Issue recommendation in Q3 FY16.	
	General Fund Direct Allocation Support (ongoing)	Annual Lump Sum Appropriation Tax Increment Funding Increased Dedicated Real Estate Tax Revenue	Competition for limited City resources.	Continue to incorporate increased funding in Housing's budget request to support anticipated programs.	Advocate for Housing funding to be part of FY17 budget discussion.
	Loan Consortium (Q2 FY16)	Develop an independent entity that brings together the City, lending industry, and private investors to provide loans for affordable housing.	Identifying potential participation among regional partners.	Establish internal working group and seek partners.	
Tax Abatement for Substantial Rehabilitation (Q3 FY16)*	Enact a policy that provides a form of tax abatement for the rehabilitation of affordable housing. Savings on property tax expenses can be applied towards a property's utilities, insurance, maintenance, etc.	Contingent upon state enabling legislation and local policy development.	Discuss with City management opportunities to evaluate and potentially implement tool ahead for HMP implementation schedule.		

* FY17-18 HMP tool recommended by AHAAC to be added to FY16 Action Plan. AHAAC wishes to explore general tax abatement for affordable housing.

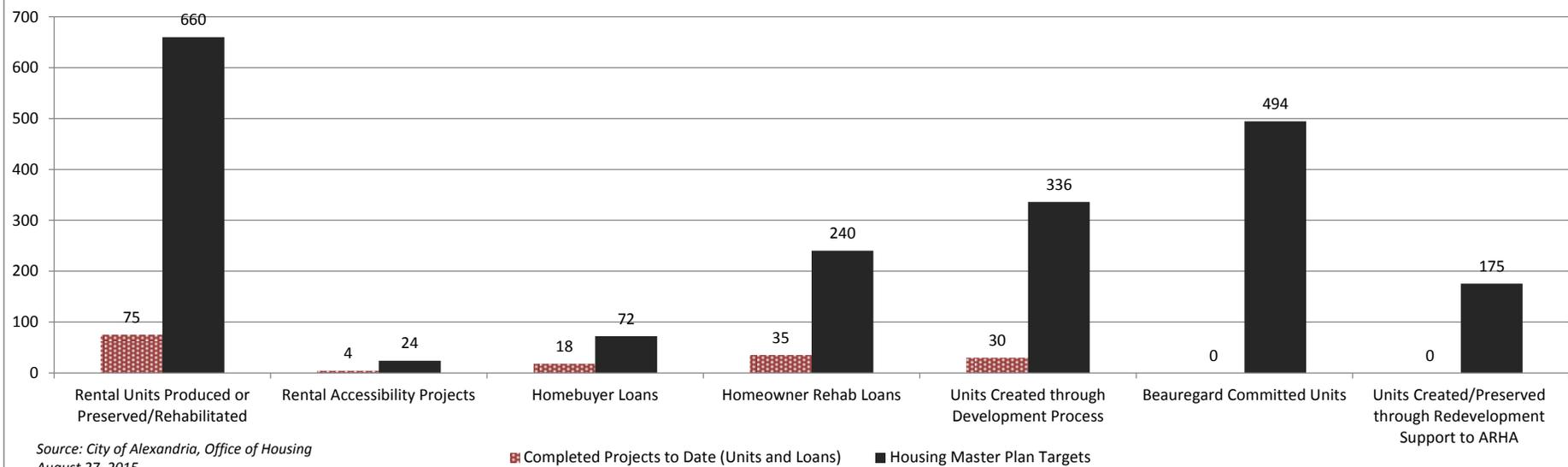
Housing Master Plan (HMP) Progress Report

City of Alexandria, Office of Housing

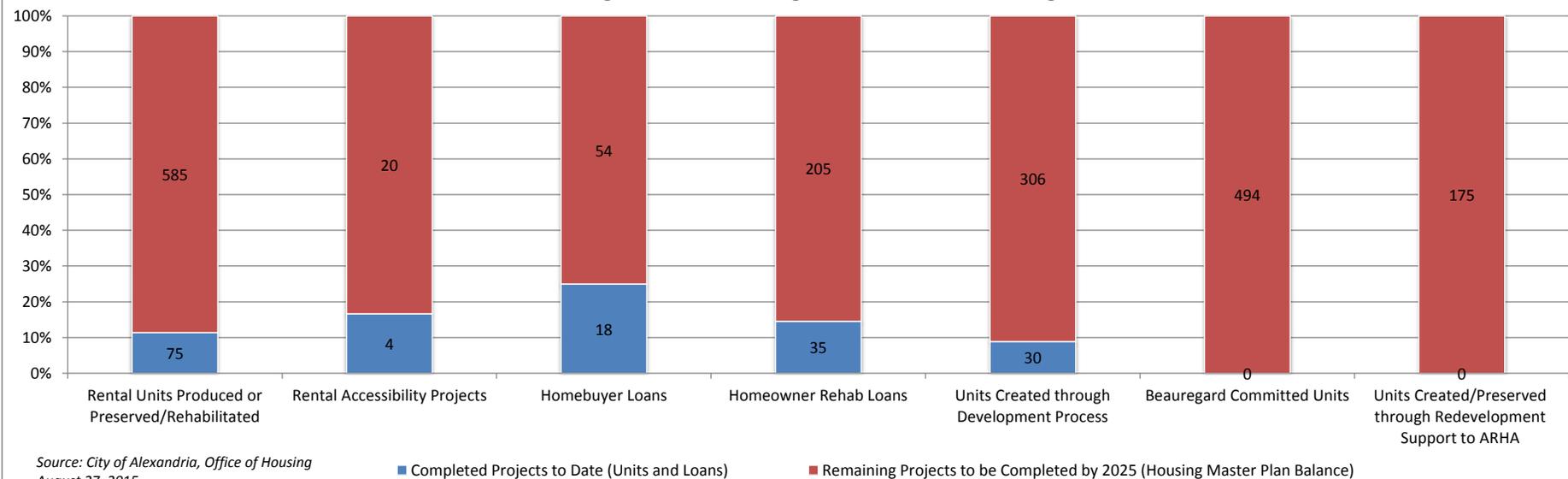
Updated: 9.25.15

Type of Activity	FY2015 Progress (July 2014-to date)			HMP Progress (January 2014-to date)			HMP Targets	HMP Balance
	Completed	Underway	Pipeline	Completed	Underway	Pipeline		
Rental Units Produced or Preserved/Rehabilitated	75	106	305	75	106	301	660	585
<i>Produced</i>								
Jackson Crossing	n/a	78	n/a					
Fillmore	n/a	n/a	93					
Gateway at King and Beauregard	n/a	n/a	74					
Church of the Resurrection	n/a	n/a	132					
<i>Preserved</i>								
Arbelo Apartments	34	n/a	n/a					
Longview Terrace Apartments	41	n/a	n/a					
Community Lodgings	n/a	n/a	6					
Lynhaven Apartments	n/a	28	n/a					
Rental Accessibility Projects	2	0	0	4	0	0	24	20
Homebuyer Loans	9	0	0	18	0	0	72	54
Homeowner Rehab Loans	19	0	0	35	0	0	240	205
Units Created through Development Process	30	30	38	30	30	38	336	306
Alexandria Memory Care Center	n/a	n/a	2					
Goodwin House	n/a	n/a	6					
Pickett's Place (The Delaney)	n/a	n/a	4					
Notch 8	12	n/a	n/a					
Station 650	8	n/a	n/a					
The Bradley (Braddock Station/Braddock Metro Place)	10	n/a	n/a					
Park Meridian	n/a	30	n/a					
Hunting Terrace	n/a	n/a	24					
Slater's Lane	n/a	n/a	2					
Beauregard Committed Units	0	0	105	0	0	105	494	494
Southern Towers	n/a	n/a	105					
Units Created/Preserved through Redevelopment Support to ARHA	0	0	223	0	0	223	176	176
Ramsey Homes	n/a	n/a	53					
Ladrey Senior Highrise	n/a	n/a	170					
TOTAL	135	136	671	162	136	667	2,000	1,840

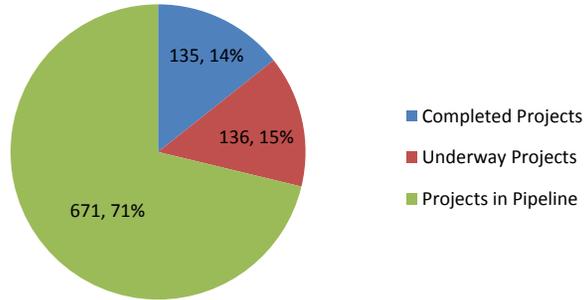
Implementation of Housing Master Plan Targets through FY15



Housing Master Plan Progress and Balance through FY15

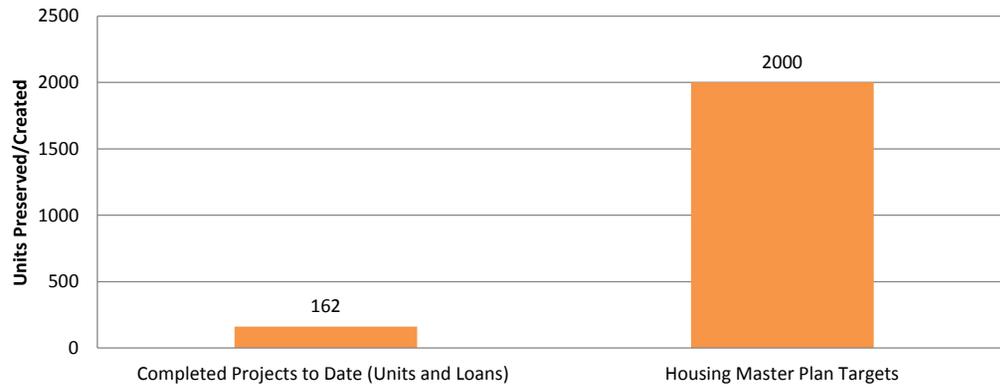


Status of FY15 Projects (Units and Loans)



Source: City of Alexandria, Office of Housing, August 27, 2015

Progress Toward Achieving 2,000-Unit Housing Master Plan Goal through FY15



Source: City of Alexandria, Office of Housing, August 27, 2015