

AFFORDABLE HOUSING ADVISORY COMMITTEE
LOCATION: ROOM 2000
CITY HALL
THURSDAY, FEBRUARY 12, 2015 7:00PM

AHAC AGENDA

- | | |
|---|-----------|
| 1. Consideration of January 8, 2014 meeting minutes (Chair) | 7:00 p.m |
| 2. Office of Housing Financial Discussion/City Budget Process (Staff) | 7:05 p.m. |
| 3. Consideration of AHAC Roster (Chair) | 7:45 p.m. |
| 4. Alexandria Redevelopment and Housing Authority Update (Committee Member) | 8:00 p.m. |
| 5. Alexandria Housing Development Corporation Update (Committee Member) | 8:05 p.m. |
| 6. Planning Initiatives Update (Staff) | 8:10p.m. |
| 7. Information Items: | 8:15 p.m. |
| a) Housing Trust Fund Financial Summary for December 2014 | |
| b) Housing Opportunities Fund Financial Status for December 2014 | |
| c) Homeownership Programs Report for December 2014 | |
| d) Tax and Bond Report for December 2014 | |
| 8. Announcements and Upcoming Housing Meetings (Staff) | 8:20 p.m. |

City Council Public Hearing February 22, 2015 - 9:30 a.m. – Alexandria Memory Care

Join City leaders to learn about the budget development process and provide input on where the City should invest resources to best achieve its FY 2016 priorities at the Following Meetings:

Thursday, February 5, 6:30 p.m. – 8:30 p.m. – Livable, Green, & Prospering City @ Lee Center

Monday, February 9, 6:30 p.m. – 8:30 p.m. –Healthy & Thriving Residents @ Lee Center

Eisenhower West Small Area Plan Community Meeting #5

Monday, February 9th, 2015, 7:00 pm, Beatley Central Library (5005 Duke Street)

Eisenhower West Steering Committee Meeting #10

Monday, February 23rd, 2015, 7:00 pm, Pavilion at Mark Center (5708 Merton Court)

Parking Standards for New Development Task Force Meeting #5

February 12, 2015 - 7:00PM - Council Workroom (2nd floor), City Hall, 301 King Street

- | | |
|------------------------|-----------|
| 9. Adjournment (Chair) | 8:25 p.m. |
|------------------------|-----------|

John #1

AFFORDABLE HOUSING ADVISORY COMMITTEE
Minutes of the January 8, 2015 Meeting

Members Present

Jon Frederick
Bill Harris
Eric Weiss
Robyn Konkel
Joe Ouellette
Michael Butler
Edric Kirkman
Michelle Krocker
Katharine Dixon

Staff Present

Helen McIlvaine
Eric Keeler
Jim Roberts
Terry Lynch
Nan Goodwin

Guests

Cathy Puskar
Roy Priest
Betsy Faga

The meeting was called to order by Katharine Dixon, 7:03pm.

1. Cathy Puskar, on behalf of The Alexandria Memory Care Center, presented a proposal for a new 66-bed memory care facility at 2811 King Street. Rather than make a monetary contribution, the developer has offered to provide a 40% discount from the market rate for two memory care beds at the new facility, once the project achieves a 95% occupancy rate. Discussion occurred among Committee members and C. Puskar. Bill H motioned to approve the Office of Housing's recommendation provided the MOU addresses the 2-bed eligibility criteria and occupancy as it relates to the 95% stabilization rate, Eric W seconded. All in favor.
2. Cathy Puskar, on behalf of Goodwin House, presented a proposal for a planned renovation and small addition that will convert some of its existing building space into new units that can provide more intensive nursing care services. Goodwin House has proposed to provide support, through their Foundation, in the form of entrance fees subsidies and/or monthly fee subsidies to benefit several new residents, as a credit against those portions of the developer's base and neighborhood contributions that have a total value of approximately \$1.3 million. Discussion occurred among Committee members and C. Puskar. Bill H raised a concern about their real estate taxes:

The Alexandria City Council has exempted GH from real estate taxes even though it is an upscale facility serving basically well-to-do and wealthy people:

- a. The RE tax for 2014 would have been \$689,098
- b. Each year they pay the city a negotiated amount which in 2014 was \$43,438
- c. The salary package for the CEO in 2012-2013 was \$528,992

It was requested these facts be kept in mind when negotiating with GH about future subsidies. Bill H motioned to approve the Office of Housing's recommendation. Jon F seconded. All in favor. Katharine D. abstained.

3. Katharine D. introduced the consideration of changing the Affordable Housing Advisory Committee's name to Alexandria Housing Affordability Advisory Committee. Those in this housing

space are trying to move from 'affordable housing' to 'housing affordability' in an attempt to change the mindset of the public that affordable housing = public/subsidized housing. Jon F motioned to approve name change. Edric K seconded. All in favor.

4. Roy Priest provided an update on ARHA. 8 developers have been invited to present during this last phase of the 5 (originally 7) sites to be redeveloped, which include Adkins, Samuel Madden, Hopkins Tancil, Cameron Valley, and ARHA HQ. ARHA will redevelop Ladrey and Jefferson Village.
5. Introductions were made of our newest Homeowner representative member, Michelle Krockner.
6. Jon F motioned to approve the 12/4/14 meeting minutes, with minor changes. Bill H seconded. All in favor.
7. Helen M. provided an update on AHDC. Arbelo is 100% leased, Longview Terrace will soon be 100% leased. Lacy Court had major sewer work done. Potomac Yard has one unit available. Two other projects are in early discussion stages.
8. Helen M noted that AHC's St James project was approved by the planning commission and will go to Council this month for review/approval.
9. Financials were self-explanatory. Eric K will review the financials with members at the next meeting and will discuss ways to make the reports more user-friendly. Housing options for all will also be discussed at the February meeting and how it plays a role in the economic prosperity of a jurisdiction.
10. Helen M has been appointed acting director of the Office of Housing.
11. Katharine D reminded the group to think of potential committee members in the 100+ employer, city employee, P&Z, and DHCD sectors.

Dixon adjourned the meeting at 8:35pm.

I am #2

Management & Budget

Page updated Jan 28, 2015 11:58 AM

Fiscal Year 2016 Budget Process

Provide Public Input on the Budget

As the City moves through the budget process, residents can voice their concerns and input regarding the proposed FY 2016 Operating Budget and Capital Improvement Program (CIP) in a variety of ways listed below.

- **AlexEngage** - The City provides hundreds of programs and services to the community in an effort to achieve the goals and vision outlined in its Strategic Plan. Each year, the City develops a budget and makes tough decisions about how to best allocate resources to these programs. Tell us what goals and priorities are most important to you.
- **Online** - Post your comments and read what other residents have to say.
- **Email** - Submit your comments and input on the FY 2016 budget via email.

FY 2016 Budget Calendar & Resources

Monday, November 3 – Board, Committee and Commission Chairs and Community Leaders Meeting

6:30 p.m. – Durant Center

Topic: Breakout sessions with the chairs (or designees) of the City's boards, committee and commissions and other civic leaders to discuss the FY 2016 Budget Process.

- [Video](#)

Wednesday, December 3 - Federation of Civic Associations Meeting

7:00 p.m. - Chett & Sabra Avery Conference Room 2000 (City Hall)

Topic: Talking points made by the City Manager, regarding the FY 2016 budget

- [Presentation](#)

Monday, January 26 - Civic Engagement Meeting (Safe, Secure, and Just Community)

6:30 p.m. - Lee Center Multipurpose Room, 1108 Jefferson Street

Join City leaders to learn about the budget development process and provide input on where the City should invest resources to best achieve its FY 2016 priorities. This meeting will discuss the "Safe, Secure, & Just Community" focus area team, which includes the following departments:

Court Services Unit, Department of Emergency Communications, Fire Department, Office of Human Rights, Police Department, and Sheriff's Office

- [Presentation](#)

Thursday, February 5- Civic Engagement Meeting (Livable, Green, & Prospering City)

6:30 p.m. - Lee Center Multipurpose Room, 1108 Jefferson Street

Join City leaders to learn about the budget development process and provide input on where the City should invest resources to best achieve its FY 2016 priorities. This meeting will discuss the "Livable, Green & Prospering City" focus area team, which includes the following departments: Alexandria Economic Development Partnership, Department of Code Administration, Office of Historic Alexandria, Office of Housing, Department of Planning and Zoning, Department of Project Implantation, Department of Transportation and Environmental Services, and Department of Recreation, Parks and Cultural Activities (Park Operations)

Monday, February 9 - Civic Engagement Meeting (Healthy & Thriving Residents)

6:30 p.m. - Lee Center Multipurpose Room, 1108 Jefferson Street

Join City leaders to learn about the budget development process and provide input on where the City should invest resources to best achieve its FY 2016 priorities. This meeting will discuss the "Healthy & Thriving Residents" focus area team, which includes the following departments: Department of Community and Human Services, Library, and Department of Recreation, Parks and Cultural Activities (Recreation and Cultural Activities)

Tuesday, March 3 - Special Meeting

Topic: Budget Proposal

Saturday, April 18 - City Council Public Hearing

9:30 a.m. - City Hall, Council Chamber, 301 King St.

Topic: Tax Rates

Tuesday, April 28 - City Council Legislative Meeting

7:00 p.m. - City Hall, Council Chamber, 301 King St.

Topic - Preliminary Add/Delete List Discussion

Monday, May 4 - Special Meeting

Topic: Final Add/Delete Discussion

Thursday, May 7 - Special Meeting

Topic: Budget Adoption

QUICK LINKS

- ▶ Management & Budget
- ▶ FY 2015 Approved Operating & Capital Budgets
- ▶ FY 2015 Budget Calendar & Resources
- ▶ FY 2015 Budget Memoranda by Date
- ▶ BFAAC
- ▶ ACPS Budget Information
- ▶ Budget Archives
- ▶ Budget Memoranda by Fiscal Year
- ▶ Alexandria's Strategic Plan

HOW DO I...

- Find neighborhood parks?
- Start a small business?
- Learn about new development?
- Pay my taxes or parking citation?
- Report fraud, waste and abuse?
- Speak at a City Council meeting?
- Apply for a marriage license?
- Find information for retired City employees?
- Get information about permits?
- Search property and sales data?
- Find visitor information?
- Find volunteer opportunities?
- Obtain and review public documents and records?
- Find information about parking?
- Learn more about Verizon FIOS?

301 King St., Room 3400
Alexandria, VA 22314
703.746.3737
Fax: 703.706.3991
[E-mail](#)

Office Hours:
Monday - Friday
8:00 a.m. - 5:00 p.m.

Item #3

AFFORDABLE HOUSING ADVISORY COMMITTEE

The Affordable Housing Advisory Committee advises City Council on issues regarding the maintenance and promotion of affordable housing, makes recommendations for policies governing the expenditures of the City's Housing Trust Fund monies, and oversees the administration of the Trust Fund.

The Committee meets on the first Thursday of the month at 7:00 p.m. Approximately four to five hours per month are required of Committee members

Members: 17

3-YEAR TERM

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 Persons 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

City Staff: MILDRILYN DAVIS, DIRECTOR, HOUSING ADMINISTRATION, 703.746.4990