

Issues with Fisher House II Relocation Plan (An Update)

Comments at the Tenant-Landlord
Commission Feb. 8, 2017 on APAH
Westover Update

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APAHA and Staff have addressed number of previously raised discussions

Post Acquisition, Pre-Rehabilitation

- APAHA has interviewed current households to determine income mix.
- APAHA to income-restrict units upon turnover of households earning > 60% of the area median income (AMI).
- ***No relocation of any households until Phase 3 tax credit closing, no earlier than fall 2017.***
- In coming 3-5 months, APAHA will:
 - Refine scope of work for the rehab, as well as budget and financing assumptions.
- Finalize affordability mix.
 - Present a Tenant Relocation Plan to the Tenant-Landlord Commission.
 - Request approval of the Tenant Relocation Plan by the County Board (approx. April – June).



(from staff presentation on Jan.31, 2017, Agenda Item #31, Westover AHIF Loan Documents)

Persisted Issues

- Permanent displacement of at least 26 (of 33) “over-income” household, including at least 3 (of 10) with <80% AMI

“While the anticipated scenario is a 100% affordable project, APAH will explore the feasibility of income-restricting up to 10% of the units for households earning from 60%-80% AMI in order to avoid permanent relocation of current moderate-income residents.” (Jan. 26, 2017 Staff Report, p.4)

- Scope of rehab for each building still be determined

[Why the building in which I reside, and which appear to be in good condition, requires substantial renovation? I hope to get an answer for this question before I would be forced to move]

New Issue: How many of Fisher House II tenants with income below 50% AMI are not eligible for Arlington housing grants, and would need to leave after TAF expiration?

TLC , Dec. 7, 2016

| Income Level | # of HH | # of HH with Rental Assistance |
|-----------------|---------------|--------------------------------|
| 60% AMI or less | 28 households | 5 |
| 80% AMI | 9 households | 0 |
| Market | 20 households | 0 |
| TOTAL | 57 households | 5 |

APAH Letter of Intent, Jul.22, 2016

| | Unit Mix | | | | | Total | Percent |
|---------|----------|-----|-----|-----|----|-------|---------|
| | 40% | 50% | 60% | 80% | | | |
| Studio | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| 1BR | 8 | 16 | 50 | 0 | 0 | 74 | 95% |
| 2BR | 0 | 0 | 1 | 0 | 0 | 1 | 1% |
| 3BR | 0 | 0 | 0 | 3 | 0 | 3 | 4% |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Total | 8 | 16 | 51 | 3 | 0 | 78 | |
| Percent | 10% | 21% | 65% | 4% | 0% | | 100% |

Note: Fisher House II is non-identical to July 2016 acquisition targets