# Office of Housing

**Mission Statement:** The mission of the Office of Housing is to preserve and expand decent, safe and affordable housing opportunities for City residents, primarily low & moderate-income families; to monitor compliance with fair housing laws and requirements for relocation assistance to tenants displaced by condominium conversions; to facilitate compliance with state and local laws affecting landlord tenant rights & responsibilities; and to encourage residential and commercial revitalization.

## Expenditure and Revenue Summary

| Expenditure By Classification | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved | % Change 2009-2010 |
|---|---|---|---|---|
| Personnel | $1,636,400 | $1,798,781 | $1,664,672 | -7.5% |
| Non-Personnel | 18,449,576 | 7,248,231 | 5,988,493 | -17.4% |
| Capital Goods Outlay | 0 | 2,200 | 2,200 | 0.0% |
| Total Expenditures | $20,085,976 | $9,049,212 | $7,655,365 | -15.4% |
| **Less Revenues** | | | | |
| Internal Service | $0 | $0 | $0 | 0.0% |
| Special Revenue Fund | 769,903 | 1,949,923 | 1,946,390 | -0.2% |
| Special Revenue Carryover* | 962,569 | 1,066,176 | 325,743 | -69.4% |
| Special Revenue Program Income | 775,379 | 450,000 | 475,000 | 5.6% |
| Housing Trust Fund | 4,219,907 | 593,662 | 1,467,160 | 147.1% |
| Housing Trust Fund Carryover* | 607,081 | 1,158,636 | 1,135,000 | -2.0% |
| Affordable Housing Bonds & Dedicated Revenue Carryover** | 9,416,231 | 0 | 0 | 0.0% |
| Total Designated Funding Sources | $16,751,070 | $5,218,397 | $5,349,293 | 2.5% |
| **Net General Fund Expenditures** | **$3,334,906** | **$3,830,815** | **$2,306,072** | **-39.8%** |

*Carryover monies are shown in the FY 2009 Approved and FY2010 Approved Budgets, to provide more accurate information on expenditures from year to year. Carryover monies are included for Special Revenue Fund (CDBG and HOME grants, Homeownership Fair vendor fees), Housing Trust Fund, and Affordable Housing Bonds and Dedicated Revenue.

**The Affordable Housing Bond and Dedicated Revenue carryover for FY 2008 includes bond authority remaining from the FY 2006 bond authorization of $22.1 million. The FY 2009 figure shown is based on the assumption that all monies available in FY 2008 would be spent in FY 2008; however; the final $7.1 million of the FY 2006 authorization is now not obligated.

### Highlights

• In FY 2010, the approved General Fund budget for Housing is decreasing by $1,524,743, or 39.8%. The largest driver of this decrease is the reduction of the dedicated 1.0¢ of the real estate tax rate for affordable housing initiatives in the Office of Housing budget to 0.7¢ in order to continue paying budgeted debt service ($1,477,875, not in the Office of Housing budget) on affordable housing bonds and to provide $772,060 in the Office of Housing budget for affordable housing initiatives, totaling $2,249,935 in FY 2010. The remainder of the decrease comes from expenditure reductions and shifting eligible General Fund costs to CDBG grants. This $772,060 could possibly be leveraged through the issuance of affordable housing general obligation bonds with the $772,060 becoming a long-term debt service financing stream. In addition, City Council included $455,000 in Contingent Reserves to fund a homeownership assistance program to help low-income residents purchase distressed properties.

• FY 2010 total personnel costs are decreasing by $134,109, or 7.5%. This reduction is primarily driven by the reduction of 1.5 positions in the department (8.1% reduction in FTE count). The FTE's include a 0.5 FTE Urban Planner I ($31,347) and a 1.0 FTE Secretary II ($37,179).

**Highlights, continued**

• FY 2010 total non-personnel costs decrease by $1,259,738, or 17.4%. Again, this reduction is mostly attributable to the reduction of the dedicated penny of the real estate tax rate for affordable housing initiatives in the Office of Housing budget. It also includes some minor administrative/office efficiencies ($2,446) and funding the HOME/Housing Opportunities Fund grant match ($80,000) through the Housing Trust Fund.

• The CDBG and HOME federal grant revenues do not reflect possible increases in those revenues which may derive from the federal economic stimulus package.

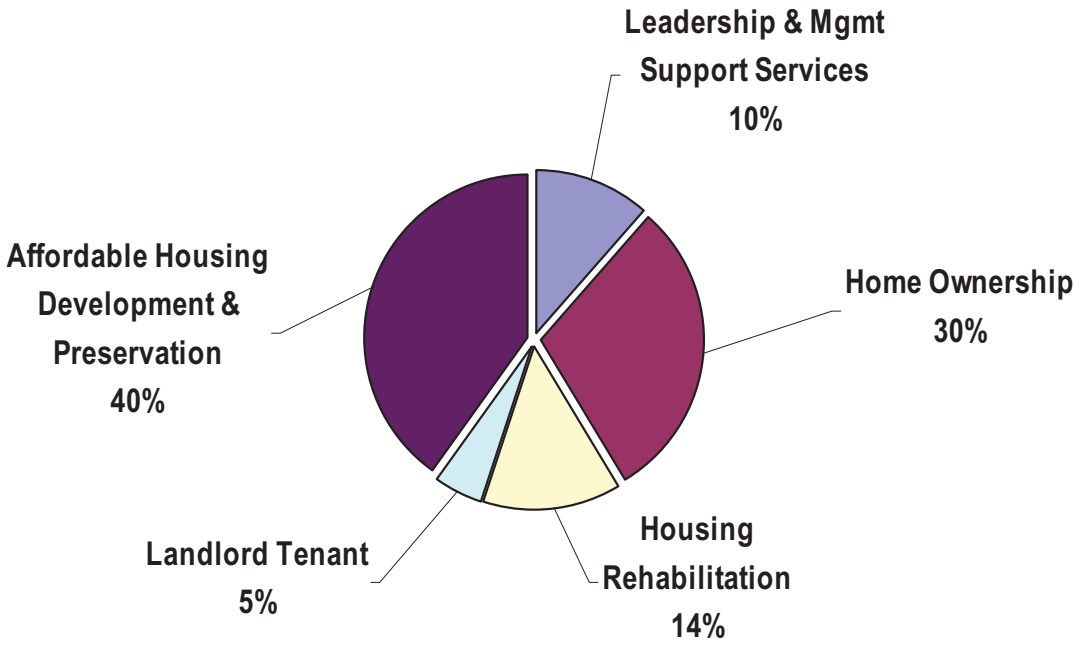
• Homeownership assistance in FY 2010 is projected to drop from $3.6 million to $2.3 million due to a drop in supporting revenues such as developer-paid Housing Trust Fund contribution.

• The Affordable Housing debt service is budgeted at $1.5 million. As part of the proposed budget $0.8 million was set aside for new debt service for a Spring 2009 bond issuance which was planned to finance loans in FY 2009 to keep the Olde Town West rental project affordable. However, after the proposed budget for FY 2010 was set, the City was informed that the Olde Town West transaction would not be going forward due to changes in financial did will not occur thereby leaving the $0.8 million in budgeted debt service available for affordable housing purposes. As part of the add-delete process, City Council reduced the debt service budget and restored the Housing Department's budget by $772,060, making this money available for affordable housing purposes or a financing stream for the debt service of future affordable housing general obligation bonds.

## Selected Performance Measures

| Selected Performance Measures | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| # of participants served in home buyer training and education opportunities | 402 | 575 | 350 |
| Total # of households receiving homeownership loans | 100 | 78 | 42 |
| Total # of home rehabilitation loan or grants obligated | 10 | 15 | 13 |
| # landlord tenant disputes mediated | 1231 | 750 | 1000 |
| % of tenant issues successfully resolved | 98% | 95% | 95% |
| # of affordable units pledged by developers | 94 | TBD | TBD |
| # of Lending projects financed (counted at City loan approval) | 2 | TBD | TBD |

## FY 2010 Approved Expenditures by Program



## Activity Level Summary Information

### Expenditure Summary

| Expenditure By Program | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved | % Change 2009-2010 |
|---|---|---|---|---|
| Leadership & Management Support Services | $869,999 | $985,471 | $872,127 | -11.5% |
| Home Ownership | $4,509,537 | $3,603,321 | $2,288,278 | -36.5% |
| Housing Rehabilitation | $357,869 | $1,091,370 | $1,051,524 | -3.7% |
| Landlord Tenant | $362,824 | $381,254 | $371,943 | -2.4% |
| Affordable Housing Development & Preservation | $13,985,748 | $2,987,796 | $3,071,493 | 2.8% |
| **Total Expenditures** | **$20,085,977** | **$9,049,212** | **$7,655,365** | **-15.4%** |

### Staffing Summary

| Authorized Positions (FTE's) by Program | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved | % Change 2009-2010 |
|---|---|---|---|---|
| Leadership & Management Support Services | 5.8 | 6.2 | 5.3 | -14.5% |
| Home Ownership | 4.2 | 4.2 | 4.2 | 0.0% |
| Housing Rehabilitation | 2.2 | 2.2 | 2.2 | 0.0% |
| Landlord Tenant Relations | 3.9 | 3.9 | 3.3 | -15.4% |
| Affordable Housing Development & Preservation | 1.9 | 2.0 | 2.0 | 0.0% |
| **Total full time equivalents (FTE's)** | **18.0** | **18.5** | **17.0** | **-8.1%** |

## Housing Programs and Activities

**Leadership & Mgmt Support Services**
- Leadership & General Management
- Grant & Financial Management

**Home Ownership**
- Lending & Loan Management
- Counseling & Training
- Sales & Marketing

**Housing Rehabilitation**
- Financing & Loan/Grant Management
- Counseling & Training
- Sales & Marketing

**Landlord Tenant Relations**
- Landlord Tenant Mediation & Education
- Fair Housing Enforcement & Education

**Affordable Housing Development & Preservation**
- Securing & Fostering Affordable Unit Development
- Lending

## Dept Info

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David Swartz, Fiscal Officer

## Leadership & Management Support Services Program

**The goal of Leadership and Management Support Services is to administer departmental resources effectively, and to work effectively with members of the public and with state and regional bodies to heighten awareness of Alexandria's housing goals, in order to advance the realization of the City's affordable housing goals.**

| Program Totals | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| % of All Funds Budget | 4.3% | 10.9% | 11.4% |
| Total Expenditures | $869,999 | $985,471 | $872,127 |
| Less Special Revenues | 153,411 | 281,713 | 315,246 |
| Less Other Revenues, Including Carryover | 111,975 | 12,875 | 0 |
| Net General Fund Expenditures | $604,613 | $690,883 | $556,881 |
| **Program Outcomes** | | | |
| % of activities achieving target service levels | 90% | 100% | 100% |

### Activity Data

| LEADERSHIP & GENERAL MANAGEMENT – The goal of Leadership and General Management is to ensure the efficient administration of departmental activities, provide support to City-appointed citizen bodies, provide input to regional or statewide housing bodies, and inform the public about housing issues and Office of Housing programs. | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| Expenditures | $447,144 | $511,888 | $439,610 |
| FTE's | 1.8 | 2.1 | 1.6 |
| # of departmental FTEs supported | 18.0 | 18.5 | 17.0 |
| # of activities managed | 10 | 10 | 10 |
| # educational presentations made | 23 | 22 | 22 |

| GRANT AND FINANCIAL MANAGEMENT – The goal of the Grant and Financial Management Activity is to secure, monitor, and report on federal, state and local funds for housing and community development activities in order to provide adequate funding for housing programs. | | | |
|---|---|---|---|
| Expenditures | $422,855 | $473,583 | $432,517 |
| FTE's | 4.0 | 4.1 | 3.8 |
| $ amount of federal funds received | $2,099,506 | $2,099,506 | $2,063,890 |
| # of federal applications and reports produced | 11 | 12 | 11 |
| % funding sources administered within budget | 100% | 100% | 100% |

## Home Ownership Program

**The goal of the Homeownership Program is to provide financing, training, and counseling in order to make home ownership possible for low and moderate income Alexandria residents and workers.**

| Program Totals | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| % of All Funds Budget | 22.5% | 39.8% | 29.9% |
| Total Expenditures | $4,509,537 | $3,603,321 | $2,288,278 |
| Less Special Revenues | $467,085 | $987,227 | $710,651 |
| Less Other Revenues, Including Carryover | $3,528,327 | $2,114,229 | $1,218,000 |
| Net General Fund Expenditures | $514,125 | $501,865 | $359,627 |
| **Program Outcomes** | | | |
| % of lender-ready applicants receiving City loan assistance | 50% | 25% | 64% |

### Activity Data

| LENDING & LOAN MANAGEMENT – The goal of the Lending and Loan Management Activity is to provide home purchase loans to low and moderate income Alexandria workers and residents in order to improve their economic stability. | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| Expenditures | $4,244,503 | $3,275,518 | $2,007,333 |
| FTE's | 3.3 | 3.3 | 3.3 |
| Total # of households receiving homeownership loans | 100 | 78 | 42 |
| Cost per household receiving homeownership loan | $42,445 | $41,994 | $47,794 |
| % of loans closed within 60 days of receipt of loan package | 100% | 100% | 100% |

| COUNSELING & TRAINING – The goal of the Counseling and Training Activity is to provide home buyer training and education opportunities to low and moderate income Alexandria workers and residents in order to improve their readiness for home ownership. | | | |
|---|---|---|---|
| Expenditures | $125,232 | $174,980 | $167,145 |
| FTE's | 0.4 | 0.4 | 0.4 |
| # of participants served in home buyer training and education opportunities | 402 | 575 | 350 |
| Cost per participant served | $312 | $304 | $478 |
| % of prescreened applicants completing home buyer training curriculum | 85% | 25% | 79% |

| SALES AND MARKETING – The goal of the Sales and Marketing Activity is to place eligible buyers in committed long term affordable units in order for the community to remain economically diverse. | | | |
|---|---|---|---|
| Expenditures | $139,802 | $152,823 | $113,801 |
| FTE's | 0.5 | 0.5 | 0.5 |
| # of sales units placed under contract (including resale) | 5 | TBD | 2 |
| Cost per unit under contract | $27,960 | TBD | $56,900 |
| % of units under contract within 6 months of listing | 100% | 100% | 100% |

## Housing Rehabilitation Program

**The goal of the Housing Rehabilitation Program is to provide finance, consulting and project management in order to improve the quality of the City's existing housing stock and maintain accessible, decent, safe and sanitary housing for low income City residents.**

| Program Totals | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| % of All Funds Budget | 1.8% | 12.1% | 13.7% |
| Total Expenditures | $357,869 | $1,091,370 | $1,051,524 |
| Less Special Revenues | $99,759 | $385,000 | $547,781 |
| Less Other Revenues, Including Carryover | $258,110 | $706,370 | $503,743 |
| Net General Fund Expenditures | $0 | $0 | $0 |
| **Program Outcomes** | | | |
| % of applicants with improved housing conditions | 100% | 100% | 100% |

### Activity Data

| FINANCING & LOAN/GRANT MANAGEMENT – The goal of Financing and Loan/Grant Management is to provide home rehabilitation loans to low income Alexandria home owners to improve the condition or accessibility of their housing. Accessibility improvements are available to Alexandria renters. | FY 2008 Actual[1] | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| Expenditures | $357,869 | $1,091,370 | $1,051,524 |
| FTE's | 2.2 | 2.2 | 2.3 |
| Total # of home rehabilitation loan or grants obligated | 10 | 15 | 13 |
| Total # of home rehabilitation loan subordinated | 6 | 15 | 4 |
| Cost per loan transaction | $22,367 | $36,379 | $61,854 |
| % of non-lead based projects completed within 6 months of contract execution | 100% | 100% | 100% |
| % of lead based projects completed within 9 months of contract execution | 100% | 100% | 100% |

[1] FY 2008 Actual Expenditures include $42,000 in Housing Trust Fund monies granted to Rebuilding Together Alexandria (RTA) for their activities in FY 2008. These funds are allocated from the General Housing Trust Fund, which for budgeting purposes is included under the activity "Affordable Housing Development and Preservation: Lending."

## Landlord Tenant Relations Program

**The goal of Landlord Tenant Relations is to mediate disputes, provide counseling, referrals, and information regarding the rights and responsibilities of both landlords and tenants in order to foster positive relations and prevent evictions where appropriate.**

| Program Totals | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| % of All Funds Budget | 1.8% | 4.2% | 4.9% |
| Total Expenditures | $362,824 | $381,254 | $371,943 |
| Less Special Revenues | $49,648 | $55,983 | $52,712 |
| Less Other Revenues, Including Carryover | 0 | 0 | 0 |
| Net General Fund Expenditures | $313,176 | $325,271 | $319,231 |
| **Program Outcomes** | | | |
| % of tenant issues successfully resolved | 98% | 95% | 95% |

### Activity Data

| LANDLORD TENANT MEDIATION & EDUCATION – The goal of Landlord Tenant Mediation and Education is to provide information and mediation to landlords and tenants based on legal rights and responsibilities, and to provide oversight of condominium conversions in order to enhance the understanding of landlord and tenant rights and responsibilities, resolve disputes satisfactorily, and ensure compliance with state and local laws regarding condominium conversion. | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| Expenditures | $281,858 | $292,744 | $287,308 |
| FTE's | 3.1 | 3.1 | 2.6 |
| # landlord tenant disputes mediated | 1231 | 750 | 1000 |
| # of clients served for information and referral | 4,494 | 4,000 | 4,000 |
| Program cost per 1,000 Alexandria rental units | $8,901 | $9,244 | $9,073 |

| FAIR HOUSING ENFORCEMENT & EDUCATION – The goal of Fair Housing Enforcement and Education is to eliminate housing discrimination through testing, training of housing industry professionals and educating consumers regarding their fair housing rights. | | | |
|---|---|---|---|
| Expenditures | $80,966 | $88,510 | $84,635 |
| FTE's | 0.8 | 0.8 | 0.8 |
| # testing reports completed | 1 | 1 | 1 |
| Cost per housing unit in the City eligible for testing or training (apartment complex, mortgage lender, real estate firm) | $516 | $564 | $539 |
| % positive evaluation by participants of training | 100% | TBD | 100% |

## Affordable Housing Development & Preservation Program

**The goal of Affordable Housing Development and Preservation is produce and preserve a range of permanent affordable housing types for low and moderate income Alexandria workers and residents in order to promote a diverse and vibrant community.**

| Program Totals | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| % of All Funds Budget | 69.6% | 33.0% | 40.1% |
| Total Expenditures | $13,985,748 | $2,987,796 | $3,071,493 |
| Less Special Revenues | 0 | 240,000 | 320,000 |
| Less Other Revenues, Including Carryover | 12,082,755 | 435,000 | 1,681,160 |
| Net General Fund Expenditures | $1,902,993 | $2,312,796 | $1,070,333 |
| **Program Outcomes** | | | |
| % of all residential/mixed-use development activity resulting in committed affordable units | 33% | 33% | 33% |

### Activity Data

| SECURING & FOSTERING AFFORDABLE UNIT DEVELOPMENT – The goal of Securing and Fostering Affordable Unit Development is to work with private developers to facilitate commitments of funds for affordable housing and/or commitments of on-site affordable units in new developments, and to provide affordable housing developers technical assistance, project oversight, and construction supervision, as required, to ensure that all available financial resources are leveraged to maximize opportunities for quality affordable housing production. | FY 2008 Actual | FY 2009 Approved | FY 2010 Approved |
|---|---|---|---|
| Expenditures[1] | $2,737,655 | $281,280 | $265,515 |
| FTE's | 1.3 | 1.4 | 1.3 |
| # of affordable units pledged by developers | 94 | TBD | TBD |
| # of units resulting from technical assistance provided by the City[2] | 94 | 100 | TBD |
| Total # of affordable units (rental & sales) pledged or receiving city technical assistance | 94 | TBD | TBD |
| $ contributed to Housing Trust Fund by developers | $1,483,247 | $509,208 | $1,272,000 |
| % of affordable units of total units developed | 92% | 100% | 100% |

[1] FY '08 expenditure includes the Potomac Yard Development Housing Trust Fund contribution made directly for the development of The Station at Potomac Yard.

[2] Counted at loan settlement

| LENDING – The goal of Lending is to provide City-secured funds to non profit development organizations and private developers to subsidize the costs of producing and/or preserving affordable rental or special needs housing. | | | |
|---|---|---|---|
| Expenditures[1] | $11,248,093 | $2,706,515 | $2,805,978 |
| FTE's | 0.7 | 0.7 | 0.7 |
| # of projects financed[2] | 2 | TBD | TBD |
| # of units committed[3,4] | 303 | TBD | TBD |
| Average loan amount committed per unit financed | $44,884 | TBD | TBD |
| % of loans approved or denied within 60 days of application | 100% | 100% | 100% |

[1] FY 2008 Expenditures include $6.2M for loans approved in prior years (Longview Terrace and Quaker Hill) along with $5.0M for FY 2008 approved Glebe Park loan.

[2] The FY 2010 expenditure line recognizes that 50% of new donations ($636,000) will be received in the Housing Trust Fund set aside with $485,000 of carryover HTF monies by City Council for the 16 replacement units at the James Bland Project

[3] Counted at City loan approval

[4] FY 2008 Committed units include 84 planned ARHA-owned units at Glebe Park, although technically the City's loan related to pay-off of mortgage for existing Glebe Park units planned for demolition or rehabilitation. Figure also includes 219 units at Olde Towne West.

## Expenditure Reductions

| Activity | Option | FTE's | FY 2010 Impact |
|---|---|---|---|
| **Housing Rehab. Finance & Loan/Grant Mgmt** | *Shift Personnel Costs to CDBG Grant* | | **-$75,345** |

Due to the reassessment of CDBG-eligible staff costs, there are several places where Office of Housing staff time can be charged to CDBG funds instead of the City's General Fund. These cost shifts will result in a FY 2010 savings of $75,345. This reduction will likely result in a reduction of one rehabilitation loan in FY 2010.

| | | | |
|---|---|---|---|
| **Leadership & Mgmt** | *Office Management Efficiencies* | | **-$913** |

The Office of Housing will make minor administrative budget reductions ($913).

| | | | |
|---|---|---|---|
| **Landlord Tenant Mediation & Education** | *Reduce Photocopies for LLT Board* | | **-$1,533** |

In FY 2010, materials for Landlord-Tenant Relations Board members will be provided electronically by the Office of Housing. This reduction in photocopying and paper supply expenses will save $1,533.

| | | | |
|---|---|---|---|
| **Securing & Fostering Affordable Unit Dev.** | *Eliminate Urban Planner I* | **-0.5** | **-$31,347** |

A 0.5 FTE Urban Planner I position will be eliminated for FY 2010 for a savings of $31,347. This new position was to be responsible for supportive planning efforts in the development and implementation of small area plans. These responsibilities will now be handled by a budgeted Housing Analyst I position.

| | | | |
|---|---|---|---|
| **Housing Rehab. Finance & Loan/Grant Mgmt** | *Shift Office Rent for CDBG Staff to CDBG Grant* | | **-$37,508** |

$37,508 in CDBG funding will be reallocated to cover the costs of office rent for CDBG staff. These costs have been included in Housing's General Fund budget since FY 2005, but were previously charged to CDBG funds. This reduction is equivalent to the elimination of one, small Rehabilitation loan. However, the elimination of the Secretary II position (below) will free up additional CDBG funds to offset this service reduction.

| | | | |
|---|---|---|---|
| **Various** | *Eliminate Secretary II* | **-1.0** | **-$37,179** |

A 1.0 FTE Secretary II position will be eliminated for a FY 2010 General Fund savings of $37,179. This position was responsible for secretarial support for program administration and Landlord-Tenant, along with backup front desk coverage. These job duties will be reallocated to other support staff, with back-up front desk coverage sometimes provided by professional staff as well. Some typing duties will be eliminated from from general secretarial workload, and Laserfiche scanning may be delayed or reduced in scope. 40% of this position's costs were funded by CDBG grants. These freed-up grant revenues will mostly offset the new office rent costs listed in the previous reduction option, enabling an additional small Rehabilitation loan.

## Expenditure Reductions, continued

| Activity | Option | FTE's | FY 2010 Impact |
|---|---|---|---|
| **Home Ownership - Lending & Loan Mgmt** | *Match HOME/Housing Opportunities Fund (HOF) grant with Housing Trust Fund* | | **-$80,000** |

The City will allocate $320,000 of its federal HOME grant to the HOF in FY 2010. The City match of $80,000 will be funded by the Housing Trust Fund (HTF) rather than the City's General Fund. This shift will result in the reduction of approximately 3 HTF-funded Moderate Income Homeownership (MIHP) loans. The total $400,000 in HOME/HOF is a $100,000 increase to offset the FY 2009 reduction of $100,000 in General Fund HOF.

| | | | |
|---|---|---|---|
| **Affordable Housing Lending** | *Reduce Dedicated Real Estate Tax for Affordable Housing to 0.7¢* | | **-$1,193,815** |

The City will free up a portion of the dedicated 1.0¢ (real estate tax revenues) for affordable housing initiatives in FY 2010. The portion of the dedicated penny (equal to 0.7¢) that is needed to pay debt service on affordable housing bonds will be kept intact and budgeted in the Non-Departmental budget with the rest of the debt service. In FY 2010 this debt service amount is $2,249,935, which includes all past issuances of bonds as well as the previously assumed issuance of an additional $8 million of general obligation bonds this spring to purchase Olde Town West. After the proposed budget was set, the Olde Town West transaction was cancelled due to changed financial market conditions. Leaving $0.8 million in planned FY 2010 debt service available for housing or other purposes. (This amount was ultimately restored by City Council through the add delete process described on the next page.) The remaining revenues ($0.55 million) from the 0.3¢ dedication reduction have been budgeted in FY 2010 as a revenue source for the General Fund. Overall, the Housing General Fund budget for Affordable Housing Lending decreases by $1,193,815 million from FY 2009 to FY 2010

## Add-Delete Adjustments

| Activity | Add/Delete Adjustments | FY 2010 Approved |
|---|---|---|
| **Affordable Housing/Lending** | *Restore portion of Dedicated Real Estate Tax for Affordable Housing* | **$772,060** |

After the proposed budget was set, an affordable housing transaction (Olde Towne West) was cancelled due to changed financial market conditions. $0.8 million in planned FY 2010 debt service was available for housing or other purposes. As part of the add-delete process, City Council restored these funds for affordable housing purposes. This $772,060 could possibly be leveraged through the issuance of affordable housing general obligation bonds with the $772,060 becoming a long-term debt service financing stream.

| | |
|---|---|
| **Total Add/Delete Adjustments** | **$772,060** |

## FY 2010 Housing Program Sources and Uses

| Program | Home Ownership | | | Housing Rehab. | Landlord Tenant | | Affordable Housing Development & Preservation | | Leadership & Mgmt Support Services* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Activity (Uses) / Funding (Sources) | Lending & Loan Management | Counseling & Training | Sales & Marketing | Financing & Loan/Grant Management | Tenant Mediation & Education | Fair Housing Enforcement & Education | Securing & Fostering Affordable Development | Lending | Leadership & General Management | Grant & Financial Management | Totals |
| **CDBG** | | | | | | | | | | | |
| New Grant | 278,068 | 0 | 0 | 547,781 | 0 | 52,712 | 0 | 0 | 62,537 | 170,216 | 1,111,314 |
| Program Income | 175,000 | 0 | 0 | 175,000 | 0 | 0 | 0 | 0 | 0 | 0 | 350,000 |
| Carryover | 0 | 0 | 0 | 325,743 | 0 | 0 | 0 | 0 | 0 | 0 | 325,743 |
| | 453,068 | | | 1,048,524 | | 52,712 | | | 62,537 | 170,216 | **1,787,057** |
| | **6 HAP Loans** | | | **10 HRLP Loans 1** | | **1 Testing Round** | | | | | |
| **HOME** | | | | | | | | | | | |
| New Grant | 428,083 | 0 | 0 | 0 | 0 | 0 | 0 | 320,000 | 49,496 | 32,997 | 830,576 |
| Program Income | 125,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 125,000 |
| | 553,083 | | | | | | | 320,000 | 49,496 | 32,997 | **955,576** |
| | **12 HAP Loans** (w/ General Fund | | | | | | | **TBD Projects** | | | |
| **GENERAL FUND** | | | | | | | | | | | |
| New | 126,161 | 12,645 | 113,801 | 0 | 287,308 | 31,923 | 265,515 | 804,818 | 327,577 | 229,304 | 2,199,051 |
| New HOME Match | 107,021 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107,021 |
| | 233,182 | 12,645 | 113,801 | | 287,308 | 31,923 | 265,515 | 804,818 | 327,577 | 229,304 | **2,306,072** |
| | | **350 Clients Served** (w/ HTF below | **2 units placed under contract** | | **1,000 disputes mediated & 4,000** | | **TBD Pledged Units Completed** | **TBD Projects Financed** | | | |
| **Housing Trust Fund** | | | | | | | | | | | |
| New | 386,000 | 0 | 0 | 0 | 0 | 0 | 0 | 1,081,160 | 0 | 0 | 1,467,160 |
| Carryover | 382,000 | 150,000 | 0 | 3,000 | | | | 520,000 | | | 1,055,000 |
| HOME Match (Carryover) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80,000 | 0 | 0 | 80,000 |
| | 768,000 | 150,000 | | 3,000 | | | | 1,681,160 | | | **2,602,160** |
| | **20 MIHP Loans 15 EHIP Loans** | | | **2 Mini-RAMP Grants** | | | | **TBD Projects** | | | |
| **OTHER NON-FED** | | | | | | | | | | | |
| New | | 4,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | **4,500** |
| | | **Homeownership Fair** | | | | | | | | | |
| **ALL FUNDS** | **2,007,333** | **167,145** | **113,801** | **1,051,524** | **287,308** | **84,635** | **265,515** | **2,805,978** | **439,610** | **432,517** | **7,655,365** |

## Miscellaneous Information

Housing Trust Fund expenditures include a new allocation of up to $582,000 in estimated carryover Housing Trust Fund monies for the following ongoing programs:

- $232,000 for the Moderate Income Homeownership Program
- $120,000 for the Employee Homeownership Incentive Program
- $150,000 for Homeownership Counseling Services
- $ 80,000 for HOME Match for the Housing Opportunities Fund

In addition to the estimated Housing Trust Fund carryover monies, new projected Housing Trust Fund revenue received in FY 2010 will be used to supplement the following ongoing programs:

- $400,000 for the Housing Opportunities Fund
- $386,000 for the Moderate Income Homeownership Program

**Note**: Based on City Council action in October 2008 that allocates 50% of new contributions to the Housing Trust Fund for the costs related to the 16 replacement housing units at the James Bland project, the Office of Housing projects that $485,000 in estimated carryover Housing Trust Fund monies and $636,000 in new projected Housing Trust Fund contributions will be available during FY 2010. ($485,000 of the $582,000 in carryover monies proposed for allocation to new activities consists of contributions received after Council's October action.)

Alexandria Housing Development Corporation (AHDC)

The FY 2010 Housing Opportunities Fund includes monies of up to $207,880 maximum for the Alexandria Housing Development Corporation, with the understanding that any monies remaining in the AHDC's current budget at the end of FY 2009 will be applied to the $207,880.