

AFFORDABLE HOUSING ADVISORY COMMITTEE
LOCATION: ROOM 2000
CITY HALL
THURSDAY, OCTOBER 3, 2013 7:30PM

AHAC AGENDA

1. Consideration of previous meeting minutes 7:30 p.m.
 - a) June 27, 2013
 - b) September 5, 2013
2. Election of New AHAC Chairperson 7:35 p.m.
3. Consideration Slater's Lane Affordable Housing Plan 7:50 p.m.
4. Anticipated FY 2014 Work Program and Related Matters 8:10 p.m.
5. Presentation of Beauregard Affordable Housing Tracking Sheet 8:30 p.m.
6. Information Items: 8:45 p.m.
 - a) Housing Trust Fund Financial Summary for August 2013
 - b) Housing Opportunities Fund Financial Status for August 2013
 - c) Homeownership Programs Report for August 2013
 - d) Tax and Bond Report for August 2013
7. Announcements and Upcoming Housing Meetings 8:50 p.m.
 - a) Housing Master Plan City Council Worksession
October 8, 2013 5:30 p.m.
City Hall
8. Adjournment 8:55 p.m.

AFFORDABLE HOUSING ADVISORY COMMITTEE
Minutes of the Meeting of June 27, 2013

Members Present

Katharine Dixon	Marcus Allen
Michael Caison	Carter Flemming
Robyn Konkell	John Catlett
Alma Allen	Laura Lantzy
Mildrilyn Davis (non-voting)	Rick Liu

Staff Present

Helen McIlvaine
Jon Frederick

The meeting was called to order by M. Caison at 7:05pm.

1. M. Caison asked for a motion to approve the June 6 minutes. A motion with a second was made and all approved.
2. Jon Frederick provided an overview of the Southern Towers alternative affordable housing options for the Southern Towers neighborhood within the Beauregard Small Area. The options ranged from 100 units to 135 units at various levels of affordability that would remain affordable for a period of 10 years. Based on the options that were provided by Southern Towers, Housing Staff recommended Option two which would include 53 Efficiencies at 55% AMI, 41 1BRs at 60% AMI, 5 2BRs at 60% AMI, and 1 3BR at 60% AMI.

AHAC had a lengthy discussion on the various options that were presented by Southern Towers. AHAC discussed the decrease of affordability timeframe from 40 years to 10 years in exchange for additional units. AHAC members also had concerns on the high number of efficiencies compared to family sized units. AHAC members asked questions regarding the breakdown of units compared to the overall distribution of units within the Southern Towers. Housing Staff stated the unit distribution of each option was consistent with the overall distribution of the property as a whole and that was the reason for the high number of efficiencies.

After additional discussion AHAC members requested Staff to create a tracking spreadsheet to track progress on the implementation of the Beauregard Small Area Plan and zoning.

John Catlett made a motion to approve Staff's recommended option and it was seconded by Katharine Dixon. The motion carried 7-1 with Carter Flemming voting against and Alma Allen not voting because she had yet to be sworn in as an official AHAC member.

3. J. Frederick of Office of Housing Staff presented the annual report for FY 13. A motion was made to accept the annual report as written and passed unanimously.
4. AHAC member ratified votes that were passed as a committee of a whole at the previous June 6th AHAC meeting. Action items that were ratified include the Consideration of Housing Opportunities loan to Wesley Housing, a new financing structure for AHDC's ALL properties, and the April 4, 2013 AHAC meeting minutes. The ratified items passed 6-0 with two abstentions and no vote from Alma Allen.
5. The meeting was adjourned at 8:35

Minutes provided by Jon Frederick, Housing Analyst, Office of Housing

AFFORDABLE HOUSING ADVISORY COMMITTEE
Minutes of the Meeting of September 5, 2013

Members Present

Katharine Dixon
Michael Caison
Bill Harris
Robyn Konkel
Michael Butler
Carter Flemming
Mildrilyn Davis (non-voting)

Staff Present

Jon Frederick

Guests Present

Daria Darwell
LaDonna Sanders

The meeting was called to order by M. Caison at 7:06pm. A quorum was not present.

1. Jon Frederick provided an update on the Wesley Housing Lynhaven application. AHAC approved a request to allocate HOME funds to Wesley Housing Corporation at the June 2013 meeting. Wesley Housing Corporation has reconfigured their proposed financing in a way that reduces the loan amount needed, though it also involves delaying repayment by four years. Since this was not a substantial change, no vote was necessary to approve the changes.
2. Mildrilyn Davis provided an overview of a recent change in the project requirements for federal HOME funds. The City of Alexandria has requested an exception to the change in policy for Wesley Housing Lynhaven project. However, should the waiver not be granted in time, Rebuilding Together Alexandria will serve as an alternative qualifying project for receipt of \$452,000 in HOME funds for continuation of the Alexandria Neighborhood Stabilization Program. Though no quorum was present, B. Harris moved to show approval of this plan. M. Butler seconded. K. Dixon recused herself from the vote. The vote to show approval was unanimous.
3. Jon Frederick provided a brief overview and update on the status of several projects under development. A more in depth update will be provided at a future meeting.
4. AHAC members were notified of upcoming meetings, including a Council Consideration of the WHDC Lynhaven Loan on September 10, 2013 and the Landlord Tenant Board Discussion of Hunting Point on September 4, 2013.
5. The members of the board discussed receiving updates on the status of the Housing Master Plan and open positions on the board including a representative of the faith-based community and a representative landlord.
6. The meeting was adjourned at 8:22.

Minutes respectfully submitted by Robyn Konkel.

City of Alexandria, Virginia

MEMORANDUM

DATE: SEPTEMBER 26, 2013

TO: AFFORDABLE HOUSING ADVISORY COMMITTEE

FROM: MILDRILYN STEPHENS DAVIS, DIRECTOR, OFFICE OF HOUSING

SUBJECT: CONSIDERATION OF AN AFFORDABLE HOUSING PLAN FOR SLATER'S LANE RESIDENCES

ISSUE:

Consideration of the Affordable Housing Plan for Slater's Lane Residences

RECOMMENDATION:

That the Affordable Housing Advisory Committee approve the Affordable Housing Plan submitted by the Applicant which includes two (2) dedicated affordable condo units, consisting of one (1) one-bedroom unit and one (1) two-bedroom unit.

BACKGROUND:

The proposed site is located at 800 Slater's Lane in Northeast Small Area Plan of the City as shown on the attached map. The site is currently zoned High Density Apartment (RC) with proffers and is subject to a development special use permit that was previously approved in 2005 and would allow the construction of 28 condominiums.

DISCUSSION:

The applicant is requesting to amend the current proffers that were a part of the rezoning and development special use permit approved in 2005. In addition, the applicant has requested the use of Section 7-700 of the City's zoning code that allows up to a 20 percent increase in density in exchange for onsite affordable housing units. The density increase that is proposed as part of the request would increase the number of dwelling units that can be constructed on this site from 28 to 33. In exchange, for the increase in density of five units, the applicant has submitted an affordable housing plan (attached) that would set aside two condo units for low to moderate income households. The two units will consist of one (1) one-bedroom unit to be marketed and sold at \$175,000 and one (1) two-bedroom unit that will be marketed and sold for \$225,000.

As part of new developments, developers typically make a voluntary contribution to the City's Housing Trust Fund. In addition to the affordable housing plan that has been submitted by the

applicant and explained above, the applicant has also proposed to make a voluntary contribution to the City's Housing Trust Fund in an amount of \$117,272 which is consistent with the voluntary formula accepted by City Council in June of 2005.

The recommended conditions of affordable housing plan are as follows:

1. A voluntary contribution of \$117,272 is consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005. (Housing)***
2. In exchange for the use of Section 7-700 of the City of Alexandria's Zoning Code, the applicant will provide two (2) affordable units within the project. The affordable units will include one (1) one-bedroom unit to be marketed and sold at \$175,000 and one (1) two bedroom unit to be marketed and sold at \$225,000 to households with incomes as designated by the City of Alexandria. These prices include at least one parking space for each unit.
3. The set-aside units shall be of the same size, type and with the same amenities as other similar units in the development.
4. At the City's discretion, the set-aside condominium units may be sold to a non-profit entity for the same terms as described above, to be operated as affordable rentals. In this case, operation of the rental units shall be governed by a separate agreement to be entered into between the City and the designated non-profit entity.
5. Whatever incentives are offered to any potential homebuyers shall also be offered to purchasers of the set-aside units.
6. The set-aside units shall have a 40-year affordability period that is established through deed restrictions recorded as covenants at the time of sale of each of the set-aside units, in accordance with the City's set-aside resale policy. Language for the covenants shall be provided by the City in advance of the final sale of any unit.
7. The City shall have exclusive right to market the set-aside units for 90 days, after which the developer will also have the right to market the units, at the affordable price, to buyers qualified for the set-aside program.
8. If the developer sells the market rate units for less than expected, the applicant shall index the price on the affordable units proportionately.
9. Real estate commissions shall be paid (or not paid) for set-aside units in the same manner and on the same basis as for market rate units.
10. If Section 7-700 of Alexandria's Zoning Code is amended in the future to allow a fee in-lieu of units in exchange for bonus density, a contribution in exchange for the two on-site units may be made if mutually agreed upon by the City and the Applicant.

Slater's Lane Parcel - DSUP# 2012-00030



DSUP #2012-0031
Affordable Housing Plan
August 26, 2013

Project Overview

As part of their application under DSUP # 2012-0031, for the 800 Slater's Lane site, the Applicant is proposing 33 condominium dwelling units including bonus density and height under Section 7-700. The applicant is requesting a rezoning for the subject site from High Density Apartment Zone (RC) with proffers to High Density Apartment Zone (RC), with amended proffers. The applicant proposes the following Affordable Housing Plan for the Project.

Affordable Housing Plan

In exchange for the use of Section 7-700 of the City of Alexandria's Zoning Code, the applicant will provide two (2) affordable units within the project. The affordable units will include one (1) one-bedroom unit to be marketed and sold at \$175,000 and one (1) two bedroom unit to be marketed and sold at \$225,000 to households with incomes as designated by the City of Alexandria. The applicant will abide by the conditions established by the city for the affordable housing set aside program. If Section 7-700 of Alexandria's Zoning Code is amended in the future to allow a fee in-lieu of units in exchange for bonus density, a contribution could be made for this project if mutually agreed upon by all parties.

In addition to the use of bonus density provisions of Section 7-700 of the City's Zoning Code, the applicant agrees to make a voluntary contribution to the City's Housing Trust Fund consistent with the conclusion of the Developer Housing Contribution Work Group, accepted by the Alexandria City Council on June 14, 2005. The applicant proposes a contribution as follows: \$2.00 per square foot on the base residential gross floor area (16,848) and \$4 on the gross square footage over base (20,894) for a total contribution of \$117,272.

Beauregard Small Area Plan												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved
Efficiency	53	-	14	-	6	-	7	-	20	-	100	-
One Bedroom	131	-	38	-	17	-	39	-	54	-	279	-
Two Bedroom	156	-	55	-	23	-	45	-	56	-	335	-
Three Bedroom	34	-	17	-	10	-	9	-	16	-	86	-
Totals	374	-	124	-	56	-	100	-	146	-	800	-

Southern Towers Neighborhood												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved
Efficiency	-	-	6	-	-	-	-	-	-	-	6	-
One Bedroom	-	-	5	-	-	-	-	-	-	-	5	-
Two Bedroom	-	-	19	-	-	-	2	-	-	-	21	-
Three Bedroom	3	-	2	-	2	-	1	-	6	-	14	-
Totals	3	-	32	-	2	-	3	-	6	-	46	-

Upland Park Neighborhood												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved
Efficiency	3	-	-	-	-	-	1	-	2	-	6	-
One Bedroom	9	-	3	-	1	-	1	-	4	-	18	-
Two Bedroom	12	-	1	-	2	-	2	-	5	-	22	-
Three Bedroom	1	-	1	-	-	-	-	-	-	-	2	-
Totals	25	-	5	-	3	-	4	-	11	-	48	-

Seminary Overlook Neighborhood												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved
Efficiency	8	-	8	-	1	-	1	-	3	-	21	-
One Bedroom	16	-	8	-	2	-	2	-	8	-	36	-
Two Bedroom	21	-	23	-	3	-	5	-	8	-	60	-
Three Bedroom	6	-	3	-	3	-	2	-	10	-	24	-
Totals	51	-	42	-	9	-	10	-	29	-	141	-

Town Center Neighborhood												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved
Efficiency	19	-	-	-	2	-	2	-	7	-	30	-
One Bedroom	59	-	13	-	8	-	8	-	19	-	107	-
Two Bedroom	60	-	7	-	9	-	7	-	20	-	103	-
Three Bedroom	15	-	7	-	3	-	3	-	-	-	28	-
Totals	153	-	27	-	22	-	20	-	46	-	268	-

Garden District Neighborhood												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved	Plan	Achieved
Efficiency	8	-	-	-	1	-	1	-	3	-	13	-
One Bedroom	16	-	3	-	2	-	2	-	8	-	31	-
Two Bedroom	21	-	2	-	3	-	2	-	7	-	35	-
Three Bedroom	3	-	1	-	1	-	1	-	-	-	6	-
Totals	48	-	6	-	7	-	6	-	18	-	85	-

Greenway Neighborhood												
Bedroom Size	40% AMI		50% AMI		55% AMI		60% AMI		75% AMI		Totals	
	Plan	Achieved	Plan	Achieved								
Efficiency	15	-	-	-	2	-	2	-	5	-	24	-
One Bedroom	31	-	6	-	4	-	26	-	15	-	82	-
Two Bedroom	42	-	3	-	6	-	27	-	16	-	94	-
Three Bedroom	6	-	3	-	1	-	2	-	-	-	12	-
Totals	94	-	12	-	13	-	57	-	36	-	212	-

Housing Trust Fund Programs Financial Status

As of August 31, 2013

Balance as of July 31, 2013	4,271,336
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Revenues for August 2013	
Contributions	0
Loan Repayments	
Community Lodgings, Inc. (CLI)	2,288
Moderate Income Homeownership Program (MIHP)	1,299
Employee Homeownership Incentive Program (EHIP)	215
Fees Offsetting Expenditures	0
	3,802

Expenditures for August 2013	
Flexible Homeownership Program	0
Homeownership Counseling	2,643
Rebuilding Together Alexandria FY 2014	0
Housing Opportunities Fund - <i>see attached report</i>	5,400
Rental Accessibility Modification Program (RAMP)	0
	(8,043)

Balance Available Before Outstanding Commitments/Reservations	4,267,094
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Outstanding Commitments/Reservations as of August 31, 2013	
Braddock Small Area Plan Fund	374,080
Flexible Homeownership Program	801,023
HOME/HOF Match	375,245
Homeownership Counseling	57,326
FY 2014 Budget Reservation	200,000
Housing Opportunities Fund - <i>see attached report</i>	830,248
AHC East Reed	399,885
RTA	50,000
Beauregard Fund	500,000
Rental Accessibility Modification Program (RAMP)	5,615
	(3,593,421)

Unreserved Balance as of August 31, 2013	673,673
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Housing Opportunities Fund Financial Status

As of August 31, 2013

	HTF	General Fund	HOME	TOTAL
Balance as of August 31, 2013	835,648	313,798	1,659,493	2,808,939
August 2013 Expenditures				
Fees for prof. services - Lynnhaven	(5,400)			(5,400)
Balance Available Before Outstanding Commitments	830,248	313,798	1,659,493	2,803,539
Outstanding Commitments				
Alexandria Housing Development Corporation (AHDC)	140,405	138,595		279,000
CLI Notabene			392.78	393
Fees for Professional Services	14,600			14,600
Unreserved Balance as of August 31, 2013	675,243	175,203	1,659,101	2,509,547

Other Housing Development Fund Financial Status

As of August 31, 2013

	Tax Revenue Account	Bond Account	TOTAL
Balance as of July 31, 2013	2,122,246	486,326	2,608,572
August 2013 Expenditures			
Balance Available Before Outstanding Commitments	2,122,246	486,326	2,608,572
Outstanding Commitments			
AHC East Reed Project	1,613,789	486,326	
Unreserved Balance as of August 31, 2013	508,457	0	508,457