


*City of Alexandria, Virginia*6-26-07

MEMORANDUM

DATE: JUNE 18, 2007

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER 

SUBJECT: CONSIDERATION OF EXTENDING THE TERM OF THE AFFORDABLE HOUSING INITIATIVES WORK GROUP

ISSUE: Extension of the term of the Affordable Housing Initiatives Work Group

RECOMMENDATION: That City Council:

- (1) Repeal Resolution No. 2195 which established a work group on affordable and workforce housing, now known as the Affordable Housing Initiatives Work Group; and
- (2) Adopt the attached resolution (Attachment I) to extend the term of the Affordable Housing Initiatives Work group through December 31, 2008.

BACKGROUND: City Council Resolution No. 2195, adopted in June 2006, established a work group to review various aspects of affordable housing outlined in the Resolution, and to make recommendations for new or modified affordable housing goals and targets, to include numbers of units to be developed or preserved with specific mechanisms, and specify the funding and other resources necessary to achieve these goals. The resolution specifies that the term of the group shall not extend past the sunset date of September 1, 2007.

DISCUSSION: The Affordable Housing Initiatives Work Group, chaired by Council Members Rob Krupicka and Ludwig Gaines, consists of 14 members, listed in Attachment II. The Work Group began its work with a brainstorming exercise to identify goals; issues and challenges; questions and information needs, and ideas and opportunities. Since then, it has reviewed a wealth of background information; developed a comprehensive work plan (Attachment III) and established subcommittees to address each topic; and begun its work of addressing work plan topics.

Given the extensive nature of the topics to be covered and the likely number of meetings that will be needed to address them (which may exceed the number currently specified in the work plan), the Work Group has determined that it will not be possible to complete its

task by the September 1 sunset date, but that a final product can be forwarded to Council no later than June 2008. Staff recommends that the term of the group be extended through December 31, 2008, to allow for any follow-up that may be requested by City Council. The Work Group also anticipates requesting a work session with Council at some point during FY 2008.

In particular, one new work plan item that the Work Group will focus on is reviewing the condition of public housing in the City, and making recommendations concerning a long-range public housing plan, including finances, physical condition/capital needs, and land use options. This work plan item arose out of community and City-ARHA Redevelopment Work Group discussions on Glebe Park and the Braddock Road Small Area Plan where the need for a long-range plan for public housing was articulated. The Affordable Housing Initiatives Work Group had already had public housing long-range financial planning on its work agenda, but now physical condition/capital needs, policy principles, and land use would be added to the work agenda to make the end work ARHA related work group product more strategic, holistic and long-term in nature.

ATTACHMENTS:

Attachment I. Resolution

Attachment II. Affordable Housing Initiatives Work Group Members

Attachment III. Work Plan

STAFF: Mildrilyn Stephens Davis, Director, Office of Housing

RESOLUTION No. _____

WHEREAS, affordable housing is a high priority in the City of Alexandria as reflected in the City Council’s Strategic Plan goal calling for a caring community that is diverse and affordable, and its related objective that an increased number of affordable housing units are available with emphasis on low and moderate income city workers, seniors, and individuals with disabilities.

WHEREAS, the City operates a variety of affordable programs to make housing more affordable and also supports the production of affordable housing through various funding and land use mechanisms, and

WHEREAS, there are additional mechanisms for supporting affordable housing that merit further exploration for potential use in the City of Alexandria, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

There is hereby established an ad hoc work group known as the Affordable Housing Strategy Work Group.

The composition of the work group shall include two members of City Council as liaisons, and 14 members, as follows: one member of the Affordable Housing Advisory Committee; one member of the Planning Commission; one member of the Alexandria Redevelopment and Housing Authority; one representative of the Alexandria Housing Development Corporation; one representative of Housing Action; one non-profit housing developer; one for-profit developer with affordable housing experience; one land use attorney with affordable housing experience; one person with expertise in affordable housing finance; one Chamber of Commerce representative; one teacher, police officer, or City employee; one

representative of the Commission on Persons with Disabilities, one representative from the Commission on Aging, and one civic association representative.

The term of the Work Group shall not extend past the sunset date of December 31, 2008.

Members of the Work Group shall be appointed by the Mayor, with input from other members of the City Council; provided, that a member who is the representative of an organization shall be nominated by the organization. The members appointed shall serve until the expiration of the term of the Work Group; provided, that a member who is the representative of an organization shall cease to be a member at such time that such member shall cease to be a member in good standing of the organization for which such member serves as representative and may be replaced by another representative appointed by the Mayor.

The Work Group will:

(1) Review information on City demographics, and characteristics and affordability of the City's housing stock.

(2) Review tools and mechanisms for affordable housing production and housing assistance, including those used in the City as well as elsewhere, to include:

- rental assistance programs
- home purchase assistance programs
- other affordability programs for assistance to renters and homeowners
- mechanisms for preservation of existing affordable housing
- land use and financing tools for development of affordable rental housing
- land use and financing tools for development of affordable sales housing

(3) Review existing City goals and targets for affordable housing.

(4) Make recommendations concerning the use of additional tools and mechanisms in Alexandria.

(5) Make recommendations for new or modified affordable housing goals and targets, to include numbers of units to be developed or preserved with specific mechanisms, and specify the funding and other resources necessary to achieve these goals.

(6) Make recommendations in regard to holistic long-range plans that are strategic in nature, including physical condition/capital needs, policy principles, financing and land use in regard to public housing.

The Work Group may adopt rules and regulations on procedure and other matters so long as same are not inconsistent with the City Code including, but not limited to, the establishment of sub-committees through which it may carry on its functions and purposes.

The mayor shall appoint from among the members a convenor, who shall serve as chairman.

The city manager shall designate City staff as needed to provide administrative and logistical support to the work group.

Adopted: _____

WILLIAM D. EUILLE, Mayor

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

AFFORDABLE HOUSING INITIATIVES WORK GROUP MEMBERS

- City Council liaisons
- one member of the Affordable Housing Advisory Committee
- one member of the Planning Commission
- one member of the Alexandria Redevelopment and Housing Authority
- one representative of the Alexandria Housing Development Corporation
- one representative of Housing Action
- one non-profit housing developer
- one for-profit developer with affordable housing experience
- one land use attorney with affordable housing experience
- one person with expertise in affordable housing finance
- one Chamber of Commerce representative
- one teacher, police officer, or City employee
- one representative of the Commission on Persons with Disabilities
- one representative from the Commission on Aging
- one civic association representative

ROB KRUPICKA
LUDWIG GAINES

NANCY CARSON
ERIC WAGNER
MELVIN MILLER
DANIEL ABRAMSON
JAMES HOBEN
HERB COOPER-LEVY
STAN SLOTER
JONATHAN RAK
MICHAEL SCHEURER
TBD
ELISSA WEBSTER
CHUCK BENAGH
BILL HARRIS
JOSEPH GRIGG

8

Attachment II

AFFORDABLE HOUSING INITIATIVES WORK GROUP
REVISED WORK PLAN

Meeting 3 - March 8

Final review of brainstorming outline
Review of new draft work plan

Meeting 4 - May 10

Topic area: Define affordability and identify goals for different populations

Group: Chuck Benagh, Bill Harris, Elissa Webster, Nancy Carson

Objectives: 1) Draft a definition for affordable and workforce housing
2) Discuss overall Council policy for affordable housing and the best way to address Public Housing, Non-Profit, Rental, Ownership, Market, affordable vs. workforce, etc. Draft recommendations on the goals for various populations.

Meeting 5 - June 14 and

Meeting 6 - Date TBD

Topic area: Preserve/protect existing affordable rental housing stock, Part I

Group: Herb Cooper-Levy, Jim Hoben, Chuck Benagh, Jonathan Rak, Joe Grigg

Objective: Achieve an understanding of what we have, what is at risk, and what it takes to preserve it. Review current goals and what it takes to support them; discuss changes/modifications and associated funding needs.

2 meetings:

- 1) Current affordable stock; threats to continued affordability; costs of preservation
- 2) Current policies, funding sources, funding levels; recommendations

Meeting 7 - Date TBD

Topic area: Preserve/protect existing affordable rental housing stock, Part II: Resolution 830

Group: Melvin Miller, Herb Cooper-Levy, Jim Hoben

Objective: Achieve an understanding of basic financial needs for ARHA, lost federal money, the gap between ARHA's current income and anticipated needs. Develop policy recommendations, possibly including alternative Council Affordable Housing Resolution/Policy.

Meetings 8, 9 – Dates TBD

Topic area: Ensure Alexandria's Development Process Encourages Sustainable Affordability

Group: Eric Wagner, Michael Scheurer, Daniel Abramson, Ludwig Gaines, Stan Sloter

Objective: Achieve an understanding of factors that affect how much affordable housing can be produced in new developments, and of planning tools that are being used or could be used. Develop policy recommendations.

Meeting 10

Topic area: Funding

Group: Rob Krupicka, Michael Scheurer, Nancy Carson

Objective: Achieve an understanding of currently available resources (amounts; sources; constraints on uses of some funding streams); discuss whether current allocation is the best allocation. Identify funding needs. Identify new funding approaches. Draft policy recommendations for funding policy changes/new tools to develop, as well as potential policy recommendations for inclusion in legislative package.

Meeting 11

Topic area: Scorecard/Metrics

Group: Jim Hoben, Stan Sloter

Objective: 1) Discuss how we define the affordable housing problem for the community and how we communicate to them on our efforts/success. Develop goals/metric recommendations.

2) Develop strategy for public relations/publicity/other actions to defuse NIMBYism

Meeting 12

Topic area: Recap of group conclusions/recommendations to be included in final product

Objective: Review draft recommendations and get preliminary comments.

Meeting 13

Objective: Review/finalize draft recommendations: Scorecard, Planning Recommendations, Funding Needs and Policy Options, Communication Plans, New Council Affordable Housing Resolution/Policy

RESOLUTION NO. 2240

WHEREAS, affordable housing is a high priority in the City of Alexandria as reflected in the City Council's Strategic Plan goal calling for a caring community that is diverse and affordable, and its related objective that an increased number of affordable housing units are available with emphasis on low and moderate income city workers, seniors, and individuals with disabilities; and

WHEREAS, the City operates a variety of affordable programs to make housing more affordable and also supports the production of affordable housing through various funding and land use mechanisms; and

WHEREAS, there are additional mechanisms for supporting affordable housing that merit further exploration for potential use in the City of Alexandria; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALEXANDRIA, VIRGINIA:

There is hereby established an ad hoc work group known as the Affordable Housing Strategy Work Group.

The composition of the work group shall include two members of City Council as liaisons, and 14 members, as follows: one member of the Affordable Housing Advisory Committee; one member of the Planning Commission; one member of the Alexandria Redevelopment and Housing Authority; one representative of the Alexandria Housing Development Corporation; one representative of Housing Action; one non-profit housing developer; one for-profit developer with affordable housing experience; one land use attorney with affordable housing experience; one person with expertise in affordable housing finance; one Chamber of Commerce representative; one teacher, police officer, or City employee; one representative of the Commission on Persons with Disabilities, one representative from the Commission on Aging, and one civic association representative.

The term of the Work Group shall not extend past the sunset date of December 31, 2008.

Members of the Work Group shall be appointed by the Mayor, with input from other members of the City Council; provided, that a member who is the representative of an organization shall be nominated by the organization. The members appointed shall serve until the expiration of the term of the Work Group; provided, that a member who is the representative of an organization shall cease to be a member at such time that such member shall cease to be a member in good standing of the organization for which such member serves as representative and may be replaced by another representative appointed by the Mayor.

The Work Group will:

- (1) Review information on City demographics, and characteristics and affordability of the City's housing stock.
- (2) Review tools and mechanisms for affordable housing production and housing assistance, including those used in the City as well as elsewhere, to include:
 - rental assistance programs
 - home purchase assistance programs
 - other affordability programs for assistance to renters and homeowners
 - mechanisms for preservation of existing affordable housing
 - land use and financing tools for development of affordable rental housing
 - land use and financing tools for development of affordable sales housing
- (3) Review existing City goals and targets for affordable housing.
- (4) Make recommendations concerning the use of additional tools and mechanisms in Alexandria.

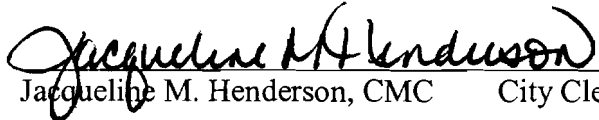
- (5) Make recommendations for new or modified affordable housing goals and targets, to include numbers of units to be developed or preserved with specific mechanisms, and specify the funding and other resources necessary to achieve these goals.
- (6) Make recommendations in regard to holistic long-range plans that are strategic in nature, including physical condition/capital needs, policy principles, financing and land use in regard to public housing.
- (7) The Work Group may adopt rules and regulations on procedure and other matters so long as same are not inconsistent with the City Code including, but not limited to, the establishment of sub-committees through which it may carry on its functions and purposes.
- (8) The mayor shall appoint from among the members a convenor, who shall serve as chairman.
- (9) The city manager shall designate City staff as needed to provide administrative and logistical support to the work group.

ADOPTED: June 26, 2007



WILLIAM D. EULLE MAYOR

ATTEST:



Jacqueline M. Henderson, CMC City Clerk