

# The Alliance for Housing Solutions

## AHS SPONSORS

AHC, Inc.  
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Arlington Interfaith Council  
Arlington League of Women Voters  
Arlington New Directions Coalition  
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Virginia Interfaith Center for Public  
Policy  
Wesley Housing Development  
Corporation

The Alliance for Housing Solutions  
is a 501(c)(3) organization.

via e-mail

October 12, 2011

The Honorable Chris Zimmerman, Chair  
Arlington County Board  
2100 Clarendon Blvd  
Arlington, VA 22201

## Re: Magnolia Commons

Dear Mr. Chairman and Members of the County Board:

Please be advised that at its October 10, 2011, the Board of Directors of the Alliance for Housing Solutions voted to endorse the project proposed by AHC, Inc. to purchase and renovate the Magnolia Commons apartments. Accordingly, we enthusiastically support AHC's request and the Housing Commission's endorsement for AHIF and IDA funding for this project.

This project furthers important affordable housing goals advanced by the County. The Magnolia Commons project will:

- ✚ preserve all 198 current units of market rate affordable housing, two-thirds of which are "family-sized" two-bedroom units;
- ✚ help meet the draft goals of the Columbia Pike Land Use and Housing Study by preserving 100% of units available to households at or below 60% of area median income, as well as create half of the County's yearly goal of creating 400 Committed Affordable Units;
- ✚ lessen the impact to current tenants by doing a phased renovation, even though that method adds to the complexity of the rehabilitation process; and
- ✚ increase on-site energy efficiency and reduce operating costs.

Although AHC is requesting significant AHIF funds, we believe that the cost is justified by the significant benefits, including the opportunity to add nearly 200 at-risk market affordable units to our stock of CAFs at a per unit cost that is about \$10,000 less than the AHIF average. We note that the project is located at the west end of the Columbia Pike Revitalization Area, a very desirable location with significant redevelopment potential.

We are aware that unfortunately some current residents of Magnolia Commons will not be able to qualify to stay in the apartments after the renovations. This is an unavoidable situation, and we urge that the Tenant Relocation Plan be diligently followed to provide effective assistance to those tenants who must find new homes.

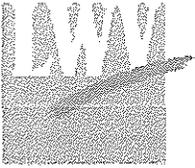
For all of these reasons, we strongly encourage the County's timely approval of AHIF funding and authorization to issue revenue bonds through the Industrial Development Authority for the acquisition and renovation of the Magnolia Commons Apartments by AHC, Inc.

Sincerely,

/s/  
Bill Bozman  
Chair

/s/  
Jack Cornman  
President

cc: Barbara Donnellan  
Robert Brosnan  
Ken Aughenbaugh  
Peter Katz  
Holly Bray  
Inta Malis  
Walter Webdale



League of Women Voters of Arlington, VA  
 P. O. Box 100577 - Arlington, VA 22210  
 (703) 344-3246

www.lwv-arlingtonva.org

COUNTY BOARD OFFICE  
 RECEIVED

FA  
 Housing

July 29, 2011

2011 AUG -1 P 12:23

**EXECUTIVE BOARD**

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The Honorable Christopher Zimmerman  
 Chair, Arlington County Board  
 2100 Clarendon Blvd.  
 Arlington, Va. 22201

Dear Mr. Zimmerman,

The League of Women Voters of Arlington has supported affordable housing in Arlington since at least 1986 when our housing study resulted in recommending that the County create an affordable housing fund, and fund it annually at 2% of the annual budget. That fund was established and is now called the Affordable Housing Investment Fund.

In the years since, the League has added a list of other recommendations regarding affordable housing, including one in support of preserving existing market-rate affordable housing, known as "apartment banking". The League has urged the County to be pro-active in identifying "at-risk" market affordable housing communities and working to avoid losing them to condo conversion, demolition, or upscale rentals.

The League believes that the current proposal of AHC, INC. to purchase Magnolia Commons, a 198 unit apartment complex on the Columbia Pike corridor, is just the kind of proposal that fulfills our recommendation. We know that with AHC ownership, the buildings will be preserved as affordable into perpetuity. So, the League strongly supports the addition of Magnolia Commons to the Arlington inventory of committed affordable units, and asks you to support this proposal.

Yours truly,

*Mary Hill Finger*

Mary Hill Finger  
 President, Arlington League of Women Voters

Cc: AHC, INC.

CB/FA

377659



FA

COUNTY BOARD OFFICE  
RECEIVED

September 21, 2011

2011 SEP 28 P 1:27

Chris Zimmerman  
Board of Supervisors  
Arlington County  
2100 Clarendon Blvd., Suite 302  
Arlington, VA 22201

Re: Magnolia Commons  
VHDA Tracking Number: 2011-TEB-152

Dear Mr. Zimmerman:

The above referenced development may be submitted to the Virginia Housing Development Authority (VHDA) for Low Income Housing Tax Credits. The tax credits apply to the owner's federal tax return, but the VHDA is responsible for allocating the credits to developments within Virginia. We are required by the Internal Revenue Code to provide localities with an opportunity to comment on the developments under consideration.

A similar letter is also being sent to Barbara Donnellan. That letter provides the County Administrator an opportunity to comment on the proposed development and to influence the application score that VHDA uses to determine which developments receive a reservation of tax credits.

The purpose of this letter is also to inform you of the proposed development. **No reply to this letter is requested.** Please note that in the event VHDA receives any comments on the development from your office, those comments will not affect the application score or influence VHDA's decision regarding the request for a reservation of low income housing tax credits.

For your reference, we have included development information sheets that briefly explain the development and identify the sponsor. I would encourage you to contact the person listed in the Owner Information Section to achieve a better understanding of the proposed development.

Thank you for your time and consideration.

Sincerely,

Dale Wittie  
Senior Tax Credit Allocation Officer

Enclosures

CB/FYE / FA 377990

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## Locality Notification Information Summary

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Tracking #: 2011-TEB-152

Notice Type: 4% Tax Exempt Bonds

Cycle Year: 2011

Last Saved: 9/19/2011 12:50:19 PM

Last Saved By: goldstein@ahcinc.org

### DEVELOPMENT INFORMATION

Development Name: Magnolia Commons

Address Information		
Address Line 1: 5201-5205 8th Street South / 830-858 South Frederick Street		
Address Line 2:		
City: Arlington	State: VA	Zip: 22204

Census Tracts	
Census Tract Number	Is this a Qualified Census Tract?
1022	No

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## Locality Notification Information Summary

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**VHDA Tax Credit Pool:** Tax-Exempt Bond

**Development Type:** Family

**Location in which the Deed to the Property is or will be Recorded:** Arlington County

**Is the development located in a Difficult Development area?** No

**Is the development located in a Revitalization area?** Yes

### Districts

**Congressional District:** 8

**Planning District:** 8

**State Senate District:** 30

**State House District:** 49

### Architectural Features

**Single Family Detached:** No

**Town House (Two Story):** No

**Garden Style:** Yes

**One Story Elderly:** No

**Low Rise (1-4 stories):** No

**Mid Rise (5-7 stories):** No

**High Rise (8+ stories) :** No

### Property Descriptions

**Description of Exterior Finish:** masonry

**Description of Development:** The project consists of eight buildings containing 198 units. The complex was constructed in the late 1940's. While the property has been updated occasionally over the years, the units are in need of substantial renovation.

**Description of Community Facilities:** none

**Description of Heating/AC System:** Heat pump with indoor air handler and outdoor compressor.

### Structural Features

**Slab on Grade:** No

**Elevator:** No

**Basement:** Yes

**Crawl Space:** No

## Locality Notification Information Summary

Unit Type	
	# Units
New	0
Adaptive Reuse	0
Rehabilitation	198
<b>Total</b>	<b>198</b>
Low Income	0
% Low Income	0%
<b>Property Type: Rehab</b>	

Bedrooms	
	# Units
Efficiency	0
1 BR	64
2 BR	134
3 BR	0
4 BR	0
More than 4 BR	0
<b>Total</b>	<b>198</b>

Floor Area (sq. ft.)	
	Floor Area
Gross Residential	184675
Commercial	0
Low Income	184675
% Low Income	100%

Number/Age of Buildings	
Number of Buildings	8
Age of Buildings (Years)	64
Number of Stories	3

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## Locality Notification Information Summary

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### OWNER & SELLER INFORMATION

#### Owner Information

**Name:** AHC Limited Partnership-22

**Phone:** 703-486-0626

**Best Person to Contact:** Alan Goldstein

**Entity Type:** Limited Partnership

#### Address Information

**Address Line 1:** 2230 North Fairfax Drive

**Address Line 2:** Suite 100

**City:** Arlington

**State:** VA

**Zip:** 22201

#### List of Principals

Principal Name	Phone	Ownership Type	% Ownership
Magnolia Commons Housing Corporation	703-486-0626	General Partner	.01
AHC Inc.	703-486-0626	Limited Partner (initial)	99.99
AHC Inc.	703-486-0626	Owner of General Partner	0

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## Locality Notification Information Summary

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### Seller/Existing Owner Information

Applying for Rehab Credits: No

#### Seller

Name: CMG LLC

Phone: 703-356-0880

Address Information		
Address Line 1: 1458 Ingleside Drive		
Address Line 2:		
City: McLean	State: VA	Zip: 22101