













CITY ACADEMY OFFICE OF HOUSING

Tamara Jovovic

Fall 2023

Office of Housing





18*-member strong

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



Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance) and 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: 1,885 leased out of 1,997 allocated Administers Housing Choice (Section 8) Voucher (HCV) program to provide greater access to housing on the private market



9-member ARHA Board of Commissioners appointed by City Council 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.

IMPORTANCE OF HOUSING AFFORDABILITY



Stable, safe, diverse and affordable housing helps Alexandria families, workers, and seniors meet their housing needs without sacrificing other priorities, such as groceries, healthcare, childcare and education.

Stable, safe, diverse and affordable housing creates the foundation necessary for children to thrive in school.

Stable, safe, diverse and affordable housing helps reduce intergenerational poverty and increase economic mobility.

Stable, safe, diverse and affordable housing creates opportunities for first-time homeownership and wealth generation.

Stable, safe, diverse and affordable housing supports economic vitality and competitiveness as businesses decide to remain, expand and/or locate in the City.

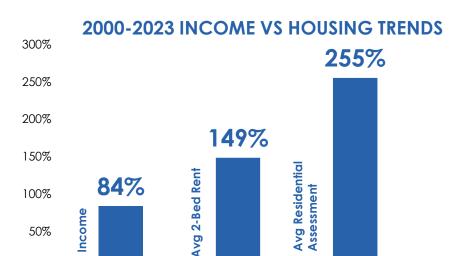


Having an **affordable home** ensures a household pays no more than approximately **30%** of its income (before taxes) on housing costs, such as rent/mortgage, utilities, property taxes, and insurance.



DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...

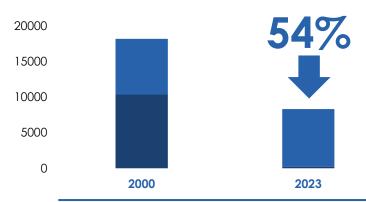








2000-2023 LOSS OF MARKET AFFORDABLE UNITS





Limited federal housing funding



Demographic changes



0%

GROWTH IN FOOD ESTABLISHMENT JOBS



GROWTH IN CONSTRUCTION JOBS



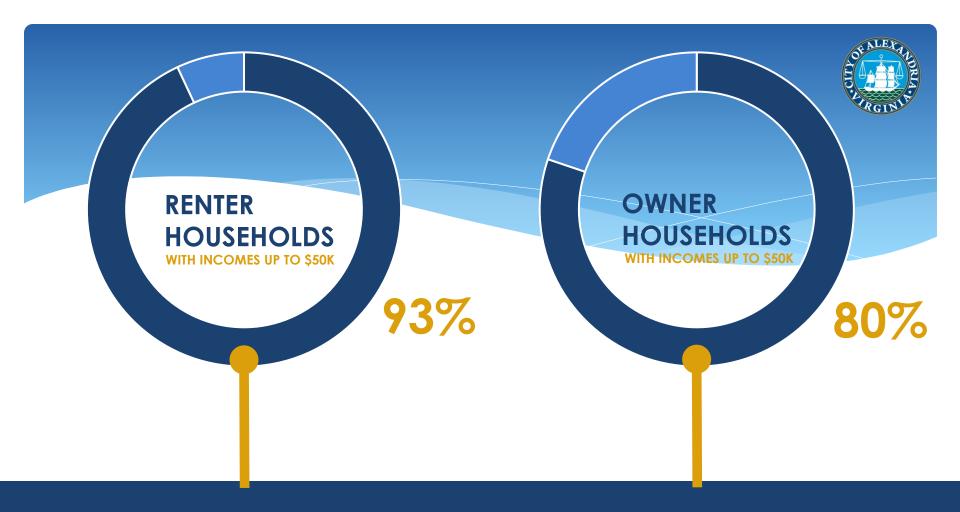
GROWTH IN HOME HEALTH CARE SERVICES



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

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

HOUSING VULNERABILITY



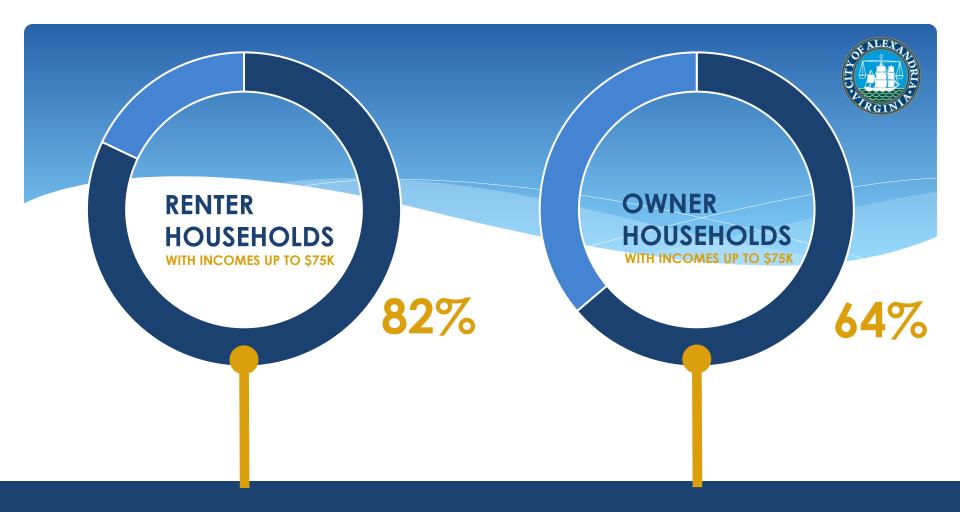
~10,500

HOUSING COST BURDENED RENTER HOUSEHOLDS WITH INCOMES UP TO \$50K

~2,200

HOUSING COST BURDENED OWNER HOUSEHOLDS WITH INCOMES UP TO \$50K

Source: ACS, 5-Year Estimates 2017-2021



~15,500

HOUSING COST BURDENED RENTER HOUSEHOLDS WITH INCOMES UP TO \$75K

~3,500

HOUSING COST BURDENED OWNER HOUSEHOLDS WITH INCOMES UP TO \$75K

Source: ACS, 5-Year Estimates 2017-2021

SUMMONS FOR UNLAWFUL DETAINER FILED JANUARY 1- SEPTEMBER 8, 2023

WRITS OF EVICTION ISSUED
JANUARY 1-SEPTEMBER 8, 2023

RENT T AFFORD TO

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

39.42/hr

(~\$82,000/yr)

Approximate hourly wage needed in 2023 to rent an average 1-bedroom apartment in the City, including utilities (rent and utilities assumed to equal 30% of gross income)

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\$940,375

AVERAGE SINGLE-FAMILY ASSESSED VALUE

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AVERAGE CONDOMINIUM ASSESSED VALUE

+ CONDOMINIUM FEES

Source: Office of Real Estate Assessment, February 2023

Housing Master Plan

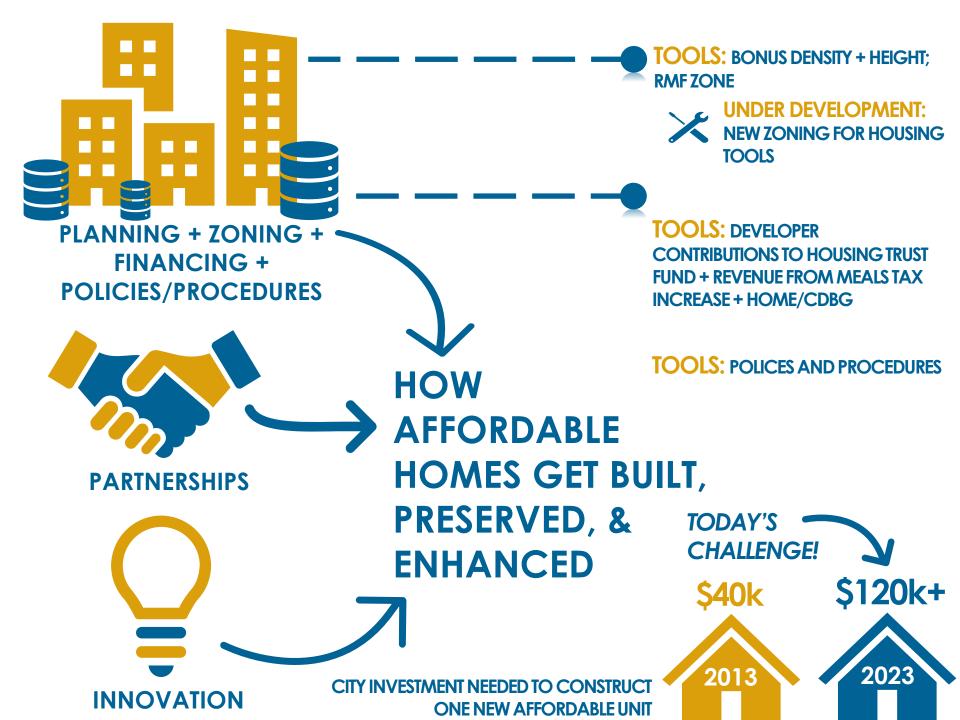
Housing for All

- 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 mixedincome communities
- Emphasis on opportunities in neighborhoods with strong access to transit, jobs, and services



Resolution: commitment to

Racial and Social Equity









- 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



- Cost of achieving deeper levels of affordability, in particular at 30-40% of the area median income
- 2. Land availability and cost
- 3. Statewide competition for affordable housing funding
- 4. Pairing housing with services and care
- 5. Preservation of assisted properties and expiration of affordability

Opportunities

- 1. Development pipeline
 - a. New construction projects rental and for-sale
 - b. Preservation projects
 - c. ARHA redevelopment and repositioning process
 - d. Affordable homeownership
- 2. Small area planning and implementation
 - 1. Alexandria West
 - 2. Arlandria-Chirilagua
- 3. Housing policy studies/initiatives
 - a. Zoning for Housing
 - ALL Alexandria Achieving Racial and Social Equity
- 4. Housing Master Plan Update (2024-2025)







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)*

703-746-3098 (Kenny Turscak, Housing Analyst)

703-746-3087 (Vicente Espinoza, Homeownership Specialist)*

703-746-3091 (Arthur Thomas, Home Rehabilitation Specialist)

703-746-3086 (Gwen Lassiter, Landlord-Tenant Relations)

*Se habla Español













Reference Slides

Resources



- Sign up for <u>eNews</u> (select "Affordable Housing" option)
- Housing Publications: <u>alexandriava.gov/housing/housing-publications-reports-and-videos</u>
- Renter Resources: <u>alexandriava.gov/housing-services/renter-resources</u>
- Homeowner Resources: <u>alexandriava.gov/housing-services/homeowner-resources</u>
- Homebuyer Resources: <u>alexandriava.gov/housing-services/homebuyer-resources</u>
- Housing Boards and Committees (AHAAC & LTRB): <u>alexandriava.gov/housing/housing-boards-and-committees</u>
- Track our progress on the Housing Opportunities Indicator Dashboard
- Eviction Trends <u>Dashboard</u>

Affordability Defined



2023 Area Median Income	1-Person Household	4-Person Household
20% AMI and below	Up to \$21,100	Up to \$31,140
30% AMI	\$31,650	\$45,200
40% AMI	\$42,200	\$60,280
50% AMI	\$52,750	\$75,350
60% AMI	\$63,600	\$90,420
MATH 80% AMI	\$84,400	\$120,560
100% AMI	\$105,500	\$152,100

COMMITTED AFFORDABLE RENTALS

COMMITTED
AFFORDABLE
HOMEOWNERSHIP

Sources: 2023 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

The Partnership to Prevent & End Homelessness





 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 <u>Department of Community and Human</u> <u>Services</u>, call 703.746.5700, or text 703.346.5599.

Homeownership Resources and Initiatives



- <u>SPARC funding</u> reduced interest funding for first time homebuyers now available
- Exploring new homeownership models at the regional level
 - Housing Alexandria-SHA Project
 - New developments with set-aside units:
 - The Aidan (opening 2024)
- 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!