

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE

DATE: MARCH 5, 2020

LOCATION: ROOM 2000 - CITY HALL

AGENDA

1. Introductions and Chair remarks (Chair) 7:00 p.m.
2. Remote Participation Policy and Attendance Expectations (Chair) 7:05 p.m.
Action Requested: Review and Vote on Remote Participation Policy
3. AHDC Bridge Loan Request (Helen McIlvaine/Jon Frederick) 7:15 p.m.
Action Requested: Review and Vote on Bridge Loan Request
4. Proposed FY21 Housing Budget and FY21-FY30 CIP (Eric Keeler) 7:30 p.m.
5. Open Discussion (All) 7:45 p.m.
6. Consideration of February 6, 2020 meeting minutes (Chair) 8:10 p.m.
Action Requested: Review and Vote to Approve Minutes
7. Alexandria Redevelopment and Housing Authority Update (Carter Flemming) 8:15 p.m.
8. Alexandria Housing Development Corporation Update (Jon Frederick) 8:20 p.m.
9. Information Items: 8:25 p.m.
Financial Report
10. Staff Updates 8:30 p.m.
11. Announcements and Upcoming Housing Meetings (Staff) 8:40 p.m.

ARHA Redevelopment Work Group
Regular Meeting, March 19; 5:30 pm, City Hall, Council Work Room
- Adjournment (Chair) 8:45 p.m.

City of Alexandria
Alexandria Housing Affordability Advisory Committee
Electronic Participation Policy

The following policy is established for members' remote electronic participation in the Alexandria Housing Affordability Advisory Committee meetings due to:

1. An emergency or personal matter

- a. Preferably 24 hours before, but no later than by 12 p.m. the day of a meeting, the member shall notify the Chair and designated Housing staff that the member is unable to attend the meeting due to an emergency or a personal matter and that the member would like to participate in the meeting remotely. The member must identify with specificity the nature of the emergency or personal matter.
- b. A quorum of the Committee must be physically assembled at the primary or central meeting location. The Chair may approve or disapprove the request for electronic participation. If the absent member's remote participation is disapproved because such participation would violate this policy, such disapproval shall be recorded in the Committee minutes. The decision shall be based solely on the criteria in this resolution, without regard to the identity of the member or matters that will be considered or voted on during the meeting. The Committee shall record the specific nature of the emergency or personal matter and the remote location from which the absent member participated in the Committee's minutes.
- c. Participation by the absent member due to an emergency or a personal matter shall be limited in each fiscal year to two (2) meetings of the Committee.

2. A temporary or permanent disability

- a. Preferably 24 hours before, but no later than by 12 p.m. the day of a meeting, the member shall notify the Chair and designated Housing staff that the member is unable to attend the meeting due to a temporary or permanent disability or medical condition that prevents the member's physical presence and that the member would like to participate in the meeting remotely.
- b. A quorum of the Committee must be physically assembled at the primary or central meeting location. The Committee shall record the fact of the disability or other condition and the remote location from which the absent member participated in the Committee's minutes.

3. For any remote participation, the Committee shall make arrangements for the voice of the absent member or members to be heard by all persons in attendance at the meeting location.

This policy is effective July 1, 2020.

Office of Housing



The Office of Housing coordinates and administers City-assisted housing and housing-related programs and services. The Office makes recommendations to the City Manager and City Council on housing policy and potential affordable housing opportunities and investments. Major programs administered are Homeownership Assistance, Home Rehabilitation, Energy Efficiency, Landlord Tenant Relations, and Affordable Housing Development. The chief policy initiative that the Office of Housing works on is implementation of the City's Housing Master Plan. Approved in 2013, the plan sets a goal of developing or preserving new affordability in 2,000 housing units by 2025.

Department Contact Info

703.746.4990

<https://www.alexandriava.gov/Housing>

Department Head

Helen McIlvaine



EXPENDITURE SUMMARY

	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Expenditures By Character					
Personnel	\$1,702,704	\$1,996,460	\$1,984,792	(\$11,668)	-0.6%
Non-Personnel	\$3,101,767	\$2,827,265	\$2,960,176	\$132,911	4.7%
Interfund Transfer to Other Funds	\$4,750,000	\$4,846,200	\$5,104,684	\$258,484	5.3%
Housing Trust Fund	\$2,129,611	\$5,738,971	\$6,829,766	\$1,090,795	19.0%
Total	\$11,684,082	\$15,408,896	\$16,879,418	\$1,470,522	9.5%
Expenditures by Fund					
General Fund	\$1,664,108	\$1,931,393	\$1,860,060	(\$71,333)	-3.7%
Affordable Housing Fund ¹	\$5,321,584	\$5,314,806	\$5,712,533	\$397,727	7.5%
<i>Dedicated Revenue</i> ²	\$571,584	\$468,606	\$612,533	\$143,927	30.7%
<i>Interfund Transfer to CIP (meals tax dedication)</i>	\$4,750,000	\$4,846,200	\$5,100,000	\$253,800	5.2%
Grants ³	\$2,568,779	\$2,423,726	\$2,477,059	\$53,333	2.2%
<i>CDBG, NSP and HOME New Revenue</i>	\$1,240,635	\$1,408,726	\$1,492,059	\$83,333	5.9%
<i>CDBG, NSP and HOME Carryover Revenue</i>	\$842,778	\$360,000	\$625,000	\$265,000	73.6%
<i>CDBG, NSP and HOME Program Income</i>	\$485,366	\$655,000	\$360,000	(\$295,000)	-45.0%
Housing Trust Fund ⁴	\$2,129,611	\$5,738,971	\$6,829,766	\$1,090,795	19.0%
<i>Housing Trust Fund New Revenue</i>	\$0	\$2,666,971	\$2,579,766	(\$87,205)	-3.3%
<i>Housing Trust Fund Carryover Revenue</i>	\$2,129,611	\$3,072,000	\$4,250,000	\$1,178,000	38.3%
Total	\$11,684,082	\$15,408,896	\$16,879,418	\$1,470,522	9.5%
Total Department FTEs	15.00	15.00	15.00	-	0.0%

- Affordable Housing Fund monies originate from the General Fund and are transferred to the Affordable Housing Fund.
- Dedicated Revenue represents the 0.6 cent of the real estate tax assessment.
- Carryover monies are shown to provide more accurate information on expenditures from year to year. Carryover monies are included for non-General Fund sources (CDBG and HOME Grants, Housing Trust Fund, Affordable Housing bonds, and dedicated revenue).
- The Housing Trust Fund (HTF) has been separated from non-personnel to emphasize that this money can only be spent on affordable housing initiatives and projects. The majority of HTF carryover funds are earmarked for the Wesley Waypoint Project.



FISCAL YEAR HIGHLIGHTS

- In December 2019, City Council approved an Advanced Funding Authorization to use a bridge loan from undesignated fund balance in FY 2020 for the Office of Housing to work with the Alexandria Housing Development Corporation (AHDC) in completing the purchase of the Avana Apartment Complex. The Office of Housing is obligated to repay this loan in FY 2021 using \$3.5 million in capital funds committed to Affordable Housing, leaving approximately \$5.8 million in available funding for Affordable Housing projects in FY 2021. This includes \$1 million in City funding of affordable housing development and rehabilitation projects as part of the City's Amazon HQ2 commitment budgeted in the City's Capital Improvement Plan. This loan to ADHC supplemented previously uncommitted funding appropriated to date for Affordable Housing for a total of \$8 million in loan funds.
- Personnel decreases by \$11,668 or 0.6% due to turnover and reduced health insurance costs related to a new employee opting out of health insurance, offset by annual merit and health insurance rate increases.
- Non-Personnel increases by \$132,911 or 4.7% due to a projected increase in grant revenue and program income, which will be spent on Affordable Housing Development & Preservation and Housing Rehabilitation.
- Interfund transfers to the CIP (Capital Improvement Program) increase by \$258,484 or 5.3% due to an increase in anticipated restaurant meals tax revenue, which will be transferred to the Affordable Housing project in the CIP.
- Housing Trust Fund (HTF) increases by \$1,090,795 or 19.0% due to an increase in anticipated carryover funds which will be spent on Affordable Housing Development & Preservation, Home Ownership, and Housing Rehabilitation.
- The General Fund budget decreases by \$71,333 or 3.7% due to the reallocation of 0.55 FTE to a grant fund and the substitution of General Fund with Housing Trust Fund for the AHDC allocation and HOME Match. These reductions were partially offset by increases in the General Fund transfer of dedicated 0.6 cent for affordable housing, estimates for meals tax, office space rentals, and cost assumptions from Information Technology Services.
- The Affordable Housing Fund budget increases by \$397,727 or 7.5% due to an increase in the \$0.006 on each \$100 of the assessed value of all real estate subject to such tax which is dedicated to affordable housing. Additionally, an increase in the anticipated restaurant meals tax revenue dedication is anticipated.
- Grants increase by \$53,333 or 2.2% due to increases in projected grant revenue and program income based on historical revenue. The increased revenue will be spent on acquisition, rehabilitation, and architect expenses.



DEPARTMENT CHANGES TO CITY SERVICES

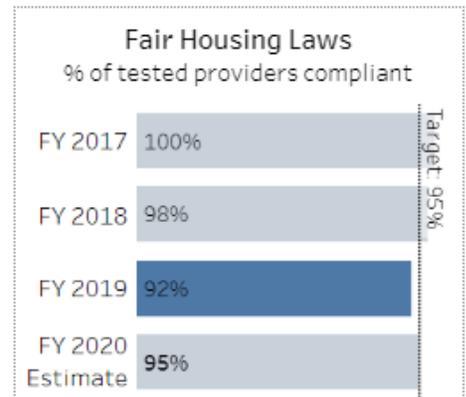
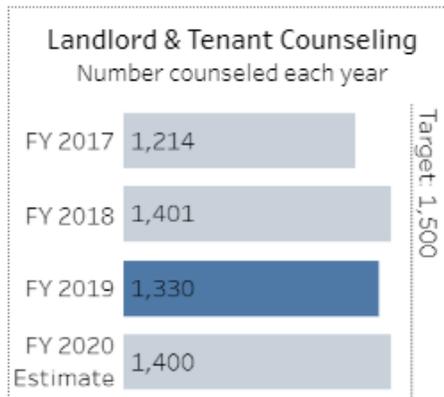
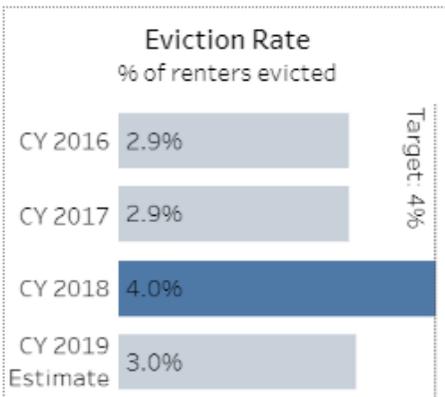
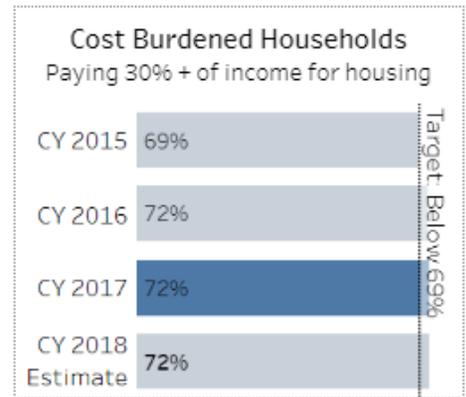
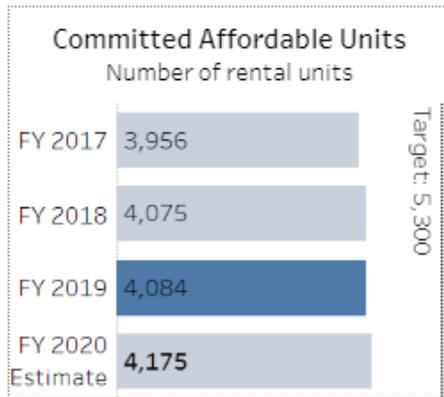
Adjustments	FTE	Amount
TOTAL FY 2020 APPROVED ALL FUNDS BUDGET	15.00	\$15,408,896
<p>All Programs</p> <p>Current services adjustment—Current services adjustments reflect the change in cost of continuing the current level of service into the next fiscal year and includes increases and/or decreases in salaries & benefits, contracts, and materials. The majority of the increase in non-personnel can be attributed to HTF carryover earmarked for Wesley Housing’s Waypoint Project.</p>	0.00	\$1,518,807
<p>Affordable Housing Development & Preservation</p> <p>A portion of the General Fund contribution to the Alexandria Housing Development Corporation (AHDC) has been replaced with Housing Trust Fund (HTF) money. The money proposed to be diverted from the HTF equates to 0.5 fewer units of affordable housing.</p>	0.00	(\$48,285)
TOTAL FY 2021 PROPOSED ALL FUNDS BUDGET	15.00	\$16,879,418



PERFORMANCE INDICATORS

Strategic Plan indicators supported by this Department

- Reduce the percentage of low and moderate income households considered to be housing cost burdened from 2015's 67%.
- Increase the percentage of residents who do not perceive barriers to living in Alexandria based on age, gender, race, national origin, religion, disability, or sexual orientation from 2016's 80%.
- Reduce homelessness from 224 persons in 2016 to 173.



The dark blue bars indicate the most recent actual data points.



PRIORITY BASED BUDGETING RESULTS

Service	Description	FY20 Cost (\$ in M)	PBB Quartile Score
Affordable Housing Development and Preservation	Provides technical assistance to development partners, including nonprofits, ARHA and private developers to secure and foster the production and preservation of affordable units. Participates in the development process review as well as City-wide and small area planning processes to maximize opportunities for housing affordability. Performs underwriting and lending, as well as loan/grant management for multifamily projects; performs lending and asset management functions for loan portfolio, including compliance monitoring; supports and implements the Housing Master Plan, including tracking progress related to tools and goals, and provides staff support to the Alexandria Housing Affordability Advisory Committee (AHAAC).	6.20 M	1
Leadership and Management	Provides education, training and counseling, general and fiscal management (budget, HR, admin support; federal grant management, reporting and compliance), administration support, communications, outreach and partnership development and management.	1.04 M	1
Home Ownership	Provides sales and marketing for set aside and resale restricted units, as well as special homeownership programs; underwriting, lending and asset management for first time homebuyer loan assistance program; offers pre and post purchase training, including financial literacy and budget counseling, foreclosure prevention and condominium governance education. Supports the annual Regional Housing Expo.	0.39 M	2
Housing Rehabilitation	Utilizes Federal grant funds and program income to provide loans/grants to City residents to make homes and apartments safe, suitable, accessible and green. Manages all aspects of construction and accessibility projects, including coordination with resident, property owner (as appropriate) and development of work-scope and budget, and management of architect and contractor, including progress payments and inspections.	0.63 M	2
Landlord- Tenant Relations	Provides information and referrals, including to affordable housing resources; relocation support and technical assistance; mediation of landlord-tenant complaints and issues, including foreclosure prevention; compliance monitoring of set-aside affordable units; fair housing testing and training; tenant rights education; and staff support to the Landlord Tenant Relations Board which promulgates voluntary rent guidelines each year. Produces an annual survey of all Alexandria rental properties and tracks market affordability trends.	0.75 M	3



PROGRAM LEVEL SUMMARY

Program	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Affordable Housing Development & Preservation	\$8,711,742	\$11,892,175	\$13,183,727	\$1,291,552	10.9%
Home Ownership	\$482,622	\$751,444	\$854,746	\$103,302	13.7%
Leadership & Management	\$619,905	\$723,239	\$745,289	\$22,050	3.0%
Housing Rehabilitation	\$1,386,034	\$1,536,730	\$1,549,467	\$12,737	0.8%
Landlord & Tenant Relations	\$483,779	\$505,308	\$546,189	\$40,881	8.1%
Total Expenditures (All Funds)	\$11,684,082	\$15,408,896	\$16,879,418	\$1,470,522	9.5%

- Affordable Housing Development & Preservation increases by \$1,291,552 or 10.9% due to increases in the anticipated restaurant meals tax dedication and real estate tax dedication. Projected fiscal year grants, program income, and Housing Trust Fund carryover have increased. Additionally, 0.4 FTE has been reallocated to this program, resulting in personnel expense growth greater than the usual merit and insurance increases.
- Home Ownership increases by \$103,302 or 13.7% due to an increase in the Housing Trust Fund offset by 0.55 FTEs being reallocated out of the program.
- Leadership & Management increases by \$22,050 or 3.0% due to 0.50 FTE being reallocated into the program.
- Housing Rehabilitation increases by \$12,737 or 0.8% due to an increase in grant carryover, offset by 0.45 FTE being reallocated from the program.
- Landlord & Tenant Relations increases by \$40,881 or 8.1% due to 0.10 FTE being reallocated to the program.



PROGRAM LEVEL SUMMARY

Program	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	Change 2020 - 2021	% Change 2020 - 2021
Affordable Housing Development & Preservation	3.40	3.40	3.80	0.40	11.8%
Home Ownership	1.30	1.30	0.95	(0.35)	-26.9%
Leadership & Management	4.90	4.90	5.20	0.30	6.1%
Housing Rehabilitation	1.80	1.80	1.45	(0.35)	-19.4%
Landlord & Tenant Relations	3.60	3.60	3.60	0.00	0.0%
Total FTEs	15.00	15.00	15.00	(0.00)	0.0%

- FTE modifications to all programs are made to accurately capture existing position allocations, resulting in no funding changes.



AFFORDABLE HOUSING DEVELOPMENT & PRESERVATION

Program Description: This program provides technical assistance, development process review and oversight, along with financial tools and loan/grant management, as well as lending and asset management functions, to secure and foster the development and preservation of affordable units. These activities are provided with the goal of the City having committed affordable rental housing to serve households at a variety of income levels at or below 60 percent of the Area Median Income (AMI).

Expenditures by Character	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Personnel	\$445,946	\$495,310	\$541,955	\$46,645	9.4%
Non-Personnel	\$1,476,185	\$1,114,694	\$1,167,322	\$52,628	4.7%
Interfund Transfer to CIP	\$4,750,000	\$4,846,200	\$5,104,684	\$258,484	5.3%
Housing Trust Fund	\$2,039,611	\$5,435,971	\$6,369,766	\$933,795	17.2%
Total Program Expenditures (All Funds)	\$8,711,742	\$11,892,175	\$13,183,727	\$1,291,552	10.9%
Total Program FTEs	3.40	3.40	3.80	0.40	11.8%

HOME OWNERSHIP

Program Description: This program provides lending and asset management, and sales and marketing for affordable set-aside and resale restricted units. This activity is offered with the goal of low, moderate and workforce income level Alexandria residents and workers having affordable home purchase opportunities in Alexandria with City assistance/involvement. Counseling and training are also provided to help homeowners, including condominium owners, successfully maintain their homes.

Expenditures by Character	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Personnel	\$119,965	\$182,415	\$125,545	(\$56,870)	-31.2%
Non-Personnel	\$322,657	\$319,029	\$319,201	\$172	0.1%
Housing Trust Fund	\$40,000	\$250,000	\$410,000	\$160,000	64.0%
Total Program Expenditures (All Funds)	\$482,622	\$751,444	\$854,746	\$103,302	13.7%
Total Program FTEs	1.30	1.30	0.95	-0.35	-26.9%



LEADERSHIP & MANAGEMENT

Program Description: This program provides education, general management, asset management, and compliance oversight for Federal, State or local funding, as well training, and partnership development. These activities help maintain Housing as a high performing organization.

Expenditures by Character	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Personnel	\$484,045	\$622,836	\$636,179	\$13,343	2.1%
Non-Personnel	\$135,860	\$100,403	\$109,110	\$8,707	8.7%
Total Program Expenditures (All Funds)	\$619,905	\$723,239	\$745,289	\$22,050	3.0%
Total Program FTEs	4.90	4.90	5.20	0.30	6.1%

HOUSING REHABILITATION

Program Description: This program provides financing and loans/grants to City residents with the goal of making homes safe, suitable, accessible and green living environments through City assisted rehabilitation and modification projects.

Expenditures by Character	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Personnel	\$216,176	\$250,370	\$202,532	(\$47,838)	-19.1%
Non-Personnel	\$1,119,858	\$1,233,360	\$1,296,935	\$63,575	5.2%
Housing Trust Fund	\$50,000	\$53,000	\$50,000	(\$3,000)	-5.7%
Total Program Expenditures (All Funds)	\$1,386,034	\$1,536,730	\$1,549,467	\$12,737	0.8%
Total Program FTEs	1.80	1.80	1.45	-0.35	-19.4%



LANDLORD & TENANT RELATIONS

Program Description: This program provides compliance monitoring, counseling, relocation support and fair housing testing. These activities help resolve issues in compliance with the Virginia Residential Landlord Tenant Act, monitor housing discrimination, and mitigate displacement of tenants that may occur during redevelopment.

Expenditures by Character	FY 2019 Actual	FY 2020 Approved	FY 2021 Proposed	\$ Change 2020 - 2021	% Change 2020 - 2021
Personnel	\$436,572	\$445,529	\$478,581	\$33,052	7.4%
Non-Personnel	\$47,207	\$59,779	\$67,608	\$7,829	13.1%
Total Program Expenditures (All Funds)	\$483,779	\$505,308	\$546,189	\$40,881	8.1%
Total Program FTEs	3.60	3.60	3.60	0.00	0.0%



FY 2020 HOUSING PROGRAM SOURCES AND USES

FY 2021 Housing Program Sources and Uses

Program (Uses) Funding (Sources)	Home Ownership	Housing Rehabilitation	Landlord & Tenant Relations	Affordable Housing Development & Preservation	Leadership & Management	Total All Funds
CDBG						
New Grant	-	\$754,896	\$23,054	-	\$179,092	\$957,042
Program Income	\$50,000	\$325,000	-	-	-	\$375,000
Carryover	-	\$360,000	-	-	-	\$360,000
Total	\$50,000	\$1,439,896	\$23,054	-	\$179,092	\$1,692,042
HOME						
New Grant	-	-	-	\$506,264	\$28,753	\$535,017
Program Income	\$250,000	-	-	-	-	\$250,000
Total	\$250,000	-	-	\$506,264	\$28,753	\$785,017
GENERAL FUND						
New	\$144,746	\$59,571	\$371,551	\$590,480	\$537,444	\$1,703,792
Dedicated Revenue	-	-	\$151,584	\$5,717,217	-	\$5,868,801
New HOME Match	-	-	-	-	-	-
Total	\$144,746	\$59,571	\$523,135	\$6,307,697	\$537,444	\$7,572,593
HOUSING TRUST FUND						
New	\$410,000	-	-	\$2,070,000	-	\$2,480,000
Carryover	-	\$50,000	-	\$4,200,000	-	\$4,250,000
New HOME Match	-	-	-	\$99,766	-	\$99,766
Total	\$410,000	\$50,000	-	\$6,369,766	-	\$6,829,766
ALL FUNDS	\$854,746	\$1,549,467	\$546,189	\$13,183,727	\$745,289	\$16,879,418



HOUSING TRUST FUND

Housing Trust Fund (HTF) expenditures for FY 2021 include a new allocation of up to \$474,766 in estimated carryover Housing Trust Fund monies for the following programs:

\$424,766	Housing Opportunities Fund (HOF): Alexandria Housing Development Corporation (AHDC), Home Match, and Fees for Professional Services
<u>\$50,000</u>	Rebuilding Together Alexandria
\$474,766	Total

In addition to the estimated Housing Trust Fund carryover monies, new projected Housing Trust Fund revenue received in FY 2021 will be used to supplement the following programs:

<u>\$2,070,000</u>	HOF: To be used as gap funding for a development or preservation project
\$2,070,000	Total

Proposed HOF allocation to the Alexandria Housing Development Corporation of \$275,000 consisting of both General Fund and Housing Trust Fund HOF monies.

Note: Projects with a \$0 total funding are active capital projects funded in prior CIPs that do not require additional resources.

	FY 2020 and Before	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2021- FY 2030
Affordable Housing												
Affordable Housing Funding	10,596,200	9,600,000	6,202,000	6,306,000	6,412,000	6,520,000	6,630,000	6,743,000	6,858,000	6,975,000	7,095,000	69,341,000
Affordable Housing Total	10,596,200	9,600,000	6,202,000	6,306,000	6,412,000	6,520,000	6,630,000	6,743,000	6,858,000	6,975,000	7,095,000	69,341,000
City-Wide Amenities												
Gadsby Lighting Fixtures & Poles Replacement	1,360,000	950,000	950,000	950,000	0	84,500	0	89,600	92,300	0	97,900	3,214,300
Office of Historic Alexandria Initiatives	400,483	422,212	47,400	265,200	273,200	168,900	173,900	186,500	0	0	0	1,537,312
Public Art Acquisition	1,810,064	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Public Art Conservation Program	192,500	50,000	51,600	63,900	43,800	56,400	58,000	59,800	73,900	50,800	65,400	573,600
Transportation Signage & Wayfinding System	2,296,000	130,000	141,000	0	0	0	0	0	0	0	0	271,000
City-Wide Amenities Total	6,059,047	1,802,212	1,440,000	1,529,100	567,000	559,800	481,900	585,900	416,200	300,800	413,300	8,096,212
Neighborhood Planning												
Braddock Road Area Plan - Streetscape Improvements	722,564	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	450,000
Development Studies	1,625,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
EW & LVD Implementation - Developer Contributions Analysis	100,000	0	0	0	0	0	0	0	0	0	0	0
EW & LVD Implementation - Infrastructure Plan	500,000	0	0	0	0	0	0	0	0	0	0	0
Waterfront Small Area Plan Implementation (w/ Construction Funding)	18,443,000	30,500,000	71,500,000	0	0	0	0	0	0	0	0	102,000,000
Neighborhood Planning Total	21,390,564	30,795,000	71,795,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	295,000	104,950,000
Public Safety Enhancements												
Citywide Street Lighting	1,785,501	875,000	25,800	26,600	27,400	28,200	29,000	29,900	30,800	31,700	32,700	1,137,100
Fire Department Vehicles & Apparatus	18,153,727	611,924	3,019,600	1,867,700	499,100	2,267,200	529,500	2,102,100	3,789,000	3,350,300	2,781,200	20,817,624
Fire Hydrant Maintenance Program	0	350,000	360,500	371,400	382,500	394,000	289,900	298,600	307,500	316,700	326,200	3,397,300
Police Body Worn Cameras	0	0	TBD	0	0	0	0	0	0	0	0	0
Public Safety Enhancements Total	19,939,228	1,836,924	3,405,900	2,265,700	909,000	2,689,400	848,400	2,430,600	4,127,300	3,698,700	3,140,100	25,352,024
Waterways Maintenance & Improvements												
Environmental Restoration	1,271,049	283,460	167,000	301,000	185,000	322,000	209,000	346,000	233,000	345,000	260,000	2,651,460
Oronoco Outfall Remediation Project	10,491,505	450,000	2,500,000	0	0	0	0	0	0	0	0	2,950,000
Stream Valley Design Guidelines	0	250,000	0	0	0	0	0	0	0	0	0	250,000
Waterways Maintenance & Improvements Total	11,762,554	983,460	2,667,000	301,000	185,000	322,000	209,000	346,000	233,000	345,000	260,000	5,851,460
Grand Total	69,747,593	45,017,596	85,509,900	10,696,800	8,368,000	10,386,200	8,464,300	10,400,500	11,929,500	11,614,500	11,203,400	213,590,696

AFFORDABLE HOUSING

DOCUMENT SUBSECTION: Affordable Housing
 MANAGING DEPARTMENT: Office of Housing

PROJECT LOCATION: Citywide
 REPORTING AREA: Citywide
 PROJECT CATEGORY: Affordable Housing
 ESTIMATE USEFUL LIFE: Varies

PRIMARY STRATEGIC THEME: Theme 1: Distinctive & Vibrant Neighborhoods

Affordable Housing Funding

	A (B + M) Total Budget & Financing	B Through 2020	C FY 2021	D FY 2022	E FY 2023	F FY 2024	G FY 2025	H FY 2026	I FY 2027	J FY 2028	K FY 2029	L FY 2030	M (C:L) Total FY 2021 - FY 2030
Expenditure Budget	79,937,200	10,596,200	9,600,000	6,202,000	6,306,000	6,412,000	6,520,000	6,630,000	6,743,000	6,858,000	6,975,000	7,095,000	69,341,000
Financing Plan													
Cash Capital	15,200,000	1,700,000	4,500,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	13,500,000
Meals Tax Dedication for Afforda	64,737,200	8,896,200	5,100,000	5,202,000	5,306,000	5,412,000	5,520,000	5,630,000	5,743,000	5,858,000	5,975,000	6,095,000	55,841,000
Financing Plan Total	79,937,200	10,596,200	9,600,000	6,202,000	6,306,000	6,412,000	6,520,000	6,630,000	6,743,000	6,858,000	6,975,000	7,095,000	69,341,000
Additional Operating Impact	0	0	0	0	0	0	0	0	0	0	0	0	0

CHANGES FROM PRIOR YEAR CIP

Funding plan updated to reflect latest revenue estimate for the 1% meals tax dedicated for Affordable Housing. Funding in the amount of \$3.5 million added in FY 2021 to repay the CY 2019 bridge loan from fund balance for the acquisition of the Avana Apartment complex.

PROJECT DESCRIPTION & JUSTIFICATION

As part of the Approved FY 2019 Operating Budget and FY 2019 – FY 2028 CIP, City Council approved a one percent increase in the restaurant meals tax (from 4% to 5%), to be dedicated to providing funding for Affordable Housing projects. The CIP continues this allocation of dedicated funding for affordable through the meals tax. Over the 10-year CIP, this dedicated funding source will provide \$55.8 million in cash funding for Affordable Housing projects. In November 2019, City Council approved a \$3.5 million bridge loan of fund balance for Alexandria Housing Development Corporation’s (AHDC) acquisition of the Avana Apartment complex. The Proposed CIP includes an additional \$3.5 million for Affordable Housing to repay this bridge loan.

Additionally, as part of Northern Virginia’s efforts to attract the Amazon HQ2 campus, the City continues to be committed to an additional \$1 million per year of support to Affordable Housing initiatives in Alexandria. Over the 10-year CIP, this commitment will provide an additional \$10 million in cash funding for Affordable Housing projects.

EXTERNAL OR INTERNAL ADOPTED PLAN OR RECOMMENDATION

N/A

ADDITIONAL OPERATING IMPACTS

No additional operating impacts identified at this time.

ALEXANDRIA HOUSING AFFORDABILITY ADVISORY COMMITTEE DRAFT MINUTES

The Nexus at West Alex | February 6, 2020

	Members Present	Members Absent	Staff
1	William Alexander (m)		Tamara Jovovic, Housing Program Manager
2	Felicia Brewster		Julia Santure, Housing Analyst
3		Annette Bridges (m)	Eric Keeler, Deputy Director
4	Michael Butler (m)		
5	Zachary DesJardins (m)		
6	Katharine Dixon(m)		
7	Michael Doyle (m)		
8	Betsy Faga		
9		Frank Fannon	
10	Carter Flemming		
11		Jon Frederick	
12		Holly Hanisian	
14	Bill Harris		
15	Robyn Konkel		
16	Michelle Krocker, Chair		
17	Helen McIlvaine*, Housing		
18	Shelley Murphy		
19		Peter-Anthony Pappas	
20		Toni Popkin	
21	Paul Zurawski		
22		Carol Mizoguchi*, DCHS	
	Guests	Affiliation	
1	Sarah Scott	ARHA	
2	Nancy Williams	P&Z	
3	Stephanie Sample	P&Z	

*non-voting

(m) – took minutes during fiscal year

The Chair, Michelle Krocker, called the meeting to order at 7:08 pm. Katherine Dixon took minutes.

1. Chair Remarks (Michelle Krocker)

M. Krocker informed the Committee that she met with the Chair of the Arlington Affordable Housing Commission and that they determined it would be beneficial for the two committees to meet and exchange ideas sometime this summer.

2. Housing Trust Fund Expenditure Trends (Eric Keeler)

E. Keeler provided an overview of the Housing Trust Fund's (HTF) income (including pledges, donations, loan repayments, and interest) and expenditures (including homeownership programs, development, and nonprofit grants). The City's Housing Opportunities Loan Fund, which provides pre-development and gap financing for affordable housing projects and activities, is funded by the HTF, revenue from the meals tax increase, general funds, and federal HOME funds. Affordable housing developments typically rely on a combination of funding sources, such as private loans, deferred developer fees, tax credit equity, state or federal grants, and city gap financing.

3. 2020 Housing Summit Debrief (Julia Santure)

J. Santure provided an overview of the feedback received during and after the Housing Summit. Overall, feedback was very positive, and the information presented at the Summit was well-received. Attendees were most concerned about the limited supply of affordable- and moderately-priced homeownership and deeply affordable rental units. Attendees noted that the City should focus on increasing density near transit, preserving existing affordable housing, and supporting private/public partnerships to increase housing production and affordability across the City. Housing staff was very pleased with the event and added the bus tours were a big hit!

E. Keeler discussed how the Office of Housing's long-range workplan addresses the key concerns identified as a result of the Housing Summit. Committee members briefly discussed the Alexandria Neighborhood Stabilization Program (ANSP), Sponsoring Partnerships & Revitalizing Communities (SPARC), and co-location of affordable housing with schools. Helen McIlvaine informed the members that the City would be exploring as part of the joint facilities master plan process opportunities for colocation of housing with other public uses, such as schools and recreation centers. The Committee discussed examples of co-location across the country (i.e. La Hoya, California and Portland, Oregon). Shelley Murphy attended the Potomac Yard Metrorail Implementation Group meeting on February 5, 2020, where it was noted that affordable housing would be collocated with a future school.

4. Workplan/Zoning for Housing Briefing and Discussion (Nancy Williams/Tamara Jovovic)

N. Williams and S. Sample informed the Committee that the Department of Planning and Zoning is working with the Office of Housing to identify how the zoning ordinance can be improved to provide more opportunities for housing production and affordability. Examples of Zoning for Housing projects include evaluating inclusionary zoning, studying accessory dwelling units, reconciling townhome zoning, and re-examining the bonus height program.

5. Arlandria-Del Ray Plans Updates (Tamara Jovovic)

T. Jovovic noted that the results of the pre-planning outreach (community meetings, surveys, etc.) for the Arlandria-Del Ray plans were presented to Planning Commission on February 4, 2020. Arlandria is in a designated Opportunity Zone.

6. Consideration of January 2, 2020 meeting minutes (Chair)

Robyn Konkel made a motion to approve the January minutes; the motion was seconded by Mike Doyle. The motion was approved with one abstention by Katharine Dixon.

7. Information Items:

The Committee reviewed the Housing Master Plan Progress Report. Zach DesJardins noted that the Partnership for a Healthier Alexandria was having a meeting on February 25, 2020 to review what policies have worked to improve health in the City. Carter Flemming noted that ARHA's Ramsey Homes is 34% completed. ARHA will be disseminating another RFQ for a development partner this February/March.

8. Announcements and Upcoming Housing Meetings (Staff)

Eisenhower East Small Area Plan Update
Planning Commission Public Hearing, February 4; 7:00 pm, City Hall
City Council Public Hearing, February 22: 9:30 am, City Hall

Condominium and Community Association Training—Governance and Open Meetings

February 8; 10 a.m. - noon

Fairlington Community Center, 3308 S Stafford St, Arlington, VA 22206

Event is free, however registration is required.

ARHA Redevelopment Work Group

Regular Meeting, February 20; 5:30 pm, City Hall, Council Work Room

9. Tour of The Nexus

The meeting was adjourned at 8:45 pm and followed by a tour of the Nexus.

FY 2020 Affordable Housing Development Funds Financial Report | February 27, 2020

Balance Remaining: \$0

Revenues

	2019						2020						Total
	July	August	September	October	November	December	January	February	March	April	May	June	
Developer Contributions Received	\$0	\$168,368	\$218,000	\$518,000	\$218,000	\$233,052	\$39,936	\$9,984	\$0	\$0	\$0	\$0	\$1,405,340
Multifamily Loan Repayments	\$65,875	\$3,505	\$459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$69,839
New Revenue Allocated by City Council	\$4,000,000	\$0	\$0	\$0	\$0	\$3,500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500,000
Total	\$4,065,875	\$171,873	\$218,459	\$518,000	\$218,000	\$3,733,052	\$39,936	\$9,984	\$0	\$0	\$0	\$0	\$8,975,179

Commitments & Reservations

	Start	July	August	September	October	November	December	January	February	March	April	May	June	FY Total	Running Total
Housing Trust Fund															
Temporary Relocation Assistance	\$0	\$0	\$0	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$115,000	\$115,000
Rebuilding Together Alexandria (RTA)	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Pilot Rental Assistance	\$870,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$870,000
Braddock Small Area Plan Fund	\$1,334,080	\$0	\$89,193	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$89,193	\$1,423,273
Housing Trust Fund Total	\$2,204,080	\$50,000	\$89,193	\$115,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$254,193	\$2,458,273
Housing Opportunity Fund															
Wesley - Fairlington Presbyterian Church	\$7,250,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,250,000
Sheltered Homes Alexandria / Bellefonte	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$450,000	\$450,000
Friends of Guest House	\$145,000	\$0	-\$42,361	-\$82,113	-\$20,526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$145,000	\$0
ARHA - Set Aside	\$1,400,000	\$0	\$0	\$0	-\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,400,000	\$0
ARHA - Ramsey Homes	\$3,179,680	-\$237,029	-\$346,388	-\$664,532	\$913,911	-\$358,423	-\$92,259	\$0	-\$303,149	\$0	\$0	\$0	\$0	-\$1,087,868	\$2,091,812
AHDC - PC Drive	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	-\$8,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
AHDC - Operating	\$275,000	-\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$275,000	\$0
AHDC - King & Beauregard / Nexus	\$700,000	\$0	\$0	\$0	\$0	\$0	-\$700,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$700,000	\$0
AHDC - Ellsworth	\$1,800,000	\$0	\$0	-\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$1,800,000	\$0
AHDC - Carpenter's Shelter / The Bloom	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,700,000
AHC - Church of the Resurrection / The Spire	\$5,249,290	\$0	-\$5,249,290	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$5,249,290	\$0
Housing Opportunity Fund Total	\$21,698,970	-\$512,029	-\$5,638,039	-\$2,096,645	-\$506,615	-\$358,423	\$7,207,741	-\$8,000,000	-\$303,149	\$0	\$0	\$0	\$0	-\$10,207,158	\$11,491,812