

# HOUSING OPPORTUNITIES





In March 2022, Alexandria City Council adopted six priorities that have been used to provide a cohesive framework for budget and policy decisions for the upcoming fiscal year. City Council developed these priorities at the Council Retreat, held January 29, 2022, and follow-up discussions at two City Council meetings.



Each of the six priorities have a business plan, which together provide the framework for an interdepartmental approach to achieving city goals. By consolidating recommendations and planned initiatives with specific objectives and indicators (which can be updated quarterly), the business plans describe how the City will ensure each priority area is well run and the community receives quality services.



Each City Council Priority Business Plan is viewed through the lens of equity, environmental justice, civility, transparency, respect and service, and includes specific objectives and initiatives tied to these principles. These priorities do not diminish or change the City's continuing commitment to its ongoing core services and accountability; rather, they bring focus to the concerns of highest need at the time.

City Council will re-evaluate the needs and priorities in December 2022 in anticipation of the year ahead and FY24 budget.

## PROVIDE DIVERSE HOUSING OPPORTUNITIES

We will reconsider our zoning model and pursue other tools to facilitate an Alexandria housing economy that provides the necessary range of price points, safe and sustainable housing options, and the associated services to meet the needs of a thriving city.

# GOALS

## 1 Provide diverse housing options at a variety of price points to support a thriving and inclusive Alexandria

### MAJOR INITIATIVES

Begin internal planning for the Housing Master Plan update beginning in mid FY24.

Support pending and anticipated affordable housing projects: Seminary Road (AHDC); Mount Vernon-Glebe (AHDC); Parc Vue preservation and refinancing (AHDC); Parcview II and I (Wesley); Pendleton Boarding House preservation and renovation; Samuel Madden and Ladrey (ARHA); Whitter Place-2712 Duke Street (CHP); CLI-Elbert (CLI); Arlandria Assemblage (Wesley); Landmark Fire Station (FP-Enduring Housing); North Potomac Yard Block 23 (TBD).

Support implementation of The Heritage redevelopment, including coordination with ACPS and the relocation team, in collaboration with developers, pursuant to tenant relocation plan.

Establish Alexandria Housing Affordability Advisory Committee (AHAAC) Investment Committee, to examine underwriting, due diligence and assessment criteria.

Explore opportunities for development of mixed income-affordable assisted living facility (MIAALF) using a financially sustainable model.

Finalize and launch Housing-Code initiative to provide education and training to City tenants, landlords and cadre of trusted partners and “tenant advocates” regarding their rights and responsibilities under Virginia Residential Landlord and Tenant Act (VRLTA), as well as multilingual/culturally competent communications campaign to empower and support tenants in reporting poor building conditions.

Develop and execute plan for rehabilitation of Pendleton Boarding House and coordinate with the Office of Historic Alexandria to memorialize the site’s cultural, historical and architectural significance to Alexandria’s black history.

Continue feasibility evaluations of WMATA – Amazon Affordable Housing Initiative for Alexandria transit, Metro and HQ sites.

Continue to evaluate and implement Zoning for Housing initiatives, including assessment of metrics.

Annually inspect and monitor all affordable housing development in which the City has invested (including review of property financial statements) to track fiscal and physical conditions and conduct asset management to maximize loan performance



## 2 Support low- and moderate- income homeowners and renters to remain in safe, healthy, accessible, affordable, and efficient homes



### MAJOR INITIATIVES

Continue the Home Rehabilitation Loan Program (including the Energy Efficiency Loan and Emergency Grant initiatives) and the Rental Accessibility Modification Program (RAMP).

Expand use of Weatherization Assistance Program (WAP) and, as available, Virginia Department of Housing and Community Development (DHCD) Housing Innovations in Energy Efficiency (HIEE) programs to assist residents with energy efficiency and affordability.

Continue promotion of Dominion Energy and Washington Gas energy efficiency programs and, also, advocacy of State Corporation Commission (SCC) proceedings to include energy efficiency programs that enhance energy and utility affordability.

Continue partnership with Local Energy Alliance Program (LEAP), state agencies, and other organizations to promote Solarize Alexandria and solar energy programs for low- and moderate-income households.

Continue City partnership with Energy Masters to educate multifamily residents, including those residing in housing owned/operated by ARHA, on energy efficiency improvements to lower usage and tenant-paid utility costs.

Implement the Healthy Homes Initiative, including expanded environmental justice research partnerships, to engage and empower residents around housing needs and available services.

Proactively educate landlords and tenants on the Rental Inspection Program and their obligations and rights regarding property conditions and maintenance.

Support development and implementation of Ready to Rent Program framework to ensure all eligible applicants have access to new affordable housing resources in the City.

Continue to coordinate State Rental Assistance Program (SRAP) to provide eligible individuals with intellectual and/or developmental disabilities access to rental housing so they can live as independently as possible.

Provide Spanish and other language interpretation options in all housing-led engagement, meetings, and outreach, including AHAAC and Landlord Tenant Relations Board (LTRB).

“ It [Emergency Rental Relief Program] was a very great experience. I can tell that I understand the people from police department, fire department and everybody involved during the pandemic. It was an experience I never going to forget. ”

- Luis Abarca, Internal Revenue, City of Alexandria



### 3 Ensure residents in affordable housing are supported by having easy access to programs, services, and amenities.

#### MAJOR INITIATIVES

Develop a list of needed services by geographic location; approve agreements to provide specific services at housing units or apartment complexes.

Continue to support the Arlandria Chirilagua Housing Cooperative (co-op), including completing a capital needs assessment to address prioritized improvements, facilitating governance training and capacity building, and memorializing co-op membership shares

Continue coordination and planning for Arlandria flex space to improve neighborhood access to City and community services, including daycare, medical, pre-K, AHD, DCHS/benefit and workforce development, and housing/landlord tenant services.

Support planning and incorporation of open space near affordable housing, including the Heritage/Wilkes Street Park Project, Mount Vernon Avenue and Glebe Road, and the Samuel Madden projects

Continue implementing DASH and high-capacity transit improvements to ensure affordable public transportation options to residents.

Continue annual fair housing testing and reporting and actions to address issues identified in upcoming Regional Analysis of Impediments.

Continue coordination with DASH to implement the 2030 Alexandria Transit Vision Plan Network, including route realignments, major frequency and span improvements, and expansion of electric bus infrastructure, ensuring safe and equitable access to public transportation.

Develop the Open Space Policy Plan to increase access to quality outdoor spaces and tree canopy that furthers physical, social, and mental well-being.

Complete an extreme heat vulnerability analysis to identify areas that are particularly vulnerable to the effects of climate change relative to the rest of the City and inform future policy decisions.



Status

Indicators

Current

Trend & Target

**Renter Households Who Are Housing Cost Burdened**

This indicator measures the percent of renter households with incomes below \$50,000 who spend 30% or more of their income on housing. The target is to reduce this indicator each year. This indicator is from the Office of Housing.

87.4%



**Fair Housing Compliant**

This indicator measures the percent of housing providers, tested by the Office of Housing, that were compliant with fair housing laws. The target for this indicator is 95%. This indicator is from the Office of Housing.

94%

Target: 95%



**Affordable Homeownership Loan Recipients**

This cumulative indicator measures the number of Alexandrians who received affordable homeownership loan assistance through the city. The 2014-2025 Housing Master Plan target for this indicator is 72 recipients. This indicator is from the Office of Housing.

71

Target: 72

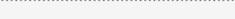


**Home Rehabilitation Program Recipients**

This cumulative indicator measures the number of Alexandrians who received a home rehabilitation loan. The 2014-2025 Housing Master Plan target for this indicator is 240 recipients. This indicator is from the Office of Housing.

112

Target: 240



**Rental Accessibility Modification Recipients**

This cumulative indicator measures the number of Alexandrians who received a rental accessibility modification grant through the City. The 2014-25 Housing Master Plan target for this indicator is 24 recipients. This indicator is from the Office of Housing.

19

Target: 24



**HMP Committed Affordable Housing Units**

This cumulative indicator measures the number of committed affordable housing units created or preserved since CY2014. The 2014-2025 Housing Master Plan (HMP) goal for this indicator is 1,664 units. This indicator is from the Office of Housing.

1,283

Target: 1,664



**RHI Committed/Workforce Affordable Units**

This indicator measures the cumulative number of committed affordable and workforce affordable housing units created pursuant to the Regional Housing Initiative's (RHI) housing production goals for the City. For this indicator, the 2020-30 RHI goal is 2,250 units. This indicator is from the Office of Housing.

193

Target: 2,250





“ When I get a call from someone who’s having a housing crisis, it makes me appreciate how hard it is to be in the moment with them, try to reassure them, try to figure out, all those things and how emotionally exhausting it is. I think a few people said it [Emergency Rent Relief Program] was the most exhausting work they've done, but the most gratifying thing they've done in their career. ”

- Helen McIlvaine,  
Director of Housing,  
City of Alexandria





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