

RESOLUTION NO. 2856

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of the Virginia of 1950, as amended, the City Council of the City of Alexandria, Virginia, desires to designate the Site which will include the proposed Fairlington Presbyterian Church Apartments as the area (the "Area") described on Exhibit A attached hereto, as a revitalization area;

WHEREAS, the proposed Area will include a project to construct a new multifamily building containing approximately 81 rental units affordable to households at a range of incomes, from 40 to 60% of the Area Median Income, thereby creating a mixed-income community within a larger neighborhood.

WHEREAS, private enterprise and investment are not reasonably expected, without assistance, to produce decent, safe and sanitary housing and supporting facilities that will meet the needs of low- and moderate-income persons and families in such Area and thereby create a desirable economic mix of residents in such area.

WHEREAS, the affordable housing proposed in this Area would not be economically feasible without the provision of federal low-income housing tax credits and significant City investment at advantageous rates and terms; and

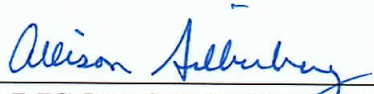
WHEREAS, the proposed development will provide a critical source of affordable housing for current and future low-and-moderate income residents at a range of incomes whose tenancy and local employment is essential to the Area's future economic development and sustainability, as well as to the City's strategic plan goal of maintaining neighborhoods that are diverse, inclusive and true mixed-income communities;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

Private enterprise and investment are not reasonably expected, without assistance, to produce the construction of decent, safe and sanitary housing and supporting facilities that will meet the needs of low- and-moderate income persons and families in the Area and thereby create a desirable economic mix of residents in the Area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia 1950, as amended, the Area is hereby designated as a revitalization area.

Adopted: November 17, 2018



ALLISON SILBERBERG MAYOR

ATTEST:



Gloria A. Sitton, CMC City Clerk

WESLEY HOUSING DEVELOPMENT CORPORATION

5515 Cherokee Avenue, Suite 200 • Alexandria, VA 22312 • Phone (703) 642-3830 • Fax (703) 941-1724



September 6, 2018

Helen McIlvaine
421 King Street, Suite 200
Alexandria, VA 22314

RE: Fairlington Presbyterian Housing Opportunities Fund Loan Application

Dear Ms. McIlvaine,

On behalf of Wesley Housing Development Corporation of Northern Virginia, I am pleased to submit this City of Alexandria Housing Opportunities Fund (HOF) application for a subordinate loan in the amount of \$7,650,000 to enable the development of 81 affordable housing apartments in a multifamily building located on the current parking lot of the Fairlington Presbyterian Church property. Our team is exceptionally well suited to develop and serve as the long-term owner and manager of the to be built affordable housing, which will work toward the City's goal of increasing its available affordable housing. The City's financial support is paramount to ensuring a successful Low Income Housing Tax Credit application to VHDA in March 2019.

As you well know, Wesley Housing is a mission driven non-profit affordable housing developer with a long track record of successfully financing and building complex multifamily and senior housing in Northern Virginia. Most importantly, we have experience working together with our local jurisdiction partners to develop and manage quality affordable housing for the long-term.

During the end of August, the City of Alexandria Planning staff provided confirmation that our Development Site Plan application was deemed complete and staff is currently reviewing the application in preparation for the Planning Commission and City Council hearings, on November 8th and November 17th 2018, respectively. Wesley assembled a strong team of professionals to assist and expertly advise and inform the development plan that is under review. This was also done in consultation with the community.

Utilizing creative urban design and sustainability principles, we propose to build this new multifamily 100% affordable apartment building. We plan to be the long-term owner and provide management through Wesley Property Management Company. In order to successfully finance the development of this new community, we respectfully submit this application for Housing Opportunities Funds to the Department of Housing.

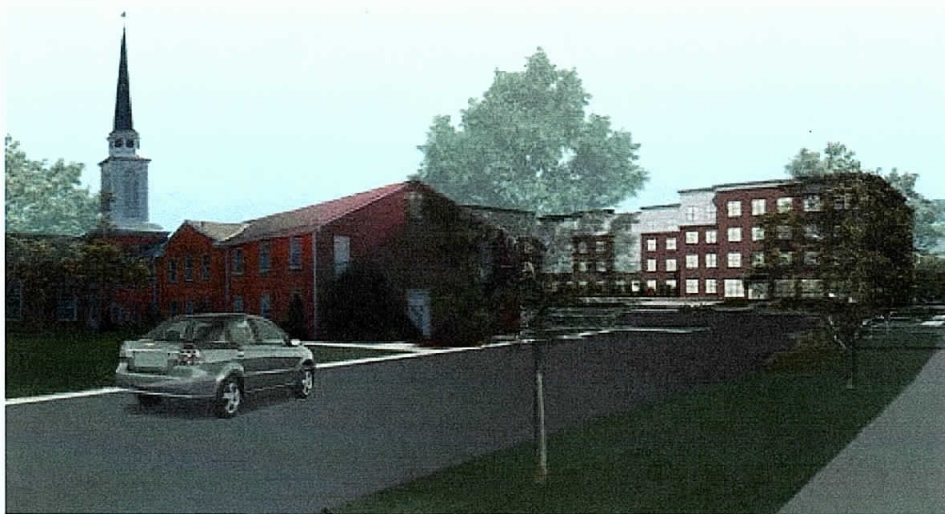
Sincerely,

Shelley S. Murphy
President

www.wesleyhousing.org

the door to brighter futures for more than four decades

Fairlington Presbyterian—Affordable Housing Project Renderings



Median Household Incomes for DC Metro Area

Income range	1-Person	2-Person	3-Person	4-Person	5-Person
40% AMI	\$32,840	\$37,520	\$42,200	\$46,880	\$50,640
50% AMI	\$41,050	\$46,900	\$52,750	\$58,600	\$63,300
60% AMI	\$49,260	\$56,280	\$63,300	\$70,320	\$75,960

Source: HUD 2018 Designated Median Household Income for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area

Project Budget and City Request

The project budget anticipates a 9% LIHTC application in March 2019. The proposed financing plan includes the anticipated LIHTC syndication combined with the City loan request of \$7,650,000, along with a \$9,026,000 first mortgage and a \$1,599,519 deferred fee.

Permanent Sources

	Sources	Per Unit
Tax Credit Equity	\$19,964,600	\$246,477
First Mortgage	\$9,026,000	\$111,432
Alexandria Loan	\$7,650,000	\$94,444
Equity		\$0
Other Source		\$0
Interim Income		\$0
Deferred Fee	\$1,599,519	\$19,747
Total Permanent	\$38,240,118	\$472,100

Summarized Uses

	Uses	Per Unit
Acquisition Costs	\$3,675,353	\$45,375
Construction Costs	\$24,569,334	\$303,325
Design, Engineering and Architecture	\$1,100,000	\$13,580
Owner's Construction Costs, Professional Services and Fees	\$3,095,239	\$38,213
Financing Costs	\$1,413,592	\$17,452
Partnership Costs	\$35,000	\$432
Developer's Costs, Carrying Costs and Reserves	\$1,120,851	\$13,838
Developer's Fee	\$3,230,749	\$39,886
Total Uses	\$38,240,118	\$472,100

Excess (GAP) Permanent **\$0**