



ARLINGTON COUNTY: HOUSING AND BUDGET RESPONSE BEFORE AND DURING COVID

NVAHA LEADERSHIP COUNCIL

MAY 11, 2020

PRE-COVID: FY₂₀ PROJECT AND PROGRAM UPDATE



FY20: YEAR OF HOUSING OPPORTUNITY AND PROGRESS

- Amazon announces decision to locate in National Landing area of Arlington
- Renewed interest in providing affordability for most vulnerable households earning <30% AMI
- Housing Arlington continues work on 6 initiatives to expand housing affordability in Arlington:
 - Land Use Tools (including Missing Middle housing)
 - Financial Tools
 - Employee Housing
 - Institutional Partnerships
 - Condo Initiative
 - Affordable Housing Master Plan Review



FY20: YEAR OF HOUSING OPPORTUNITY AND PROGRESS

- Site Plan Negotiations yield largest developer contribution to-date as well as a parcel of land for affordable housing
- Met Park: Approved December 2019
 - Amazon HQ2: Two office buildings and ground floor retail anticipated to be completed in 2023
 - \$20M developer cash contribution for affordable housing is largest to-date
- Crystal Houses: Approved December 2019
 - Developer agreed to convey parcel to the County, which will allow the future construction of 81 or more affordable units, plus agreed to a \$1.65M cash contribution for affordable housing



FY20: YEAR OF HOUSING OPPORTUNITY AND PROGRESS

- American Legion Project: Funding approved December 2019
 - \$8.175M County allocation for the 80-unit 4% LIHTC project (\$5.73M previously allocated in February 2019 for the 9% LIHTC project)
 - 160 new affordable units to be constructed by 2022
- Cadence Project: Funding approved December 2019
 - \$11M County allocation
 - 97 new affordable units to be constructed by 2022
- Arlington View Terrace East: Funding approved February 2020
 - \$8.24M County allocation
 - 77 new affordable units to be constructed by 2023

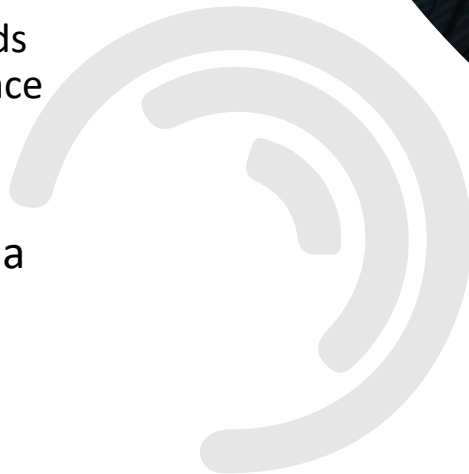


COVID-RELATED HOUSING AND SAFETY NET PROGRAMS



FEDERAL CARES ACT FUNDS

- Community Development Block Grant (CDBG): \$830K (includes \$40K for Falls Church)
- Community Services Block Grant (CSBG): \$230K (estimated)
- HOME Investment Partnerships Program (HOME) funds and additional CDBG funds may be available at a later date
- Community stakeholder survey to identify critical needs
 - 73 surveys issued and responses received from 26 organizations
 - Based on survey results, staff recommends using funds for emergency rental assistance (including utilities and internet) to be administered by community nonprofit
- Additional funds may be awarded through a NOFA issued this summer



SINGLE-FAMILY TEMPORARY PAYMENT FORGIVENESS

- Single Family Borrowers of the Moderate Income Purchase Assistance Program (MIPAP) and Home Improvement Program (HIP) with monthly amortized payments are eligible
- Approximately 100 loans total
- Monthly payments (principal and interest) between May 1 and December 31, 2020 will be administratively credited by the County's loan servicer, AmeriNat
- Monthly payments resume on January 1, 2021



MULTIFAMILY LIMITED LOAN PAYMENT WAIVER

- Multifamily borrowers who have not submitted CY 2020 residual receipt loan repayments as of April 1, 2020 can request a “Limited Loan Payment Waiver” to address emergency needs, including:
 - rental assistance for tenants so that they can remain at the property
 - operating deficits resulting from vacancy and rent losses
 - other emergency needs associated with COVID-19
- Waived payments are not forgiven or forborne. The County loan continues to accrue interest on the unpaid balance, including the portion not remitted to the County, as prescribed by terms in the County loan agreements



RENTAL ASSISTANCE PROGRAMS

HOUSING GRANTS AND HOUSING CHOICE VOUCHERS



- HG: Working family households with job loss can use pre-COVID income and work hours to determine qualifying eligibility
- HCV: HCV clients experiencing a loss of income may qualify for a lower household rental contribution. Inspections of contracted properties suspended; inspections for new and vacant units for HCV occupancy are still underway with inspections modified through virtual methods

- County used prior-year carryover funding to expand state grant services to temporarily shelter homeless PSH clients on the waitlist for permanent housing
- Efforts help reduce exposure and slow the spread of the virus among Arlington's homeless population



PERMANENT SUPPORTIVE HOUSING

OTHER HOUSING AND SAFETY NET SUPPORT

- Issued County Board letter to Arlington Landlords
- Launched information campaign and provided comprehensive online resources for tenants and landlords
- Identified quarantine housing as back-up for congregate care settings
- Provided an additional \$300,000 to THRIVE for emergency assistance for residents in need
- Provided an additional \$100,000 to the Arlington Food Assistance Center (AFAC)
- Providing safety net non-profits with a one-time 1.5% contract increase (~\$167K) in FY 2020
- Reviewing options to support market-rate landlords



FY21 BUDGET IMPACTS



FY21 REVISED BUDGET

- With COVID, realized a \$56 million reduction for FY21 – budget quickly revised
- Housing and Safety Net Results
 - AHIF: \$16 million (FY20 adopted levels)
 - Housing grants: \$10.1 million (\$0.8M increase)
 - Permanent supportive housing: \$2.5 million (\$0.4M increase)
 - COVID contingent: \$10.2 million - includes \$2.7 M for housing and safety net contingency for eviction help, housing grants, and food assistance expenses
 - New/Expanded Programs Postponed or Cut
- Budget will be revisited as needed to respond to actual revenues and funding needs





THANK YOU!

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