

Resolution 830 Working Group Module #4: Recommendations
April 26, 2018, 6:30pm
AlexRenew Environmental Center, 1800 Limerick Street, Alexandria, VA

MEETING SUMMARY

Meeting Materials: Summaries, recordings, and other resources from all Working Group modules are available online at: <https://www.alexandriava.gov/housing/info/default.aspx?id=98848>.

I. Introduction and Welcome:

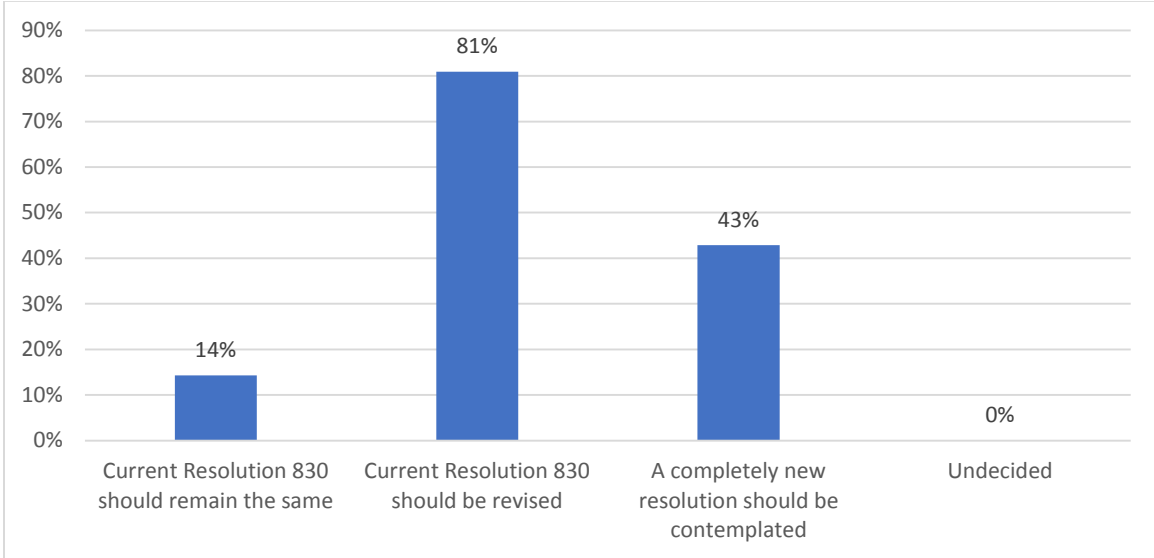
Rhae Parkes, from EJP Consulting Group, the facilitator for the Resolution 830 Public Consultation Process, convened the meeting and discussed its format and structure. For the final module of this process, the Working Group is invited to provide feedback on key questions. The feedback will be considered alongside ARHA and City staff input to determine how the Resolution 830 policy is updated. Rhae informed the back participants and explained the discussion and voting structure of this final module.

The consultant team will summarize the recommendations from the Working Group and present them to the ARHA Redevelopment Work Group. City and ARHA staff will provide presentations to the ARHA Board of Commissioners and the City Council. EJP will also produce a full report discussing the Working Group process, including their recommendations discussed today.

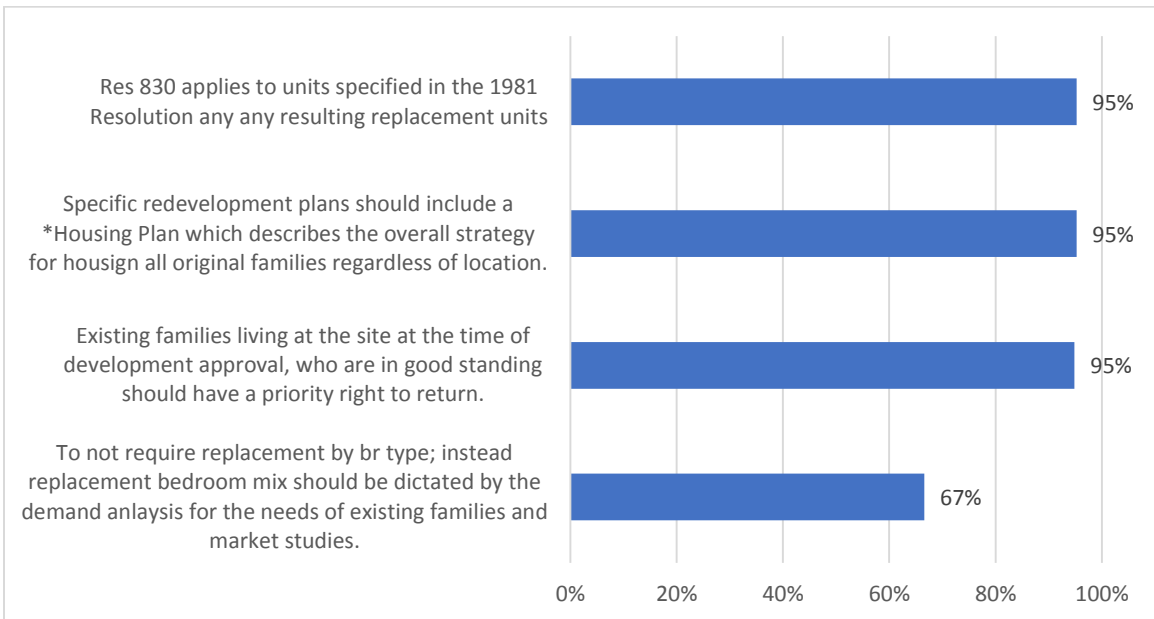
II. Working Group Feedback on Discussion Questions

Working Group members provided feedback on a series of questions; listed below. After discussing each question, participants used the City's Turning Point technology to provide input. Results were shared in "real time". Eighteen members attended the module and 3 more responded via an online survey distributed after the meeting. A summary of the input received during the meeting and via the online survey is included below.

Question 1. ARHA would prefer the current Resolution remain unchanged to continue to provide maximum flexibility to the Agency. The City would prefer some revisions to the resolution to minimally provide greater clarity on certain definitions and reaffirm expectations. With which of the following do you agree? (Participants could select more than one response)



Question 2. The City and ARHA agree on the following with respect to ARHA Resolution 830 units. With which of the following do you agree? (Participants could select more than one response)

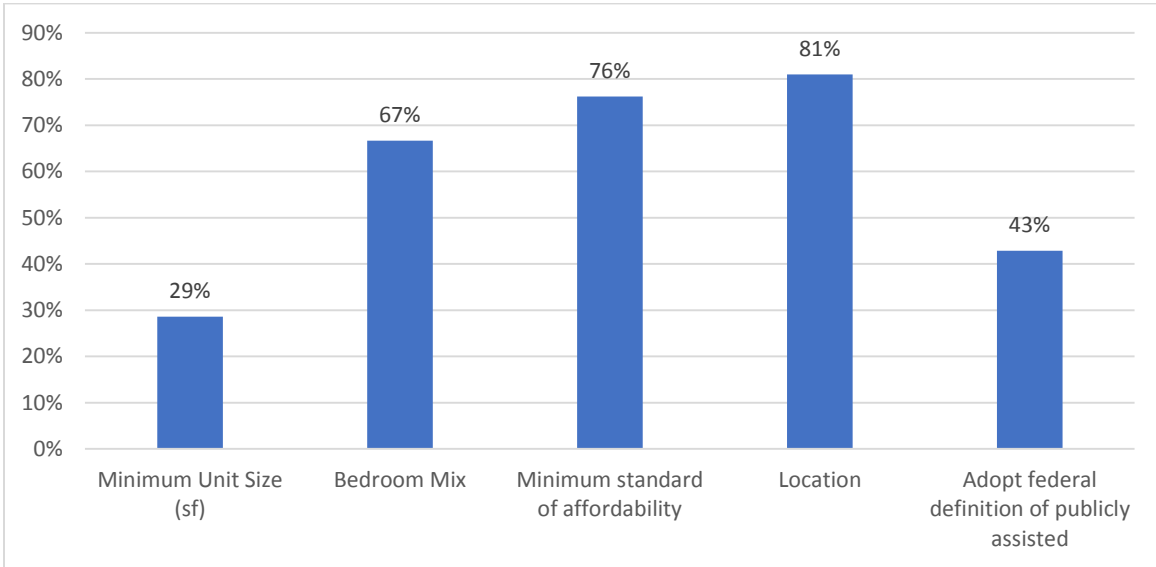


*The following requirements would apply to the Housing Plan:

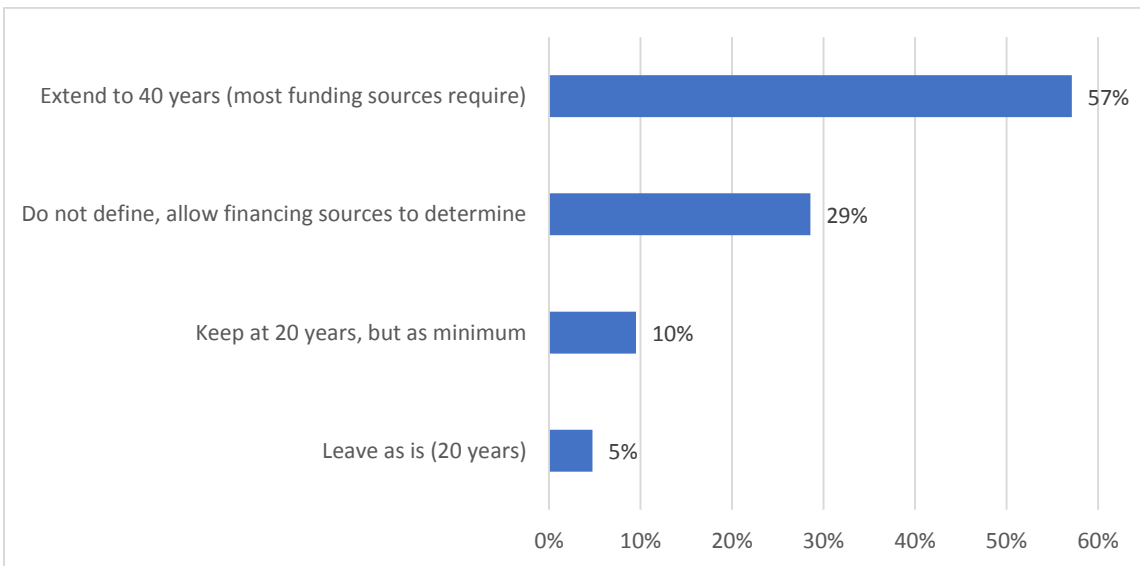
- It is submitted to the City with the Preliminary Submittal of DSUP application.
- It includes a timeline for identifying and securing off-site replacement units, if replacement of any units off site is proposed (e.g., tied to some aspect of the development approval).

- It includes income ceilings (proposed income tiers) for replacement units.

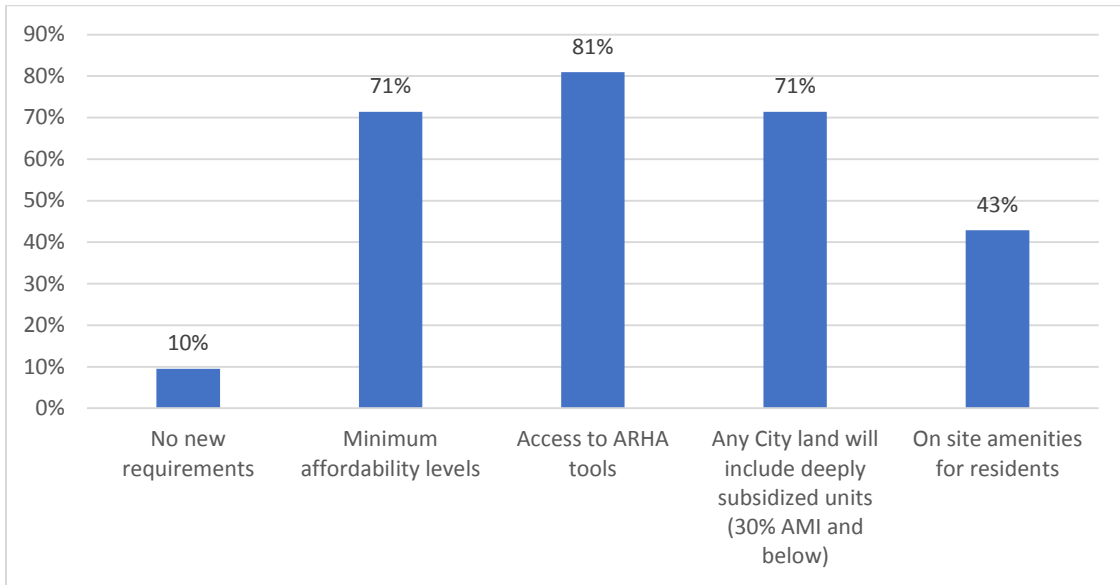
Question 3. Assuming Resolution 830 is revised, or a new resolution is developed, should any of the following be included/specified in the updated definition of "substantially equivalent"? (Participants could select more than one response)



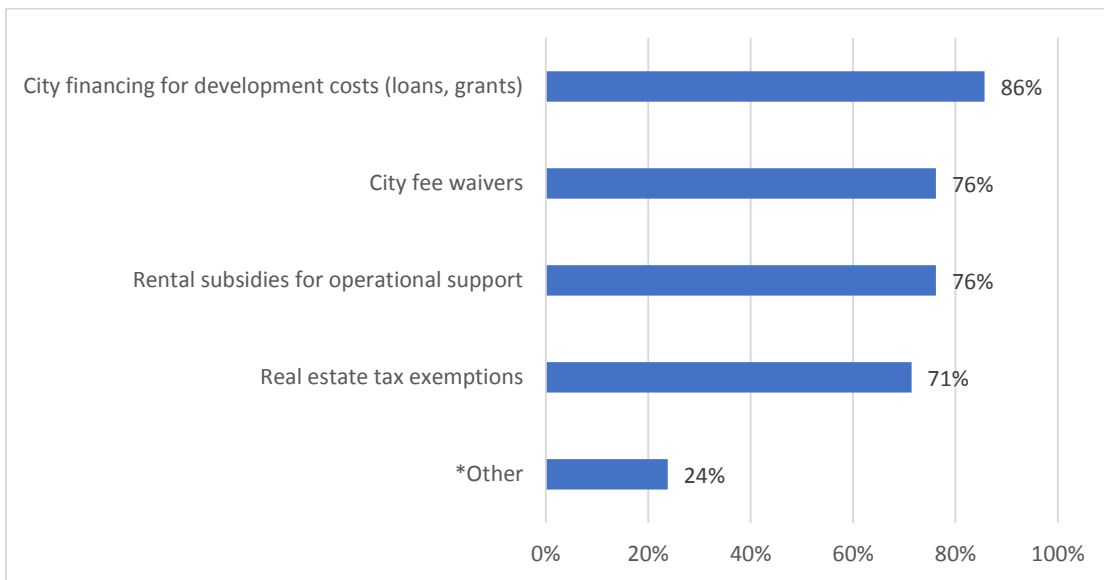
Question 4. Assuming Resolution 830 is revised, or a new resolution is developed, which of the following do you agree with re: the affordability period for Resolution 830 units? (Participants could select ONLY one response)



Question 5. Assuming a new policy, what do you feel should be required by the City for City-financed Resolution 830 units (for both ARHA and non-ARHA housing providers)? (Participants could select more than one response)



Question 6. What financial commitments should be provided by the City to housing providers in exchange for providing deeply affordable housing units? (Participants could select more than one response)



*Other includes:

- Additional density, density bonuses

- A broader suite of tools for incentivization; a toolbox of available strategies that are evaluated based on appropriateness to site, longer-term plan for the area in question, and other relevant factors, including demand.
- Cross-jurisdictional/regional approach; address need within our metropolitan area to improve access, allow a flexible response, and promote development of innovative and effective solutions.
- Consider countering the burden locally of proposed federal legislation to increase public housing rent to 35% of household income.
- Grants to households eligible for deeply affordability units to subsidize lower rents at developer project

III. Discussion During Module 4

Questions raised during the discussion are summarized below and include responses provided by EJP and City/ARHA staff.

Q: Census Data show that the population of Alexandria has increased 30% since 1980. If the intention of Resolution 830 is to keep the same proportion of affordable units to the population, the number of units should increase by 500.

A: As written, Resolution 830 is not based on percentages, but on maintaining a specific number of ARHA units to be preserved.

Q: If we want the existing Resolution 830 units to stay in our neighborhood, should we support no changes to Resolution 830 in Question 1?

A: Right now, replacement of Resolution 830 units does not require rebuilding on site; there is no preference in the language for rebuilding units on site v. off-site.

Q: Can we support changes to the current Resolution 830 as well as support the creation of a new policy?

A: Yes. So, you can vote for keeping the current resolution the same or revising it, and still recommend proposing an entirely new resolution that would apply to non-ARHA housing providers.

Q: Does Resolution 830 require units to be replaced exactly as they are configured at the that time of demolition; per bedroom?

A: Resolution 830 is silent on replacing units by bedroom type, but it includes an attachment that shows the bedroom mix of the protected Resolution 830 units in existence in 1981 when the resolution was adopted - implying that bedroom count should be considered. This is a point of confusion with the current policy that needs clarification/cleanup.

Q: Is there data to support a demand for 4-bedroom units?

A: While all of ARHA's 4-bedroom units are currently occupied, some of those households are likely living in housing that has more bedrooms than needed; or housed by multigenerational families. Below is the waitlist information for ARHA-owned properties.

ARHA WAITLIST (January 2018)					
PROPERTY	1-Bedroom Units	2-Bedroom Units	3-Bedroom Units	4-Bedroom Units	5-Bedroom Units
General Public Housing Numbers	826	844	272	3	0
Old Town Commons	-	606	236	-	-
Chatham Square	-	538	215	-	-
West Glebe/Old Dominion	511	618	220	4	-
Braddock/Whiting/Reynolds	-	648	249	-	-
Elderly/Disabled	312	-	-	-	-

Q: If you replace a 4-bedroom unit with a 1-bedroom unit you no longer serve the same number of people. Shouldn't you replace a 4-bedroom unit with four 1-bedroom units so that all current residents are ensured a replacement unit? Should we recommend maintaining the same number of total bedrooms rather than units?

A: If you want Resolution 830 to include requirements around bedroom mix, then you should vote "No" for Question 2d. If you're concerned about all existing residents having a place to live, ARHA is required to ensure that no one is displaced during redevelopment of their housing. ARHA will analyze what type of unit each household needs (i.e., bedroom size) and allocate units to everyone accordingly at the time of relocation.

Q: Please clarify "in good standing" in Question 2b. Does this only include adherence to the lease agreement or does it include additional criteria such as credit checks?

A: Good standing means compliant with their lease agreement.

Q: Is there anything about the Housing Plan in Question 2d that is stricter than what is currently required?

A: The intent is to identify a specific timeline and clarify expectations for replacement housing. All development plans that include affordable units must submit a Housing Plan to the City's Office of Housing for review by the City's Housing Affordability Advisory Committee (AHAAC). This is required of all development projects that are currently occupied. The Housing Plan is different from a relocation plan, which describes where existing tenants will be rehoused.

Q: If you support limiting the minimum standard of affordability (Question 3c), does that affect the subsidy ARHA gets from HUD?

A: The subsidy ARHA receives from HUD is tied to the eligibility of the household for a public housing unit or Section 8 voucher and is used to pay rent (less tenant portion).

Q: Can the City provide a rental subsidy to a tenant to allow them to occupy a unit intended for a higher income household?

A: The City of Alexandria can help with construction funding, but it can't increase the operating subsidy for a unit. The City is currently conducting a pilot rental assistance program that provides a rental subsidy that could be tied to a tax credit unit to make it deeply affordable to those earning 30% or below of the AMI. In this scenario, ARHA could develop a unit intended for a 50% AMI household but the City's rental subsidy can make that unit deeply affordable (30% AMI). Note: the pilot program is currently very modest and the City will assess its ability to continue and or expand this initiative, after the pilot period ends.

Q: What's the federal definition of publicly assisted housing (Question 3e)?

A: The current resolution speaks of publicly assisted units but did not specifically define it, though all original units at time were public housing units. As ARHA has redeveloped its sites, it has replaced units with a combination of subsidy types – ACC, project-based voucher, and tenant protection vouchers in LIHTC-only units. The suggestion is to clarify Resolution 830 units to be publicly assisted housing which means they receive a HUD operating subsidy. Note that an affordable unit, per the Low-Income Housing Tax Credit (LIHTC) program, may or may not have a HUD operating subsidy attached to it.

Q: What does the City currently do to support AHRA housing?

A: Currently, when a development includes Resolution 830 replacement units, the City might provide development funds directly (such as a loan) or indirectly, such as through an ongoing tax exemption, the PILOT program (Payment In Lieu Of Taxes), and relief from fees (e.g., permits, sewer tap).

Q: If the City already provides funding to ARHA to help subsidize the cost of developing public and affordable housing, what is Question 5 about?

A: Here, we want you to think about what the City could do going forward to support affordable housing preservation or development to housing providers beyond ARHA.