

**Fairlington Citizens Association
Executive Board Meeting Minutes
Fairlington Community Center
3308 S Stafford St
July 12, 2017, as approved**

Board Members Present

President Guy Land
Vice President Jonathan Ansley
Treasurer Ed Hilz
Secretary Lindsay Willmann
Director Kent Duffy
Director Evan Harvey

Board Members Absent

Director Jen Davies
Director Chris Weathers
Director Hugh Baumgardner

Call to Order

The Executive Board meeting was called to order at 8:18 pm. President Land presided and noted the presence of a quorum.

Approval of Agenda

There was unanimous consent to approve the agenda distributed by President Land by email and hard copy.

Approval of Minutes

There was unanimous consent to approve the minutes of the meeting of June 14, distributed by email July 6.

Officer Reports

President

Defer

Vice President

Defer

Treasurer

Submitted electronically and will save the budget review for later in the agenda.

Secretary

Defer

Unfinished Business

Wakefield and King Intersection

Treasurer Hilz asked if any further exchanges with the County on tree trimming had taken place. President Land said no, there had not been. The representative has not dealt with the issue of the

illumination of the slip lane, and President Land will follow up with Bob after the next AFB issue is settled and his work trips next week. There have been email exchanges between the County and the Mews, in which the County said it was the HOAs responsibility to do the trimming. That was the Mews side and not the Arbor side. Treasurer Hilz said on the Arbor side Alexandria took responsibility for trimming the last time. As of now, there is no sign preventing a vehicle from turning right on red which poses a risk with the additional section of pavement (which is not officially a lane).

Website

Director Duffy mentioned the website conversion is 98% done and will soon be ready for testing. It is then up to us to decide when we want to make the switch-over, which should be easy. An unexpected challenge is email migration, specifically the archives. 1 and 1 is now reporting that this migration (of archived email) will not be as simple as planned. It will need to be backed up on cds or other media (the contractor will do this). The emails will be repopulated once Wordpress is up and running, and would provide an email archive for further security. The estimate for this additional step is \$200. Director Harvey asked if there was a governance of how far back records must be kept. No Board members were aware of such guidance. President Land noted he had deleted some non-essential items before his time to make storage space. Director Duffy motioned for the additional \$200 to be added to the web services transition contract to facilitate the transition, Director Harvey seconded and the motion passed unanimously.

New Business

Mid-year Budget Review

Treasurer Hilz reported we are doing better than last year at this time. The commercial ad income was \$47,000 as of June 30 (last year was \$44,000). Our mini-ad income is \$200 less than last year at this time. The amount of income for commercial and mini (\$47,572), if maintained, would be a net income of \$94,000 which would be more than last year (around \$82,000). Staff is less than last year (because of a loss of editorial expense). Postage is about the same. Accounting fees are lower because Thompson Greenspon is behind in billing us, but even still we're under the \$5,000 budget. Home Improvement Expo provided a net profit of \$584, and the July Fourth parade bumped up the budget by \$400 (for the great cost of a food truck). On the t-shirts and tote bags, the income from the July Fourth parade are not reflected in the current report, but will be on the third quarter report. President Land noted the movie night will shift the budget a bit.

Movie Night

Director Duffy and Treasurer Hilz will connect Secretary Willmann to relevant individuals via email over the trash/recycling issue. Secretary Willmann asked for help securing the generator on September 8, and Director Duffy noted he'd be happy to help with that. Director Duffy also reported that around 160 residents responded to the movie night survey with lots of energetic feedback. A lot of comments suggesting Ferris Bueller's Day Off were observed. Finding Nemo is currently in the lead, Princess Bride is in second, Goonies is third, and The Sandlot is close behind. Many agree that an animated film may negatively impact some resident's participation. Licensing may also pose an issue. The Board generally agreed to ask about The Princess Bride, Ferris Bueller's Day Off, and The Sandlot. President Land asked Secretary Willmann to consider timing and when people should be told to show up, and noted the need to speak with Director Weathers about when his team would like to set up.

Fourth of July Parade Assessment

President Land noted that he did purchase the megaphone, which was marginally helpful. It is now kept in the FCC storage room. He gave kudos to the t-shirt and tote bag salesmen and women. The crowd is believed to be the largest ever. The food truck worked better than anticipated in his opinion, and Treasurer Hilz thought the hot dog left something to be desired. Secretary Willmann mentioned the prospect of inviting the donut truck in place of hot dogs, which most agreed may be more appropriate to the time of day. President Land noted the attendance of Katie Cristol and John Vihstadt.

Farmer's Market Table

Secretary Willmann explained her desire to set up a booth at the Farmer's Market to sell t-shirts and tote bags after several residents asked about it. Directors Harvey and Duffy agreed it is probably a two person job. Director Duffy noted the possibility of getting a square account, and will look into the details of that. Director Harvey mentioned he'd be happy to help out. Secretary Willmann will get in touch with the Farmer's Market coordinators to ask about a time and space.

Adjourn

President Land motioned to adjourn at 9:00, which was seconded by Director Duffy and passed unanimously.

Respectfully submitted,
Lindsay Willmann, Secretary

Appendix I to 07/12/17 FCA Executive Board Meeting Minutes

Notes

Fairlington Citizens' Association Presentation by

Fairlington Presbyterian Church

July 12, 2017

Fairlington Community Center 3308 S Stafford St

President Land went over a few upcoming neighborhood events before introducing the guest speakers, Pastor Julie Wilson-Black from Fairlington Presbyterian Church, Judith Cabelli (Project Manager) And Paul Brown (Real Estate Developer) from Wesley Housing Development Corporation, and Sarah ? from the city of Alexandria.

Pastor Wilson-Black began the presentation by thanking Fairlington residents for showing their engagement in community issues. She continued by giving a little background of the church, including the development of the current building. Over the years, she noted the shift in service times and outlined the building use over the course of a typical week. This has led to a reduced use of their 125 parking spaces (typically only 50 spaces are used at any one time now). Because of this, they felt it was time to re-evaluate the use of their property.

They began exploring the possibility of partnering with an affordable housing developer because it offered them an opportunity to be good stewards of their resources while expanding their opportunities to help those in need. They partnered with Wesley Housing Development Corporation because they liked their vision, which includes a housing development, underground parking, and open space. She introduced representatives from Wesley Housing so they could continue the presentation.

Mr. Brown gave a little background of the company, which is a 33 year old non-profit corporation. They are founded on a study of social justice issues in the area, and focus on Alexandria City, Fairfax and Arlington counties. Their mission is to develop affordable, safe housing for middle and low-income residents of the area. They have other properties in the area, including Colonial Village in Arlington and Fallstead in Alexandria.

He also shared data on the loss of affordable housing in the cities of Alexandria and Arlington. According to his statistics, over 16,000 properties were no longer in the affordable housing bracket they once were. The city developed a housing plan to expand affordable housing options in the area to account for this decline. He explained that AMI (Area Median Income) is a crucial measure in affordable housing conversations. The median income for people in the D.C. metropolitan area is around \$109,000. Their plan would provide housing for people in 60%, 50% and 40% of this income and below.

Ms. Cabelli then continued the presentation by explaining their intention to build up to 81 high-quality homes for people of low and moderate income on a portion of Fairlington Presbyterian's current parking lot. Wesley Housing is determined to look at this as a collaborative process, and has worked closely with the church and hopes to do the same with the neighboring communities. They've already received much

valuable feedback, and are taking that into consideration. She explained they are very early in the process, and that designs have not been finalized at this point.

At this time, they envision a u or l-shaped property that is four stories high. They've selected Jim Heffner (architect) and Walter Phillips (civil engineer) that have worked in this area for a long time to ensure the building fits into its surroundings. She also outlined some of their working goals.

Goals include:

1. Create an overall site design that is simultaneously conducive to church uses and desires inside and outside the building.
2. Keep all residents, families, guests and church members safe.

Playground and greenspace, site circulation, parking and building entrances, and traffic impact are being considered as priorities as they develop the plan. Ms. Cabelli explained the City's development review process (especially the Concept Plan Review) and that the Concept 1 design is already being altered based on feedback from the City and community at large. Concept 2 will look different from Concept 1 based on these adjustments. The City's Development Special Use Permit requirements has five phases which include multiple steps and reviews along the way. They are currently in phase one of the process.

She shared a diagram of Concept 1, which included a playground near the existing church, an l-shaped building adjacent to the church, and a 75-space parking lot. Some of the concerns they've heard from neighboring communities include neighbor privacy, ACPS capacity, traffic and parking management, density, and general support for affordable/workforce housing. She assured residents that Wesley will continue to work with the City to mitigate these issues and project impact on the local community.

Mr. Brown returned to explain what Wesley faces before beginning construction. Fairlington Presbyterian has voted to move forward with a purchase agreement. They plan to finance the project through a City and secondary loan and (LIHTC) Low Income Housing Tax Credits (from the federal government). March of 2019 is their target date for applying for the LIHTC. Their plan is to begin construction in the summer of 2020 with an intent to complete construction by December of 2021.

Residents can find more information at www.courb.co/fpc. For project updates, residents can text YES to 703-270-0210. They would love to receive text comments and ideas (i.e. the inclusion of native plants or bike racks) from residents.

Sarah Brant (Planner with Alexandria City Development Division), outlined the steps of the Development Special Use Permit with Site Plan (DSUP). She reiterated that the FPC project is in the preliminary stages. Alexandria staff is looking at the use and layout of the initial design is consistent with zoning and other requirements. After the first phase is complete, further detail (like stormwater management, architecture and parking) will be examined in Concept 2. Once they've completed this initial phase of review, they will begin a more detailed review with additional city departments to ensure all regulations and needs are met. Wesley would be expected to submit a formal application in this phase, and public announcements are made. A staff report is made and City Council reviews the plan. They are aiming for a public hearing in the fall of 2018. After the public hearing, they would move into the final site review

with final engineering drawings and adjustments as needed. Building permits and construction begins in the fourth phase, and project close-out (when construction is complete) concludes the process in phase 5.

Q&A

Q: Once the building is built, is there a process by which residents are selected or is open-rental? If there is a process, what is it?

A: It is generally open rental to comply with federal housing law. During construction, a marketing and pre-leasing effort will begin. People must be income eligible to be approved. Wesley does complete credit and background checks. Monthly income should be two times the rent, though some may have a voucher from the city to subsidize this. Monthly rent for a one bedroom would be about \$1100. The maximum rent is set as 30% of the set levels of AMI percentage and below (adjusted for family size).

Q: Will only minor adjustments be made to the current site plan?

A: Mr. Brown said he could not speak to the level of changes that may occur. They are still planning on about 80 apartments (which it is currently zoned for - 27 apartments per acre). Some things that may change would be building shape, access to the parking garage, etc.

Q: What are your estimated amounts of additional students? There are concerns of the existing overcrowding of schools.

A: 30-40 students is the preliminary analysis. There is a ratio per apartment that municipalities use to determine development impact (i.e. in Fairfax County it's .32 children per household). It's typically not new students but relocating students. MacArthur is slated for expansion.

Q: All of the 80 units are going to be below market value? Is there a concern that there may be a stigma attached to residents living there?

A: Yes. Wesley believes that by building a handsome building, it will reduce this possibility. Our advertising doesn't scream that it's affordable.

Q: Of the 80 units, what will be the mix of 1, 2, and 3 bedrooms?

A: 20% will be 1 bedroom, 20% will be 3 bedrooms, and the rest would be 2 bedrooms. Predominantly 2 bedroom and above.

Q: What kinds of services do you provide for the residents?

A: As a baseline, we provide a housing stability specialist that can help with rent, etc. We have an employment specialist as well. We sometimes provide summer camps for kids and after school programs (depending on availability of resources). We also do adult learning.

Q: If people in these units get higher income do they then become ineligible?

A: No, if their income rises they don't have to leave.

Q: Are there any recreational opportunities on the site?

A: There will be a courtyard and playground.

Q: On the tax credit portion, is this project dependent on tax credits and what has the general stability of those credits been?

A: It does depend on federal tax credits. There have been some changes since the election, though we believe the tax credit will survive.

Q: This could be considered a high value property, does it make sense to allocate that land to low income housing?

A: That really is a question for the church. They've decided this is in line with what they'd like to see on their property.