



Update to Resolution 830

*Positioning Publicly-Assisted Housing for
the Future*

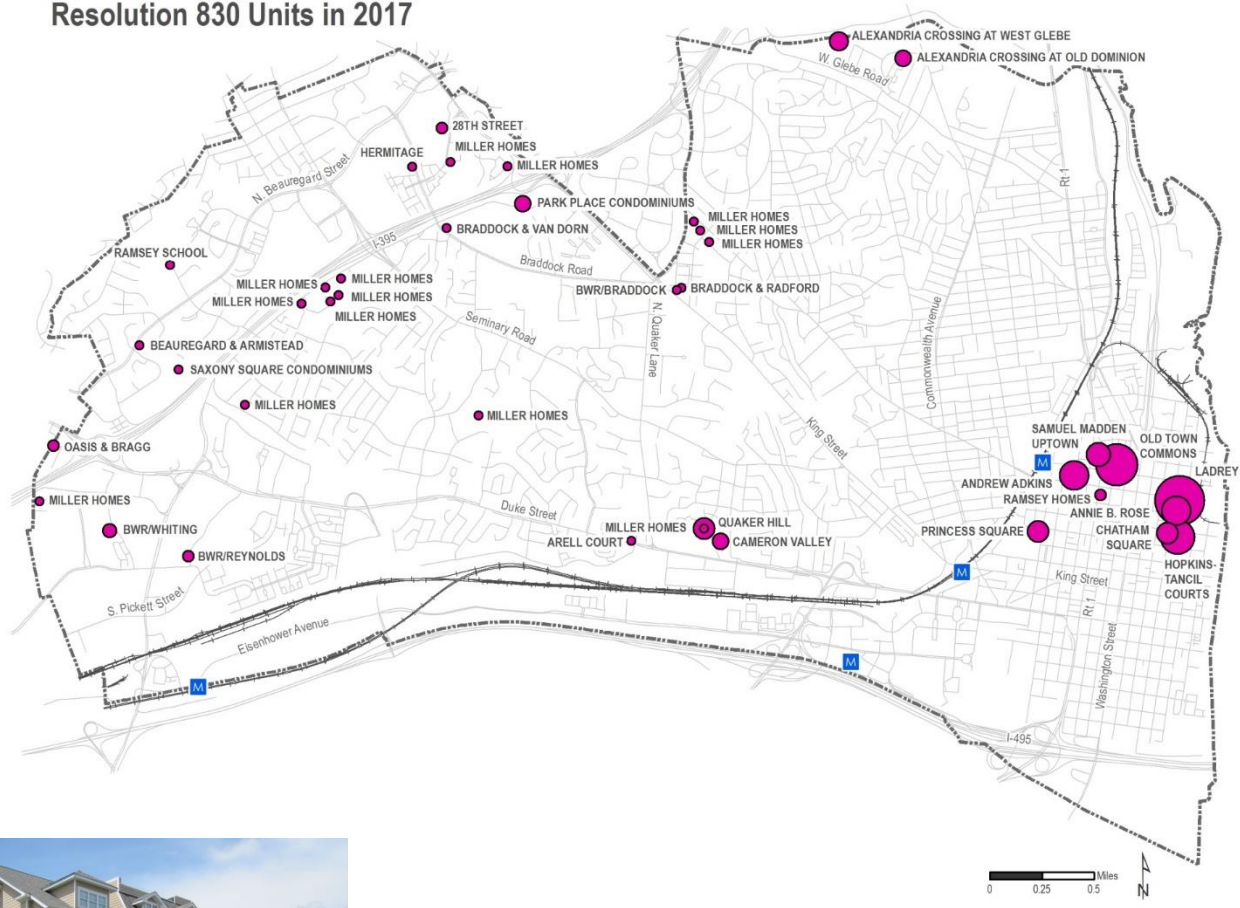


Resolution 830

- 1981 Memorandum memorializing Joint City and ARHA commitment to 1-for-1 replacement of 1,150 public housing and publicly-assisted housing units
- Replacement units “substantially equivalent” for “period of 20 or more years”
- Provides for tenant protections

For the purposes of this Resolution, any public housing that is demolished can be replaced by an equal number of either conventional public housing units, or any equal number of publicly assisted housing units, defined as housing "that contemplates the commitment by the provider of such housing that is substantially equivalent to the units being replaced for at least a period of 20 or more years." For the purposes of this Resolution it is understood that the recently approved 90-unit Fairfax House Section 8 new construction project for the elderly has been approved as replacement housing for an equal number of public housing units.

Resolution 830 Units in 2017





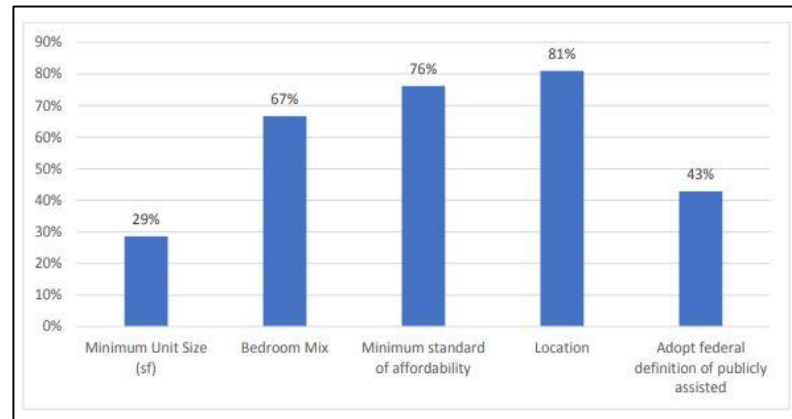
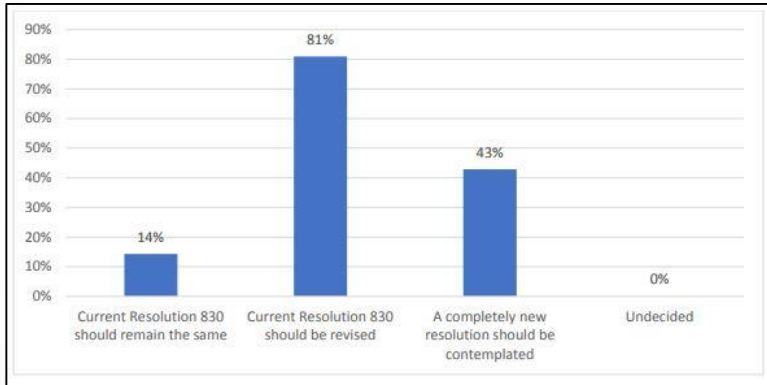
Why Review?

- Reaffirm City/ARHA joint commitment to the one-for-one replacement of 1,150 public and publicly-assisted units
- Update policy to reflect current realities in federal housing programs, changing demographics, and development costs
- With goals of property maintenance and financial sustainability, ARHA is assessing options and strategies to redevelop and reposition its properties



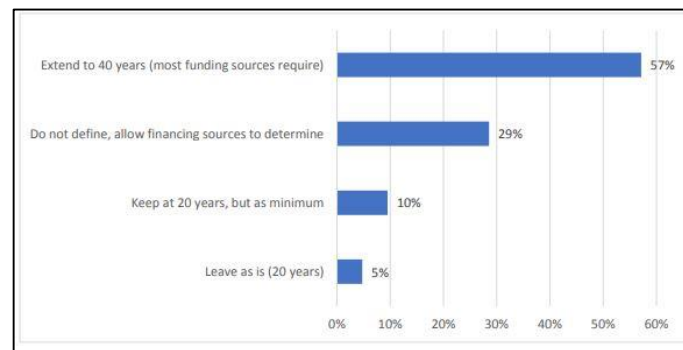
Resolution 830 Working Group

Should the language in Resolution 830 1) remain the same, 2) be revised into an updated version, or 3) be replaced completely?



How should the Resolution 830 term "substantially equivalent" be interpreted as (unit size, bedroom mix, affordability level, location, etc.)

What should be the minimum affordability term for replacement units under the Resolution 830 Policy?





Areas of Consensus

	ARHA	City	Working Group
Remove bedroom type from definition of Substantially Equivalent	✓	✓	67% voted for including bedroom mix in SE definition
Right to Return policy for current residents	✓	✓	95% Agree
Redevelopment Plans should include a "Housing Plan"	✓	✓	95% Agree
Resolution 830 applies to original and replacement units	✓	✓	95% Agree

Outcome of Process

Working Group

recommends revisions to the current Res 830 policy, split on whether to create new supplemental policy

City

prefers some revisions to provide greater clarity on certain definitions and reaffirm expectations

ARHA

prefers Res 830 remain unchanged to continue to provide maximum flexibility; agrees with some clarifications



Draft Revised Resolution (to modernize and replace 830)

- Reaffirms joint commitment to 1-for-1 replacement of 1,150 public housing and publicly-assisted units
- Omits term “substantially equivalent”
- Provides a process for City to evaluate size and affordability levels of replacement units through required Affordable Housing Plans as soon as development plans are submitted
- ARHA proposes income mix, but Resolution provides mechanism for City to provide deeper levels of affordability through financial investment



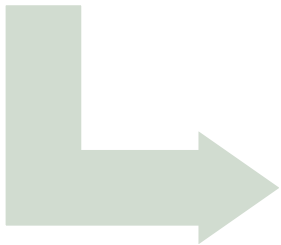
Draft Revised Resolution 830

- No unit demolished unless replacement housing is available
- No tenant displaced until they can move to replacement housing
- All monies from sale or lease of site to be used to benefit residents' living environment
- All relocation expenses borne by ARHA/developer

City/ARHA Coordination in Determining Replacement Units

ARHA submits development application to City

- Includes an Affordable Housing Plan and a Relocation Plan that describes ARHA's plans for tenant relocation, temporary and permanent replacement units, and affordability levels; among other things



City reviews development application and Housing Plans

- City and ARHA discuss affordability levels, tenant relocation, unit sizes, project sustainability, etc.
- LTRB and AHAAC review plans



Redevelopment project considered for approval by City Council

- City may recommend deeper levels of affordability if financial assistance is provided



Other considerations

- "Right-to-Return" Policy (ARHA supports this)
- Mix of replacement units allows 60%-80% AMI to cross-subsidize lower affordability levels for households at or below 30% -50% AMI



Next Steps

- City Council Public Hearing –
Saturday, April 13, 2019
- City Council Legislative Session –
Tuesday, April 23, 2019

Questions? Comments?





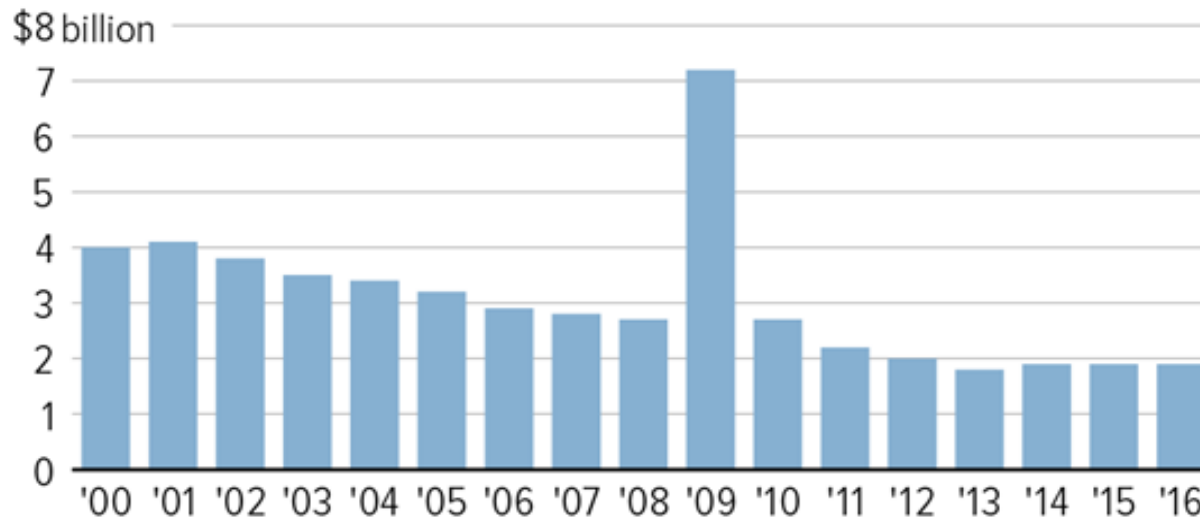
Resource Slides



Public Housing Funding Has Fallen Far Behind Need

Funding for repairs has fallen 53 percent since 2000...

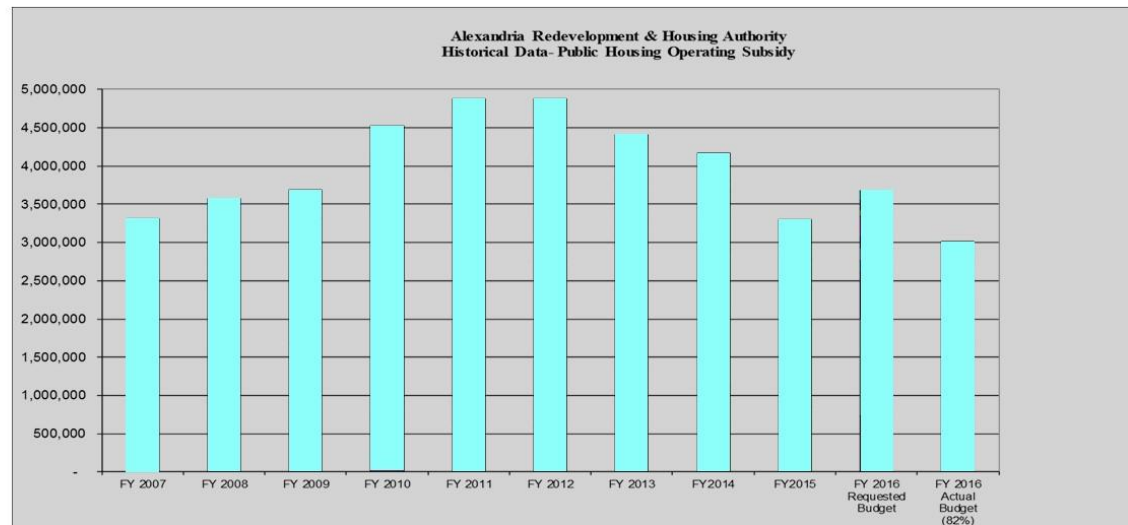
Budget authority, in billions of 2016 dollars



Center on Budget and Policy Priorities April 2016: <https://www.cbpp.org/research/housing/chart-book-cuts-in-federal-assistance-have-exacerbated-families-struggles-to-afford#section02->



ARHA Trends – Public Housing Funding



ARHA November 2016:

<https://www.alexandriava.gov/uploadedFiles/housing/info/Redevelopment%20Work%20Group%20Presentation%2011102016%20FINAL.pdf>



Working Group Meeting Schedule

- Meeting Schedule

- Module 1: January 10 – Current Context of Public Housing, Existing Resolution 830 Policy
- Module 2: January 31 – Funding and Financing Replacement Housing
- Module 3: February 21 – Expansion of Resolution 830
- Module 4: March 14 – Recommendations

Website: www.alexandriava.gov/housing

Email: housing@alexandriava.gov



Local Trends

- Alexandria lost 90% of market rate affordable units between 2000 and 2017 ¹
 - From 18,217 to 1,749 apartments (~ 454 studios, 699 1BR, 472 2BR and 122 3BR)
- Since 2000 ²:
 - The average median income in Alexandria has risen 33%
 - The average rent of a studio went up 87%, 1BR went up 94%, 2BR went up 95%, 3BR went up 85%
- Approximately 2/3 of all households at or below 80% AMI are rent-burdened, paying more than 30% of their income for housing ³

1. City of Alexandria 2000-2017 Survey of Market Affordable Rental Units

2. HUD Office of Housing 2000-2017

3. Census.gov 2011 – 2015 American Community Survey 5 Year Estimates

Alexandria 2017 Market Affordable Report June 2017:

https://www.alexandriava.gov/uploadedFiles/housing/info/2017MarketAffordableReport_UpdatedJune2017.pdf

**Resolution 830 Modernization and Community Engagement Process
Working Group Roster**

Represented Interest	Name
Alexandria City Council	John Taylor Chapman
Alexandria Redevelopment and Housing Authority	Salena Zellers
Alexandria Planning Commission	Mary Lyman
ARHA Residents Association (ARA)	Kevin Harris
Ladrey Residents Association	Amos Sims
Alexandria Housing Affordability Advisory Committee (AHAAC)	Dan Brendel
Landlord Tenant Relations Board	Monique Banks
Economic Opportunity Commission (EOC)	Salina Greene
Commission on Aging	Jan Macidull
Commission on Persons with Disabilities	Wanda Taylor
Alexandria Commission for Women	Monika Jones
Alexandria Housing Development Corporation	Jon Frederick
Community Lodgings, Inc.	Lynn Thomas
Tenant and Workers United	Evelin Urrutia
Private Residential Developer	Micheline Castan-Smith
Partnership to Prevent and End Homelessness	Shannon Steene
Virginians Organized for Interfaith Community Engagement (VOICE)	Rev. Dr. David Gortner
Northern Virginia Affordable Housing Alliance (NVAHA)	Michelle Krockner
Alexandrians Involved Ecumenically! (ALIVE!)	Cheryl Malloy
HUD expertise	John Bohm
VHDA Programs and Lending Expertise	John Payne
Lender or realtor familiar with the City's homeownership programs	Vanessa Rodriguez
Towns at Chatham Square Homeowner's Association (civic association near Hopkins-Tancil)	William Jacobs
North Old Town Independent Citizens Association (NOTICE) (civic association near former ARHA Admin Building)	Mary Harris
Clover-College Park Civic Association (civic association near Cameron Valley site)	Roy Byrd
Braddock Metro Citizens' Coalition (civic association near Samuel Madden Homes)	Anh Tran
West Old Town Civic Association (civic association near Andrew Adkins)	Keil Gentry