

City of Alexandria, Virginia

FY 2022 Housing Budget and Outlook

Meeting City housing affordability targets informed by regional need, COVID-19 and a commitment to equity

NVAHA Leadership Council - May 10, 2021



FY 2022 City budget, plus



\$ for affordable housing development and preservation

■ CIP - FY 2022 Meals Tax Increment	\$6.2 M
– including GF \$2.6 M makeup	
■ City Amazon pledge (GF)	\$1.0 M
■ FY 2021 Revenue Adjustment	<u>\$1.0 M</u>
Total available 07/01/21	\$8.2 M

Plus (~\$10.8 M): HOF (~\$2.0 M HTF + ~ \$2.6M HOME+/CDBG + dedicated revenues ~\$425K) + HUD Section 108 ~\$5.8 M

TBD: VH Amazon Impact; state and national HTF; other federal \$, Amazon HEF, JBG SMITH Social Impact Fund

Housing Master Plan/RHI status report



- 2013 HMP “on track” to meet goal of new affordability (2,000 units) by 2025
- 2020 COG Regional Housing Initiative is underway: +2,250 more affordable and workforce units by 2030
- HMP update in FY 2025: Housing for All/ALL Alexandria

Update – City financial support and partnerships (since 2019)



- Completed CAUs (900+)
 - Lacy Court, The Nexus, Parkstone, The Bloom/Carpenter's Shelter, The Spire, Bellefonte Apartments, The Lineage at North Patrick (Ramsey Homes), **Landmark Tower**, other City programs (HAP, HRLP, RAMP)
- Under construction (81) - The Waypoint
- In pipeline (~720) – Arlandria, Parcview II and Seminary Road
- Upcoming (1,150+): CLI, Landmark Mall, South Patrick Street/ASBC, ARHA RFP, NPY/Block 23, other homeownership, Year 15; investment to strengthen aging condominium communities

Update – Planning, land use and policy tools to increase housing and affordability (since 2019)



- RMF and bonus density (e.g., The Heritage: ~200)
- HMP midpoint check in – 2020 Housing Summit
- Housing contributions policy update: voluntary to mandatory; converting commercial to residential use; additional density beyond Small Area Plan; senior/CoC housing
- Development set-asides
- Zoning for Housing initiatives: ADUs and IZ
- Prioritizing affordable housing production/preservation and tenant protections in Small Area Plans (e.g., Arlandria)

Community Need, COVID-19, Equity



- 1. Ensuring the housing needs of all Alexandrians are met**
 - 2. Ensuring all Alexandrians benefit from federal recovery \$**
 - 3. Ensuring all Alexandrians benefit from economic development**
- Landlord/Tenant services/mediation and rental assistance \$ to maintain post-pandemic housing security and stability
 - Deep affordability and local pilot rental subsidy
 - Housing+ to bring services to LI, BIPOC and new immigrant communities
 - Access: increase CAU geographic distribution among neighborhoods of opportunity; mixed-income and multi-ability development
 - More affordable/workforce homeownership options
 - Opportunities for regional collaboration