

City of Alexandria, Virginia

# Alexandria 2020: From Surviving to Thriving

*Moving Toward A Post-COVID Housing Recovery,  
Pursuing Systemic Change and  
Remaining Ready for Emerging Opportunities*

*Presentation to NVAHA Leadership Council - May 11, 2020*



# FY 2020: Highlights through March



- Mount Vernon Avenue Plan (Arlandria)
  - Ensuring all benefit from HQ2 and VT economic development
  - Spanish-first/culturally competent outreach (VHDA CIG)
  - Preserve, improve, expand housing affordability (40% AMI)
  - Foster new, and support existing, neighborhood businesses
  - Engage network of informal community leaders (TWU)
  
- COG Resolution setting regional housing targets unanimously adopted (DMV jurisdictions)
  - Alexandria endorses COG Resolution, including allocated target of +2,250 affordable units by 2030 (beyond HMP)
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# FY 2020: Highlights through March



- Acquisition of Avana/Parkstone, including JBG SMITH Social Impact Funds and VHDA Amazon \$
  - Preservation: 326 units as affordable (40%), workforce(35%) and market rate
- Housing Summit – Mid-point check in on 2013 Housing Master Plan and launch of “Zoning for Housing” initiatives to meet housing needs and address systemic inequities (currently, ADUs, IZ and co-location)
- Joint Facilities Master Plan
  - Schools-Affordable Housing colocation being studied

# Parkstone Alexandria: Existing Apartments and Future Development Opportunity



# Staying Home: A War Time Housing Director and the Invisible Enemy



- Mitigating the financial impacts of COVID-19 and reducing housing insecurity
  - Mayor’s letter to landlords requesting that they work with tenants suffering income loss (rent repayment plans, no evictions, waive late fees)
  - Bi-weekly check-ins with nonprofit partners leads to first rental assistance program (special CDBG COVID-19 funds) of \$671,570 to serve ~450 residents of City-supported affordable housing and set-aside units
  - Matrix of Housing Relief Programs and Resources
  - Citywide Rental Assistance proposed from State allocation of CARES Act Funds (\$3 M)
    - Working with DCHS, ARHA and community-based relief providers to develop and implement equitably and efficiently
    - Reduce tenants future repayment burden (payments to landlords to benefit tenant’s account) and sustain the City’s rental stock
- Planning for the Housing Recovery
  - Aspirational change “not business as usual”
  - How does housing need to change? (building on housing as a social determinant of health)

# FY 2021 – Moving Forward and Remaining Ready



## City budget 2.0 (for affordable housing development)

	<u>1.0</u>	<u>2.0</u>	
■ FY 2021 Meals Tax	\$5.1 M	\$4.1 M	(-1.0)
■ Amazon (City)	\$1.0 M	\$1.0 M	
■ Fund balance (Parkstone)	\$3.5 M	\$3.5 M	
■ Repay CIP advance (Parkstone)			
	<u>(-\$3.5 M)</u>	<u>(-\$3.5 M)</u>	
<b>Available 07/01/20</b>	<b>\$6.1 M</b>	<b>\$5.1 M</b>	

*Plus, Housing Trust Fund (~\$2M projected developer contributions) and HOF (\$1.6M HOME/CDBG and dedicated revenues ~\$600K) and VHDA Amazon \$ = ~\$9.3M*

# FY 2021 – Moving Forward and Shaping the New Normal Together (Opportunities and Challenges)



- Pandemic – Immediate recovery priorities and future need for safe, decent and affordable housing (more, and different)
  - Data: Equity and housing as a social determinant of health
  
- Affirm regional housing goals
  
- Where are the emerging opportunities?
  - Upcoming churn in real estate market
  - Low interest rates, VHDA Amazon, HTF (including new GSE infusion)
  
- Alexandria
  - Creating future opportunities – ROFRs
  - ARHA redevelopment (RFQ pending)
  - Mixed Income affordable assisted living
  - Zoning for housing
  - Pipeline of significant development projects