

HOUSING COMMISSION

APPROVED MEETING NOTES – January 18, 2018

Attendance			
	Present		Present
Berkey, Eric	Y	Lederer, John	Y
Brescia, Eric	Y	Withers, Larry	Y
Borthwick, Russell	-		
Blank, Rolf	Y	Staff:	
Bray, Holly	Y	Franklin, Joel	Y
Browne, Paul	Y	Planning Comm. Liaison:	
Certosimo, Jeff	Y		-
de Ferranti, Matt	-		
Desai-Seltzer, Khyati	-	Disability Advisory Comm Liason	
Gee, Evelyn	Y	Ray, Doris	Y
Hogan, Alice	Y		

Held in: Courthouse Plaza, 2100 Clarendon Blvd, Rooms Cherry and Dogwood

Other Staff Present: Maureen Markham, Melissa Cohen, Sarah Pizzo and David Cristeal of the Housing Division, Department of Community Planning, Housing and Development (CPHD)

The Chair, Holly Bray, called the meeting to order.

Public Comment

Aleksandr Belinskiy said that the tenant assistance fund helps low income tenants for a limited time in which they have to look for another place to live or apply for assistance. He asked how do we decide on the timeframe for assistance, it is a limited time to find affordable housing. It is different in this County where we need a substantial amount of 60% AMI units. We should look at this issue when the policy is revised.

Approval of Notes

Holly Bray moved approval of the December 7, 2017 notes, Larry Withers seconded and the motion passed unanimously.

Culpepper Garden

Staff Presentation

In November, 2016, the Arlington County Board allocated \$10.7 million in AHIF funds to Culpepper Restoration Partners Limited Partnership to assist with the renovation of Culpepper Garden I Apartments (CGI). The loan amount of \$10,736,579.00 includes a rollover of an existing \$1,350,000.00 AHIF loan awarded in 2014 for pre-development expenses. The Board also allocated \$532,676 in AHIF funds to provide a Tenant Assistance Fund (TAF) for eligible residents at Culpepper Garden I Apartments. At the January 27, 2018 board meeting the County Manager will recommend the approval of the AHIF loan documents between the County and Culpepper Restoration Partners Limited Partnership. County Board approval of the AHIF loan documents is needed in order for Culpepper Restoration Partners to close on bond financing and Low Income Housing Tax Credit equity in March 2018.

Commission Questions and Discussion

Jeff Certosimo asked what the interest rate is for the AHIF money and Maureen Markham said that it is 0%. Alice Hogan asked if they already owe the \$1.35 million and Maureen Markham said that they do and they will pay it back and roll it into the new loan. Alice Hogan asked what the impact is on not hearing from HUD. Maureen Markham said that if they do get the vouchers then it will help us spend less money on Housing Grants and Paul Browne added that it should allow us a faster repayment of the AHIF loan because vouchers for 100% of the property will allow for higher rents. Alice Hogan said that it is designed now if you don't have it so it would be a nice to get.

The Commission advises the County Board to approve the AHIF loan documents between the County and Culpepper Restoration Partners Limited Partnership to help finance the renovation of Culpepper Garden I Apartments (CGI). The Commission vote on the motion was 8-1-1. Members in favor are Mr. Brescia, Mr. Borthwick, Mr. Blank, Ms. Bray, Ms. Gee, Ms. Hogan, Mr. Lederer and Mr. Withers with Mr. Certosimo voting against and Mr. Browne abstaining. Mr. Certosimo voted against the motion. He stated that he strongly supports the project however, he just cannot accept the AHIF funds at 0%.

10 Year Plan to End Homelessness

Presentation

The plan was launched in 2008 with a consortium of more than 100 stakeholders from over 50 public, private and faith-based community organizations with a goal that no individual or family shall lack access to decent, affordable housing. Factors that contribute to homelessness include cost of living/lack of affordable housing, unemployment or underemployment, mental health, and substance abuse. On any given night 125 singles and 50 people in families are homeless. To end homelessness, we must increase the supply of affordable housing, prevent homelessness at every opportunity, move individuals and families from the streets and shelters quickly into permanent, stable housing, and provide the vital services that households need to maintain their housing. Strategies, tools and challenges include housing first, focus on each individual's needs, centralized access system, housing affordability, and youth homelessness. Accomplishments include 100 Homes and Zero: 2016 initiatives to end chronic and veteran homelessness; opened new Homeless Services Center; enhanced domestic violence and sexual assault response; expanded rapid Rehousing; established Arlington Landlord Partnership; and launched a youth task force. We are currently updating the strategic plan which will be a three-year plan and are also updating the governance.

Public Comment

Aleksandr Belinskiy said that there are many other homeless that are not on the street and that live with family. We need to be creating more transitional housing by using existing housing to house the homeless. The plan is dependent on affordable housing and we need to understand how many people in affordable housing get eviction notice. He believes it is a substantial number and the question is what happens after and we have no idea. It is a sign that they could not afford even that rent.

Dave Leibson responded that we are addressing all that. He said that we don't build transitional housing, we dropped that trend, we now do housing first. He added that we work very close with the management of nonprofits and get them into DHS to identify people at risk of homelessness and get them hooked up with supports to prevent homelessness. We created a landlord partnership where

they agree to take in people with credit, legal problems and a team helps with services. The fund is set up to make a landlord whole if something happens.

Commission Questions and Discussion

Rolf Blank asked if the method of counting has changed over the years. Dave Leibson said that the count is done in coordination with COG and that they change it every year. It is very imprecise, but it is much more valuable over the long term. There is a standard time and there is a specific geographic location, it is important to HUD to have consistency of geography. Holly Bray said that it would be interesting to see a report on just the Homeless Services Center to see if there is anything to tweak. Dave Leibson said he could ask Kathy Sibert to come talk about the center. Holly Bray asked if this is the 10th year, what comes next. Dave Leibson said that they are updating the strategic plan which will be a three-year plan and are also updating the governance. Alice Hogan asked about training and job placement and Dave Leibson said that they have done things for employment training such as the culinary program. Alice Hogan said that the Commission is always talking about permanent supportive housing and whenever I talk about it staff says we don't have enough money. She noted that it would be good to get an update on permanent supportive housing and on eviction and what steps are being taken. Dave Leibson said that we do need funding support for case management and other needs. Alice Hogan said that we could mention that in our budget letter. Doris Ray mentioned that she would like clarification if permanent supportive housing units are for individuals with physical disabilities.

Queens Court

Staff Presentation

Queen's Court is a 39-unit garden style apartment complex that was built in 1940. In 1995, APAH purchased Queen's Court and has been operating the property as affordable apartments since that time. All existing units are one-bedroom units. The Queen's Court property is part of the Western Rosslyn Area Plan (WRAP) that was adopted by the County Board in July 2015. The WRAP envisioned redevelopment of the western area of Rosslyn with affordable housing, a new Rosslyn Highlands park, development of a new fire station, a mixed-use development and a new public secondary school. The 100% affordable Queen's Court redevelopment is consistent with the WRAP goals and vision for affordable housing at this site. APAH submitted a site plan application for 249 affordable units that was approved by the County Board in February 2017. In March of 2017, APAH submitted an Affordable Housing Investment Fund (AHIF) application for redevelopment of Queen's Court as part of the Fiscal Year 18 Notice of Funding Availability (NOFA) process. The Queen's Court application received the staff recommendation to move forward with Affordable Housing Investment Fund (AHIF) negotiations and the public process. Staff are now proceeding to negotiate the amount of financial support for the project.

All 249 units will be affordable up to 60% AMI, with a portion affordable up to 40% AMI and 50% AMI. APAH has proposed three 80% AMI units to accommodate the current tenants who earn between 60% to 80% AMI. APAH has proposed a 9%/4% hybrid Low Income Housing Tax Credit (LIHTC) project that would include 90 units as part of the 9% LIHTC financing (Queen's Court South) and 159 units in the 4% LIHTC financing portion (Queen's Court North). The 9% and 4% LIHTC portions will be structured as a land condo and be built as one building. APAH is requesting the 9% AHIF commitment for Queen's Court South at the February 24, 2018 County Board meeting. The 4% AHIF commitment would be heard by the County Board in fall 2018.

Public Comment

Aleksandr Belinskiy said that this is an unusual schedule of approval, in February there will be a small amount of funding and later more money, this makes it very uncertain. He said that all benefits for relocation should be at site plan approval or final allocation, not somewhere in between. He questioned if someone living there will be able to return three years later when it is built, he said that it is not well thought out and don't think the Tenant Landlord Commission should approve it. He added that he thinks they should be flexible with the 80% AMI units since he believes there are vacancies in units at 60% AMI for other APAH properties.

Commission Questions and Discussion

Rolf Blank asked what a dedicated County Park is and the applicant said that it would be an easement for the County for it to be maintained as a park; it would be open to the public and run by Parks and Rec. Holly Bray asked if anyone has talked about doing Wi-Fi to the building and the applicant said that they can't speak in great detail about Queens Court but they are implementing that in Arlington mill and that we would love to bring in that type of connectivity. Holly Bray asked about doing solar panels on the roof and noted that it would at least cover the hallway lighting. The applicant said that they are planning on doing a green roof with storm water management and having the utility equipment on the roof so there wouldn't be room. Doris Ray asked how many Type A units will there be and the applicant said 15. Doris Ray asked if the park will be constructed to accessible standards including equipment and the applicant noted that Parks and Rec is constructing the park. Eric Berkey asked if there will be a TAF request as well and Melissa Cohen said that there will be one and it will go with the 9% application.

11th and Vermont Site Plan

Staff Presentation

The 1.28-acre site is located on two contiguous blocks at 1031 N. Vermont St., near the Ballston Metro Station. The site is bisected by 11th Street North; the north block is bounded by 11th Street North (south) and North Vermont Street (west); the south block is bounded by 11th Street North (north), North Vermont Street (west) and North Utah Street (east). The applicant, NVR Inc., proposes to redevelop the existing First Baptist Church of Clarendon, Montessori School, and adjacent surface parking lot on a 55,667 sq. ft. (1.28 acre) site consisting of two contiguous blocks with 12 townhouse units (north block) and 74 multifamily condominiums and townhouse units (south block). The applicant is requesting to amend the General Land Use Plan (GLUP) from "Low-Medium" Residential to "High-Medium" Residential Mixed Use on a portion of the south block.

Affordable Housing Program:

- Affordable Housing Ordinance Contribution Amount on Base Density
 - Option for cash or unit contribution
- Affordable Dwelling Unit (ADU) GLUP Change Contribution
 - Four 2-bedroom ownership condominium units affordable up to 80% AMI
 - 1 affordable condominium unit will be Type A accessible

Commission Questions and Discussion

Eric Brescia asked what the GLUP change is. The applicant said that they are requesting to amend the GLUP from "Low-Medium" Residential to "High-Medium" Residential Mixed Use on a portion of the south block. They added that they are requesting it changed to RC to be consistent with the rest of the block and it allows them to get more height, consistent with the Ballston Sector Plan. Eric Brescia asked if we ever get the second entrance metro, could that all be eventually up zoned then. Melissa Cohen said that she will have to defer to planning staff. Paul Browne asked if the affordable

units will be larger than average will the condo fees be allocated on a square footage basis. Melissa Cohen said that when we set the sale prices we take the condo fee into account but there can be increases in fees. Paul Browne asked how they will be marketed and Melissa Cohen said that there will be a lottery and a notification list. Evelyn Gee asked if the unit will still be affordable to the next household and Melissa Cohen said that it would be. Holly Bray asked how do you deal with taxes. Melissa Cohen said that the units are set at an affordable level and take taxes into account for sales. Paul Browne asked if they are priced so there is no need for MIPAP funds and Melisa Cohen said that is correct. Doris Ray asked how many Type A units there will be and Melissa Cohen said that of the 4, there is 1 Type A unit.

Ballston Station Revitalization Resolution

Staff Presentation

Central United Methodist Church chose Bozzuto as a development partner in 2016 to develop a mixed-income redevelopment scenario for its site. The proposed redevelopment would include new church space, a new and expanded space for the Kinhaven pre-school, and community space for continuing the homeless support services that the church provides. In February 2017, staff brought forward a recommendation for approximately \$3 million in AHIF for 48 affordable units in a 119-unit mixed-income project. The Housing Commission unanimously supported the request and the County Board approved the allocation in February 2016. Ballston Station Housing Corporation applied for 9% tax credits in March 2017 but did not receive an award.

Bozzuto has since examined the initial application to determine ways in which a future application could be more competitive. Bozzuto has developed a new proposed structure to be submitted in the March 2018 competitive round. The new scenario includes a hybrid structure with a reduction in market units and more than 20 additional affordable units. As another means to be more competitive in the tax credit application, Bozzuto is requesting a revitalization resolution. Staff is working with the County Attorney's Office on this request and hopes to move forward with a resolution at the February 2018 board meeting. Assuming the resolution moves forward, staff will be back to the Housing Commission in February for an action item. Currently, there is an additional financing gap due to the increase in affordable units and the use of the hybrid structure. Bozzuto is still working through a feasible financing structure to fill the gap.

Commission Questions and Discussion

Holly Bray asked if you have looked at parking since the County changed parking requirements. Pastor Sarah Harrison-McQueen noted that the County Board is unable to change the parking requirement for that zoning district, we are still at a 1:1 ratio. Alice Hogan asked if there are any plans to use those spaces such as lease them. The applicant said that they plan to welcome the childcare back and then the church could use more than the current nine spaces. Paul Browne asked if there are still some market rate units and Pastor Sarah Harrison-McQueen said that there are and that they added 20 more affordable so there will be 20 less market rate units. Doris Ray asked if you will change the 10% accessible since you are doing mixed financing and the applicant said that we will not be changing that, we will have 12. Alice Hogan asked if this 4% request will be outside of the NOFA and David Cristeal said that we have some time to figure that out, we are looking at that. Sarah Pizzo said that our intent is that it wouldn't be part of a competitive process. Alice Hogan noted that she wouldn't be comfortable if I were you not knowing what the County is going to do.