

## HOUSING COMMISSION

### APPROVED MEETING NOTES – January 17, 2019

Attendance			
	Present		Present
Arthur, Ben	Y	Langenbeck, Kay	Y
Berkey, Eric	Y	Withers, Larry	-
Brescia, Eric	Y		
Borthwick, Russell	Y	<b>Staff:</b>	
Blank, Rolf	Y	Franklin, Joel	Y
Bray, Holly	Y	<b>Planning Comm. Liaison:</b>	
Browne, Paul	-	Weir, Daniel	-
Gee, Evelyn	-		
Hogan, Alice	Y	<b>Disability Advisory Comm Liason</b>	
		Ray, Doris	Y

**Held in:** Courthouse Plaza, 2100 Clarendon Blvd, Room 311

**Other Staff Present:** Yoomie Ahn, Melissa Danowski, and Russell Schroeder of the Housing Division, Department of Community Planning, Housing and Development (CPHD).

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

#### Approval of Notes

Holly Bray moved approval of the December 6, 2018 notes, Russell Borthwick seconded and the motion passed unanimously.

#### Queens Court

##### Staff Presentation

APAH has requested an \$8.8 million AHIF loan to assist the development of Queens Court North, part of the new construction 249-unit Committed Affordable Housing (CAF) development proposed by APAH and located at 1801 N. Quinn Street. Queens Court North is the portion of the development that will be financed with 4% low income housing tax credits (LIHTC) and will contain 159 CAFs. The remaining 90 CAFs are part of the Queens Court South portion of the development and will be financed with 9% LIHTC.

The loan documents for Queens Court South and Queens Court North, as well as a Tenant Assistance Fund (TAF) Agreement and Site Plan Amendment are anticipated to be considered at a Spring 2019 County Board meeting. Queens Court North and Queens Court South will be built in one building and APAH expects to complete construction by the end of 2021.

##### Commission Questions and Discussion

Eric Berkey asked why 75 years instead of 60 and APAH said that they are happy to make a long-term affordability commitment here given it is our mission and it is a good fit with the new construction. Eric Berkey noted that this is the first time applying the preference policy and he will be curious to see how it works out. Doris Ray asked how many units will be Type A and APAH said

that 15 will be Type A. Doris Ray also asked if you can provide the details on accessibility for the common areas. APAH said that it will have automatic door openers, split level so they do have an elevator for that and as a new construction project it meets all accessibility requirements. Russell Borthwick asked about pickup and drop off and APAH said that there is not a pull in, but it does meet the County standards for short term drop offs. Rolf Blank said that at Bricks and Mortar it came up that you were providing metro smart trip cards to tenants and Holly Bray added that could be an expensive ongoing cost. Alice Hogan asked where the money comes from and APAH said that it will come from us. Ben Arthur asked if that was in exchange for a reduced parking ratio and APAH said that is correct. Alice Hogan said that she also wanted to ask about digital equity since this will be right next to the school. APAH said that they will have a place to run the fiber in the future and that they are making that investment right now and are also working to establish a connection with HB Woodlawn.

The Commission advises the County Board to approve the request for \$8,800,000 in AHIF loan funds to APAH to assist with the construction of Queens Court North. The Commission vote on the motion was 8-0. Members in favor are Mr. Arthur, Mr. Berkey, Mr. Brescia, Mr. Borthwick, Mr. Blank, Ms. Bray, Ms. Hogan, and Ms. Langenbeck.

### American Legion

#### Presentation

The Legion was built in 1947 on a 1.3-acre site area. They have a deteriorating facility with aging infrastructure in need of significant upgrades including a roof replacement. It is also non-ADA compliant, creating barriers for members and guests. This is an opportunity to leverage the Post's land asset in the RB-Corridor, just 0.3 miles from Virginia Square-GMU metro. This project will create significant new affordable housing with 160 Units, a majority will be 2- and 3-bedrooms for families. There will be 96 parking spaces with ample shared, multipurpose community space. There will be eight Permanent Supportive Housing units, ten ADA units, it will be metro and transit accessible, and will have a 50% veterans housing preference.

#### Public Comment

Danielle Quist said that she supports the project and that this area of the County is lacking in affordable housing, so this is a great place to put a project. She added that it is great to see a lot of two and three-bedroom units and that lower income children should have access to the best school facilities in the County.

Reid Goldstein said that he is not speaking for the School Board, but is here to talk about school enrollment. He said that he wants to point out that this project is in the Taylor school boundary and is across from the boundary from Ashland and wanted to let the Commission know about this school enrollment information and to let them know that things are changing.

#### Commission Questions and Discussion

Doris Ray asked if this is a hybrid and if so how many units in each. APAH said that it is hybrid and there are 80 in the 9% and 80 in the 4% and 10 of the units will be Type A. Russell Borthwick asked how much money will be left in AHIF and Nina Janopaul said that they are moving forward because there is money available. Eric Berkey said that it is great that there will be a 50% preference for veterans and asked if APAH will also look at a local preference and APAH said they would. Alice Hogan asked if there will be enough accessible units given the veteran preference. Holly Bray suggested that APAH talk with the Legion to see what the need is, would be good to do some research on this. Kay Langenbeck asked APAH how they will address the parking issues. APAH said

that they are conducting a parking study, have identified a range of options for parking and that they also have a portfolio of housing that is overparked, many have empty spaces. They added that they are also doing traffic demand as well with transit cards and bikeshare and that they need to innovate to keep costs down. Ben Arthur noted that the chart shows you could go lower on parking and you are not and asked if that is because of the Legion. APAH noted that the Legion has 20 designated parking spaces. Ben Arthur asked if the total number of units includes the units in the bonus density and APAH said that it does. Holly Bray asked when this will be back before the Commission and Yoomie Ahn said that it would be at the February meeting. Eric Brescia asked if the Legion is providing any resources for the housing or if this is just a market transaction and Nina Janopaul said that it is very much a below market deal because they are committed to veteran housing.

### **Mainstream Housing Choice Voucher Grant**

#### Presentation

The Mainstream Voucher or Section 811 Housing Choice Voucher Program is a specialized housing voucher subsidy for non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings; at risk of institutionalization, homeless, or at risk of becoming homeless. The program helps further the goals of the Americans with Disabilities Act (ADA) by helping persons with disabilities live in the most integrated setting with coordinated voluntary community supports. Arlington was awarded 40 of these vouchers. An eligible household includes one or more non-elderly persons with disabilities. Non-elderly persons with disabilities includes a person 18 years of age or older and less than 62 years of age. A household where the sole member is an emancipated minor is not an eligible household. There are currently 900 on the waitlist and current applicants on the waitlist will receive priority screening for Mainstream eligibility.

#### Commission Questions and Discussion

Holly Bray asked if the automation to apply will require that people have internet and Nicole Harmon said that they will make resources available to help and it won't just be open for one day and added that they are held to the fair housing requirement. She mentioned that they are looking at opening it for 10 calendar days and they will have multiple options to go to our partners to apply. Eric Berkey asked how it works that at least one person has to be legal. Nicole Harmon said that that it is called a mixed household, at least one person has to be legal and the amount would then be prorated. Alice Hogan asked how DHS got from 5,000 to the 900 currently on the waitlist. Nicole Harmon said that has been a continuous process since it was last open in 2012.

### **2018 Affordable Housing Master Plan Annual Report**

#### Staff Presentation

The theme of the 2018 Affordable Housing Master Plan Annual Report is "Fostering Community Stability". The goals of Arlington's Affordable Housing Master Plan (AHMP) work together to ensure that there will be an adequate supply of housing to meet future demand, that households of all incomes are able to access services and resources that promote economic opportunity, and that housing efforts contribute to a sustainable community. AHMP implementation priorities this year included Housing Conservation Districts, Accessory Dwelling Unit Ordinance, Residential Parking Study, Real Estate Tax Relief Program, and the Action Plan for Ending Homelessness. The County added 221 new CAF units and preserved 294 units, for a total of 515 CAFs in FY 2018. Which brings the total CAF inventory to 8,122. 385 of the 515 new CAFs added to the portfolio are family-sized units, consisting of two or more bedrooms.