Office of Housing

- 16-member strong
- Develops affordable housing policy
- Provides loans and technical assistance to partners
- Works to secure affordable units through development
- Provides landlord-tenant services (complaint resolution, mediation, and relocation assistance); eviction prevention
- Conducts fair housing testing and training
- Provides home purchase assistance and training, foreclosure prevention, and condo governance education
- Runs home rehabilitation loan program, and manages rental accessibility grants

Provides 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
- Administers Housing Choice (Section 8) Voucher program to provide greater access to housing on the private market
- ARHA Board of Commissioners appointed by City Council
2013 Housing Master Plan

- Housing options at all incomes, life stages, and abilities
  - Energy efficient
  - Healthy and safe
  - Accessible

- Citywide distribution of affordable units to foster racial, social and cultural diversity and mixed-income communities

- Emphasis on opportunities in neighborhoods of opportunity with strong access to transit, jobs, and services
Typical Hourly Wages:

Fast Food Worker: $12.65
Housekeeper: $14.13
City Lifeguard: $15.15
City Temporary Recreation Leader II: $15.71
Costco Hourly Employee (starting): $16.00
Bank Teller: $17.22
ACPS Building Engineer I: $17.42 (Grade 14)
Pharmacy Technician: $18.35
ACPS Bus Driver: $19.34 (Grade 3)
Solar Photovoltaic Installers: $20.23
Travel Agent: $21.18
ACPS School Nutrition Manager III: $21.43 (Grade 21)
ACPS Teacher w/Bachelor’s Degree (Step 1, 219-day contract): $26.66
City Urban Planner II (starting): $27.32
Interior Designer: $28.04
Heating and Air Mechanics and Installers: $29.54
City Senior Therapist (starting): $30.12
ACPS Teacher w/Master’s Degree (Step 1, 219-day contract): $30.43
Electrical Power-Line Installers and Repairers: $34.44
Graphic Designers: $35.41
City Fleet Services Division Chief (starting): $36.61
Dental Hygienist: $44.99
Civil Engineer: $45.75
Construction Manager: $50.92

$36.88/hr
(~$76,710/yr)

Approximate hourly wage needed in 2020 to rent an average 1-bedroom apartment in the City (rent assumed to equal 30% of gross income)

Sources: Bureau of Labor Statistics, 2019 Occupational Employment Statistics (https://data.bls.gov/oes) with 2% inflationary multiplier; City of Alexandria Public Schools 2020-21 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage (March 2, 2021); City of Alexandria 2020 Market Rent Survey Wage: ((average rent/.3)*12months)/2,080 work hours per year
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WHY IS AFFORDABLE HOUSING IMPORTANT?
HOUSING OPPORTUNITY

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

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

AFFORDABLE CONDOMINIUMS
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)
DEMAND FOR AFFORDABLE HOUSING DRIVEN BY...
Declining federal housing funding

Growing gap in income vs housing costs

Loss of ~14,300 market-affordable units (2000-2020)

Demographic changes

Projected local job growth in lower-wage sectors (2014-2024)

MOST LOW-TO MEDIUM-INCOME ALEXANDRIANS (w/ incomes up to $75,000) SPEND TOO MUCH ON HOUSING

MOST ALEXANDRIA WORKERS COMMUTE INTO THE CITY

72% of Alexandrian’s workforce lives outside the City


Spend => 30% of income on housing (at the expense of healthcare, education, daycare, and savings)

14,539 households

Housing Master Plan Progress
January 2014-December 2020

+ City Council endorsed Regional Housing Initiative to expand housing production/preservation target by 2,250+ more affordable/workforce units by 2030.
HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED

TOOL #1: BONUS DENSITY + HEIGHT; RMF ZONE

TOOL #2: DEVELOPER CONTRIBUTIONS TO HOUSING TRUST FUND + REVENUE FROM MEALS TAX INCREASE + HOME/CDBG

ZONING + FINANCING

PARTNERSHIPS

INNOVATION

TODAY’S CHALLENGE!

CITY INVESTMENT NEEDED TO CONSTRUCT ONE NEW AFFORDABLE UNIT

2013

$40k

2019

$80-$95k
MANY PROJECT TYPES:

- Set-aside units in private development
- 100% affordable or mixed-income
- Co-located with public use
- Built on public land
- Infill with ground lease
- Development rights in larger project
- Mixed-use with complementary or commercial use
- Partnership with religious institution
- Senior housing
- Mixed-income
- Joint venture with private sector
1. Cost of achieving deeper levels of affordability (30-40% AMI)

2. Land availability and costs

3. Preservation of assisted properties and expiration of affordability
1. Housing policy studies/initiatives
   a. Zoning for Housing
   b. ALL Alexandria - Achieving Racial and Social Equity

2. Robust development pipeline
   1. Meals tax revenue as dedicated source of funding
   2. Elevated connection between housing and economic development (HQ2) attracts new financial resources and regional approach to housing issues

3. Small area planning and implementation

4. Affordable homeownership/missing middle—two new projects to provide affordable ownership options are being explored
Office of Housing
421 King Street, Suite 215
703-746-4990
alexandriava.gov/Housing

703-746-3098 (Julia Santure, Housing Analyst)
703-746-3097 (Tamara Jovovic, Housing Program Manager)
703-746-3084 (Brandi Collins, 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)
703-746-3083 (Virginia Patton, Relocation Housing Program Manager)*
703-746-3079 (Irma Garcia, Housing Relocation Specialist)*

*Se habla Español
Resources

- COVID-19 Housing Resources: alexandriava.gov/114737
- Housing Publications: alexandriava.gov/74632
- Renter Resources: alexandriava.gov/74591
- Homeowner Resources: alexandriava.gov/97057
- Homebuyer Resources: alexandriava.gov/74590
Reference Slides
## Affordability Defined

<table>
<thead>
<tr>
<th>2020 Area Median Income</th>
<th>1-Person Household</th>
<th>4-Person Household</th>
</tr>
</thead>
<tbody>
<tr>
<td>20% AMI and below</td>
<td>Up to $17,640</td>
<td>Up to $25,200</td>
</tr>
<tr>
<td>30% AMI</td>
<td>$26,500</td>
<td>$37,800</td>
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<tr>
<td>40% AMI</td>
<td>$35,280</td>
<td>$50,400</td>
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<tr>
<td>50% AMI</td>
<td>$44,100</td>
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<tr>
<td>60% AMI</td>
<td>$52,920</td>
<td>$75,600</td>
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<tr>
<td>80% AMI</td>
<td>$70,560</td>
<td>$100,800</td>
</tr>
<tr>
<td>100% AMI</td>
<td>$88,200</td>
<td>$126,000</td>
</tr>
</tbody>
</table>

Sources: 2020 HUD Income Limits for 30% and 50% AMI for Washington-Arlington-Alexandria, DC-VA-MD HUD Metro Fair Market Rent Area; FY 2020 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