
Blueprint for Affordable Housing

FY 2011 Funding Options

Board Budget Committee

March 26, 2010

Reminder - Housing Blueprint Requirements

FY 2011 Housing Blueprint Request – \$10,110,400

- Priority One/Urgent - \$7,118,400
 - \$4,118,400 for Bridging Affordability Program (364 households on waiting lists and 48 homeless families/individuals)
 - \$3,000,000 for rehabilitation/replacement of Lincolnia Senior Facility
- Priority Two/Critical - \$500,000
 - \$500,000 for North Hill Park (Mt. Vernon District) predevelopment funding for construction of 67 units (20 rental for extremely-low income and 47 homeownership for low-income)
- Priority Three/Important - \$2,492,000
 - \$2,367,000 for non-profit affordable housing development (up to 100 new units for low and moderate-income households)
 - \$125,000 for Home Share Program (home sharing program for 50 seniors and persons with disabilities)

Reminder – Fund 319 Affordable Housing Commitments

FY 2011 Advertised Budget Plan

- \$9.34 million budget allocated as follows:
 - \$5,823,750 for Wedgewood debt service
 - \$3,282,750 for Crescent debt service
 - \$233,500 (equivalent to 2.5% of allocation for administrative support)

Focus on Priority One/Urgent Recurring

- Recurring \$4,118,400 for Bridging Affordability Program
 - 364 households on waiting lists
 - 48 homeless families/individuals
- Recommendation – Fund recurring blueprint Priority One with \$4 million in recurring revenue available starting in FY 2011 from Wedgewood Apartments rental income

Focus on Capital Blueprint Priorities

■ *Updated Requirements*

□ *Lincolnia Senior Facility*

- *Original staff estimate of \$3.00 million updated based on engineering review for complete rehabilitation of Lincolnia estimate is \$5.80 million*

- *\$3.02 million for HVAC*
- *\$5.80 million for complete rehabilitation*

□ *North Hill*

- *Predevelopment costs of \$500,000 identified as Priority Two/Critical now updated to include all development costs for total of \$10.41 million*

- *Existing Bond Referendum of \$3.12 million*
- *Balance to be funded \$7.29*

- *Total of \$13.09 million in costs to be funded for Lincolnia and North Hill*

Options for Capital Blueprint Priorities

1. *Issue \$13.09 million in new debt for rehabilitation of Lincolnia and development of North Hill at annual debt service cost of approximately \$1.1 million OR*
2. *Issue \$5.80 million in new debt for rehabilitation of Lincolnia at annual cost of approximately \$485,000 OR*
3. *Fund \$3.02 million for HVAC replacement at Lincolnia from one time funding / balances at FY 2010 Carryover*

Future Capital Priorities

- Review scope and funding options for Lewinsville redevelopment for consideration in the FY 2012 budget process, fiscal conditions permitting
- Current estimate approximately \$16 million for redevelopment with \$11 million gap needing to be funded by the County
 - Of the total cost, funding of approximately \$5 million has been identified including the Housing Trust Fund, CDBG and Tax-Exempt Bonds