

City of Alexandria, Virginia

MEMORANDUM

DATE: DECEMBER 3, 2008

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

FROM: JAMES K. HARTMANN, CITY MANAGER *J*

SUBJECT: CONSIDERATION OF RESOLUTION 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. 2240 which replaced the previous Resolution No. 2195 that 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 March 31, 2009.

BACKGROUND: City Council Resolution No. 2195, adopted in June 2006, established a work group to review various aspects of affordable housing outlined in that 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 specified that the term of the group shall not extend past the sunset date of September 1, 2007. In June 2007, Council repealed Resolution No. 2195 and replaced it with Resolution No. 2240, extending the term of the group to a new sunset date of December 31, 2008.

The Affordable Housing Initiatives Work Group, chaired by Council liaisons Ludwig Gaines and Rob Krupicka, consists of 13 members, listed in Attachment II. An interim report containing the Work Group's preliminary findings and recommendations was presented to Council in May 2008, followed in June 2008 by adoption of a work plan to implement those recommendations. Since the Work Group's adoption of its interim report in April, it has held eight additional meetings and five subcommittee meetings and has addressed the topics of Resolution 830 (three meetings), housing metrics, funding priorities, and held further discussions on the previous topics of housing preservation and affordable housing development. Despite a concerted effort to complete its mission in December by doubling and tripling the number of monthly meetings

held in October and November, the Work Group has determined that it will need to continue meeting in January in order to wrap up the discussions on these topics and complete its final report. The group now plans to hold one December and two January meetings, and expects to adopt a final product at its second January meeting for forwarding to Council no later than February 2009. However, staff recommends that the term of the group be extended through March 31, 2009, to allow for any follow-up that may be requested by City Council.

ATTACHMENTS:

Attachment I. Resolution

Attachment II. Affordable Housing Initiatives Work Group Members

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 March 31, 2009.

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.

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

LUDWIG GAINES
ROB KRUPICKA

Member of the Affordable Housing Advisory Committee
Member of the Planning Commission

NANCY CARSON
ERIC WAGNER

Member of the Alexandria Redevelopment and
Housing Authority

MELVIN MILLER

Representative of the Alexandria Housing Development
Corporation

KERRY DONLEY

Representative of Housing Action

JAMES HOBEN

Non-profit housing developer

HERB COOPER-LEVY

For-profit developer with affordable housing experience

STAN SLOTER

Land use attorney with affordable housing experience

JONATHAN RAK

Person with expertise in affordable housing finance

MICHAEL SCHEURER

Chamber of Commerce representative

No representative provided

Teacher, police officer, or City employee

ELISSA WEBSTER

Representative of the Commission on Persons with Disabilities

CHUCK BENAGH

Representative from the Commission on Aging

BILL HARRIS

Civic association representative

JOSEPH GRIGG

RESOLUTION NO. 2310

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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: December 9, 2008

WILLIAM D. EUILLE **MAYOR**

ATTEST:

Jacqueline M. Henderson, CMC City Clerk

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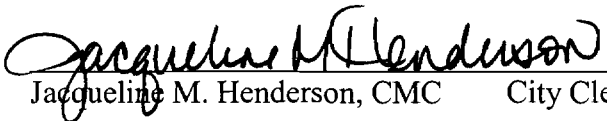
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WILLIAM D. EULLE MAYOR

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