

City of Alexandria

HOUSING MASTER PLAN

Project Kickoff Meeting

CITY OF ALEXANDRIA OFFICE OF HOUSING

Mildrilyn Davis, Director

RKG Associates, Inc.

Community Strategies Institute

APD Urban Planning & Management Solutions, LLC

Looney Ricks & Kiss Architects



HMP ADVISORY GROUP

- **Michael Caison*** Chair; Real estate professional
- **Patricia Arnaudo*** Affiliated with an organization that promotes and maintains affordable housing
- **Bonnie Baxley** Representative of the Homeless Services Coordinating Committee
- **Chuck Benagh** Representative of the Alexandria Commission on Persons with Disabilities
- **Vacant*** Landlord of residential property in the City
(Eric Bonetti) (Interim substitute HMP participant)
- **Chyrell Bucksell** Tenant of public housing
- **Judy Carter** Representative of the Alexandria Community Services Board
- **John Corrado*** Licensed and practicing attorney
- **Carter Flemming*** Commissioner from the ARHA Board
- **William Harris*** Representative, Commission on Aging
- **Shelly Kaufman*** Builder or developer of residential property
- **Laura Lantzy*** Representative of a civic association in the City
- **Michelle L'Heureux*** Residential tenant in the City
- **Rick Liu*** Homeowner in the City
- **Mary Lyman** Representative of the Planning Commission
- **Amy Rose*** Financial professional with knowledge/experience in residential markets
- **Mary Ellen Ruff*** City employee or ACPS teacher
- **Sonya Sacks*** Representative of the City's faith community
- **Stephanie Westbrook** Tenant of privately owned affordable housing
- **Vacant*** Employer in the City who employs at least 100 employees

Asterisk denotes AHAC Member



CITY COUNCIL STRATEGIC PLAN

GOAL 7 - Goal Statement

- Alexandria is a caring and inclusive community that values its rich diversity, history and culture, and promotes affordability.

Strategic Initiatives

- Objective 1: Promote a continuum of affordable housing opportunities for all residents, especially those most in need.



HMP FRAMEWORK GOALS

- Make recommendations to achieve a **more balanced geographic distribution** of affordable, workforce, and public housing throughout the City, consistent with other elements of the City's Master Plan.
- Define and/or establish goals for **mixed-income housing**.
- Enhance community understanding of **housing choice** as a critical component of Alexandria's economic sustainability strategy.



HMP FRAMEWORK GOALS

- Investigate strategies for affordable, workforce, and public **housing preservation and production** through development and zoning tools and resources, such as the inclusion of affordable housing in mixed-use projects; provision of City-owned land and/or air rights; adaptive re-use; accessory dwelling units and/or caregiver or granny flats; density and the transfers of development rights (TDRs); and universal design.
- Consider a proposed Priority Unit Policy designed to **enhance/broaden the quantity and range of housing** identified for preservation under Resolution 830.



WHAT IS “AFFORDABLE”

- **Affordability is relative to the market being studied based on the Area Median Income (AMI)**
- **Rental Housing**
 - “Affordable” defined as below 60% of AMI
 - “Workforce” defined as below 80% of AMI
- **Homeownership Housing**
 - “Affordable” defined as below 80% of AMI
 - “Workforce” defined as below 120% of AMI (assistance limited to 100%)
- **AMI for a 3-person household in Alexandria is \$92,400 (2009)**



- 60% = \$55,440 = Rent of \$1,440 monthly
- 80% = \$73,920 = Rent of \$1,848 monthly = \$305,000 sale price

WHO NEEDS "AFFORDABLE" HOUSING

AFFORDABLE HOUSEHOLDS

- **Rental (60% AMI)**
 - Paralegals
 - Mental Health Worker
 - Custodian
 - Police Corporal
- **Ownership (80% AMI)**
 - Teacher Assistant
 - Fire Fighter
 - Electrician
 - Landscape Architect

WORKFORCE HOUSEHOLDS

- **Rental (80% AMI)**
 - Teacher Assistant
 - Fire Fighter
 - Electrician
 - Landscape Architect
- **Ownership (120% AMI)**
 - School Psychologist
 - Deputy Sheriff
 - Two Schoolteachers
 - Electrician AND Retail Manager

**2009 City Average Condominium Value -
\$326,026**

2009 City Average Single Family Value - \$656,984



PUBLIC OUTREACH TOPICS

Alexandria Affordable Housing Sites Tour

Planning & Zoning 101

- Discussion of how the planning and regulatory process affects housing production, including limits, opportunities and costs
- Review zoning, density, heights, and issues such as parking and open space requirements
- Review amount, type and location of planned residential and mixed use development, redevelopment and infill

Homeless and Special Needs Housing

- Housing need/supply/operating costs for homeless and special needs populations, to include affordable assisted living
- Examples of creative/working solutions here and elsewhere.

Housing Economics

- Economics of housing development/preservation, including examples from Alexandria
- Update regarding concurrent work of Developer Contribution Group



PUBLIC OUTREACH TOPICS

Funding

- Presentation and exploration of funding options for affordable housing

Land Use/Development Tools #1

- Transfer of development rights (TDRs)
- Development of mixed use projects with inclusion of affordable housing
- Provision of City-owned land and/or air rights

Land Use/Development Tools #2

- Accessory dwelling units and/or caregiver or granny flats
- Adaptive re-use
- Universal design

Land Use/Development Tools #3

- Developer contribution policy to include on-site housing, preservation of existing housing, other off-site housing options and cash contributions
- Impact of increased density
- New strategies to achieve preservation of identified target affordable properties



PUBLIC OUTREACH TOPICS

Priority Housing Unit Policy

- Explore public housing and other possible housing options to accommodate the City's lowest income residents
- Update on the ARHA Strategic Planning

Allocation Exercise

- Participant groups will allocate affordable housing around the City on a large City map using blocks representing various housing types and a list of guidelines and parameters

Framework of Preliminary Draft Outline

- Presentation of preliminary plan framework
- Solicit feedback from the AG and the public prior to major writing phase

Presentation of Draft Plan

- Draft Plan review and comment

Presentation of Revised Draft Plan



DISCUSSION GROUND RULES

All participants – advisory group members and members of the public – agree to the following guidelines:

- Treat each other with respect;
- Avoid dominating the discussion so that everyone may participate equally;
- Listen as an ally, not an adversary;
- Ask for clarification – don't assume you know what someone means;
- Avoid side conversations; and
- Do not characterize other people's views in or outside the group's meetings.



STAY INFORMED!

To receive notifications of upcoming Housing Master Plan events and updates on the progress of the Plan, please sign up for the City's free eNews notification service by going to www.alexandriava.gov/enews and selecting "Housing Master Plan" in the Housing group.

For additional information, visit the City's Housing Master Plan webpage: <http://www.alexandriava.gov/housingplan>.

Track progress of the Master Plan through Facebook:
<http://www.facebook.com/AlexandriaVAGov>

Contact Information

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