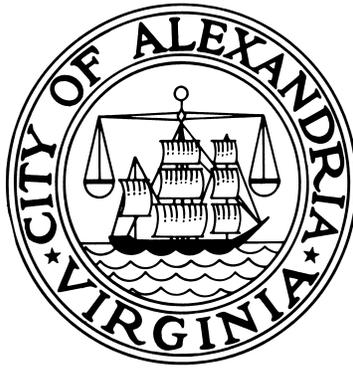


**The Affordable Housing Advisory Committee
2008 – 2009 Annual Report**



September 2009

**The Affordable Housing Advisory Committee (AHAC)
Annual Report, 2008-2009**

The Affordable Housing Advisory Committee (AHAC) is comprised of members appointed by the Alexandria City Council. A list of the committee make up and its members during the 2008-09 period is included at the end of this report. The purpose of the committee is to advise City Council on issues regarding the maintenance and promotion of affordable housing, to make recommendations for policies governing the expenditures of the City's Housing Trust Fund and Housing Opportunities Fund monies, and to oversee the administration of the Trust Fund. The Committee meets on the first Thursday of each month at 7:00 p.m. and is staffed by the Office of Housing.

During the past year the Committee dealt with the following funding requests, affordable housing plans, and issues:

1. **Considered and approved EYA/ARHA's Proposed Affordable Housing Plan for the James Bland Redevelopment (9/08):** The Committee approved a plan which included the set aside of 134 new units (100 two-bedroom and 34 three-bedroom units) as affordable rental housing for income eligible ARHA-assisted households. The units will serve as replacement units for 134 of the now-existing 194 James Bland public housing units pursuant to Resolution 830. Also pursuant to Resolution 830, 44 units additional James Bland units shall be relocated to the redeveloped Glebe Park and Old Dominion sites (when completed) and 16 units will be relocated to a City-identified and secured location that is acceptable to ARHA.
2. **Considered and approved a revised affordable housing proposal from IDI for Hunting Towers in support of its redevelopment plan for Hunting Terrace (Hunting Creek Plaza) (9/08).** IDI's proposal will enhance initial affordability of units (for affordable and workforce levels) as well as preserve ongoing affordability by providing an equity share feature and an appreciation cap mechanism.
3. **Considered and approved a Request from Rebuilding Together Alexandria (RTA) for Housing Trust Fund monies (11/08):** The Committee approved the allocation of \$35,000 in Housing Trust Fund (HTF) monies as a grant to Rebuilding Together Alexandria to fund RTA volunteer-driven rehabilitation activities in FY2009. At least 75 percent of the City's grant funds are for the purchase of supplies and materials. It was reported that there has been steady growth in the number of households served throughout the year, including younger families who are not able to affordable home repairs. During national volunteer day in April 2009, RTA plans to assist over 75 Alexandria resident homes with home repairs, as well as repairing facilities for some local non-profit agencies.
4. **Considered and approved a Community Lodgings Inc. (CLI) Housing**

Opportunities Fund Request (12/08) – The Committee approved a loan of \$46,512 from the HOME fund portion of the Housing Opportunities Fund to complete replacement of the main sewer line and to repair/install new ceramic tile flooring, as needed, in the hallways of the buildings at 3912 and 3916 Elbert Avenue for a total estimated cost of \$36,000. The balance of the money will be used to replace existing commodes with 36 water efficient toilets and to replace showerheads as well as bathroom and kitchen sink aerators with energy saving fixtures at a total estimated cost of \$10,512. CLI was directed to undertake a strategic review of its properties, including a capital needs assessment as a condition of the loan. CLI may return to AHAC with a revised funding request for this work once the cost is determined.

5. **Considered and approved a request from Alexandria Housing Development Corporation (AHDC) for HOF monies (2/09)** – The Committee approved funding for AHDC’s proposed FY 2010 annual operating budget of \$207,880 from the Housing Opportunities Fund (HOF). Any unused monies from AHDC’s FY 2009 budget will be applied toward this total.
6. **Considered and approved the Stevenson Avenue Affordable Housing Plan, (3/09):** Committee approved the Affordable Housing Plan for 6125 Stevenson Avenue which included the following conditions:

“The developer shall also provide nine (9) affordable units for income eligible households. Six (6) will be one bedroom units and three (3) will be two-bedroom units. A parking space shall be provided for each unit.”

“The developer shall provide a voluntary contribution totaling \$121,172 (representing \$2.00 per gross floor area of for-sale residential development), or if the project is developed as rental project, the corresponding voluntary contribution shall be \$90,879, representing \$1.50 per gross floor area for rental residential development; and if at a future date the City Council approves a text amendment to the Zoning Ordinance Section 7-700 to allow for a cash contribution to be made in lieu of the provision of affordable housing, the requirement for on-site affordable units set forth in (b) may be converted to a cash contribution by mutual agreement between the City and the developer. The per unit cash contribution will be the difference between the market price and the Office of Housing’s affordable for sale limit at the time of sale. If the project is developed as a rental project, the cash contribution will be the present value of the 30-year discount for the rental units defined in b above.”

7. **Reviewed and endorsed the Proposed FY 2010 Housing Trust Fund Budget. (3/09):** Given the City’s fiscal situation, the Committee endorsed the allocations as contained in the City Manager’s Proposed Budget.
8. **Reviewed and commented on the Affordable Housing Initiatives Work Group Final Report (3/09):** The committee comments were as follows:

- The City should maintain a commitment to ARHA units
 - Committee members expressed a preference for mixed-income development to include affordable units in each new development (even in small numbers), rather than cash contributions
 - In the development process, the City should give developers of affordable housing priority treatment in obtaining permits, as saving time will reduce project carrying costs-- a major cost factor (“fast tracking”)
 - While there was not a complete consensus, several members recommended that, the Housing Master Plan should also consider accessory housing and alternatives like boarding houses as an additional means of providing affordable housing.
9. **Considered and approved a City Loan to Enable the Glebe Park Redevelopment Project to Proceed (4/09):** The committee approved a \$1.4 million loan to the Alexandria Redevelopment and Housing Authority (ARHA), to bridge planned developer land payments for market and workforce lots needed to support the development of Glebe Park public housing units. Loan funds will come from currently available affordable housing bond and dedicated real estate tax revenues.
10. **Discussion with Eric Wagner, past Chair of the Alexandria Planning Commission (6/09).** Chairman Kaufmann invited Mr. Wagner to discuss the roles, relationships and activities of AHAC and the Planning Commission. Mr. Wagner pointed out that the Planning Commission is authorized in the City’s charter, and vested with specific authority for certain approvals. AHAC is an advisory group, created by the City Council. The Planning Commission has broad powers and must consider the totality of any action, whereas AHAC is focused on one topic only. Mr. Wagner told AHAC that the Planning Commission must get the best deal from developers on many issues; open space, infrastructure, etc., as well as housing. Questions and discussion followed.
11. **Considered and approved programmatic changes to the Moderate Income Homeownership Assistance Program (MIHP) (6/09).** The committee approved changes that will add an equity sharing as a requirement for all loans provided under the MIHP program and establish tiered assistance levels, based on household size and income.

Monthly Activities:

- Reports were made by representatives from ARHA, AHDC, and AHIWG.
- Financial reports on the status of the Homeownership Programs, Housing Trust Fund and the Housing Opportunities Fund.
- On an as needed basis staff prepared briefings on the City Budget, Small Area Plans and affordable housing projects.

Number of Members: 17

Voting Members:

- 1 Builder or developer of residential property
- 1 Real estate professional with knowledge and experience in residential real estate
- 1 Landlord of residential property in the City
- 1 Residential tenant in the City
- 1 Homeowner in the City
- 1 Commissioner from the ARHA Board
- 1 Representative of the City's faith community
- 1 Representative of a civic association in the City
- 1 Representative who is employed by or affiliated with an organization that promotes and maintains affordable housing
- 1 Financial professional with knowledge and experience in the field of finance as it relates to residential housing
- 1 Representative of an employer in the city who employs at least 100 employees
- 1 Licensed and practicing attorney
- 1 Person designated by, but who need not be a member of the Commission on Aging
- 1 Person who is either a City employee or a teacher with the Alexandria City Public Schools

Non-Voting Members:

- 1 Representative from the Office of Housing
- 1 Representative from the Dept. of Planning and Zoning
- 1 Representative from the Department of Human Services

Voting Members during 2008-09

Michael Caison, John Corrado, Carter Flemming, William Harris, Janice Howard, Shelly (Bob) Kaufman, Chair, Pat Phibbs Rizutto, Michelle L'Heureux, Laura Lantzy, Marilyn Patterson, Amy Rose, Amy Susskind, Desiree Maxwell, Nancy Carson, Kerry Ann Powell. (Members whose names appear in bold were active members at the end of the fiscal year).