

Bricks and Mortar Subcommittee Report

Meeting Date: 2/7/2008
HC members: Michelle Winters, Melissa Bondi, David Leibson, Larry Withers, Kit Britton
Project: Peck/Staples/Jordan Manor
Staff: David Cristeal
Applicant: John Welsh, AHC

B&M considered this project at the January meeting, so staff and applicant provided updates on several of the outstanding issues from that meeting. Please see the previous B&M report for details of the first meeting. Updates are below.

- Tax credit application timing –
 - Application will be submitted in 2009 rather than 2008. There was no further discussion on this issue.
- Demolition of existing Jordan Manor and tenant displacement –
 - JBG will be selling the old Jordan Manor site to a townhouse developer, and would like to close on the land swap by December. Before the site is turned over to JBG, AHC must vacate, clear, remediate and then demolish the building.
 - AHC was concerned that if the demolition of the old Jordan Manor was delayed for too long then the land swap deal might be in jeopardy because the financial situation for JBG would be worse than initially expected.
 - AHC will meet with Jordan Manor tenants on February 15th, and the Tenant-Landlord Commission on the 20th. AHC indicated that the eviction notices would be pushed back to April so that people would not have to leave before the end of this school year. This timing is slightly later than discussed at the January B&M meeting.
 - Commissioners questioned whether the timing of the demolition was flexible and how certain we could be that the tenants would have enough relocation options nearby to minimize major displacement to other school districts or other jurisdictions.
- Existing balance on Jordan Manor loan –
 - Balance is \$219,053.
 - This will be rolled over into the new AHIF loan and AHC will continue payments as before.
- Reasonable assurance of community benefit –

- There will be an MOU between the County and AHC, but the County Manager wanted stronger assurance than could be provided through an MOU.
- AHC and JBG will also be entering into an exchange agreement (binding sales contract), which is expected to be completed prior to the Board meeting on February 23rd.

Action

- The Bricks and Mortar Subcommittee voted 4-0-1 in support of the proposed affordable housing package, subject to the following conditions:
 1. Staff should pursue solutions with the developers that do not require demolition of Jordan Manor prior to the construction of the new affordable housing units.
 2. If the Jordan Manor site is to be demolished prior to the construction of the new units, JBG and AHC must work in good faith to find nearby affordable units to make available to the displaced tenants.
 3. Approval should be contingent upon completion of all appropriate agreements between the parties that provide a reasonable assurance of the achievement of the community benefits package.

This motion was supported by Melissa Bondi, David Leibson, Larry Withers and Michelle Winters. The newest member, Kit Britton, abstained from the vote.