

City of Alexandria, Virginia
BUDGET AND FISCAL AFFAIRS ADVISORY COMMISSION
Regular Meeting
Tuesday – May 15, 2018
7 p.m.
Alexandria City Hall
Sister Cities Conference Room #1101
301 King Street
Alexandria, VA 22314

Summary Minutes

Commission Members:

Ben Klein (Chair), Kathy Stenzel (Vice Chair), Martin Frost, Skip Maginniss, Kirk McPike, Ericka Miller, Jesse O’Connell, Joe Valenti, Michael Wenk

Absent: David Baker (excused), Margaret Gullen (excused), Leonard Rubenstein (excused), Robert Shea (excused)

OMB Staff:

Morgan Rott, Arthur Wicks

Others in Attendance (Guests/Staff/Public):

Helen McIlvaine, Office of Housing

Agenda:

- I. Call to Order:** Chair **Klein** called the meeting to order at 7:02 with a quorum present.
- II. Approval of Minutes:** **Wenk** moved to approve the minutes as written. **Frost** seconded the motion. The motion carried by unanimous voice vote.
- III. Recap of April 18th Budget Worksession**
 - a. The commission engaged in a general discussion of the City Council worksession, and shared significant impressions and takeaways.
 - b. City staff likewise offered impressions on the session
- IV. Affordable Housing Discussion**
 - a. **McIlvaine** presents an overview of her office and the role it performs for the City, along with context regarding their funding sources and programs.
 - b. **Rott** explains how city funds tabbed for housing are accounted for and how they, along with related cash flows, end up in the Housing Opportunity Fund
 - c. **Wenk** asks if the city has explored the viability of an entity like a development bank
 - d. **O’Connell** asks about the decline in receipt of federal grant funds and also about the policy approach to the development of workforce housing
 - e. **Valenti** asks the impact of recent federal tax reform on low-income tax credits

- f. **O’Connell** asks about the use of bonus density as our primary affordable housing policy lever, and how we can resolve the political tensions that arise
 - i. **McIlvaine** offers the example of exclusionary zoning options (like is used in Arlington) as an alternative approach
- g. **O’Connell** asks about how the Office of Housing works with Planning & Zoning
 - i. **McIlvaine** says they work closely, and the Rt. 1 housing affordability study is a good example of that interaction
- h. **Stenzel** asks about application eligibility and how the waiting list is maintained
- i. **Valenti** asks about progress toward the Housing Master Plan goal, and if/how the recent effort to dedicated funding through the meals tax might effect that goal
 - i. **McIlvaine** points out that the goal was heavily dependent on the projected growth of affordable housing in the Beaugregard small area plan, and now that has changed
 - ii. They have pivoted their focus to concentrate on “deeply affordable” units
- j. **Wenk** asks what BFAAC can do to support an increase in affordable housing
 - i. **McIlvaine** says that her office feels well supported, but that a “consistent and reliable” funding source would help. She encouraged the commission to be proactive about future city housing needs and plan for it

V. OMB Report

- a. **Routt** reports that the significant add/delete changes were the meals tax to fund affordable housing and an increase in public safety compensation
- b. Next steps involve the public safety package going to contingency
- c. They will continue CIP work over the summer: decoupling; alternative approaches to scheduling; taking a purposefully deliberate pace to ensure the best option available
- d. Priority-based budgeting process is moving forward
 - i. They have reached the priority-setting part of the process
- e. The BFACC website has been updated and it looks stellar

VI. Affordable Housing Sub-Committee Formation

- a. The commission discusses the necessity of a sub-committee to work on affordable housing issues
- b. **Valenti** volunteers to lead it, **O’Connell** and **McPike** join it
- c. They will set a summer meeting and notify staff to post public notice

VII. Adjournment: **O’Connell** moved that the meeting be adjourned, **McPike** seconded. The motion carried by unanimous voice vote. The meeting adjourned at 8:28 p.m.

VIII. Next Meeting: August 21, 2018