



CITY ACADEMY OFFICE OF HOUSING

Helen McIlvaine,
Director, Housing



Tamara Jovovic, Housing Program Manager
Julia Santure, Housing Analyst
September 2020





15-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); administers COVID-19 Emergency Rent Relief Programs



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



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

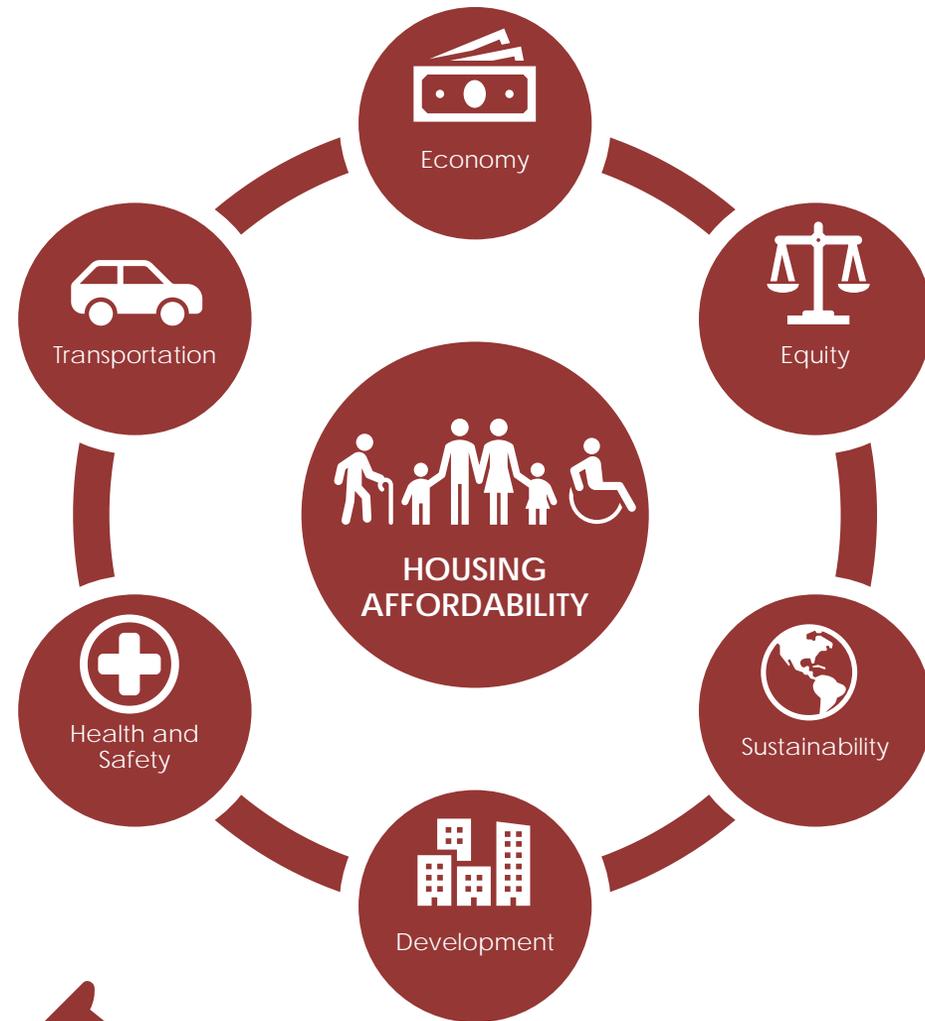


Administers Housing Choice (Section 8) Voucher program to provide greater access to housing on the private market



ARHA Board of Commissioners appointed by City Council

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



HOUSING MASTER PLAN GOAL:
Create new affordability in 2,000 units by 2025

WHO CAN AFFORD TO RENT IN THE CITY?

Typical Hourly Wages:

- Fast Food Cook: \$12.10
- Housekeeper: \$14.44
- City Library Custodian: \$15.15 (part-time)
- City Library Aide: \$15.65 (part-time)
- Retail Salesperson: \$16.67
- Bank Teller: \$16.85
- ACPS Building Engineer I: \$17.42 (Grade 14)
- Child Care Worker: \$18.28
- ACPS Bus Driver: \$19.34 (Grade 3)
- Receptionist: \$20.33
- EMT: \$20.35
- City Equipment Operator 2: \$20.38 (starting)
- ACPS School Nutrition Manager III: \$21.43 (Grade 21)
- ACPS Teacher w/Bachelor's Degree (Step 1, 219-day contract): \$26.66
- Auto Mechanic: \$28.00
- Hotel Front Desk Manager: \$28.68
- City Bilingual Senior Therapist: \$30.12 (starting)
- ACPS Teacher w/Master's Degree (Step 1, 219-day contract): \$30.43
- Plumber: \$32.00
- Electrician: \$34.05
- City Cybersecurity Engineer: \$34.87 (starting)
- City Library Division Chief Administration: \$36.60 (starting)
- Dental Hygienist: \$42.01
- Computer Programmer: \$45.36
- Physical Therapist: \$48.82

\$36.96/hr

(~\$76,880/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: National Housing Conference 2018 Paycheck to Paycheck (www.nhc.org) with 6% inflationary multiplier; City of Alexandria Public Schools 2020-21 Salary Scales; City of Alexandria Job, ACPS, and Library Opportunities webpage (September 1-10, 2020); City of Alexandria 2019 Market Rent Survey Wage: ((average rent/.3)*12months)/2,080 work hours per year

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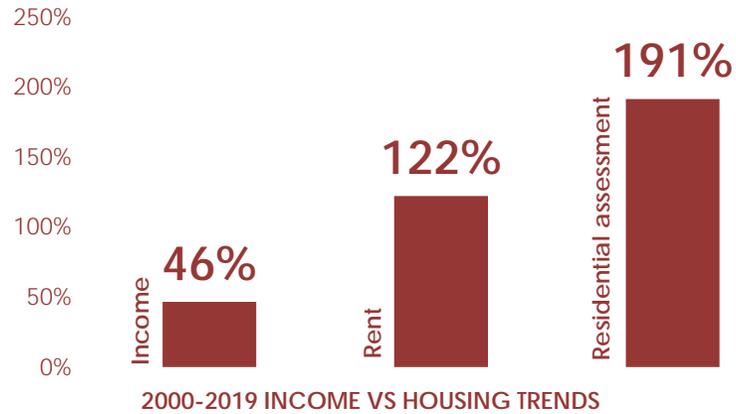
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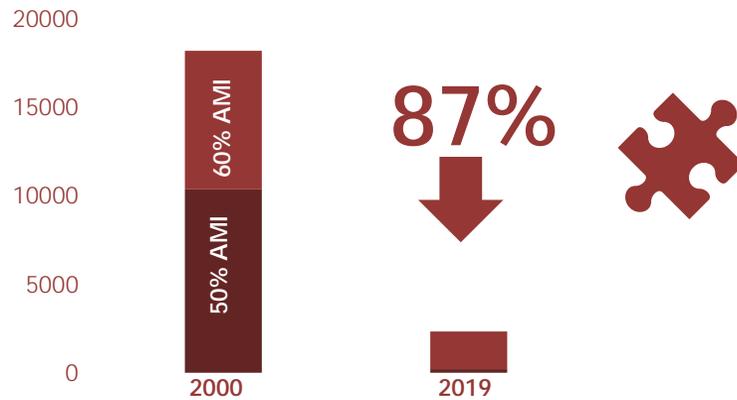
**DEMAND FOR
AFFORDABLE HOUSING
DRIVEN BY...**





 Growing gap in income vs housing costs

 Declining federal housing funding



 Loss of ~16,000 market-affordable units (2000-2019)

 Demographic changes

 14% GROWTH IN LEISURE AND HOSPITALITY JOBS

 13% GROWTH IN CONSTRUCTION JOBS

 12% GROWTH IN EDUCATION AND HEALTH SERVICE JOBS

 Projected regional job growth in lower-wage sectors (2017-2021)

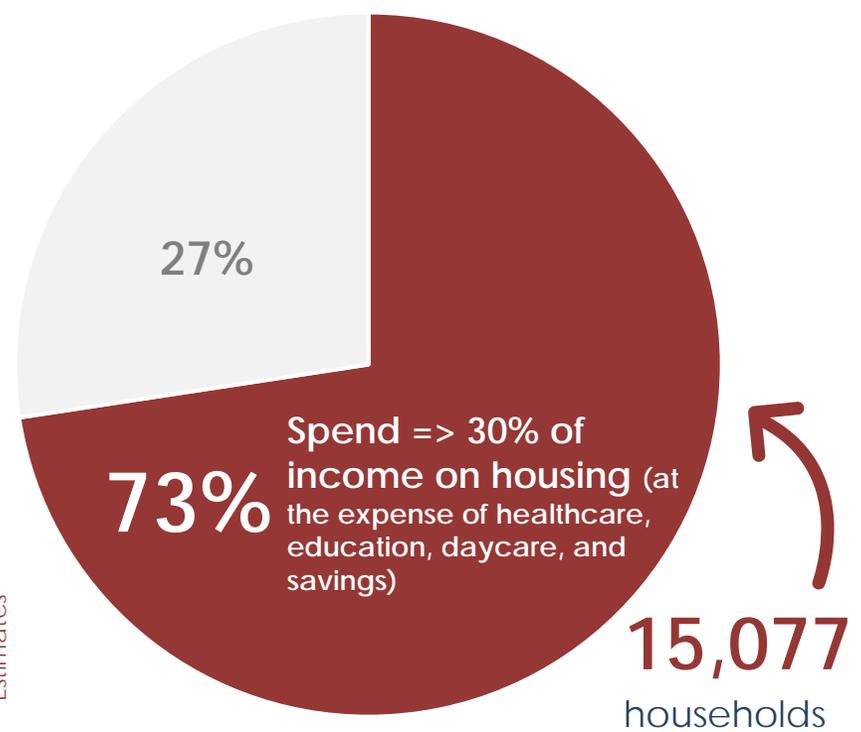
MOST LOW- TO MODERATE-INCOME ALEXANDRIANS

(w/incomes up to \$75,000)

SPEND TOO MUCH ON HOUSING

73% of low- to moderate-income renter households are housing cost burdened

Source: 2014--2018 American Community Survey 5-Year Estimates



MOST ALEXANDRIA WORKERS COMMUTE INTO THE CITY

75% of Alexandrian's workforce lives outside the City

Source: 2009-2013 American Community Survey Estimates—County to County Commuting Flows



HOUSING OPPORTUNITY

MARKET AFFORDABLE

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

~3% citywide housing stock

COMMITTED AFFORDABLE

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

~6% citywide housing stock

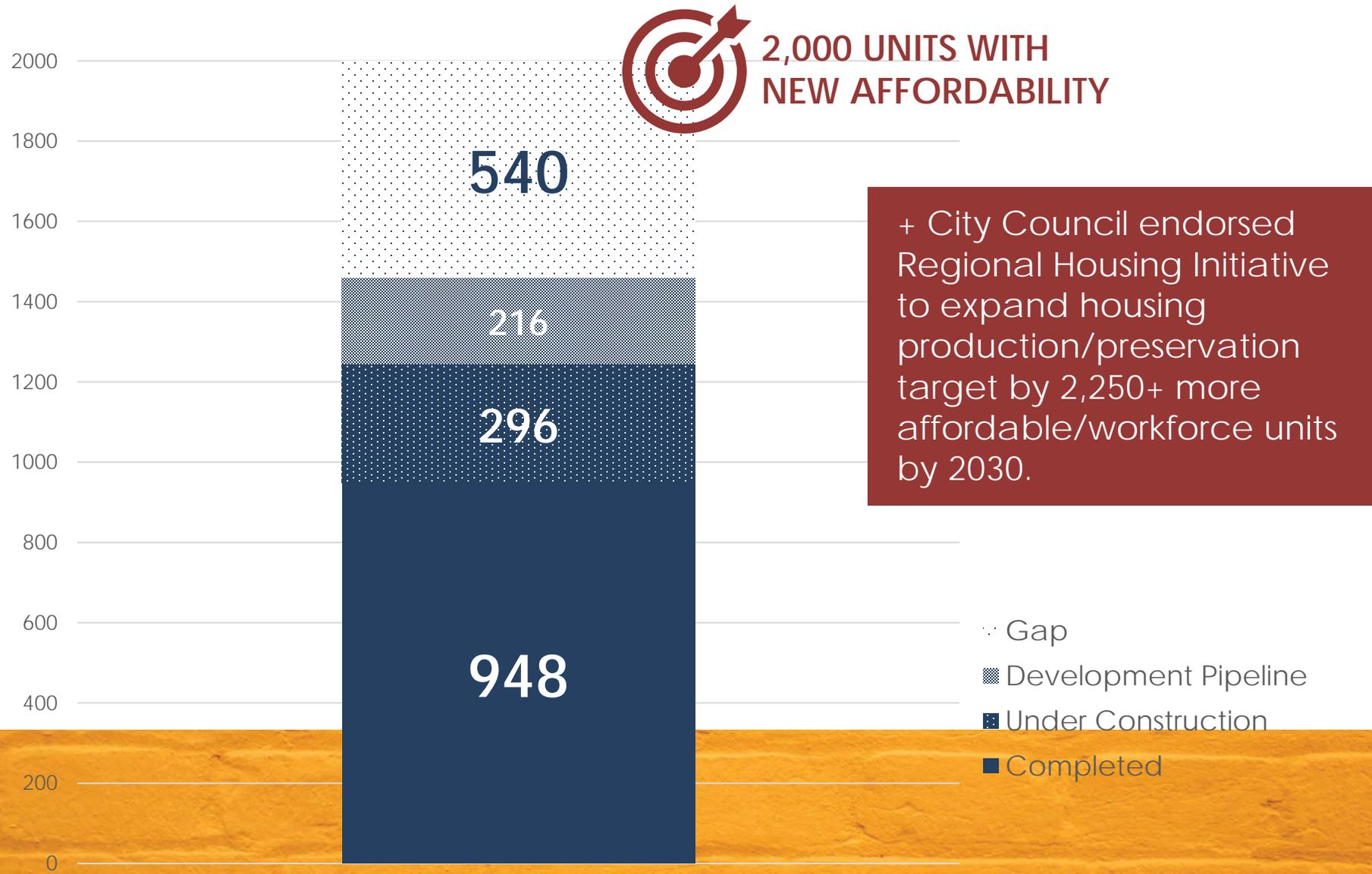
AFFORDABLE CONDOMINIUMS

units assessed up to \$249,000

~9% citywide housing stock

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)





ZONING + FINANCING

TOOL #1: BONUS DENSITY + HEIGHT; RMF ZONE

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



PARTNERSHIPS

HOW AFFORDABLE HOMES GET BUILT, PRESERVED, AND ENHANCED



INNOVATION

TODAY'S CHALLENGE!

\$40k

\$80-\$95k

2013

2019

CITY INVESTMENT NEEDED TO CONSTRUCT ONE NEW AFFORDABLE UNIT



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



2011

LANDMARK

MASTERS PLAN: establish a target for new affordable housing through the zoning process; permit bonus density and height; co-locate housing with community facilities; build partnerships.

2012 BEAUREGARD

commitment to preserve 800 affordable units with 50% serving very-low income households; role of utility coordinator hired; placement into Southern Towers affordable units and referrals to other housing resources and city services.

2019-2021 ARLANDRIA PLAN UPDATE (ONGOING)



2019 GREEN BUILDING POLICY

2017 NORTH POTOMAC YARD:

permit bonus densities of 30%; allow for potential ARHA replacement units; integrate universal design and incorporate visitability features, when feasible; permit micro-units; encourage colocation of affordable housing, including senior or assisted living, with future civic, municipal, and other uses where possible.

2015 OAKVILLE TRIANGLE: 65 units (mostly studios) affordable at 60% AMI approved for Triangle site to accommodate likely future workers; other projects in Route 1 area will follow the Housing Master Plan and contribution formula.

2017 OLD TOWN NORTH: permit bonus densities of 30%; prioritize one-for-one on-site replacement of Resolution 830 units within the plan area; encourage artist housing; incorporate universal design, including visitability features.

2018 SOUTH PATRICK STREET:

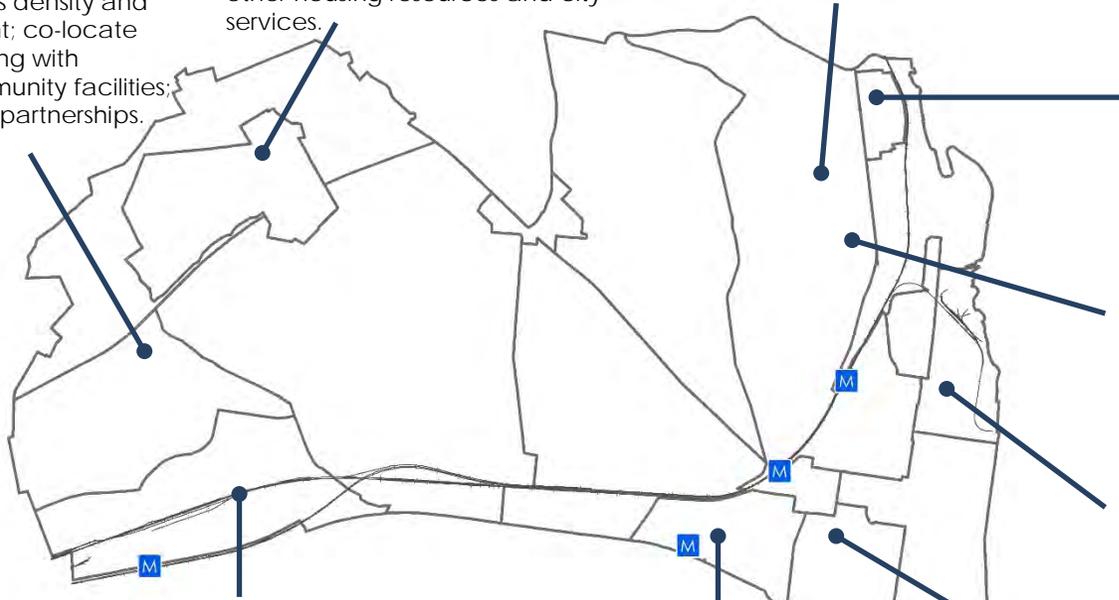
preserve housing opportunity and affordability along Route 1 South through redevelopment and additional density; ensure eligible tenants have the right to return and receive support and assistance to mitigate impacts of temporary relocation

2015 EISENHOWER WEST:

a range of affordable housing options throughout Plan area; co-locate housing with a municipal facility; permit bonus densities of 30% or more particularly where taller heights are allowed.

2020 EISENHOWER EAST:

provide 10% of new residential development as affordable; explore opportunities to collocate affordable units with civic uses; permit bonus densities of 30% or more; build public-private-nonprofit partnerships.



1. COVID-19 related housing insecurity, evictions, and foreclosures
2. Continued loss of market affordable units
3. Cost of achieving deeper levels of affordability(30-40% AMI)
4. Land availability and costs
5. Preservation of assisted properties and expiration of affordability
6. Potential decline in federal funding (CDBG and HOME)
7. Changing regional demographics and long-term employment trends
8. Aging population requires affordable housing/care
9. Dilution of bonus density program (Section 7-700) through application for other community benefits

1. Housing policy studies/initiatives
 - a. Accessory Dwelling Unit Study: alexandriava.gov/113872
 - b. Housing Contributions Policy and Inclusionary Zoning Study: alexandriava.gov/74631
2. Development pipeline
3. Meals tax revenue as dedicated source of funding
4. Relationship of affordable housing to economic development and competitiveness (Amazon) brings new resources (Governor's Executive Order 25) and VHDA NoVA REACH
5. Small area planning and implementation
6. ARHA redevelopment sites
7. Colocation of affordable housing with public/municipal uses, including schools
8. Senior housing development
9. Regional approaches to housing issues
10. Homeownership—two new projects to provide affordable ownership options are being explored
11. Enhanced tenant protections

Office of Housing
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alexandriava.gov/Housing

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703-746-3088 (Helen McIlvaine, Director)
703-746-3085 (Eric Keeler, Deputy Director)
703-746-3097 (Tamara Jovovic, Housing Program Manager)
703-746-3087 (Vicente Espinoza, Homeownership Specialist)
703-746-4990 (Gwen Lassiter & Goodman Okpara, Landlord-Tenant Relations)



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

2020 Area Median Income	1-Person Household	4-Person Household	
20% AMI and below	Up to \$17,640	Up to \$25,200	COMMITTED AFFORDABLE RENTALS
30% AMI	\$26,500	\$37,800	
40% AMI	\$35,280	\$50,400	
50% AMI	\$44,100	\$63,000	
60% AMI	\$52,920	\$75,600	COMMITTED AFFORDABLE HOMEOWNERSHIP
80% AMI	\$70,560	\$100,800	
100% AMI	\$88,200	\$126,000	

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