

Expanding Richmond's Affordable Housing Capacity

NEED FOR
AFFORDABLE
HOUSING AT CRITICAL
LEVELS



MORE EXPEDIENT
FUNDING SOLUTIONS
EXPLORED



PROVIDES IMMEDIATE,
ADDITIONAL FUNDING
COMPARED TO THE
CURRENT ABATEMENT
ROLL-OFF METHOD



CURRENT FUNDING
STRATEGY IS LIMITED AND
HAS DELAYED AVAILABILITY

USE OF BONDS WILL
PROVIDE \$50 MILLION
OVER FIVE YEARS

Abatement Roll-off vs. Bond Financing Comparison

Fiscal Year	Previous Method: Abatement Roll-off*	New Method: Taxable Bonds
2023	\$2,261,822	--
2024	\$3,761,739	\$10.0 million
2025	\$6,488,196	\$10.0 million
2026	\$8,169,215	\$10.0 million
2027	\$9,725,002	\$10.0 million
2028	\$11,022,793	\$10.0 million

- Taxable bonds provide \$50.0 million over five years.
- The city is working to create a one-for-one leveraging match which would result in **\$100.0 million in five years.**
- \$50.0 million method is more expedient and efficient.
- Additional taxes from abatement roll-offs will be used to pay debt service.
- Previous method has a one-year delay in funding availability.
- Previous method calculation annually is an undue administrative burden.

**Estimates as of mid-March 2023.*