



CITIZEN ACADEMY

OFFICE OF HOUSING



Tamara Jovovic, Housing Program Manager
Fall 2022

Office of Housing



17*-member strong

* ARPA \$ are supporting expansion of landlord-tenant work (7/21-12/24)



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance); eviction prevention



Develops affordable housing policy



Conducts fair housing testing and training



Provides loans and technical assistance to partners



Provides home purchase assistance and training, foreclosure prevention, and condo governance education



Works to secure affordable units through development



Runs home rehabilitation loan program, and manages rental accessibility grants

Alexandria Redevelopment and Housing Authority (ARHA)



Owns and operates public housing and affordable housing, including units that serve Alexandria's lowest income residents

VOUCHERS:
~1,600-1,700
leased out of
1,983 allocated

Administers Housing Choice (Section 8) Voucher (HCV) program to provide greater access to housing on the private market

HCVs expand housing choice for eligible tenants by subsidizing rent payments up to the Small Area Fair Market Rent; HCV holders typically pay 30% of household income on rent and utilities. In July 2020, the State of Virginia passed a law that prevents rental properties with more than 4 units from discriminating based on source of income.

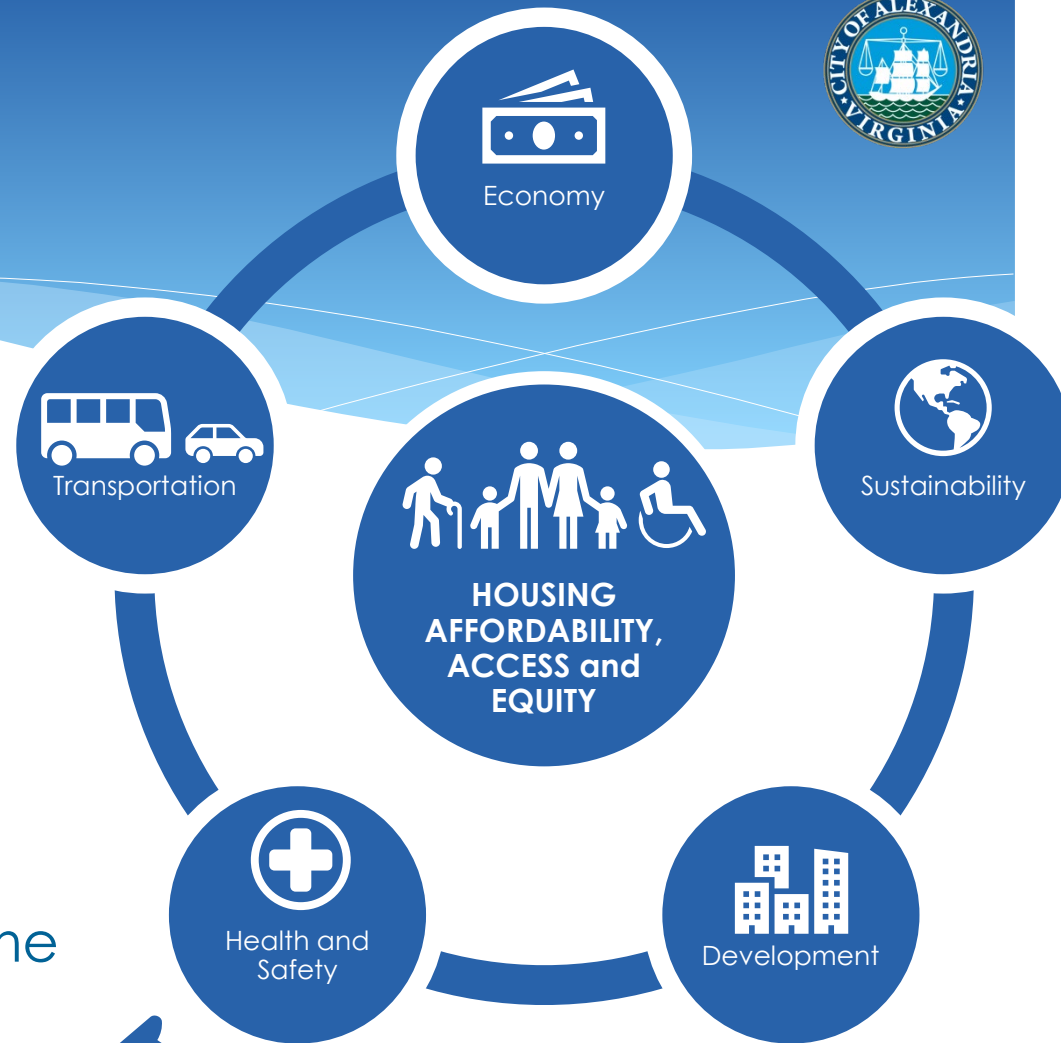


9-member ARHA Board of Commissioners appointed by City Council

2013 Housing Master Plan



- Housing for All
- Housing options at all incomes, life stages, and abilities
 - ✓ Healthy and safe
 - ✓ Energy efficient
 - ✓ Accessible
- Citywide distribution of affordable units to foster racial, social and cultural diversity and mixed-income communities
- Emphasis on opportunities in neighborhoods with strong access to transit, jobs, and services



2021 ALL Alexandria Resolution:
commitment to achieving Racial and Social Equity

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Hourly Wages:

Fast Food Cook: \$14.86

Housekeeper: \$15.51

City Lifeguard: \$17.41 (2022)

ALDI Hourly Employee (starting): \$18.00 (2022)

Tour and Travel Guides: \$18.28

Bank Teller: \$19.24

Pharmacy Technician: \$19.67

ACPS Administrative Assistant I: \$20.08 (Grade 18)

ACPS School Nutrition Manager II: \$21.77 (Step 1)

ACPS Bus Driver: \$22.18 (Grade 3)

Veterinary Technician: \$22.72

City Librarian 1 (min starting): \$23.84 (2022)

City Policy Officer (starting): \$26.29 (2022)

Heating and Air Mechanics and Installers: \$30.81

City Senior Therapist (starting): \$31.95 (2022)

Interior Designer: \$33.68

Paralegals and Legal Assistants: \$35.90

Electrical Power-Line Installers and Repairers: \$36.29

Graphic Designers: \$36.94

Dental Hygienist: \$42.70

Civil Engineer: \$48.14

Construction Manager: \$56.50

\$36.92/hr

(~\$76,800/yr)

Approximate hourly wage needed in 2022 to rent an average 1-bedroom apartment in the City, including utilities (rent and utilities assumed to equal 30% of gross income)

Sources: Bureau of Labor Statistics, 2021 Occupational Employment Statistics (<https://data.bls.gov/oes>); City of Alexandria Public Schools 2022-2023 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage August 18, 2022; City of Alexandria 2022 Market Rent Survey; Wage: ((average rent/.3)*12months)/2,080 work hours per year

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WHY IS AFFORDABLE HOUSING IMPORTANT?



81,871 Estimated number of
residential units in the City (2022)



HOUSING OPPORTUNITY

MARKET AFFORDABLE (~6,600 in 2022; 7,000* in 2021; ~3,900 in 2020)

non-subsidized units affordable due to their age, amenities, condition, and/or location

COMMITTED AFFORDABLE (~4,900 in 2022)

units receiving assistance (local and/or federal) or made affordable through developer contributions

AFFORDABLE CONDOMINIUMS (~5,500 in 2022)

units assessed up to \$249,000

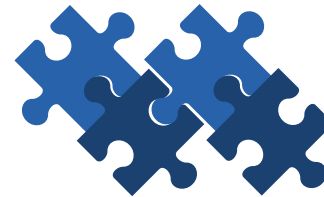
Rental and for-sale set-aside units secured through development process, including through bonus density and height

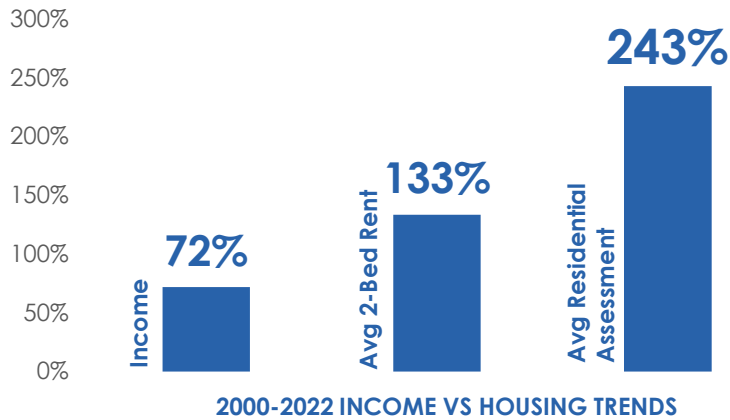
Publicly assisted housing units (public housing, nonprofit housing projects, HUD-funded affordable units in privately-owned properties)

* Due to the economic downturn caused by the COVID-19 pandemic, the City's 2021 rental inventory saw a substantial increase in market-affordable units over the prior year. As economic conditions improve, rents have increased in 2022 and reapplied pressure to the City's market affordable housing supply.



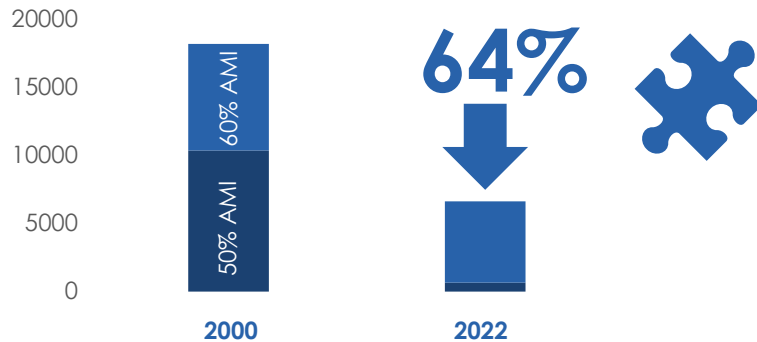
DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...





 Growing gap in income vs housing costs

 Limited federal housing funding



 Loss of market-affordable units (2000-2022)

 Demographic changes

 **12%** GROWTH IN FOOD ESTABLISHMENT JOBS

 **11%** GROWTH IN CONSTRUCTION JOBS

 **41%** GROWTH IN HOME HEALTH CARE SERVICES

 Projected local job growth in lower-wage sectors (2018-2028)

Source: Virginia Employment Commission, Economic Information & Analytics, Long Term Projections by Industry, 2018-2028.

SPEND TOO MUCH ON HOUSING

MOST ALEXANDRIA WORKERS COMMUTE INTO THE CITY

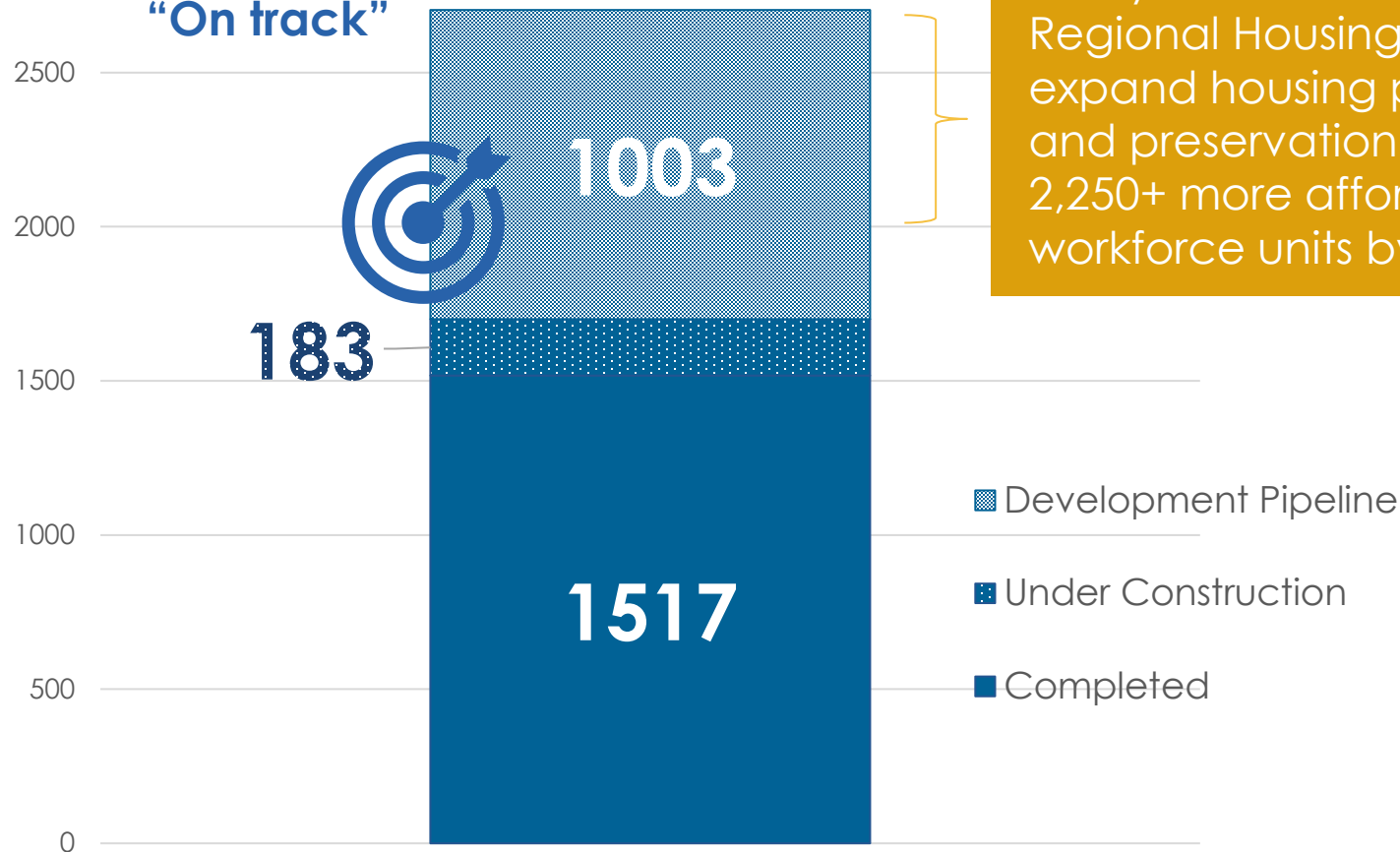


Housing Master Plan Progress

January 2014-June 2022



**HMP Goal: 2,000 UNITS WITH
NEW AFFORDABILITY by 2025**
"On track"



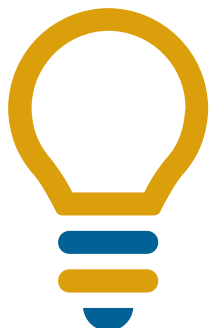
+ City Council endorsed Regional Housing Initiative to expand housing production and preservation target by 2,250+ more affordable and workforce units by 2030.



PLANNING + ZONING +
FINANCING +
POLICIES/PROCEDURES



PARTNERSHIPS



INNOVATION

HOW
AFFORDABLE
HOMES GET BUILT,
PRESERVED, &
ENHANCED

CITY INVESTMENT NEEDED TO CONSTRUCT
ONE NEW AFFORDABLE UNIT

TOOLS: BONUS DENSITY + HEIGHT;
RMF ZONE



UNDER DEVELOPMENT:
NEW ZONING FOR HOUSING
TOOLS

TOOLS: DEVELOPER
CONTRIBUTIONS TO HOUSING TRUST
FUND + REVENUE FROM MEALS TAX
INCREASE + HOME/CDBG + **NEW:** VH
AMAZON IMPACT GRANT +
AMAZON HOUSING EQUITY FUND

TOOLS: POLICES AND PROCEDURES

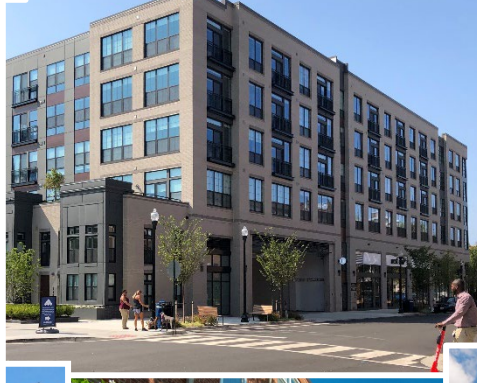
TODAY'S
CHALLENGE!

\$40k

2013

\$100k+

2022



INNOVATIVE APPROACHES & PARTNERSHIPS!

- SET-ASIDE UNITS IN PRIVATE DEVELOPMENT
- 100% AFFORDABLE OR MIXED-INCOME
- CO-LOCATED WITH PUBLIC AND/OR COMMERCIAL USE
- BUILT ON PUBLIC LAND
- INFILL WITH GROUND LEASE
- DEVELOPMENT RIGHTS IN LARGER PROJECT
- PARTNERSHIP WITH FAITH-BASED INSTITUTION
- SENIOR HOUSING
- MIXED-ABILITY, MIXED-TENURE
- AFFORDABLE HOMEOWNERSHIP
- JOINT VENTURE WITH PRIVATE SECTOR
- PRESERVATION THROUGH INVESTMENT or REDEVELOPMENT
- REPOSITIONING PUBLIC HOUSING

Challenges



1. Cost of achieving deeper levels of affordability (30-40% AMI)
2. Land availability and cost
3. Statewide competition for affordable housing funding
4. Preservation of assisted properties and expiration of affordability
5. Pairing housing with services and care

Opportunities

1. Development pipeline
 - a. New construction projects – rental and for-sale
 - b. Preservation projects
 - c. ARHA redevelopment and repositioning process
2. Small area planning and implementation
 1. [Arlandria-Chirilagua](#)
 2. [AlexWest](#)
3. Affordable homeownership
4. Housing policy studies/initiatives
 - a. Zoning for Housing
 - b. ALL Alexandria - Achieving Racial and Social Equity

AHDC - Arlandria



Wesley - ParcView



ARHA - Samuel Madden



Contact Us!

Office of Housing
421 King Street, Suite 215
703-746-4990

alexandriava.gov/Housing

703-746-3097 (Tamara Jovovic, Housing Program Manager)
703-746-3084 (Brandi Collins, Housing Program Manager)
703-746-3083 (Virginia Patton, Relocation Housing Program Manager)*
703-746-3087 (Vicente Espinoza, Homeownership Specialist)*
703-746-3091 (Arthur Thomas, Home Rehabilitation Specialist)
703-746-3086 (Gwen Lassiter, Landlord-Tenant Relations)
703-746-3080 (Goodman Okpara, Fair Housing Specialist)

*Se habla Español





Reference Slides

Resources



- **Sign up for eNews (select “Housing” option)**
- Housing Publications: alexandriava.gov/housing/housing-publications-reports-and-videos
 - Download our [Housing Resource Guide](#) in [Spanish](#), [Amharic](#), and [Arabic](#) today!
- Renter Resources: alexandriava.gov/housing-services/renter-resources
 - Learn about the Affordable and Moderately-Priced Rental Housing Options in the City in [English](#), [Spanish](#), [Amharic](#), and [Arabic](#).
- Homeowner Resources: alexandriava.gov/housing-services/homeowner-resources
- Homebuyer Resources: alexandriava.gov/housing-services/homebuyer-resources
- Housing Boards and Committees (AHAAC & LTRB): alexandriava.gov/housing/housing-boards-and-committees
- Track our progress on the Housing Opportunities Indicator [Dashboard](#)

Affordability Defined



2022 Area Median Income	1-Person Household	4-Person Household	
20% AMI and below	Up to \$19,940	Up to \$28,460	COMMITTED AFFORDABLE RENTALS
30% AMI	\$29,900	\$42,700	
40% AMI	\$39,880	\$56,920	
50% AMI	\$49,850	\$71,150	
60% AMI	\$59,820	\$85,380	COMMITTED AFFORDABLE HOMEOWNERSHIP
MATH 80% AMI	\$79,760	\$113,840	
100% AMI	\$99,700	\$142,300	

Sources: 2022 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area); FY 2022 Multifamily Tax Subsidy Project Income Limits for 60% AMI; and Office of Housing for 40% AMI and Mathematical 80% AMI



New median income data is available each spring!

The Partnership to Prevent & End Homelessness



The Partnership to Prevent and End Homelessness
in the City of Alexandria

- Community-wide planning to end homelessness
- Funding to rapidly rehouse individuals and families
- Promotes access to resources
- Optimizes self-sufficiency
- Monitors community performance

For those experiencing a housing crisis or facing homelessness, please contact the Department of Community and Human Services, call 703.746.5700, or text 703.346.5599.

Homeownership Resources and Initiatives



- [SPARC funding](#) – reduced interest funding for first time homebuyers now available
- Exploring new homeownership models at the regional level
 - [AHDC-SHA Seminary Project](#)
 - 31 2-3 BR townhouse + 5 condominium flats (<80% AMI), plus 3 SHA units (serving 12 residents total)
- Strengthening condominium communities through capacity building and training
 - [Register](#) for upcoming free workshops, covering a variety of practical topics specific to effect condominium governance, budgeting, and strategic planning)



Free first-time homebuyer trainings are held in English and Spanish. Sign up for eNews (Housing) to learn more!