



Holly Bray, Chair

CITIZENS ADVISORY COMMISSION ON HOUSING

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December 12, 2019

Hon. Christian Dorsey, Chair
Arlington County Board
2100 Clarendon Boulevard, Suite 300
Arlington, VA 22201

RE: American Legion

Dear Mr. Dorsey:

At its December 5, 2019 public hearing, the Citizens Advisory Commission on Housing considered the allocation of \$5,730,000 in Affordable Housing Investment Fund (AHIF) and \$2,445,000 in HOME Investment Partnership Program loan funds to the Arlington Partnership for Affordable Housing (APAH) to assist with the development and financing of the proposed Post East Four Apartments. This item was also presented at the Bricks and Mortar Subcommittee meeting.

The Commission strongly supports this project because it will include 160 newly constructed CAFs, which will be committed affordable for 75 years. In recent months, APAH decided to reduce rents on an additional 10 units in the 9% project from 60% to 30% AMI. Post West Nine and Post East Four will serve a wide range of working Arlington households, ranging from approximately \$27,325 for a 30% AMI household in a one-bedroom unit to \$100,960 for an 80% AMI household in a three-bedroom unit. Of the 160 total units, the majority (83% of units) will be affordable to households earning up to 60% AMI. The development will also include lower-income units affordable up to 50% AMI (33% of units) and 30% AMI (11%). Twenty-eight units will be affordable to households earning higher incomes up to 80% AMI (18% of units).

With respect to unit types, seventy percent (70%) of the total 160-unit development will be composed of family-sized units (two and three bedrooms), with the remaining 30% to be one-bedroom units. In total, the development will add 297 bedrooms to the CAF inventory. APAH is proposing eight, Type A accessible units within Post West Nine and eight within Post East Four, for a total of 16 Type A accessible units (10% of the total). Similarly, both Post West Nine and Post East Four will contain 8 Permanent Supportive Housing units for a total of 16 (10% of the total).

The Commission advises the County Board to approve the request for \$5,730,000 in AHIF and \$2,445,000 in HOME loan funds to APAH to assist with the development and financing of the Post East Four Apartments. The Commission vote on the motion was 7-0-1. Members in favor are Mr. Berkey, Mr. Blank, Ms. Bray, Mr. Browne, Ms. Edwards, Ms. Hogan, and Ms. Norris, with Mr. Sims abstaining.

Thank you for your consideration of this issue. Please do not hesitate to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Holly Bray", with a stylized flourish at the end.

Holly Bray
Chair