



¡Bienvenidos!

مرحبًا

AlexWEST

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LTRB Meeting
May 1, 2024

خوش آمدی

بینه راغلاست



Welcome!



Meeting Agenda

1. Welcome
2. Plan Area Context and Planning Process Summary
3. Draft Plan Recommendations – Land Use and Housing
4. Questions and Discussion
5. Next Steps



Plan Area - Context

1,260 Acres - 13% of City

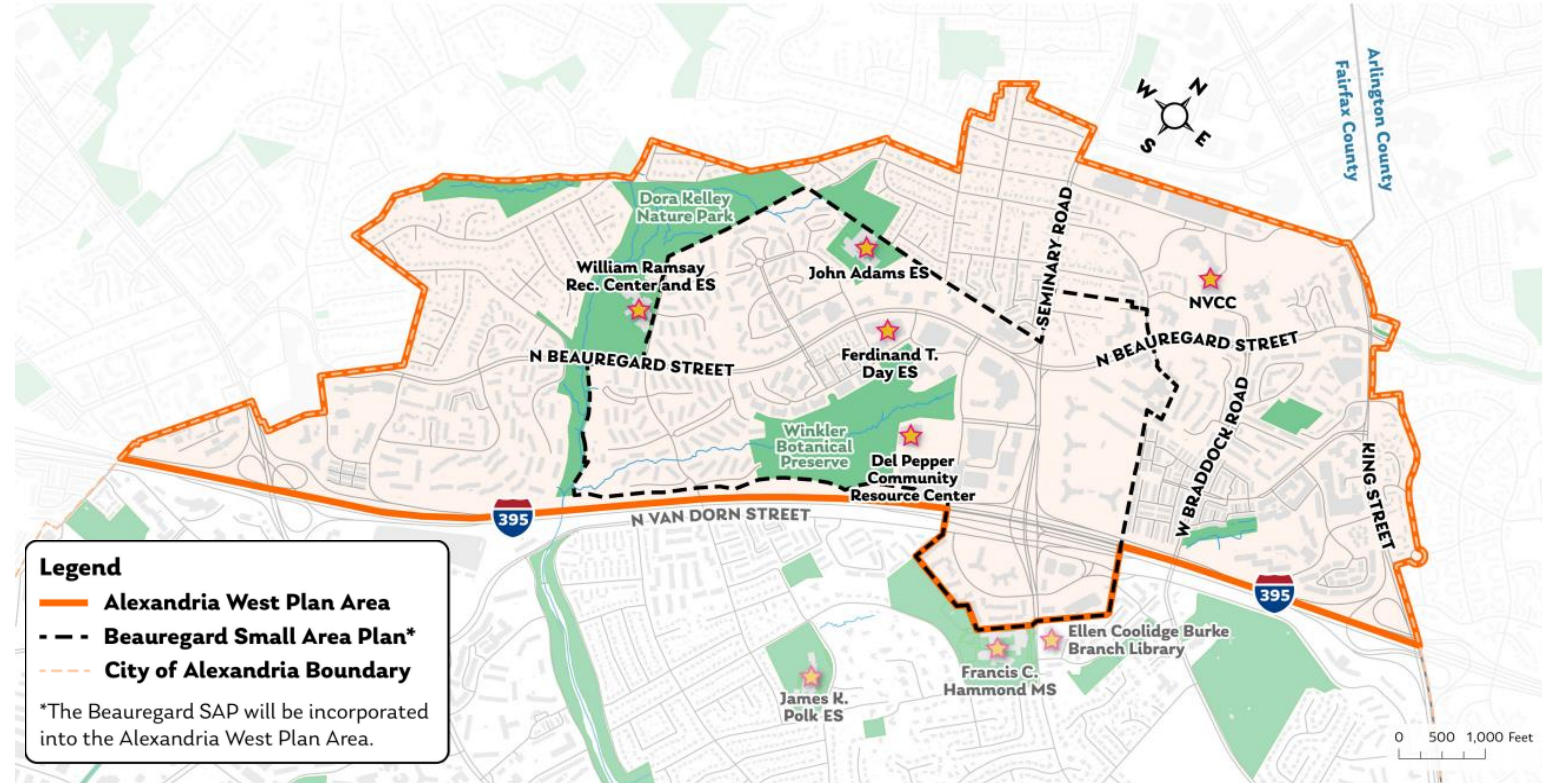
17% of City's population

38% of City's Market Affordable Units

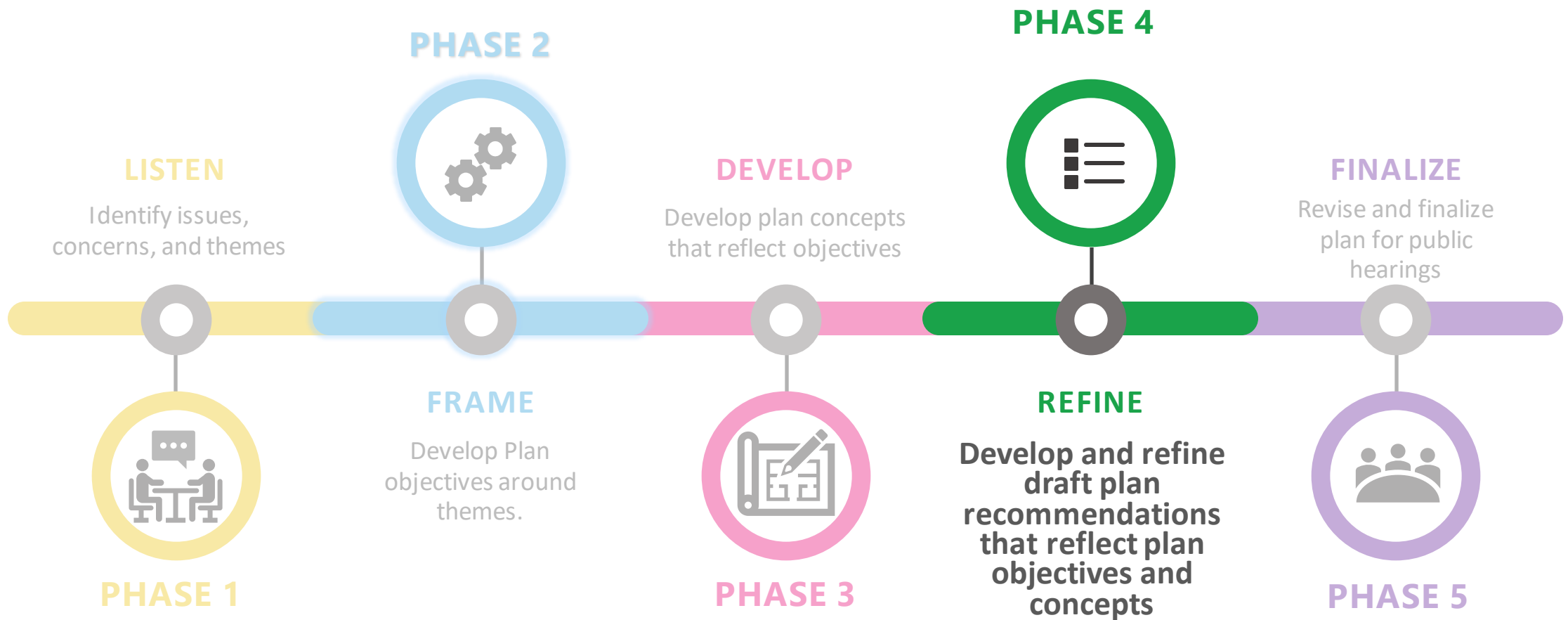
713 Committed Affordable Units

132 Acres existing public parks

~160 Acres of surface parking and commercial uses in Focus Area



Process Recap



What has community engagement included?

Pop-Ups in the community

Meetings with Residential Tenants + Property Owners

Meetings with Community Organizations

Open Houses

Food + Childcare

Community Meetings – in person + virtual

Language Interpretation

Community Polls

What have we discussed?

Infrastructure + Community Facilities

Urban Design

Transportation

Housing

Land Use

Sustainability

Parks + Open Space

Mobility

Community Health

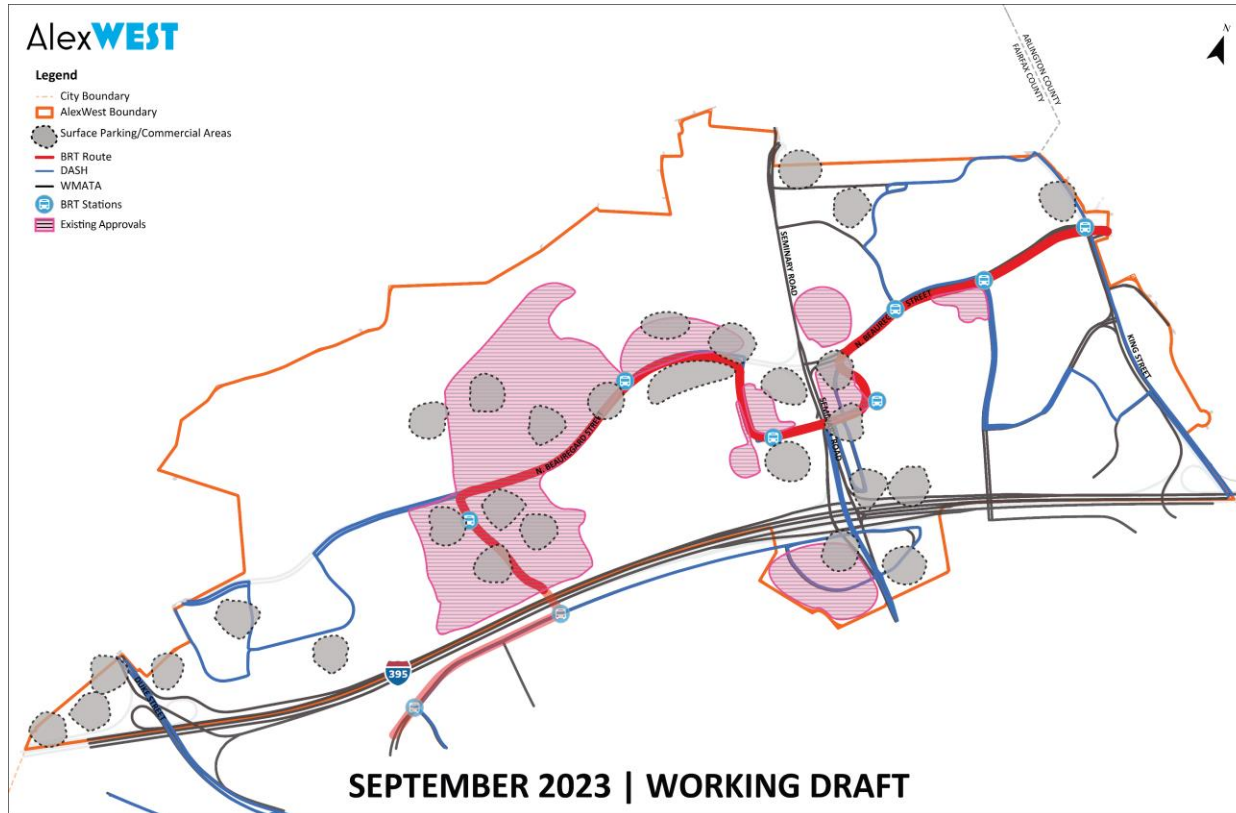
Community Objectives

These objectives, developed based on Community Feedback during Phases 1 – 3, were used to guide the development of recommendations and to evaluate comments and feedback:

- Safe, Affordable, and Diverse Housing
- Connected and Safe Mobility Network
- Enhanced and Expanded Recreation and Gathering Spaces
- High Quality Land Use and Design
- Sustainable, Healthy, and Resilient Neighborhoods



How we got here: Building a Proactive Land Use Strategy Responsive to Community Objectives



- **Prioritize** development near **transit**
- **Prioritize development of surface parking and underutilized commercial areas** to produce new housing in short term, minimize displacement of existing residents, improve stormwater runoff/heat island impacts
- Some property owners in AlexWest either have **existing development rights** or have expressed **interest in development**
- Addressing this **proactively** will help to ensure that any **new development** provides needed **benefits to the community** and is consistent with the neighborhood's **goals for the future**



Proposed Land Use Strategy

Focus Area

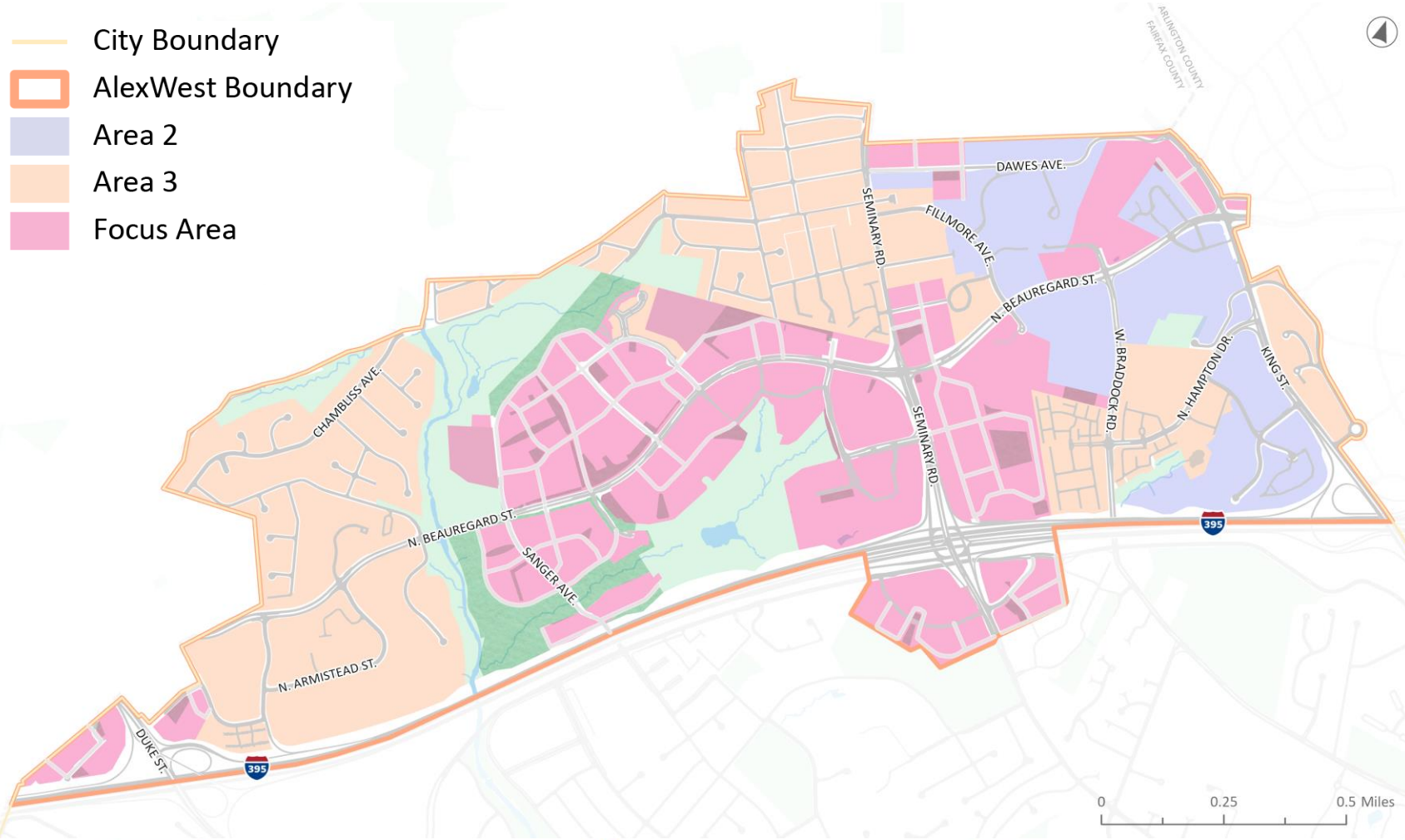
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

Area 2

New development and redevelopment will be subject to criteria established in the plan

Area 3

New development will proceed based on existing City policies



WORKING DRAFT | Revised April 2024



What is our Planning and Housing Challenge?

Rental Housing Breakdown, AlexWest

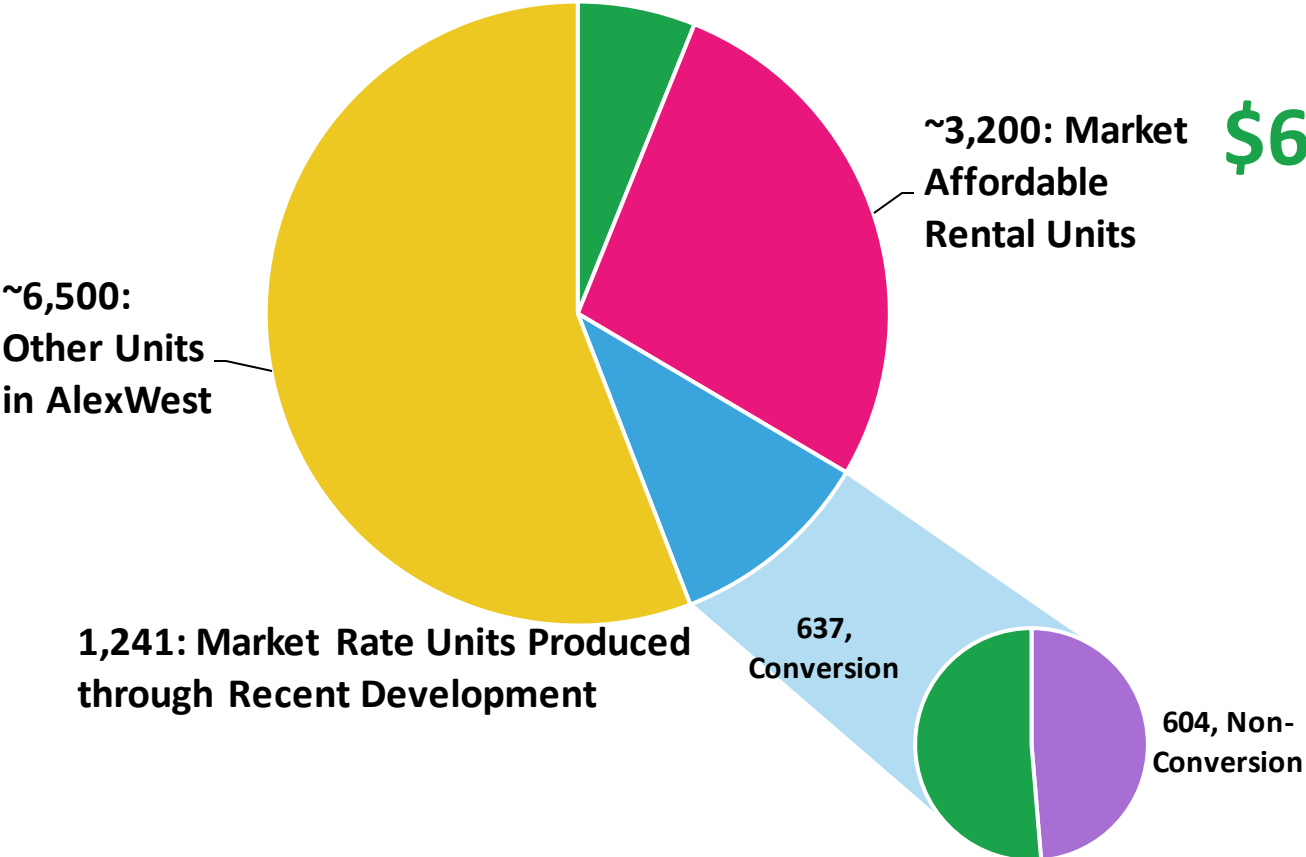
713: Committed Affordable Units at 30-80% AMI

50% of units were constructed in the 1950s and 1960s

\$68,847 is the AlexWest median income, compared to \$102,227 for rest of the City

98% of renter households with incomes <50K are housing cost burdened [2,800 households]

30% of the City's foreign-born population lives here



Housing Strategy

Community Concern: Fear of displacement due to high cost of housing and lack of affordable housing options

Key Recommendations

- Residential development to provide 10% of development above the base residential/existing zoning as committed affordable housing
- Affordable housing monetary contributions consistent with City affordable housing contribution policies
- Developers encouraged to consider alternative opportunities to deepen and expand affordability by:
 - Offering a greater number of affordable units, including family-sized units, in existing buildings;
 - Providing a greater number of affordable units off-site, but within or in close proximity to Plan Area;
 - Providing a monetary contribution to leverage other sources;
 - Dedicating land, air rights, or property to maximize affordable housing development through third party partners.
- Property owners with multiple residential properties encouraged to develop affordable housing plans that consider strategies to provide committed affordable housing in a coordinated way
- Residential development encouraged to provide a range of housing types, designs, and tenures to accommodate different household sizes, compositions, stages of life, and abilities



Housing Strategy

Tenant Protections

To mitigate residential displacement in the Plan area, the Office of Housing will:

- Work with community partners to cultivate and promote tenant empowerment through training and mutual support, and to ensure tenants are prepared to apply for new affordable units;
- Offer landlord-tenant mediation and other support, including eviction prevention services;
- Promote and seek compliance with the City's Voluntary Rent Increase Policy to help moderate annual rent increases and the application of excessive fees;
- Promote and seek commitments from developers to meet enhanced protections for impacted tenants:
 - Examples include: Tenant support during relocation, including expanded notice rights and developer-funded relocation and moving assistance; coordination of support services offered by ACPS, DCHS, and other City agencies; notification of resident meetings so that staff can monitor relocation process; the right to return for tenants in good standing
- Partner with DCHS and other City departments to pair housing assistance with workforce development, job training, and other self-sufficiency programs; and
- Identify legislative actions and tools needed to offer additional tenant protections and support anti-displacement strategies.



Housing Strategy

The City will continue to explore and pursue additional housing tools and tenant protections through:

- The upcoming Housing Master Plan Update
- Enhanced legislative authority through the State





Questions + Discussion

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