

**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 3<sup>rd</sup> 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)

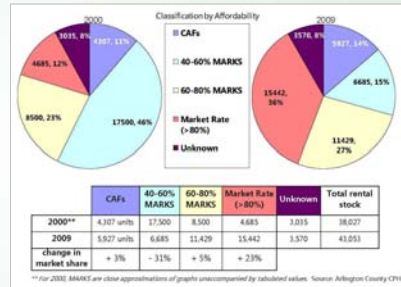


## What is Committed Affordable Housing?

- 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 21<sup>st</sup> 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

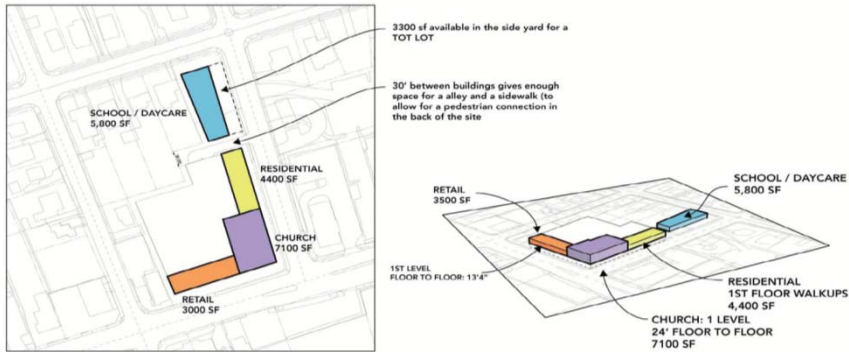


## APAH Feasibility for APC – Conclusions

- 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

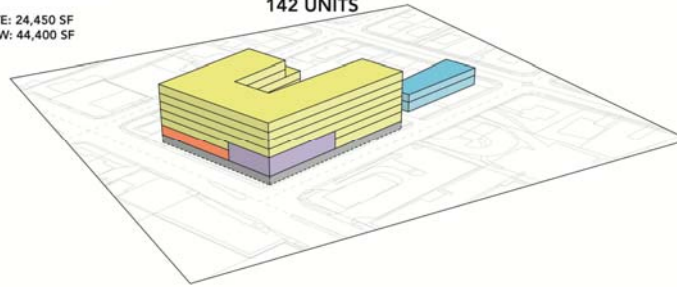
162 X 425 SF/SPACE  
= 68,850 SF GARAGE REQUIRED

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