

AFFORDABLE HOUSING ADVISORY COMMITTEE
LOCATION: ROOM 2000
CITY HALL
THURSDAY, NOVEMBER 6, 2014 7:00PM

AHAC AGENDA

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| 1. Consideration of previous meeting minutes October 2, 2014 | 7:00 p.m. |
| 2. Alexandria Redevelopment and Housing Authority Update | 7:05 p.m. |
| 3. Alexandria Housing Development Corporation Update | 7:10 p.m. |
| 4. Housing Master Plan Implementation Update | 7:15 p.m. |
| 5. Chair Report | 7:35 p.m. |
| 6. Planning Initiatives Update | 7:45 p.m. |
| 7. Information Items: | 7:55 p.m. |
| a) Housing Trust Fund Financial Summary for September 2014 | |
| b) Housing Opportunities Fund Financial Status for September 2014 | |
| c) Homeownership Programs Report for September 2014 | |
| d) Tax and Bond Report for September 2014 | |
| 8. Announcements and Upcoming Housing Meetings | 8:00 p.m. |
| 9. Adjournment | 8:05 p.m. |

AFFORDABLE HOUSING ADVISORY COMMITTEE
Minutes of the Meeting of October 2, 2014

Members Present

Katharine Dixon
Eric Weiss
Edric Kirkman
Robyn Konkel
Michael Butler
Joe Ouellette
Mildrilyn Davis (non-voting)

Staff Present

Helen McIlvaine
Eric Keeler
Ryan Price
Caridad Palerm

Guests Present

Jeff Connor Naylor, TCI

The meeting was called to order by K. Dixon at 7:02pm. A quorum was not present.

1. Caridad Palerm provided a Beauregard update and information on an amendment to the Beauregard committed affordable unit priority groups. The amendment will create two subgroups in each of the two priority groups: groups 1A and 2A will contain those receiving a 120 day notice and groups 1B and 2B will contain the rest in their respective priority groups. This amendment has already been to City Council and Council approved it on September 17, 2014.
2. Ryan Price from City Planning led a discussion on the Pickett's Place Affordable Housing Plan. AHAC previously considered a project called the Delaney Project a few years ago. Since the Delaney Project was approved, the developer decided the project would not be competitive based on other development that has occurred in the area. The developer is now proposing to change the project to a 48 unit townhome development of 3-4 story buildings, and will provide 4 three-bedroom affordable units and a \$200,000 cash contribution that will potentially be used to provide closing cost assistance. Though no quorum was present, B. Harris moved to show approval of this plan. M. Butler seconded. The vote to show approval as the committee of the whole was unanimous.
3. Jeff Connor Naylor from The Commonwealth Institute gave a presentation titled "Bursting the Bubble: The Challenges of Working and Living in the Capital Region." The presentation focused on how Virginia policy impacts low-income Virginians. Of note, his presentation revealed Alexandria has the greatest gap in income inequality in the state since 50% of residents fall in either end of the income extremes.
4. Staff provided information on the Housing Master Plan Targets Report for FY 2014. Members of AHAC suggested a few changes to the chart, and requested the charts be provided quarterly. Though no quorum was present, E. Weiss moved to show approval of the report. E. Kirkman seconded. K. Dixon abstained from the vote. The vote to show approval, as a committee of the whole, was otherwise unanimous.
5. Helen McIlvaine provided an overview on the Oakville Triangle/Route 1 Corridor Planning Initiative. It is very early in the planning process. A developer is considering redeveloping the area that currently contains mostly light industrial and commercial space into denser retail and residential space.

6. Staff provided information including the Housing Trust Fund Financial Summary for August 2014, the Housing Opportunities Fund Financial Status for August 2014, the Homeownership Programs Report for August 2014, and the Tax and Bond Report for August 2014. Members of AHAC were able to ask questions.
7. Members were reminded of the importance of regular attendance. The next meeting will occur on November 6. Members were invited to attend the City Council retreat on November 8 at 10AM.
8. The meeting was adjourned at 8:47.

Minutes submitted by Robyn Konkel