

**AFFORDABLE HOUSING ADVISORY COMMITTEE**  
**LOCATION: ROOM 2000**  
**CITY HALL**  
**THURSDAY, MAY 7, 2015 7:00 P.M.**

**AGENDA**

- |   |           |
|---|-----------|
| 1. Consideration of April 6, 2015 meeting minutes (Chair)                                   | 7:00 p.m. |
| 2. Update on Eisenhower West Small Area Plan (Staff)  | 7:05 p.m. |
| 3. Update on Consolidated Plan 2016-2020/Issue re Other Eligible CDBG Uses (Staff)          | 7:20 p.m. |
| 4. Update on Parking Standards for New Development Projects (Committee Member)              | 7:30 p.m. |
| 5. Update on Rental Housing Market and Trends (Landlord Tenant Staff)                       | 7:35 p.m. |
| 6. Progress Report on Implementation of Housing Master Plan (Staff)                         | 7:50 p.m. |
| 7. Report on Community Consultation re Creating Successful Mixed-Income Communities (Staff) | 8:05 p.m. |
| 8. Alexandria Redevelopment and Housing Authority Update (Committee Member)                 | 8:20 p.m. |
| 9. Alexandria Housing Development Corporation Update (Committee Member)                     | 8:35 p.m. |
| 10. Update on City Housing Budget and Community Engagement (Staff and Chair)                | 8:40 p.m. |
| 11. Information Items:  | 8:50 p.m. |
| a) Housing Trust Fund Financial Summary for March 2015                                      |           |
| b) Housing Opportunities Fund Financial Status for March 2015                               |           |
| c) Homeownership Programs Report for March 2015   |           |
| d) Tax and Bond Report for March 2015   |           |
| 12. Announcements and Upcoming Housing Meetings (Staff)                                     | 8:55 p.m. |

City Council Legislative Meeting

Change to AHAC Name and Membership—May 12, 2015, 7:00 p.m., Council Chambers, City Hall

Eisenhower West Small Area Plan

Steering Committee Meeting—May 13, 2015, 7:00 p.m., Cameron Station Clubhouse Great Room  
(200 Cameron Station Boulevard)

Oakville Triangle/Route 1 Planning Study

Advisory Group Meeting—June 1, 2015, 7:00 p.m., Charles Houston Recreation Center  
(901 Wythe Street)

Creating Successful Mixed-Income Communities—Guiding Principles

Panel Discussion—June 8, 2015, 7:00 p.m., Charles Houston Recreation Center Multipurpose Room  
(901 Wythe Street)

Creating Successful Mixed-Income Communities—Guiding Principles

Community Worksession—June 17, 2015, 7:00 p.m., Charles Houston Recreation Center Multipurpose Room  
(901 Wythe Street)

13. Adjournment (Chair)

9:00 p.m.

# AFFORDABLE HOUSING ADVISORY COMMITTEE MINUTES

(revised May 7, 2015)

City Hall Room 3008 | April 6, 2015

	Members Present	Members Absent	Staff
1	Brandi Collins	Jon Frederick (excused)	Cindy Metcalf, Housing Analyst
2	Janelle Beverly	Joe Ouellette (excused)	Tamara Jovovic, Housing Analyst
3	Katharine Dixon	Robyn Konkel (excused)	Eric Keeler, Division Chief
4	Michelle Krocker		Richard Lawrence, Urban Planner, P&Z
5	Nan Goodwin*		Carrie Beach, Division Chief, P&Z
6	Bill Harris		
7	Michael Butler		
8	Carter Flemming		
9	Peter-Anthony Pappas		
10	Edric Kirkman		
11	Eric Weiss		
12	Helen McIlvaine*		
	Guests	Affiliation	Email
1	Lynn Thomas	Community Lodgings	<a href="mailto:lynnthomas@community-lodgings.org">lynnthomas@community-lodgings.org</a>
2	Betsy Faga	Interested party	<a href="mailto:Bfaga10@gmail.com">Bfaga10@gmail.com</a>
3	Mary Parker	Interested party	<a href="mailto:mkhp@comcast.net">mkhp@comcast.net</a>
4	Carol Jackson	AHDC	<a href="mailto:cjackson@housingalexandria.org">cjackson@housingalexandria.org</a>

\*non-voting

The meeting was called to order by Katharine Dixon at 7 pm.

## 1. Presentation and Public Hearing—Consolidated Plan 2016-2020 (Cindy Metcalf)

Cindy Metcalf provided an overview of the purpose, contents, and public engagement process associated with the draft five-year Consolidated Plan and 2015/2016 Action Plan. The draft plans were released on April 1 for the 30-day comment period during which two public hearings are scheduled to be held, including at the City Council April 18 meeting; comments are due by May 1. The plans are due to be submitted to HUD by May 15.

Cindy opened the first public hearing to solicit feedback from AHAC members and guests.

- Several typos were identified on pages 12-13.
- Bill Harris inquired which interested parties had received direct email notice and whether the Commission on Aging had been consulted. Bill

noted the lack of emphasis in the Citizen Summary on the importance of addressing the housing needs of the elderly.  
Cindy closed the first public hearing.

## **2. February AHAC Minutes**

Michelle Krocker motioned to approve the 02/12/15 meeting minutes with minor changes. Carter Flemming seconded. The Committee unanimously voted to approve the minutes.

## **3. Planning Initiatives Update—Bonus Density Study (Richard Lawrence)**

Richard Lawrence provided an overview of Section 7-700 which lays out the City's affordable housing bonus density regulations. These were revised to be more flexible pursuant to the Housing Master Plan process, however, Richard explained that Council Members Wilson and Chapman requested that staff analyze the impact an increase in bonus density (from 20% to 30%) could have on the supply of affordable housing units in the City.

Sixteen sites utilized the full 20% bonus density between 2006 and 2014; nine of the sites were located in a CDD (coordinated development district) despite CDDs not being subject to predetermined density caps. Helen McIlvaine noted that applicants are not required to use/request bonus density, but can obtain additional density via a rezoning. Unlike bonus density, rezonings do not trigger a requirement for onsite affordable units.

While floor area ratios (FARs) around some of the City's Metro stations are low contrary to transit-oriented development best practices, height limitations have historically restricted the full application of bonus density in these areas. This constraint could be examined through future small area plans, such as Eisenhower West.

Michelle recommended researching the District of Columbia's experience with height restrictions and bonus density and inquired whether a transfer of development program existed in the City.

The study's key conclusions included the following:

- Opportunity areas are concentrated in Landmark, Eisenhower West, and Beauregard.
- Increasing bonus density from 20% to 30% offers limited benefits due to height restrictions and setback and open space requirements in many areas of the City.
- Utilization of bonus density is site specific; project assumptions, site configuration, and parking requirements, amongst other factors, will all influence whether bonus density will be used. Nonetheless, an increase in bonus density could be a useful tool given the shrinking financial resources available for affordable housing preservation and construction in the City.

#### **4. Planning Initiatives Update—Parking Standards for New Development Projects (Brandi Collins)**

Brandi Collins briefed the Committee on the goals of the first phase of the project, related to new multifamily development, which include updating the parking regulations in the City's Zoning Ordinance to right-size parking supply with actual demand and improving transparency and consistency in the application of parking standards in the City.

Brandi noted that the study, conducted between the Fall 2013 and Spring 2014, found that several factors reduce parking demand, such as proximity to transit, the walkability of an area (measured by a "walkability score"), and the number of studio units.

The study recommends reduced per-bedroom parking requirements for market-rate housing (with additional reductions available for sites with enhanced transit access and/or an increased number of studio units) and voluntary lower requirements for affordable housing projects. With regard to affordable housing, based on staff's analysis of car ownership and usage, standard parking ratios will be reduced to reflect the targeted level of affordability (based on household income). For units affordable to households with incomes at or below 60% of the Area Median Income (AMI), .75 spaces will be required per unit; for a unit at 50% AMI, .65 spaces will be required per unit; for a unit affordable at 30% AMI, .50 spaces will be required per unit. These voluntary reduced ratios are inclusive of visitor parking. Additional credits are available for proximity to bus and Metro.

Brandi clarified that the reduction in parking requirements will not require a special use permit and that parking for persons with disabilities and bicycle parking are not impacted by the proposed amendments. She also discussed the data collection methodology used in the project.

Committee members unanimously endorsed the text amendment with the recommendation that the data be reevaluated every five years. Janelle Beverly cautioned staff that it was important to message why AMI was used as criterion for reductions in parking so as to avoid a potential backlash against affordable housing consumers.

#### **5. Consideration of a loan application from Community Lodgings, Inc. (CLI) for up \$300,000 to renovate 607 Notabene Drive**

Helen McIlvaine provided background on the loan application. This project has been in discussion since the successful renovation of CLI's sister property at 610 Notabene Drive. The unexpected repayment of several home rehabilitation loans created an opportunity to help support CLI's efforts to renovate their aging units at 607 Notabene Drive. CLI owns and manages 44 units in Arlandria with 14 units committed as transitional housing for formerly homeless individuals and families. It also serves 165 children in its three family learning centers.

In response to Committee member questions, Lynn Thomas, Executive Director of CLI, explained that monthly set asides fund the organization's reserves to cover future maintenance and that grants will be raised from private donors and foundations (in addition to private loans and support from HomeAid) to cover the balance of the renovation budget. She also clarified that revenue generated by the units sustains ongoing maintenance and that the proposed renovation will help CLI build up the organization's reserves and limit what should be necessary to maintain the building into the future.

Bill Harris made a motion, seconded by Edric Kirkman, that staff's recommendation be approved. Katharine Dixon asked that none of the City-funded loan be applied towards the general contractor's management fee.

The original motion to unconditionally endorse the loan application was revised to prohibit expenditure of the loan funds on the general contractor's management fee. The motion was seconded. Three Committee members voted against the recommendation. The motion passed.

## 6. ARHA Update

Carter Flemming informed the Committee that ARHA has not yet relocated to its new offices due to the disposition of paperwork. A series of public meetings on the redevelopment process of five ARHA properties is scheduled for April 13, 15, and 16. Old Town Commons is scheduled for close out in July. ARHA is working with EYA now to reconcile project accounts.

**FOLLOW UP:** Carter committed to following up on the average income of public housing residents.

Carter noted that there is better cash flow with the use of vouchers and that ARHA has not been able to use all of its vouchers because its per tenant subsidies are so high.

## 7. AHDC Update

Carol Jackson, Executive Director of AHDC, informed the Committee that work has been completed on Arbelo and Longview Terrace and that Lacy Court will become eligible for tax credits in 2016.

AHDC is working on two preliminary concept projects with different landowners. If either or both prove financially feasible, AHDC would likely request predevelopment funds.

Carol highlighted the findings from the 2015 Needs Assessment—prepared by the Alexandria Council of Human Service Organizations (ACHSO)—which determined that affordable housing was their members' top priority.

## 8. AHAC Roster Positions

Peter-Anthony Pappas has submitted an application to serve on the Committee for a new full three-year term. Bill Harris' membership expires in November 2015.

Katharine asked the Committee to consider if any interests were not being represented and whether a councilmember should be invited to participate after the November election.

Michelle raised the possibility of adding a position to represent youth and/or the Millennial generation (under 30 years of age). Ideas for other positions included a community banker, a small business employer, representative of the restaurant, retail and/or hospitality sector to be designated by AEDP), a licensed realtor, and an individual who could represent veteran needs.

A motion to confer with City Attorney to add the following positions was approved:

- Youth representative
- Community banker
- Small business employer
- Representative designated by AEDP of the restaurant, retail and/or hospitality sectors.

**FOLLOW UP:** Helen committed to speaking with the City Attorney regarding the recommended new positions. These will be combined with the Committee's proposed name change as revisions to the City Ordinance for Council's review in May.

## **9. The Update on the City Housing Budget and Community Engagement**

Due to the hour, this agenda item was deferred by the Chair to the May AHAC meeting.

## **10. Other**

Committee members discussed agenda items for the May AHAC meeting including the frequency of quarterly reports on Beauregard and progress on implementation of the Housing Master Plan. There was also a request that information regarding current rents, affordable rents, and general rental issues and trends in the City be discussed. Microunits were also suggested as a future meeting topic.

The meeting adjourned at 9 pm.

The logo consists of the letters 'E' and 'W' in a stylized, blocky font. The 'E' is blue and the 'W' is light blue. A green horizontal bar runs through the middle of both letters.

**EISENHOWER WEST**  
SMALL AREA PLAN

**Affordable Housing Advisory  
Committee**

**07 May 2015**



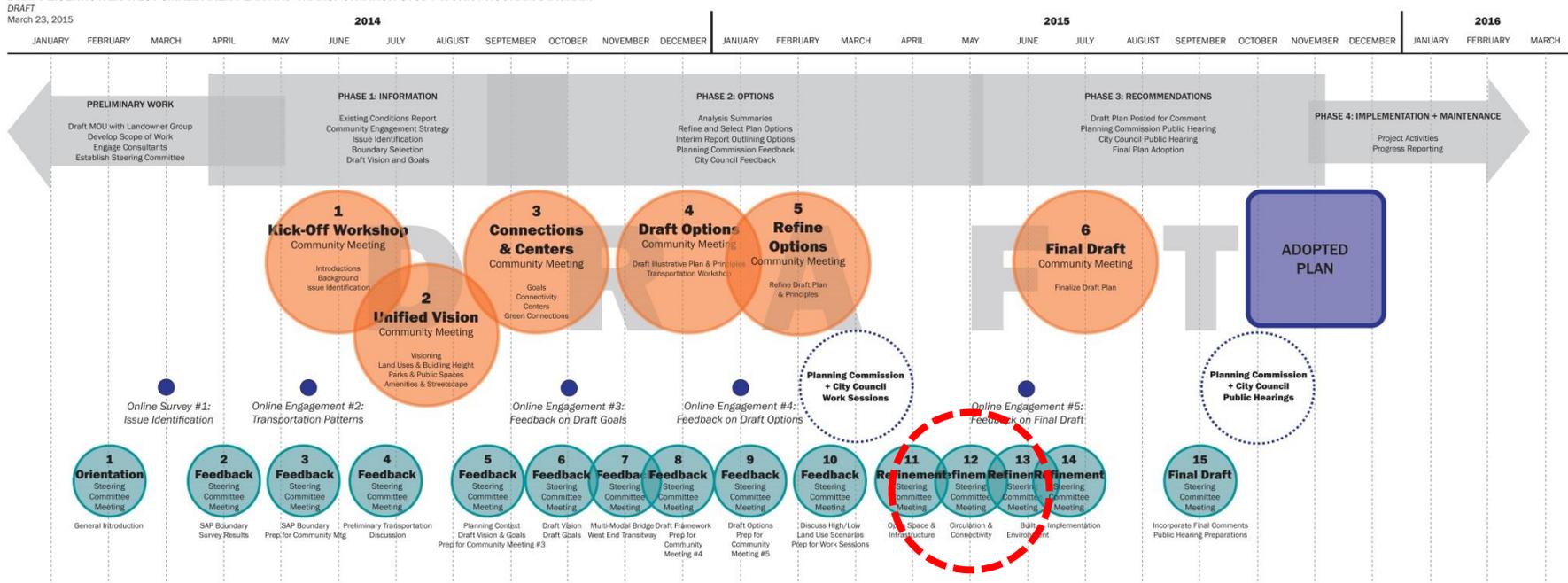


# Existing Plan Area



# Work Program: Phasing, Key Meetings, & Online Engagement

DRAFT EISENHOWER WEST SMALL AREA PLAN AND TRANSPORTATION STUDY WORK PROGRAM DIAGRAM



# Civic Engagement

- Community Meeting #1:  
Issue Identification
- Community Meeting #2:  
Visioning & Priorities
- Community Meeting #3:  
Connections & Centers
- Community Meeting #4:  
Draft Options
- Community Meeting #5:  
Refined Option
- 11 Steering Committee Meetings
- 4 Online Engagement Opportunities



# Draft Concepts



A – New Neighborhoods



B – Natural Resource/Green Fingers



C – Great Street



D – Incubator/ Employment Center

# What is a Great Street?

*(From the American Planning Association)*

- Connective
- Multimodal
- Fitting
- Active
- Well-Designed
- Contextual
- Social
- Landscaped
- Safe
- Sustainable
- Maintained
- Memorable



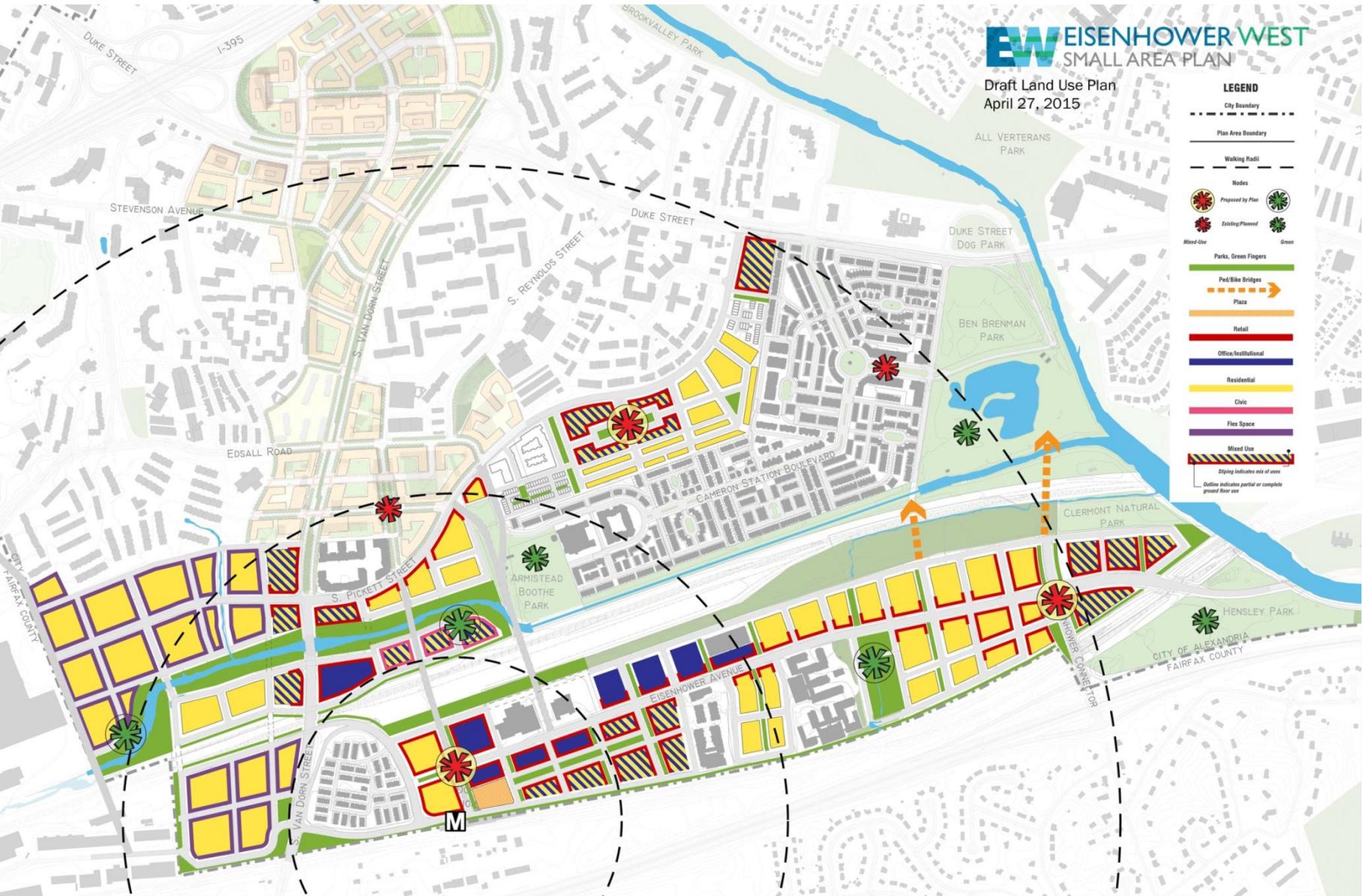
# Draft Concept Plan: Eisenhower West as a Great Street

**EW EISENHOWER WEST**  
SMALL AREA PLAN

Draft Land Use Plan  
April 27, 2015

**LEGEND**

- City Boundary
- Plan Area Boundary
- Walking Route
- Nodes
  - Proposed by Plan
  - Existing/Planned
  - Green
- Mixed-Use
  - Parks, Green Fingers
  - Ped/Bike Bridges
  - Plaza
  - Retail
  - Office/Institutional
  - Residential
  - Civic
  - Flex Space
  - Mixed Use
- Stippling indicates mix of uses*
- Outline indicates partial or complete ground floor use*



**EISENHOWER WEST**



# What we have been hearing

- Land use mix was reflective of feedback
- Flex/Residential concept was well received, but more information is needed
- Participants showed height preference
  - 1/4-mile to Metro: High-Rise (20+ stories)
  - 1/2-Mile to 1/4-Mile to Metro: Mid-High-Rise (15 stories)
  - 1/2-Mile and Beyond: Mid-Rise (5+ stories)
- More definition of green fingers and open space is needed
- Funding/maintenance strategies for new parks
- Multimodal transit focus is needed beyond Metro (protected bike lanes, bridge analysis, etc.)
- The importance of a strategy for early implementation, including interim uses

# Affordable Housing & Eisenhower West

- Guidance from Housing Master Plan principles
- Bonus Densities
- Co-location with other community facilities
- Partnership opportunities between property owners, non-profit developers, and other organizations
- Typologies of affordable housing



# What's Next

- **Spring /Summer 2015:**
  - Testing, Analyzing, and Drafting Plan
  - Continuing Steering Committee Meetings Focused on Specific Topics
  - Updating Various Commissions
- **Summer 2015:**
  - Draft Plan Presented at Community Meeting #6
- **Late Fall 2015:**
  - Plan Considered for Adoption by City Council
- **Next Steering Committee Meeting:**
  - Wednesday, May 13<sup>th</sup>, 7 pm, Cameron Station



# Questions

- Contact Information

Radhika Mohan, Planning & Zoning

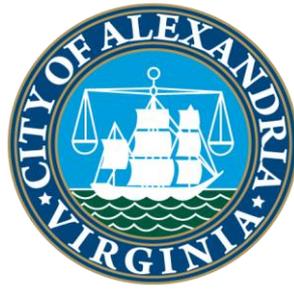
[radhika.mohan@alexandriava.gov](mailto:radhika.mohan@alexandriava.gov)

703-746-3850

- Website:

[www.alexandriava.gov/EisenhowerWest](http://www.alexandriava.gov/EisenhowerWest)





# **Alexandria Office of Housing Landlord Tenant Relations Division**

**Melodie Seau, Division Chief**



# **Landlord Tenant Relations Division Programs/Activities**

- **Landlord-Tenant Complaint Mediation**
- **Annual Rent/Vacancy Survey/Voluntary Rent Guidelines**
- **Fair Housing Testing Program**
- **Fair Housing Training**
- **Beauregard SAP Relocation and Committed Affordable Units**
- **Monitoring Affordable Rental Set-Asides**
- **Training for Housing Industry Professionals**

# Complaint Mediation

- **Informal mediation of housing-related disputes between landlords and tenants upon agreement by both parties**
- **Provides information to landlords and tenants on their rights and responsibilities under local and state law.**
- **Approximately 2500 calls per year including 1200-1300 complaints and/or ongoing cases.**





# Annual Rent/Vacancy Survey

- **Survey Conducted in January of each year**
- **Provides listing for the public (posted online) and data for analysis of rent and vacancy trends.**
- **Includes all properties in complexes with 10 or more units in the City.**
- **From 2014 to 2015 rents increased 4.7% according to the annual apartment survey.**
- **Vacancy decreased from 3.59% in January 2014 to 3.19% in January 2015.**



# Annual Apartment Survey

## (Average Rents)

Date	Vacancy	Efficiency	1BR	2BR	3Br	City-wide
1/13	4.11%	1,144	1,472	1,837	2,005	1,577
1/14	3.59%	1,108	1,399	1,753	1,903	1,525
1/15	3.19%	1,204	1,474	1,830	1,925	1,596

	Size	2014	2015	Increase
<b>Class B/C</b>	Eff	1,044	1,144	7.4%
	1 BR	1,307	1,350	3.2%
	2 BR	1,590	1,621	1.9%
	3 BR	1,838	1,865	1.5%
<b>Class A</b>	Eff	1,676	1,686	0.1%
	1 BR	1,763	1,865	5.8%
	2 BR	2,267	2,391	5.5%
	3 BR	3,025	2,970	-0.2%
<b>Class A-C</b>	Eff	1,108	1,204	8.7%
	1 BR	1,399	1,474	5.4%
	2 BR	1,753	1,830	4.4%
	3 BR	1,903	1,925	0.1%



# Annual Apartment Survey

## (Average Rents)

Date	Vacancy	Efficiency	1Bedroom	2Bedroom	3Bedroom	City-Wide
1/2010	4.1%	\$962	\$1,245	\$1,624	\$1,771	\$1,395
1/2011	3.9%	\$1,060	\$1,380	\$1,765	\$1,916	\$1,516
1/2012	3.21%	\$1,110	\$1,430	\$1,776	\$1,949	\$1,551
1/2013	4.11%	\$1,144	\$1,472	\$1,837	\$2,005	\$1,577
1/2014	3.59%	\$1,108	\$1,399	\$1,753	\$1,903	\$1,525
1/2015	3.19%	\$1,204	\$1,474	\$1,830	\$1,925	\$1,596



# **Beauregard Plan Affordable Housing**

- **Beauregard SAP Relocation Plan adopted by City Council April 13, 2013.**
- **Provides 800 (or more) Committed Affordable Units (CAU)s.**
- **In December 2014 the Office of Housing mailed more than 2400 pre-application packages for CAUs.**
- **Staff has received 270 pre-applications.**
- **Staff is currently in the community knocking on doors to encourage completion of the pre-application and to ensure that all eligible households have the opportunity to apply.**
- **Community meetings to be scheduled.**



# Fair Housing Testing

- **Program established in 1989 – significant decrease in problems found over time, in part due to testing and training.**
- **Fair Housing Testing identifies potential discriminatory practices in the rental and sales housing markets and in mortgage lending.**
- **Paid testers visit apartment complexes, real estate firms and mortgage lenders to test for discrimination.**
- **After testing, staff meet with the owners and managers of apartment complexes and real estate firms with less serious problems of discrimination discovered during testing.**
- **File complaints with the City's Human Rights Office concerning more serious, repetitive problems.**
- **To date, the program has tested for rental housing discrimination based on race, national origin, familial status and sexual orientation, and for real estate sales and mortgage lending discrimination based on race and national origin.**

# Training for Housing Industry Professionals

- **Annual Apartment Managers' Seminar**
- **On-site Fair Housing Training for Property Manager's upon request**
- **Periodic Fair Housing Training by the Virginia Fair Housing Office for State Certification.**



# Monitoring Affordable Rental Set-Asides

- **89 units in new buildings City-Wide**
- **Notify interested persons of new units added to the program.**
- **Ensure compliance with income and rent limits and other program requirements.**



# Housing Master Plan Implementation Timeline

	2013	2014	2015	2016	2017	2018	2019									
	Dec 13	Q3 14	Q4 14	Q1 15	Q2 15	Q3 15	Q4 15	Q1 16	Q2 16	Q3 16	Q4 16	Q1 17	Q2 17			
<b>Housing (2,000 units by 2025)</b>																
Units Preserved, Provided, or Assisted		121 (cumulative through Q3 FY15)					57		78		28			93		
<b>Programmatic Tools</b>																
Community Land Trust								Internal working group								
Development Fee Relief								To be reviewed during 2016 fee review cycle								
Home Rehabilitation Loan Program/Enhancements	Staff review						Development and implementation									
Housing Choice in New Construction and Rehabilitation														Internal interdepartmental working group		
Maximizing Public Land for Affordable Housing								2016 Interdepartmental workplan								
Mixed-Income Affordable Assisted Living								Establish new assisted living steering committee								
Predevelopment Funds	✓															
Resource Center for Affordable Housing	✓	Web site revised; standardize and update materials and mapping resources (ongoing)														
Voluntary Developer Contribution Formula/Update	✓															
<b>Zoning Tools</b>																
Accessory Dwelling Unit Policy																
Phase 1 (New Coordinated Development Districts)	✓															
Phase 2 (Full Program)														Citywide public process		
Additional Density in Exchange for Affordable Housing							Completed analysis to be circulated for feedback									
Parking Requirements for Substantial Rehabilitation	✓															
Parking Requirements for Affordable Housing Development	✓	Approved by City Council														
Transfer of Development Rights														Internal working group		
<b>Financial Tools</b>																
General Fund Direct Allocation Support																
Annual Lump Sum Appropriation	Annual Budget Process															
Increased Dedicated Real Estate Tax Revenue	Annual Budget Process															
Tax Increment Funding	Annual Budget Process															
Tax Abatement for Substantial Rehabilitation														Annual Budget Process		
Loan Consortium								Internal working group								
Loan Guarantees														Internal working group		
<b>Other</b>																
Mixed-Income Communities Guiding Principles								Conduct consultations and issue report								
ARHA Redevelopment Program				Phase I RFP		Phase II RFP		Community and developer meetings								
Special District to Enable Access to Historic Tax Credits	Implementation contingent upon passage of federal law															

## Housing Master Plan Targets - FY 2015 3rd Quarter Progress Report

Progress July 1, 2013 -- March 30, 2015

	Targets		Accomplished					
	FY2014-25	Per Fiscal Year (FY)	FY2015				Cumulative	
			Approved Budget FY2015	Pending Completion		Completed FY 2015 1st-3rd Quarter	Approved/Funded Pending Completion	Completed thru 3rd Quarter FY 2015
				Approved/Funded this FY	Approved/Funded Prior FYs			
<b>Rental Production/Preservation<sup>1</sup></b>	660	55	92	93	28	75	199	75
<b>Rental Accessibility</b>	24	2	3	0	0	2	0	6
<b>Homebuyers</b>	72	6	9	0	0	7	0	11
<b>Homeowner Rehab</b>	240	20	19	4	0	4	4	19
<b>Development Process</b>	336	28	28	12	0	10	53	10
<b>Beauregard Committed Units</b>	494	41	66	0	0	0	0	0
<b>ARHA Redevelopment Support</b>	175	15	0	0	0	0	0	0
<b>Totals</b>	<b>2,000</b>	<b>167</b>	<b>217</b>	<b>109</b>	<b>28</b>	<b>98</b>	<b>256</b>	<b>121</b>

<sup>1</sup>FY 2015 Rental Projects Completed (preservation):

Arbelo & Longview Apartments

**Note: This table does not include the following units approved prior to FY 2014 but not yet completed:**

Rental Production/Preservation: 78 units (currently under construction)

Development Process: 179 units (53 currently under construction)

These units will be counted upon completion.

## Housing Trust Fund Programs Financial Status

As of March 31, 2015

<b>Balance as of February 28, 2015</b>	<b>8,224,874</b>
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<b>Revenues for March 2015</b>	
Contributions	0
Loan Repayments	
Community Lodgings, Inc. (CLI)	0
Moderate Income Homeownership Program (MIHP)	2,432
Employee Homeownership Incentive Program (EHIP)	1,753
HCS - Subordination Fee Deposits	0
Fees Offsetting Expenditures	0
	<b>4,185</b>

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

<b>Balance Available Before Outstanding Commitments/Reservations</b>	<b>8,232,959</b>
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<b>Outstanding Commitments/Reservations as of March 31, 2015</b>	
Braddock Small Area Plan Fund	834,080
Flexible Homeownership Program	356,116
HOME/HOF Match	433,657
Homeownership Counseling	46,427
FY 2016 Budget Reservation	300,000
Housing Opportunities Fund - <i>see attached report</i>	1,727,782
AHC Inc. - Fillmore	1,286,375
Rebuild Together Alexandria	0
Beauregard Fund	1,900,000
Rental Accessibility Modification Program (RAMP)	6,215
	<b>(6,890,651)</b>

<b>Unreserved Balance as of March 31, 2015</b>	<b>1,342,308</b>
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**Housing Opportunities Fund Financial Status**  
**As of March 31, 2015**

	HTF	General Fund	HOME	TOTAL
<b>Balance as of February 28, 2015</b>	1,727,782	0	2,093,971	3,821,753
<b>March 2015 Expenditures</b>				
Alexandria Housing Development Corporation (AHDC)	0			0
<b>Balance Available Before Outstanding Commitments</b>	1,727,782	0	2,093,971	3,821,753
<b>Outstanding Commitments</b>				
Alexandria Housing Development Corporation (AHDC)	59,327	0		59,327
CLI Notabene			393	393
Wesley Lynhaven Apt			1,035,825	1,035,825
AHC Inc. Fillmore	1,646,605			1,646,605
Fees for Professional Services	21,850		1,057,754	2,704,359
<b>Unreserved Balance as of March 31, 2015</b>	0	0	(0)	(0)

**Other Housing Development Fund Financial Status**

**As of March 31, 2015**

	Tax Revenue Account	Bond Account	TOTAL
Balance as of February 28, 2015	1,249,266	0	1,249,266
March 2015 Expenditures		\$0	
Balance Available Before Outstanding Commitments	1,249,266	0	1,249,266
Outstanding Commitments AHC Inc. Fillmore	1,249,266		1,249,266
Unreserved Balance as of March 31, 2015	0	0	0

**HOMEOWNERSHIP PROGRAMS REPORT**  
**March 2015**

	<i>March 2015</i>				<i>Total FY 2015 as of March 31, 2015</i>			
	Loans Committed	Amount and Source of Committed Loan Funds	Loans Settled	Amount and Source of Settled Loan Funds	Loans Committed	Amount and Source of Committed Loan Funds	Loans Settled	Amount and Source of Settled Loan Funds
<b>Flexible Homeownership Program</b>	0	\$0	0	\$0	7	CDBG - \$0 HOME - \$178,500 MHHP - \$70,000 EHHP - \$10,000	7	CDBG - \$0 HOME - \$178,500 HIF - \$70,000 EHHP - \$10,000