

**Arlington Presbyterian Church (APC)
Affordable Housing Team**

**Presentation to the Congregation
August 25, 2013**

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**Arlington Presbyterian Church (APC)
Affordable Housing Team**

- Engaged in two-year, facilitated New Beginnings spiritual discernment process
- Vision -- Discipleship, Crossroads, and Affordable Housing
- Goal of community engagement for those less fortunate
- Located in Arlington County's priority Columbia Pike revitalization area
- Approached APAH in Fall 2012 to explore Affordable Housing potential on the site



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APC Redevelopment: Feasibility Team

Team Member	Role	Team Members
Arlington Presbyterian Church	Church	Affordable Housing Team: Susan Etherton, Mary Helen Harris, Kristl Hathaway, Judy Robb
McGuire Woods	Attorney (representing APC)	Mark Viani
Jill Norcross Consulting LLC	Consultant/Owners Rep (for APC)	Jill Norcross
APAH	Non-Profit, Affordable Housing Developer	Nina Janopaul, CEO Laura London, Project Manager Carmen Romero, Director of Acquisitions

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The Arlington Partnership for Affordable Housing



Our Mission

To develop, preserve, own and advocate for quality affordable housing in Arlington, and to promote opportunity for our residents through partnerships and programs.

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Who is APAH?

- Nonprofit founded in 1989
- Devoted exclusively to Arlington
- **Owns 1,117 rental homes at 13 properties in Arlington, \$170M+ asset value**
- Strong track record in development. Well capitalized
- Resident Services programs for adults and children
- Strong asset management capacity with 3rd party property management
- Leader in community development especially on Columbia Pike
 - CEO served 3 years on Columbia Pike Neighborhoods Plan
 - Own two existing buildings on the Pike (320 units) and one nearing completion (122 units)



Arlington Mill Residences

- \$30M, 4-story, new construction, underground parking
- Ground lease on County land
- On Columbia Pike less than one mile from APC
- Financed with Housing Tax Credits
- 122 affordable units (40%, 50% & 60% AMI)
- Supportive housing wing
- Completion expected Dec. 2013



Views at Clarendon: Church/Housing Partnership

- **APAH Role:**
 - Secured County funding and Housing Tax Credits
 - Secured all land use approvals
- Created new sanctuary for 100-year old church
- Created mixed income housing: 116 total units, 70 affordable
- Renovated child care center for 185 children
- Completed 2011-2012
- Stabilized operations (95%+ occupied)

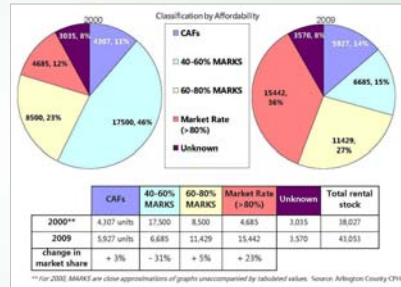


What is Committed Affordable Housing?

- Rental housing affordable to households earning under 60% of metropolitan area Area Median Income (AMI), determined annually
 - Currently \$65K for family of four in DC Metro (includes Arlington)
- Financing sources, including Housing Tax Credits, lower project debt costs
- Long term land use & financing commitments, typically 30-60 years
- Non-profit owners typically offer resident services & programs
- May serve homeless and/or persons with disabilities through supportive housing programs

Affordable Housing is a Top Priority for Arlington

- County Board cites affordable housing as a top goal
- Rising market between 2000-2009 resulted in loss of 12,000 market units for those earning less than 60% AMI
- County helps finance affordable housing by allocating AHIF (Arlington Housing Investment Fund), a soft debt source
- Columbia Pike corridor is specifically identified as a target location for new committed affordable housing



Arlington County Affordable Housing Needs

Church Development Precedents



Gethsemane Lutheran, Seattle



Chesterbrook Residences, McLean VA



Ebenezer Coffee House, Washington DC



APAH/APC Feasibility Concepts

- Church of the 21st Century
- Reflect the church's discernment process:
 - **Discipleship, Crossroads, Affordable Housing**
- Crossroads for mission and community outreach
- Affordable Housing drives both mission and economics
- Modernize facility
- Leverage underutilized site
- Identify financing and development models that minimize risk, maximize program
- Conclusion: mixed-use project with church & affordable housing is feasible



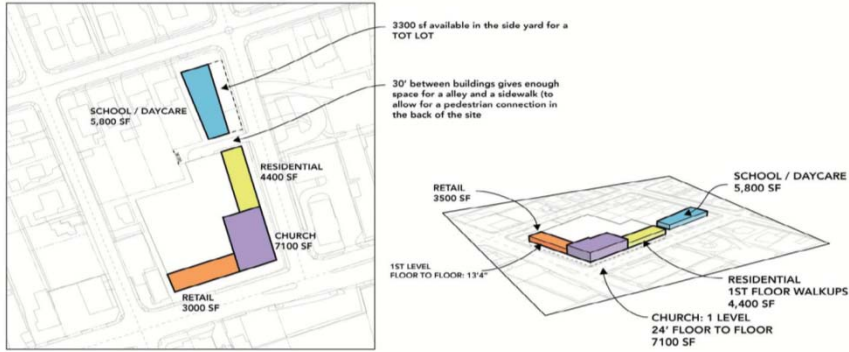
APAH Feasibility for APC – Conclusions

- Residential Housing
 - Affordable multifamily rental housing – 142 units, mix of 1, 2 and 3BR's
 - 5 stories
 - Community Room and Tot Lot
- Arlington Presbyterian Church (preliminary)
 - Church & Crossroads for mission and community outreach – 7,100 sq ft
 - Non-profit Child care – 7,500 sq ft (or larger)
 - Coffee House/Café – 3,000-3,500 sq ft
 - 162 spaces of structured parking – 1 level underground & 1 level podium
- Not seeking additional density beyond Form Based Code
- Form Based Code dictates retail use along Columbia Pike
- Initial plan is for two-story daycare on northern part of site



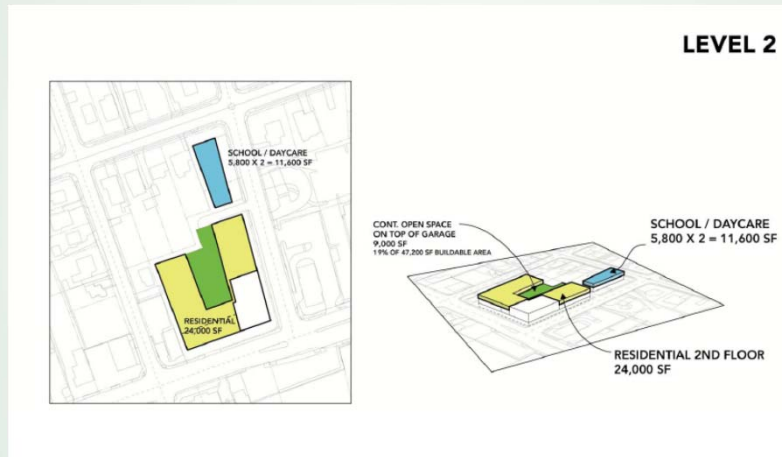
APAH Feasibility for APC – Conclusions

LEVEL 1



APAH Feasibility for APC – Conclusions

LEVEL 2





APAH Feasibility for APC – Conclusions

PARKING REQUIRED
143 UNITS X .85 = 121 PARKING SPACES
+ 25 CHURCH PARKING SPACES
+ 4 RETAIL SPACES
+ 12 SCHOOL
= 162 PARKING SPACES REQUIRED

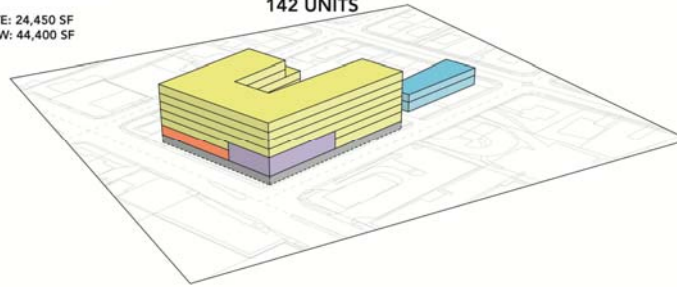
162 X 425 SF/SPACE
= 68,850 SF GARAGE REQUIRED

1 LEVEL ABOVE: 24,450 SF
1 LEVEL BELOW: 44,400 SF

RESIDENTIAL
1ST FLOOR 04,400 SF
2ND FLOOR 24,000 SF
3RD FLOOR 31,100 SF
4TH FLOOR 31,100 SF
5TH FLOOR 29,200 SF
6TH FLOOR 29,200 SF

**TOTAL 149,000 GSF
142 UNITS**

BLOCKING DIAGRAM



APAH Feasibility for APC – Conclusions

- APAH delivers a debt-free turn-key building, structured as condo/air rights ownership
- Financing Sources
 - LIHTC (Low Income Housing Tax Credit) equity
 - Lower interest debt -- VHDA or federal
 - AHIF soft debt
- Long Term Ground lease



APC Redevelopment: Proposed Timeline

- Summer 2013 Executed a predevelopment agreement APC/APAH
- Summer 2013 Start Community Relations Meeting Process
- Sept-Nov 2013 Congregational and Presbytery Approvals
- Year End 2013 Execute a Ground Lease
- Jan – Nov 2014 Secure County Approvals
- Balance 2014 Continue Community Relations Meeting Process
- March 2015* Submit Low Income Housing Tax Credit Appl. to VHDA
- Balance 2015 Complete Building Design, Site Engineering and permits; Secure interim worship space for APC
- Early 2016 Financial Closing, Demo/Commence Construction
- Late 2017 Complete Construction – Move In – Celebrate

** Milestones Based on 2015 Tax Credit Allocation Cycle -- Annual deadline is mid-March*



Question and Answer Session